Sabre Springs

Public Facilities Financing Plan and Facilities Benefit Assessment

Fiscal Year 1997

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June 1996 - City of San Diego - Community and Economic Development

(R-97-176)

RESOLUTION NUMBER R-287907

ADOPTED ON OCT 08 1996

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DESIGNATING AN AREA OF BENEFIT IN SABRE SPRINGS AND THE BOUNDARIES THEREOF, CONFIRMING THE DESCRIPTION OF PUBLIC FACILITIES PROJECTS, THE COMMUNITY FINANCING PLAN AND CAPITAL IMPROVEMENT PROGRAM WITH RESPECT TO SAID PUBLIC FACILITIES PROJECTS, THE METHOD FOR APPORTIONING THE COSTS OF SAID PUBLIC FACILITIES PROJECTS AMONG THE PARCELS WITHIN THE AREA OF BENEFIT AND THE AMOUNT OF THE FACILITIES BENEFIT ASSESSMENTS CHARGED TO EACH SUCH PARCEL, THE BASIS AND METHODOLOGY FOR ASSESSING AND LEVYING DISCRETIONARY AUTOMATIC ANNUAL INCREASES IN FACILITIES BENEFIT ASSESSMENTS, AND PROCEEDINGS THERETO, AND ORDERING OF PROPOSED PUBLIC FACILITIES PROJECT IN THE MATTER OF SABRE SPRINGS FACILITIES BENEFIT ASSESSMENT AREA.

APPROVED: JOHN W. WITT, City Attorney

By _____
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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 Sabre Springs Community Plan area and sets forth the major public facilities which will be needed over the next ten (10) years when the ultimate buildout of the community is expected. Part 2 constitutes the revised FACILITIES BENEFIT ASSESSMENT as required by Ordinance Number 0-15318 for the annual update of an existing FACILITIES BENEFIT ASSESSMENT established to provide certain needed facilities which will benefit the Sabre Springs 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 the report to the existing Sabre Springs Public Facilities Financing Plan and Facilities Benefit Assessment are in reference to the Sabre Springs Public Facilities Financing Plan and Facilities Benefit Assessment that was adopted by the City Council on September 13, 1994 by Resolution No. R-284603.

SABRE SPRINGS
PUBLIC FACILITIES FINANCING PLAN

General

On September 13, 1994, the City Council, by Resolution Number R-284603 adopted the current Sabre Springs Public Facilities Financing Plan and Facilities Benefit Assessment. This report constitutes the annual adjustment of that Facilities Benefit Assessment and revises the Public Facilities Financing Plan.

Development Forecast And Analysis

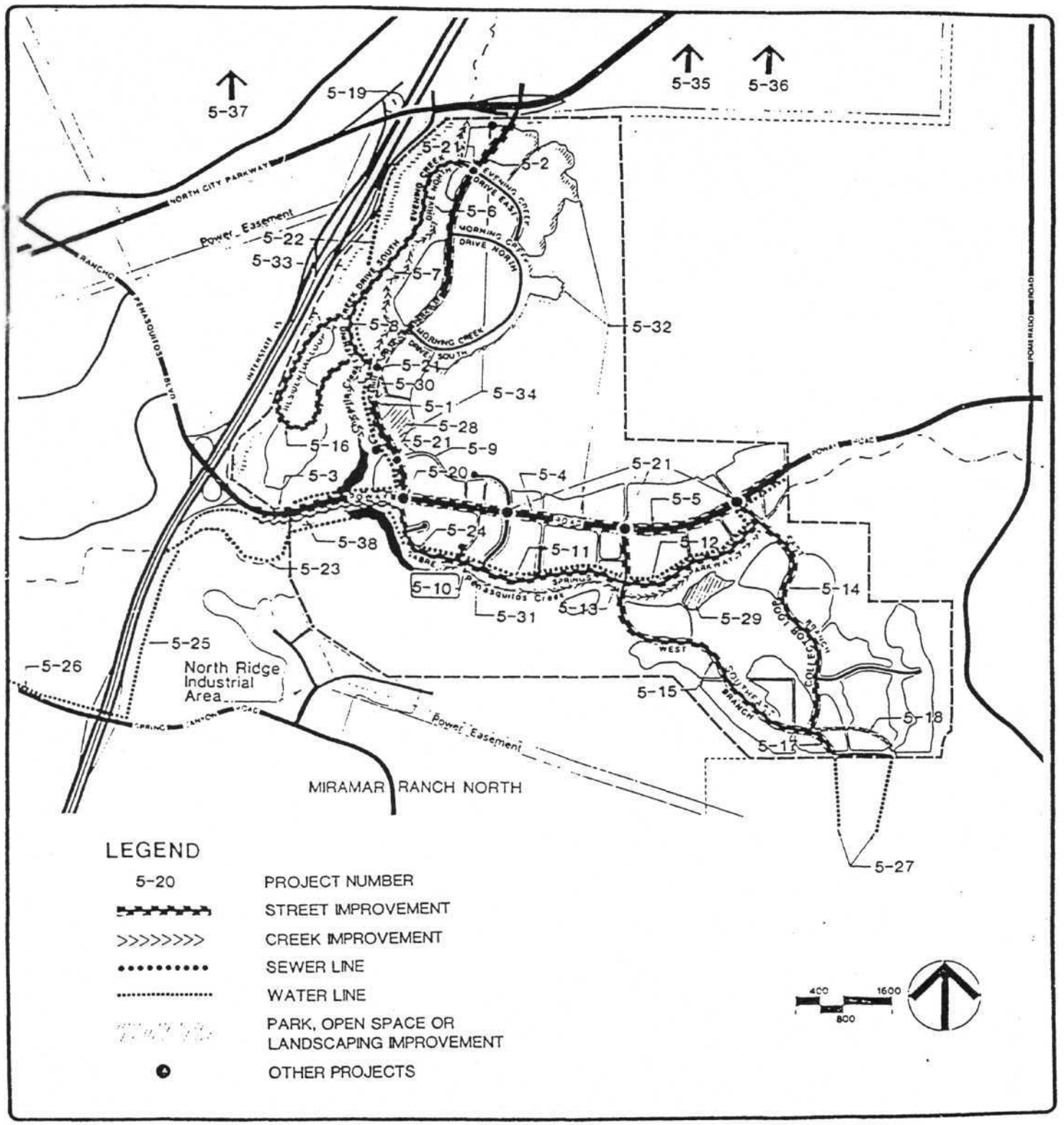
An analysis of projected development prepared in cooperation with owners and developers, and using the adopted Community Plan as a guide, indicates that over the next ten (10) years commencing in fiscal year 1997 (through the year 2006) additional development consisting of approximately 531 additional single family and 1,477 additional multi-family residential dwelling units will be constructed. In addition to the residential development, it is estimated that 414,500 square feet of commercial property will be developed and that 382,400 square feet of industrial development will take place. This total for industrial development excludes Community Plan Parcel 33, which consists of 28.5

acres. Parcel 33 is also located within the Miramar Ranch North community planning area.

Future Public Facilities Needs

Additional public facilities are required in the transportation, parks and recreation, and library categories, as more fully described in this report. These projects are located in Figure 1 and described in Table 1 and also in the following Capital Improvements Program (CIP) project sheets. The table and following CIP sheets have been revised to reflect project implementation that has taken place since the seventh annual update was adopted in 1994 and to reflect current estimated development schedules.

Originally, the buildout of Sabre Springs was anticipated to occur over a 15 year period, ending by the year 1998. In that development has slowed significantly, buildout of Sabre Springs is now not anticipated until the year 2006. As such, the year of need for a number of projects, particularly those which are population based, were deferred to coincide with the revised development schedule. The latest development projections are illustrated in Table 3 and the revised year of need for individual projects are illustrated on the corresponding CIP (Capital Improvements Program) project sheets which follow Table 1.



Sabre Springs Community Plan

PROJECT LOCATION MAP

Figure 1

TABLE 1
SABRE SPRINGS - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	PG. No.	FISCAL YR. OF NEED	EST. COST (FY 1997)	FUNDING SOURCE: DEVELOPER	FUNDING SOURCE: FBA	FUNDING SOURCE: OTHER
■	TRANSPORTATION IMPROVEMENTS:						
1	Sabre Springs Parkway. Initial construction from Poway Rd. to northern Community Plan Boundary.	10	1984-1988	COMPLETED (3)	9,080,000		
2	Sabre Springs Parkway-widening.	11	1987	COMPLETED (3)	470,000		
3	Poway Road Widening. Widen Poway Road from I-15 to Sabre Springs Parkway to 6 lanes.	12	1984	COMPLETED (3)	1,550,000		
4	Poway Road Widening. Widen Poway Road from Sabre Springs Parkway to west branch of Southeast Residential Collector Loop to 6 Lanes.	13	1988	COMPLETED (3)	3,080,000		
5	Poway Road Widening. Widen Poway Road from west branch of Southeast Residential Collector Loop to East Boundary of Community to 6 Lanes.	14	1988	COMPLETED (3)	2,420,000		
6	Evening Creek Drive-northern section.	15	1986	COMPLETED (3)	1,400,000		
7	Evening Creek Drive-middle section.	16	1986	COMPLETED (3)	795,000		
8	Evening Creek Drive-southern section.	17	1986	COMPLETED (3)	860,000		
9	Project Deleted	18					
10	Sabre Springs Parkway; E-W Connector. Western Section. Construct Sabre Springs Parkway from Poway Road to western-most collector (Creekview Drive).	19	1989-1996	COMPLETED (3)	2,300,000		

TABLE 1
SABRE SPRINGS - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	PG. No.	FISCAL YR. OF NEED	EST. COST (FY 1997)	FUNDING SOURCE DEVELOPER	FBA	OTHER
11	Sabre Springs Parkway; E-W Connector. Parkway from Creekview Drive western branch of Southeast Collector Loop, Springbrook Drive.	20	1992-1997	2,800,000	2,800,000		
12	Sabre Springs Parkway; E-W Connector. Eastern Section. Construct Sabre Springs Parkway from western branch of Southeast Collector Loop (Springbrook Drive) to eastern branch of Southeast Collector Loop (Springhurst Drive).	21	1989-1997	2,225,000	2,225,000		
13	Southeast Residential Collector Loop; Northern portion of Western Branch (Creekview Drive)	22	1997	1,380,000	1,380,000		
14	Southeast Residential Collector Loop; Eastern Branch. (Springhurst Drive)	23	1990-1997	5,850,000	5,850,000		
15	Southeast Residential Collector Loop; Southern portion of Western Branch. (Springbrook Drive)	24	1996-1997	5,200,000	5,200,000		
16	Residential Loop "A". (Sabre Hill Drive)	25	1992-1996	COMPLETED (3)	3,900,000		
17	Project Deleted.	26	--				
18	Project Deleted.	27	--				
19	Interstate 15-State Route 56 Interchange	28	1988	COMPLETED (3)	555,000	(OTHERS) (CALTRANS)	2,800,000 7,000,000

TABLE 1
SABRE SPRINGS - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	PG. No.	FISCAL YR. OF NEED	EST. COST (FY 1997)	FUNDING SOURCE: DEVELOPER	FBA	OTHER
20	Sabre Springs Parkway/Poway Road Traffic Signal (4-way).	29	1984-1989	COMPLETED (3)		153,000	
21	Sabre Springs Parkway and Poway Road Traffic Signals.	30	1990-2001	1,362,000	1,120,000	242,000	
38	Class I Bicycle Lane in Poway Road.	47	1998	793,000		793,000	
40	State Route 56--Acquisition of Right-of-Way	49	1993-1998	5,500,000		20,000	5,480,000
41	Interstate 15-L.R.T. Design Study.	50	1991-1992	COMPLETED (3)		11,000	119,000
	TOTAL - TRANSPORTATION IMPROVEMENTS			**25,110,000 (2)**	**44,985,000**	**1,219,000**	**15,399,000**
■	**MAJOR UTILITIES:**						
22	Chicarita Creek Sewer.	31	1984	COMPLETED (3)	1,000,000		1,000,000
23	Pomerado Extension Trunk Sewer; Phase II.	32	1992-1993	COMPLETED (3)	360,000		740,000
24	Pomerado Extension Trunk Sewer; Phase I.	33	1988-1991	COMPLETED (3)	250,000	(POWAY) (OTHERS)	1,800,000 1,650,000
25	Offsite 20" Water Main-East Phase. Mercy Road Water Transmission Line	34	1989-1990	COMPLETED (3)		1,475,000	
26	Offsite 20" Water Main-West Phase.	35	1990	COMPLETED (3)			690,000
27	Project Deleted.	36	--				
	TOTAL - MAJOR UTILITIES			**0 (2)**	**1,610,000**	**1,475,000**	**5,880,000**

TABLE I
SABRE SPRINGS - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	PG. No.	FISCAL YR. OF NEED	EST. COST (FY 1997)	FUNDING SOURCE: DEVELOPER	FUNDING SOURCE: FBA	FUNDING SOURCE: OTHER
■	**PARKS AND OPEN SPACE:**						
28	Neighborhood Park No. 1.	37	1990-1991	COMPLETED (3)		3,135,000	
29	Neighborhood Park No. 2.	38	1996-1997	3,341,000		3,341,000	
30	Chicarita Creek Improvements.	39	1984-1990	COMPLETED (3)		907,000	
31	Penasquitos Creek Improvements.	40	1990-1993	COMPLETED (3)		1,240,000	
32	Transition Slopes.	41	1985-1998	625,000	625,000		
33	Landscaping Improvements. Improvements to be constructed along Interstate 15, at Poway Interchange and at project entrances.	42	1984-1990	COMPLETED (3)	647,000		
36	Community Recreation Building. (to be located in Carmel Mountain Ranch.)	45	1997	1,665,000		813,000	852,000
37	Community Swimming Pool. (to be located in Carmel Mountain Ranch.)	46	1996	COMPLETED (3)		380,000 (OTHERS)	380,000 1,110,000
	TOTAL - PARKS AND OPEN SPACE			**5,631,000 (2)**	**1,272,000**	**9,816,000**	**2,342,000**
■	**PARK AND RIDE:**						
34	Park and Ride Facility.	43	1992-1994	COMPLETED (3)	1,650,000		180,000
■	**FIRE STATION:**						
35	Fire Station. (to be located in Carmel Mountain Ranch.)	44	1988	COMPLETED (3)	445,000		1,055,000

TABLE 1
SABRE SPRINGS - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	PG. No.	FISCAL YR. OF NEED	EST. COST (FY 1997)	FUNDING SOURCE: DEVELOPER	FBA	OTHER
■	**LIBRARY:**						
39	Community Library. (to be located in Carmel Mountain Ranch.) See CMR-30.	48	1997	3,926,000			3,926,000
	GRAND TOTAL			**34,667,000 (2)**	**49,962,000**	**12,510,000**	**28,782,000**

FOOTNOTES:

(1) The "fiscal year of need" is the year in which the project is required. See Table 2, Capital Improvement Program sheets, for year(s) in which FBA fund reimbursements are projected.

(2) The total does not reflect the costs for the completed projects. It only reflects the total cost for those projects yet to be completed. A GRAND TOTAL of $56,587,000 has been incurred to date for the completed projects.

(3) The costs for the completed projects are expressed in total costs incurred to date, not in FY 1997 dollars.

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 1

TITLE: SABRE SPRINGS PARKWAY - POWAY ROAD TO THE NORTHERN BOUNDARY (INITIAL CONSTRUCTION)

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	1,740,000	ENGR/CONST	7,340,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
9,080,000	SUB	9,080,000							
0									
0									
0									
0									
0									
9,080,000	TOTAL	9,080,000	0	0	0	0	0	0	0

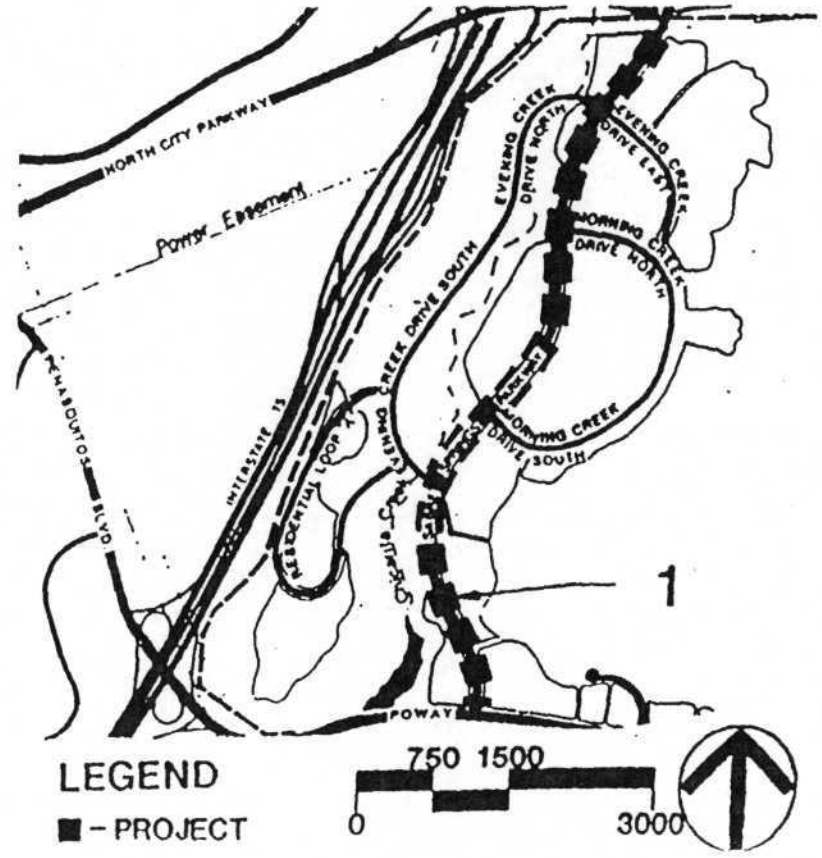
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT CALLS FOR THE CONSTRUCTION OF SABRE SPRINGS PARKWAY FROM POWAY ROAD TO THE NORTHERN BOUNDARY OF THE COMMUNITY. THE PROJECT CONSISTS OF A 6 LANE MAJOR STREET FROM POWAY ROAD NORTHERLY A DISTANCE OF 600'; THEN A 4 LANE MAJOR STREET TO THE INTERSECTION WITH EVENING CREEK DRIVE EAST, AND FINALLY AN INTERIM 2 LANE STREET NORTHERLY TO THE COMMUNITY PLAN BOUNDARY. THE PROJECT INCLUDES ALL LANDSCAPING COSTS.

JUSTIFICATION: THE PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM. THE PROJECT SHALL BE COMPLETED WITH THE DEVELOPMENT OF PHASE 2, BY THE END OF FY 1988.

SCHEDULE: COMPLETED IN FY 1988.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 2

TITLE: SABRE SPRINGS PARKWAY WIDENING - NORTH END OF THE INDUSTRIAL LOOP TO THE NORTHERN COMMUNITY BOUNDARY

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	70,000	ENGR/CONST	400,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
470,000	SUB	470,000							
0									
0									
0									
0									
470,000	TOTAL	470,000	0	0	0	0	0	0	0

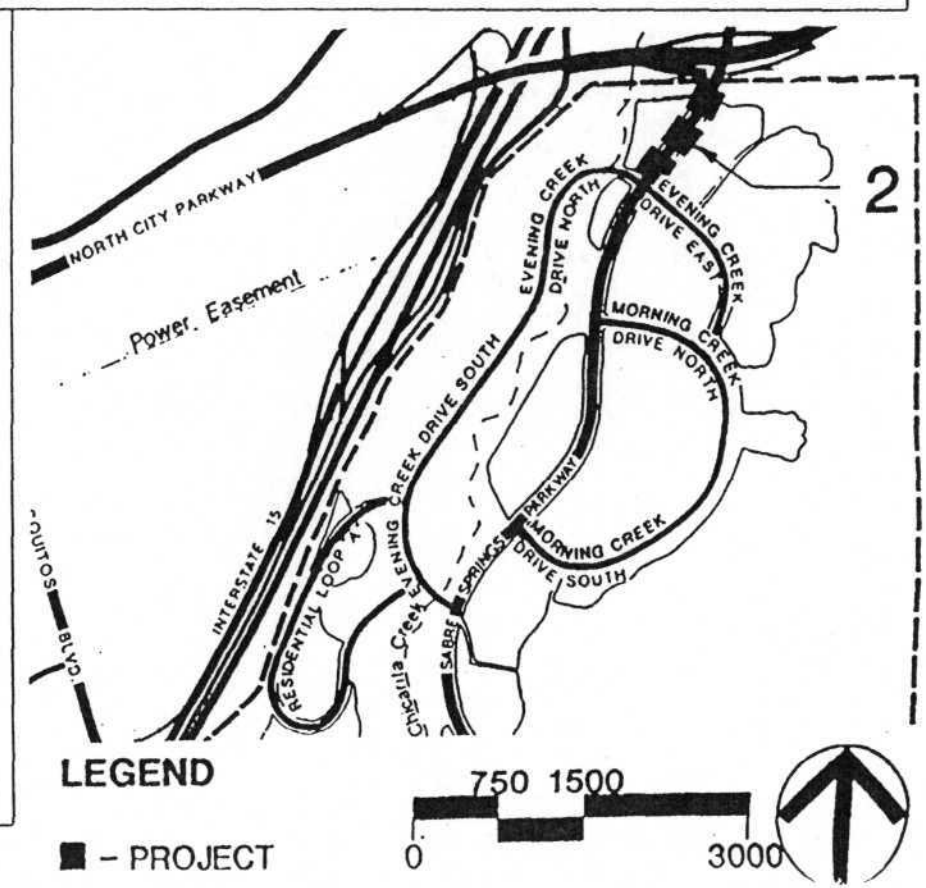
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT PERTAINS TO THE WIDENING OF SABRE SPRINGS PARKWAY FROM EVENING CREEK DRIVE NORTH (INDUSTRIAL LOOP) TO THE NORTHERN BOUNDARY OF THE COMMUNITY. THE WIDENING IS FROM 2 LANES TO 4.

JUSTIFICATION: THE PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM. THE PROJECT SHALL BE COMPLETED WITH THE DEVELOPMENT OF PHASE 2, BY THE END OF FY 1987.

SCHEDULE: COMPLETED IN 1987.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 3

TITLE: POWAY ROAD WIDENING - WEST END

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	0	ENGR/CONST	1,550,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
1,550,000	SUB	1,550,000							
0									
0									
0									
0									
1,550,000	TOTAL	1,550,000	0	0	0	0	0	0	0

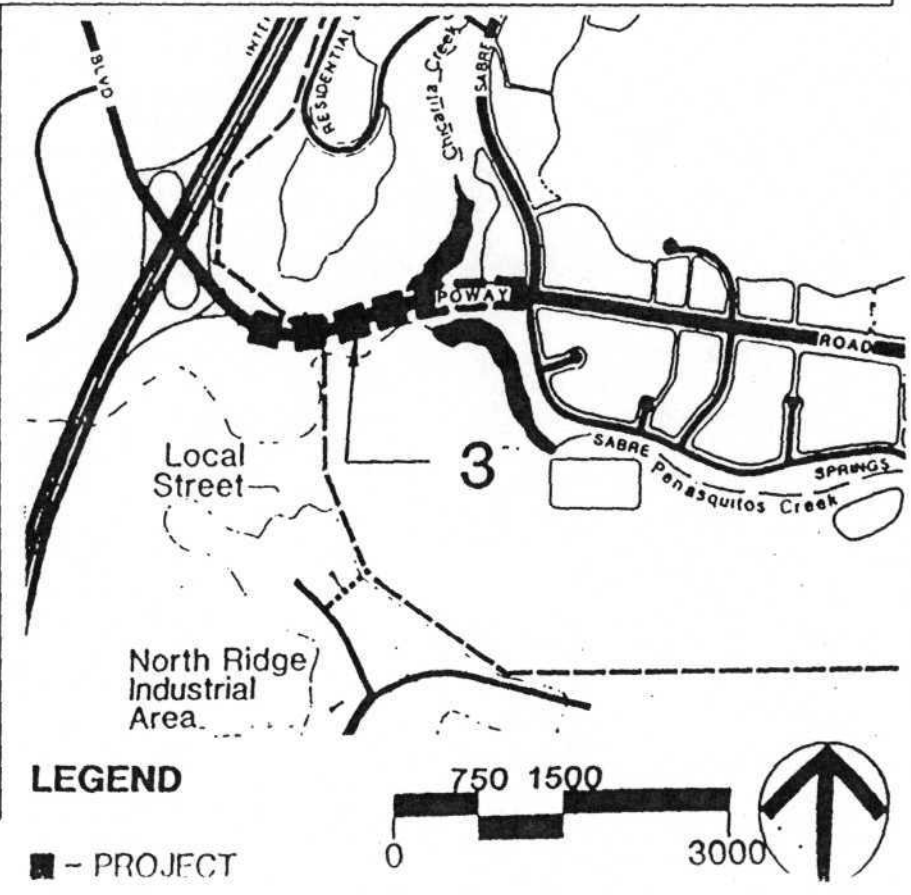
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE WIDENING OF POWAY ROAD FROM INTERSTATE 15 TO 300 FEET EAST OF SABRE SPRINGS PARKWAY. THE WIDENING IS FROM THE CURRENT 4 LANES TO 6.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM. THE WIDENING WAS REQUIRED TO BE COMPLETED WITH THE DEVELOPMENT OF PHASE 1.

SCHEDULE: COMPLETED IN 1984.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 4

TITLE: POWAY ROAD WIDENING - MIDDLE SECTION

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS	LAND	0	ENGR/CONST	3,080,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
3,080,000	SUB	3,080,000							
0									
0									
0									
0									
3,080,000	TOTAL	3,080,000	0	0	0	0	0	0	0

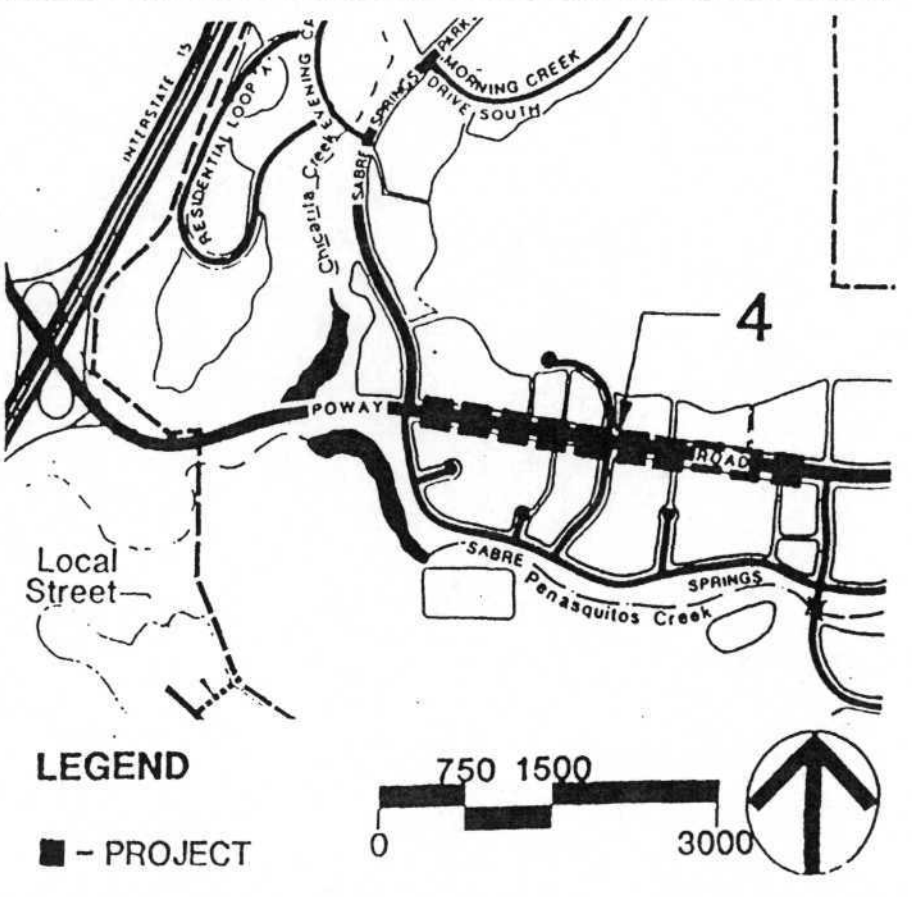
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT PERTAINS TO THE WIDENING OF POWAY ROAD FROM 300 FEET EAST OF SABRE SPRINGS PARKWAY TO THE INTERSECTION WITH THE WEST BRANCH OF THE "SOUTHEAST RESIDENTIAL COLLECTOR LOOP". THE WIDENING IS FROM THE CURRENT 4 LANES TO 6 LANES.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM. THE PROJECT WAS REQUIRED TO BE COMPLETED WITH THE DEVELOPMENT OF PHASE 2.

SCHEDULE: PROJECT COMPLETED IN FY 1988.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 5

TITLE: POWAY ROAD WIDENING - EAST END

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 2,420,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
2,420,000	SUB	2,420,000							
0									
0									
0									
0									
2,420,000	TOTAL	2,420,000	0	0	0	0	0	0	0

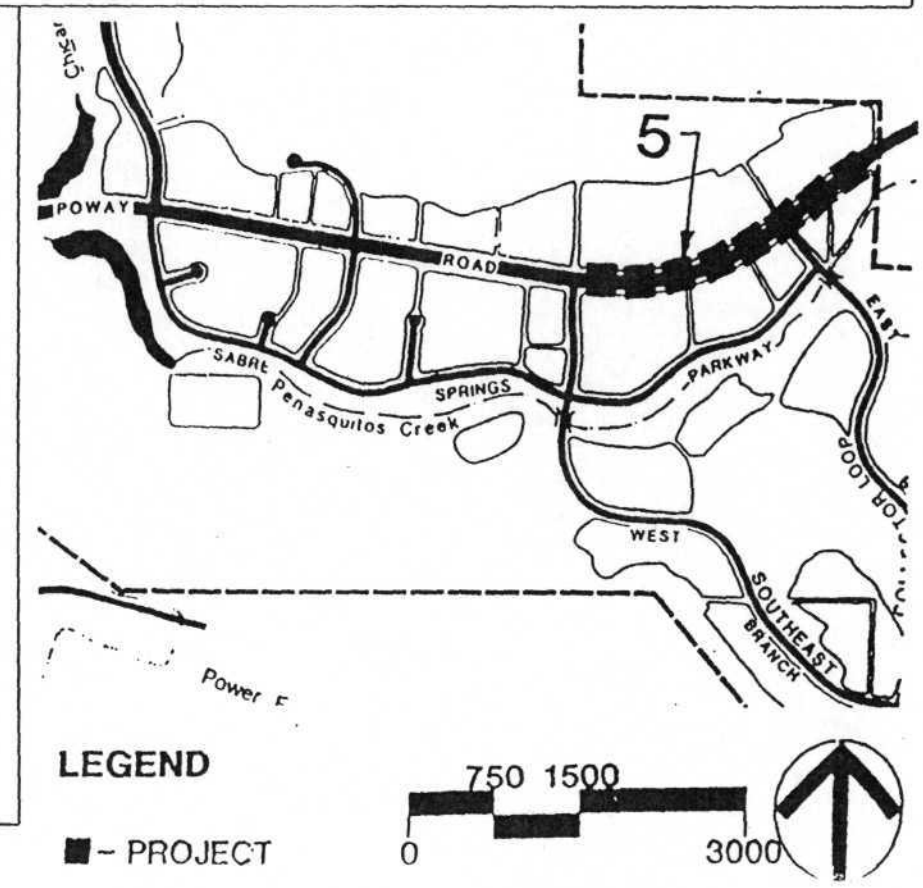
L=land purchase D=design E=engineering

DESCRIPTION: THIS PROJECT PERTAINS TO THE WIDENING OF POWAY ROAD FROM THE INTERSECTION WITH THE WEST BRANCH OF THE "SOUTHEAST COLLECTOR LOOP" TO THE EASTERN BOUNDARY OF THE COMMUNITY. THIS WIDENING IS FROM THE CURRENT 4 LANES TO 6.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM. THE WIDENING SHALL BE COMPLETED WITH THE DEVELOPMENT OF PHASE 3.

SCHEDULE: PROJECT COMPLETED IN FY 1988.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 6

TITLE: EVENING CREEK DRIVE NORTH (INDUSTRIAL LOOP)

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 220,000 ENGR/CONST 1,180,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
1,400,000	SUB	1,400,000							
0									
0									
0									
0									
1,400,000	TOTAL	1,400,000	0	0	0	0	0	0	0

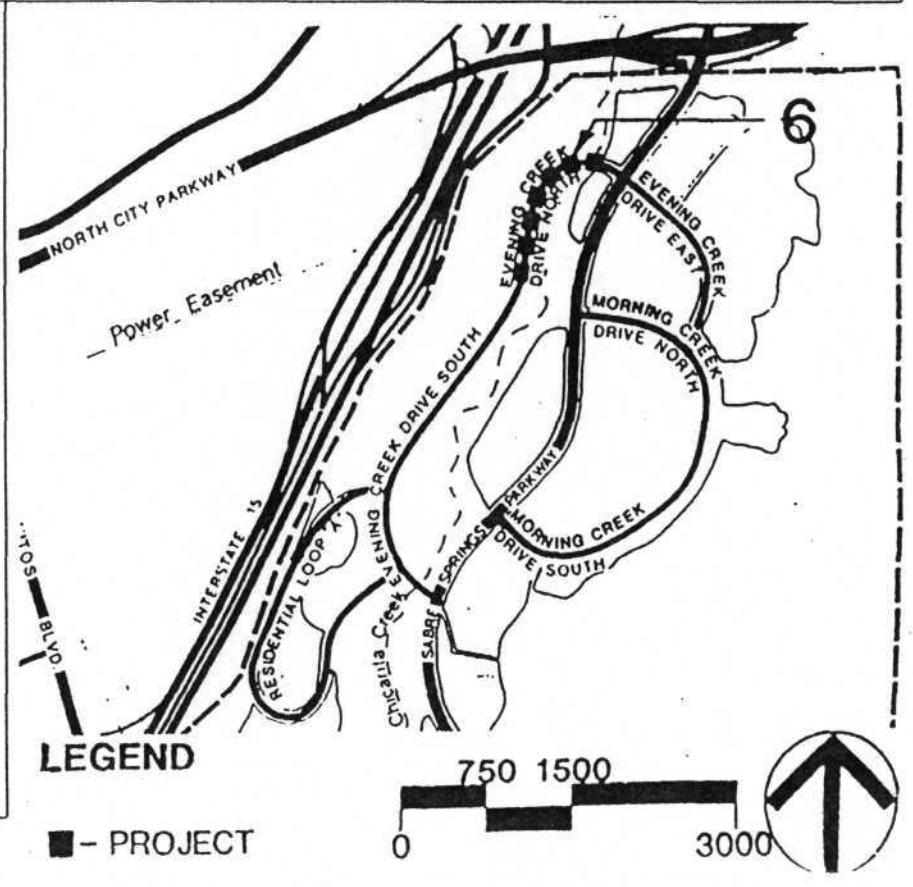
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF EVENING CREEK DRIVE NORTH (INDUSTRIAL LOOP) IN THE NORTHWEST PART OF THE COMMUNITY. THE DESIGN IS FOR A 2 LANE COLLECTOR STREET (50/70) APPROXIMATELY 1,600 FEET IN LENGTH.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM. THE PROJECT SHALL BE COMPLETED WITH THE DEVELOPMENT OF PHASE 2.

SCHEDULE: PROJECT COMPLETED IN 1986.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 7

TITLE: EVENING CREEK DRIVE (INDUSTRIAL LOOP) - MIDDLE SECTION

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	150,000	ENGR/CONST	645,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
795,000	SUB	795,000							
0									
0									
0									
0									
795,000	TOTAL	795,000	0	0	0	0	0	0	0

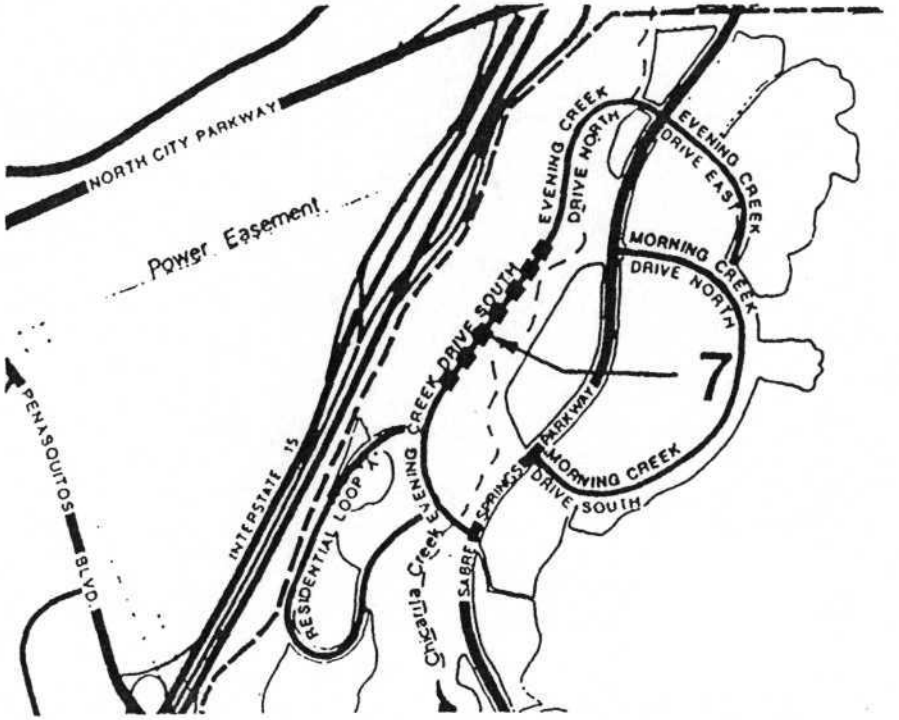
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE CENTER PORTION OF EVENING CREEK DRIVE NORTH/SOUTH (INDUSTRIAL LOOP) IN THE NORTHWEST PART OF THE COMMUNITY. THE DESIGN IS FOR A 2 LANE COLLECTOR (50/70) WITH THIS PORTION BEING APPROXIMATELY 1,100 FEET IN LENGTH.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM. THE PROJECT SHALL BE COMPLETED WITH DEVELOPMENT OF PHASE 2.

SCHEDULE: PROJECT COMPLETED IN 1986.

PROJECT COMPLETED



LEGEND

■ – PROJECT

750 1500
0 3000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 8

TITLE: EVENING CREEK DRIVE SOUTH (INDUSTRIAL LOOP)

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 260,000 ENGR/CONST 600,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
860,000	SUB	860,000							
0									
0									
0									
0									
860,000	TOTAL	860,000	0	0	0	0	0	0	0

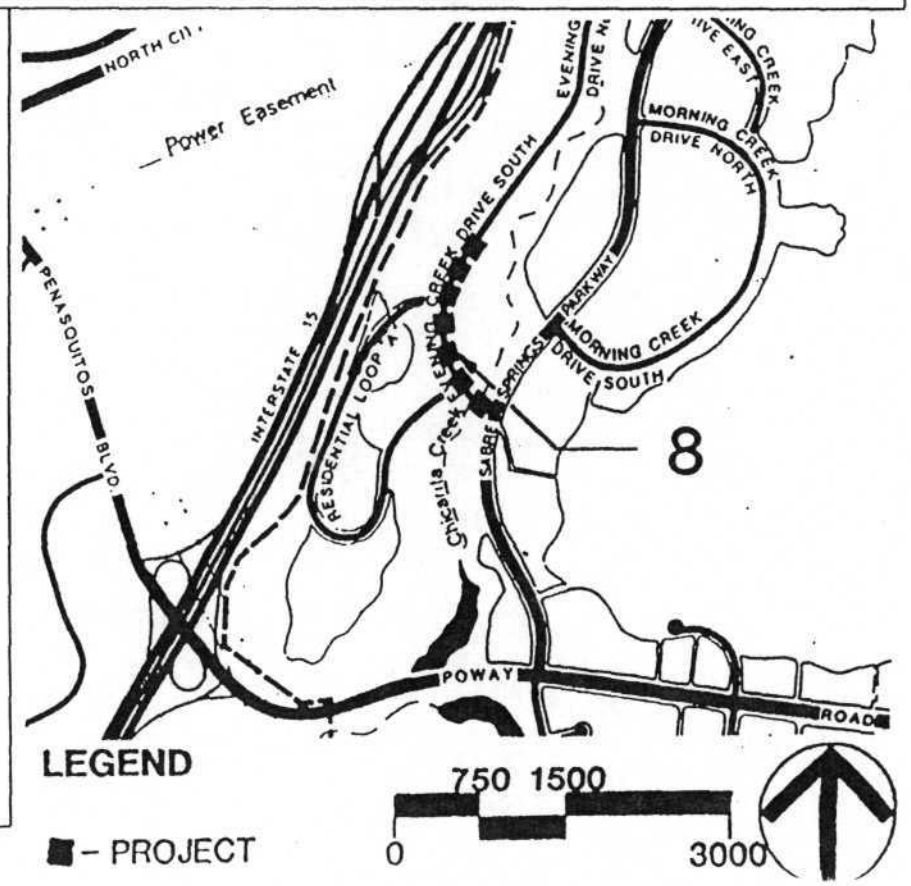
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF EVENING CREEK DRIVE SOUTH (INDUSTRIAL LOOP) IN THE NORTHWEST PART OF THE COMMUNITY. THE DESIGN IS FOR A 2 LANE COLLECTOR (50/70) WITH THIS PORTION BEING APPROXIMATELY 1,900 FEET IN LENGTH.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM. THE PROJECT SHALL BE COMPLETED WITH THE DEVELOPMENT OF PHASE 1.

SCHEDULE: PROJECT COMPLETED IN 1986.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 9

TITLE: COMMERCIAL LOOP

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS	LAND	330,000	ENGR/CONST	1,050,000

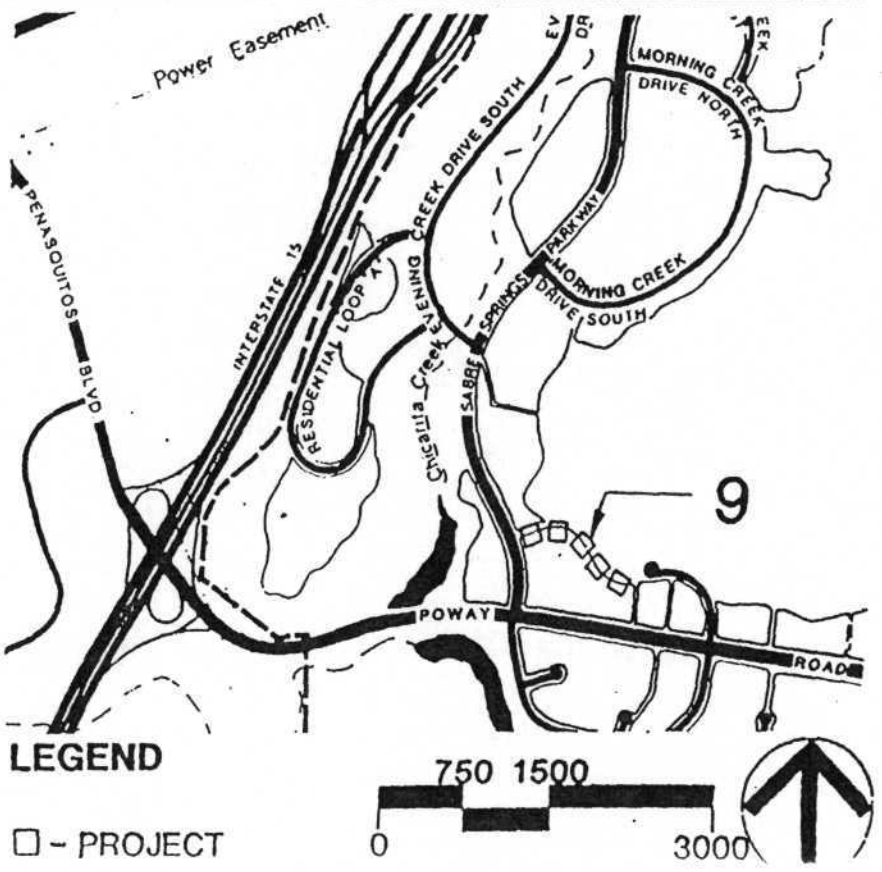
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
0									
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF A COMMERCIAL LOOP LOCATED IN THE NORTHEAST QUADRANT OF THE SABRE SPRINGS PARKWAY AND POWAY ROAD INTERSECTION. THE DESIGN IS FOR A 2 LANE LOCAL APPROXIMATELY 2,400 FEET IN LENGTH.

SCHEDULE: THIS PROJECT HAS BEEN DELETED.

PROJECT DELETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 10

TITLE: SABRE SPRINGS PARKWAY - WESTERN SECTION (EAST-WEST CONNECTOR)

COUNCIL DISTRICT: 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	600,000	ENGR/CONST	1,700,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
2,300,000	SUB	2,250,000	50,000						
0									
0									
0									
0									
		L,D,C	C						
2,300,000	TOTAL	2,250,000	50,000	0	0	0	0	0	0

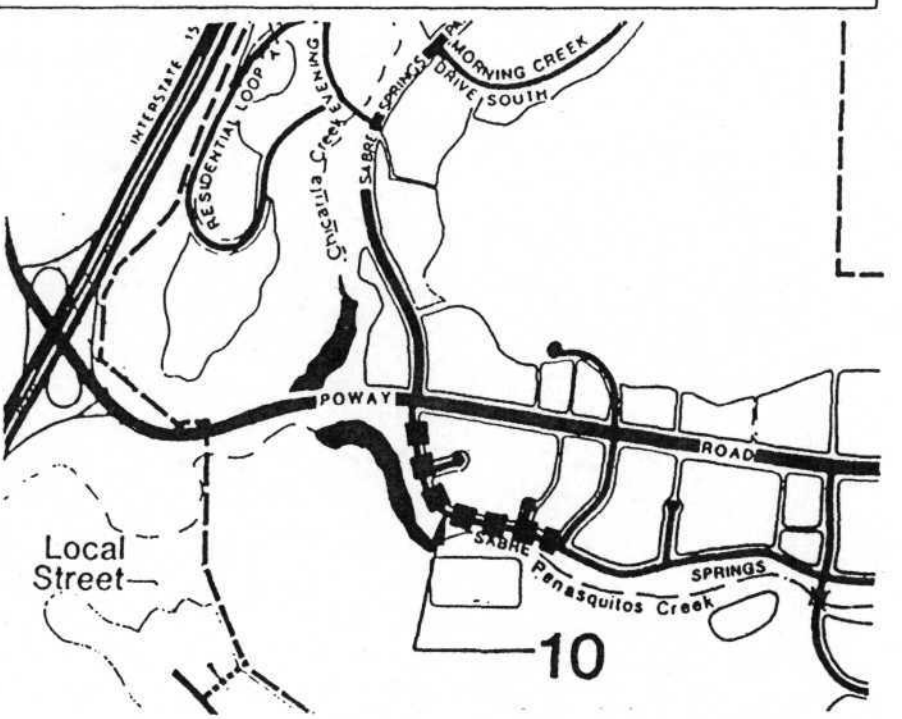
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE WESTERN SECTION OF SABRE SPRINGS PARKWAY (EAST-WEST CONNECTOR) FROM POWAY ROAD TO THE INTERSECTION WITH THE WESTERN-MOST COLLECTOR(CREEKVIEW DRIVE). THE DESIGN CALLS FOR A 2 LANE COLLECTOR (40/60), APPROXIMATELY 2,000 FEET IN LENGTH, WIDENING TO A 4 LANE COLLECTOR (92/92) AS IT APPROACHES POWAY ROAD.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM.

SCHEDULE: DESIGN AND LAND ACQUISITION ARE COMPLETED. THE WESTERLY HALF OF THIS ROADWAY WAS CONSTRUCTED IN FY 1990. THE REMAINDER OF THIS PROJECT WAS COMPLETED IN FY 1996.

PROJECT COMPLETED



LEGEND

■ - PROJECT

750 1500
0 3000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 11

TITLE: SABRE SPRINGS PARKWAY (EAST-WEST CONNECTOR) - MIDDLE SECTION

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	800,000	ENGR/CONST	2,000,000

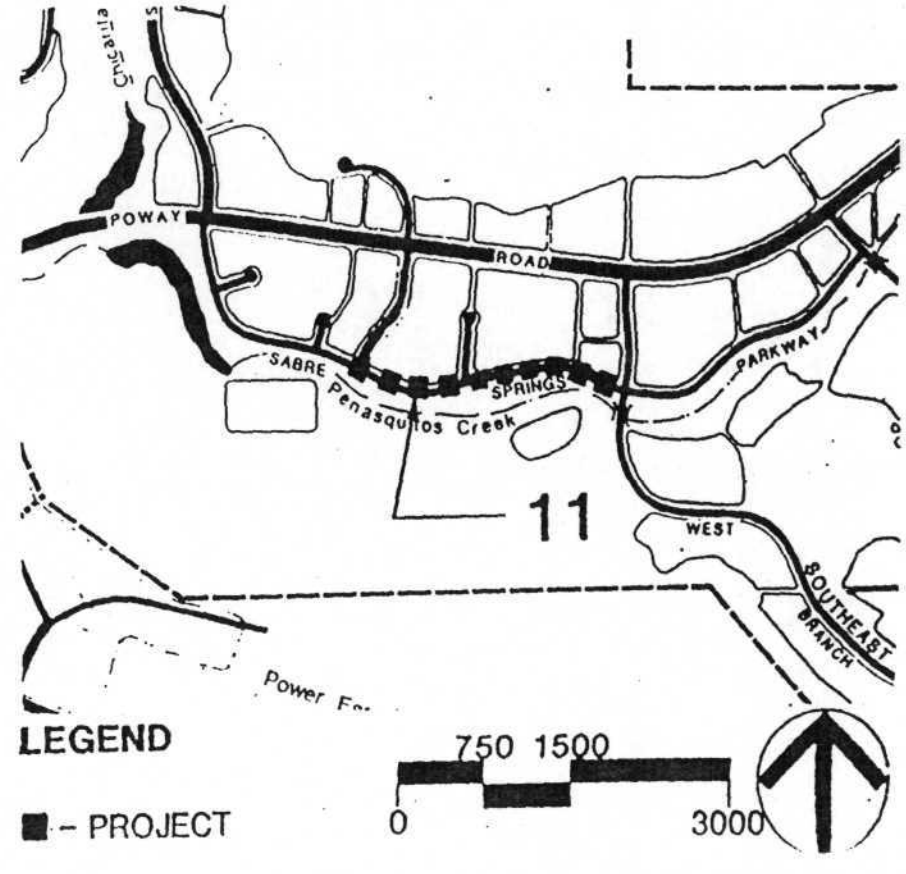
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
2,800,000	SUB	2,650,000		150,000					
0									
0									
0									
0									
		L,D,C		C					
2,800,000	TOTAL	2,650,000	0	150,000	0	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE CENTER SECTION OF SABRE SPRINGS PARKWAY (EAST-WEST CONNECTOR) FROM ITS INTERSECTION WITH THE WESTERN-MOST COLLECTOR (CREEKVIEW DRIVE) TO THE INTERSECTION WITH THE WESTERN BRANCH OF THE SOUTHEAST COLLECTOR LOOP (SPRINGBROOK DRIVE). THE DESIGN IS FOR A 2 LANE COLLECTOR (40/60), APPROXIMATELY 3,200 FEET IN LENGTH.

JUSTIFICATION: THE PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM.

SCHEDULE: DESIGN IS COMPLETE AND CONSTRUCTION IS SCHEDULED FOR COMPLETION IN FY 1997.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 12

TITLE: SABRE SPRINGS PARKWAY (EAST-WEST CONNECTOR) - EASTERN SECTION

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	800,000	ENGR/CONST	1,425,000

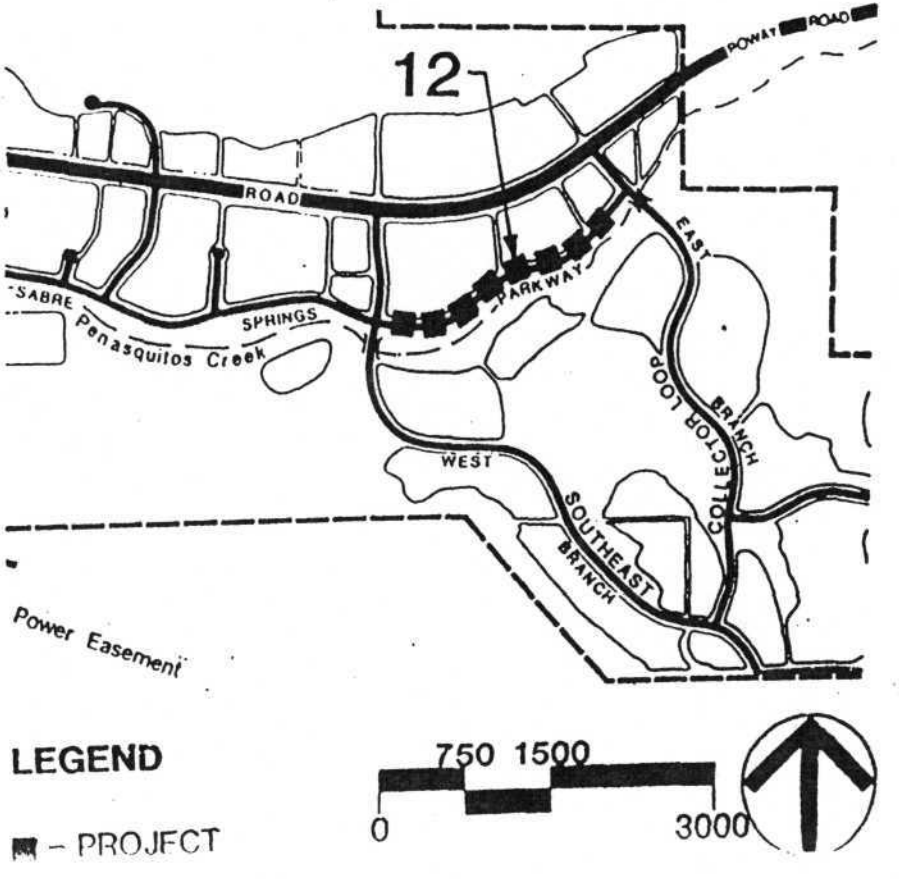
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
2,225,000	SUB	875,000		1,350,000					
0									
0									
0									
0									
		L		C					
2,225,000	TOTAL	875,000	0	1,350,000	0	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE EASTERN SECTION OF SABRE SPRINGS PARKWAY FROM ITS INTERSECTION WITH THE WESTERN BRANCH OF THE SOUTHEAST COLLECTOR LOOP (SPRINGBROOK DRIVE) TO THE INTERSECTION WITH THE EASTERN BRANCH (SPRINGHURST DRIVE). THE DESIGN IS FOR A 2 LANE COLLECTOR (40/60), APPROXIMATELY 3,700 FEET IN LENGTH.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM.

SCHEDULE: THE RIGHT OF WAY WAS CONVEYED TO THE CITY DURING FY 1989. DESIGN IS COMPLETE WITH CONSTRUCTION SCHEDULED FOR FY 1997.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 13

TITLE: SOUTHEAST RESIDENTIAL COLLECTOR LOOP - NORTHERN PORTION OF WESTERN BRANCH
SPRINGBROOK DRIVE

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	450,000	ENGR/CONST	930,000

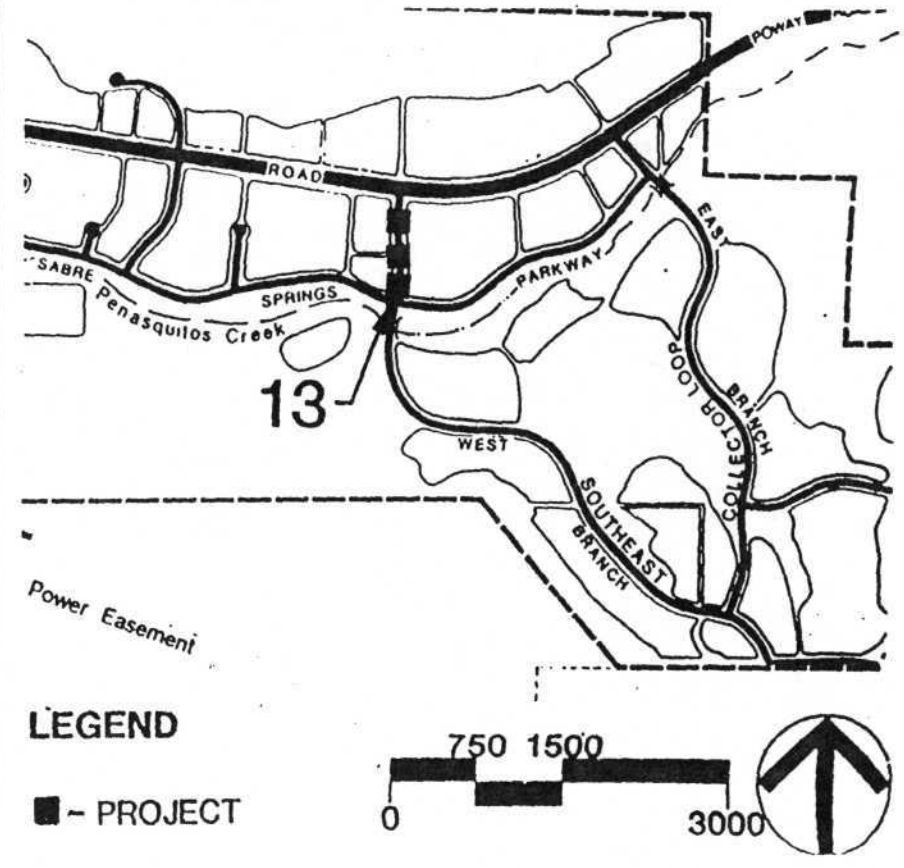
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
1,380,000	SUB	580,000	800,000						
0									
0									
0									
0									
		L,D	C						
1,380,000	TOTAL	580,000	800,000	0	0	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE NORTHERN-MOST SECTION OF THE WESTERN BRANCH OF THE SOUTHEAST COLLECTOR (SPRINGBROOK DRIVE) FROM SABRE SPRINGS PARKWAY TO POWAY ROAD. THE DESIGN IS FOR A 4 LANE COLLECTOR (72/92) APPROXIMATELY 900 FEET IN LENGTH.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT.

SCHEDULE: DESIGN IS COMPLETE. CONSTRUCTION IS SCHEDULED FOR FY 1997.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 14

TITLE: SOUTHEAST RESIDENTIAL COLLECTOR LOOP - EASTERN BRANCH
SPRINGHURST DRIVE

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	1,500,000	ENGR/CONST	4,350,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
5,850,000	SUB	5,050,000		800,000					
0									
0									
0									
0									
		L,D,C		C					
5,850,000	TOTAL	5,050,000	0	800,000	0	0	0	0	0

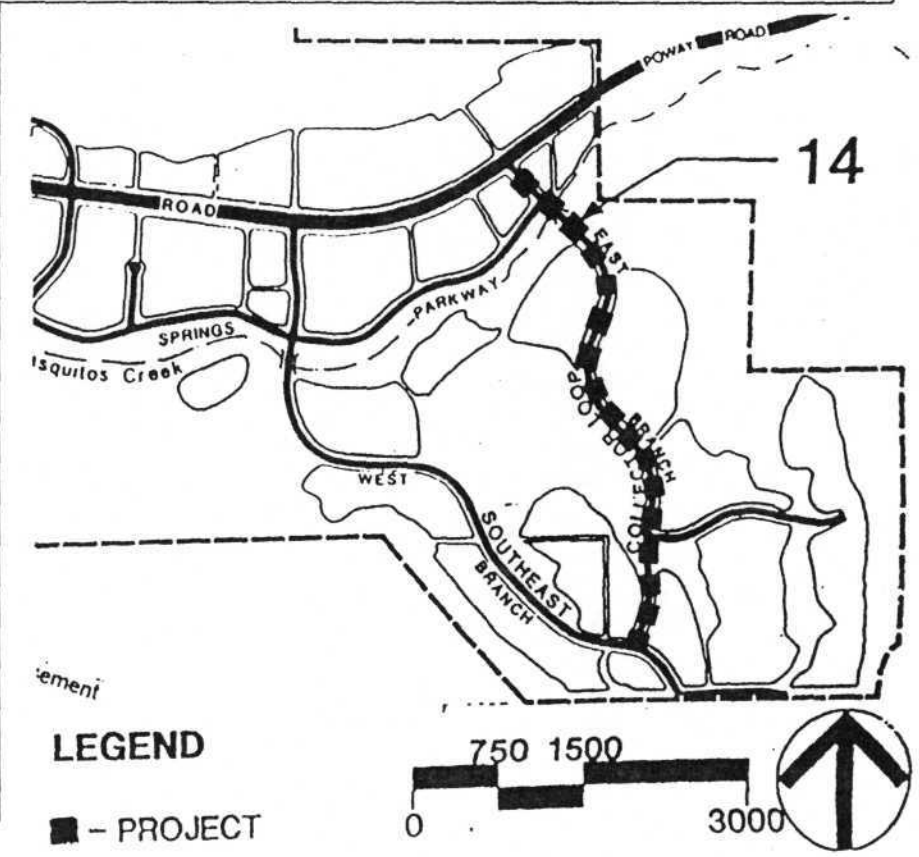
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE EASTERN BRANCH OF THE SOUTHEAST COLLECTOR LOOP (SPRINGHURST DRIVE) FROM THE INTERSECTION WITH THE WEST BRANCH OF THE SOUTHEAST COLLECTOR LOOP (SPRINGBROOK DRIVE) TO POWAY ROAD. THE DESIGN CALLS FOR A FOUR LANE COLLECTOR (64/84) NORTHERLY OF SABRE SPRINGS PARKWAY AND A TWO LANE COLLECTOR (40/60) FOR THE BALANCE OF THE ALIGNMENT. THE OVERALL ROADWAY IS APPROXIMATELY 4,700 FEET IN LENGTH.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT. THE PROJECT SHALL BE COMPLETED WITH THE DEVELOPMENT OF PHASE 4.

SCHEDULE: DESIGN AND CONSTRUCTION IN THE FOLLOWING FISCAL YEARS:

FY 1990 - 900 L.F.
FY 1992 - 2,200 L.F.
FY 1993 - 800 L.F.
FY 1997 - 800 L.F.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 15

TITLE: SOUTHEAST RESIDENTIAL COLLECTOR LOOP - SOUTHERN PORTION OF WESTERN BRANCH
SPRINGBROOK DRIVE

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 1,400,000 ENGR/CONST 3,800,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
5,200,000	SUB	1,700,000	1,375,000	2,125,000					
0									
0									
0									
0									
		L,D	C	C					
5,200,000	TOTAL	1,700,000	1,375,000	2,125,000	0	0	0	0	0

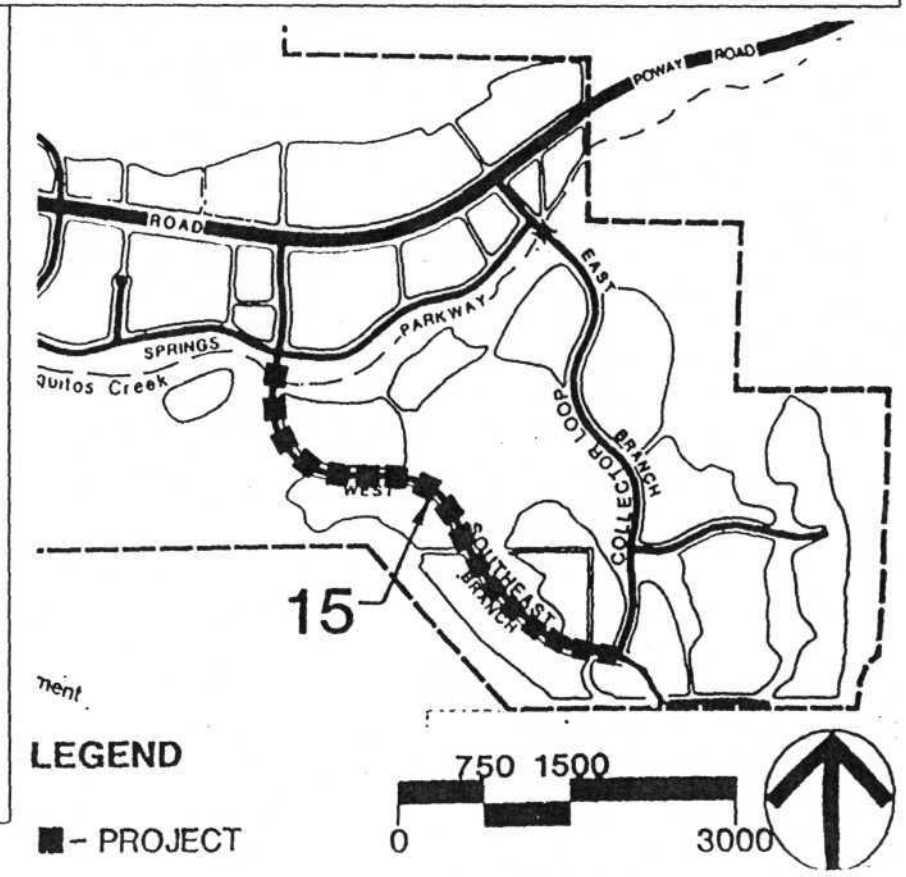
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE SOUTHERN SECTION OF THE WESTERN BRANCH OF THE SOUTHEAST COLLECTOR LOOP (SPRINGBROOK DRIVE) FROM SABRE SPRINGS PARKWAY TO THE INTERSECTION WITH THE EASTERN BRANCH (SPRINGHURST DRIVE). THE DESIGN CALLS FOR A 2 LANE COLLECTOR (40/60), APPROXIMATELY 4,400 FEET IN LENGTH.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT AND PHASING PROGRAM. THE PROJECT SHALL BE COMPLETED WITH THE DEVELOPMENT OF PHASE 5.

SCHEDULE: RIGHT OF WAY ACQUISITION AND DESIGN ARE COMPLETE. CONSTRUCTION IS SCHEDULED FOR THE FOLLOWING FISCAL YEARS:

1996 - 2,000 L.F.
1997 - 2,400 L.F.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 16

TITLE: RESIDENTIAL LOOP "A"
SABRE HILL DRIVE

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 1,500,000 ENGR/CONST 2,400,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
3,900,000	SUB	3,900,000							
0									
0									
0									
0									
		L,D,C							
3,900,000	TOTAL	3,900,000	0	0	0	0	0	0	0

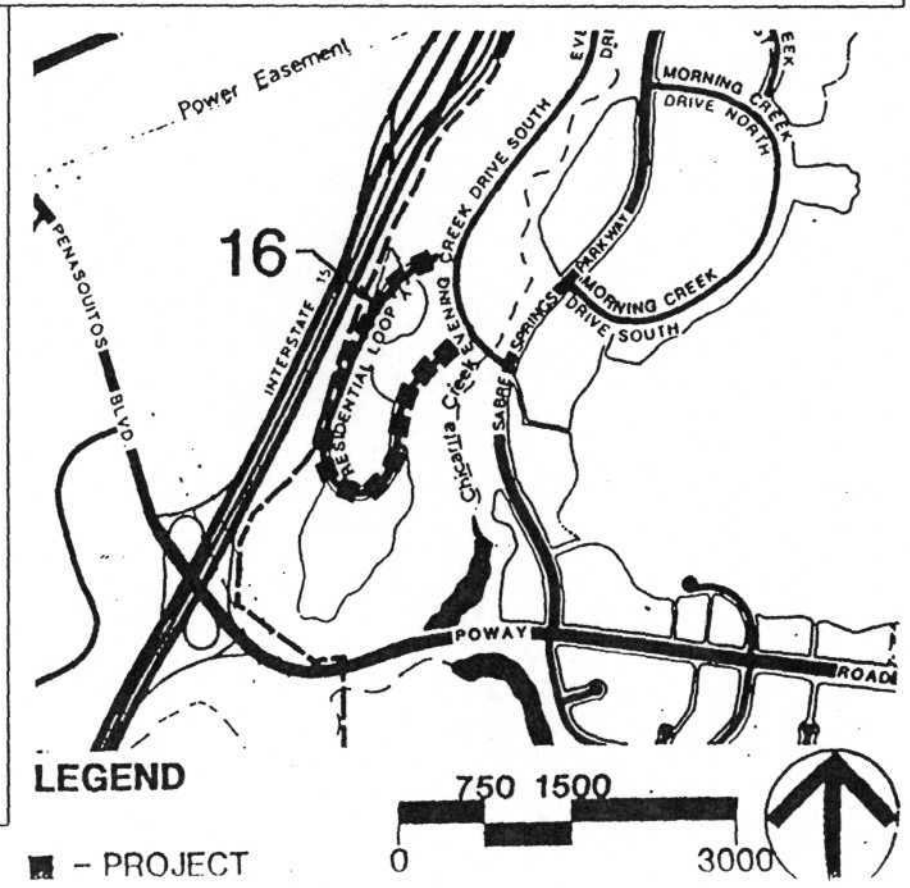
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF A RESIDENTIAL COLLECTOR STREET (SABRE HILL DRIVE) IN THE WESTERN PART OF THE COMMUNITY TAKING ACCESS FROM EVENING CREEK DRIVE SOUTH. THE DESIGN CALLS FOR A 2 LANE RESIDENTIAL COLLECTOR STREET (40/60), APPROXIMATELY 4,400 FEET IN LENGTH.

JUSTIFICATION: THIS PROJECT IS REQUIRED BY AND IS IN CONFORMANCE WITH THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT.

SCHEDULE: PROJECT COMPLETED IN FY 1996.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 17

TITLE: FIRE ACCESS ROAD NO.1

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 215,000 ENGR/CONST 165,000

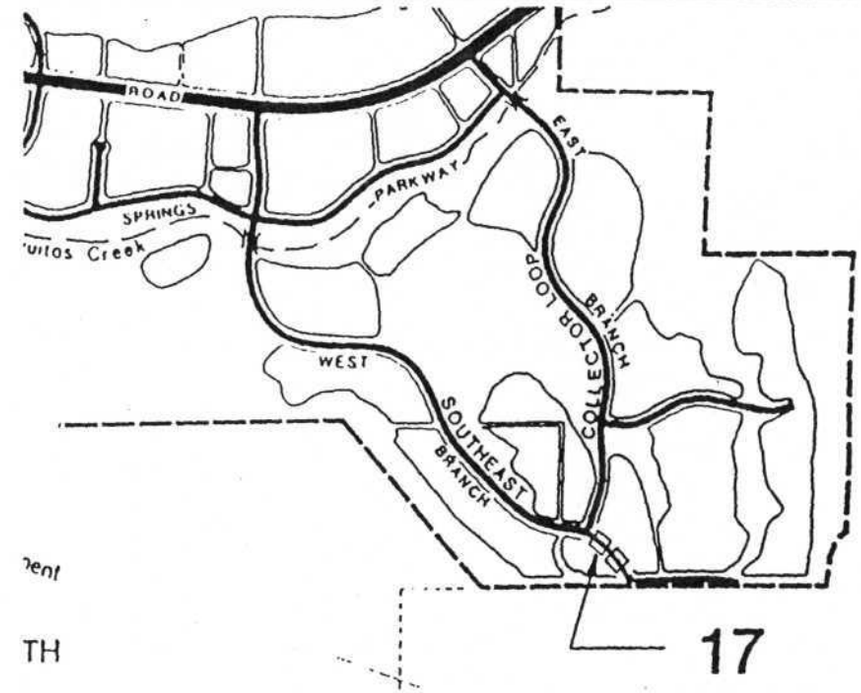
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
380,000	SUB	0					380,000		
0									
0									
0									
0									
							D,L,C		
380,000	TOTAL	0	0	0	0	0	380,000	0	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF A PAVED 20-FOOT WIDE FIRE ACCESS ROAD (20/56) FROM THE SOUTHEAST RESIDENTIAL COLLECTOR LOOP TO THE SOUTHERN BOUNDARY OF THE COMMUNITY, APPROXIMATELY 600 FEET IN LENGTH.

SCHEDULE: THIS PROJECT HAS BEEN DELETED.

PROJECT DELETED



LEGEND

■ - PROJECT

750 1500
0 3000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 18

TITLE: FIRE ACCESS ROAD NO.2

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 0

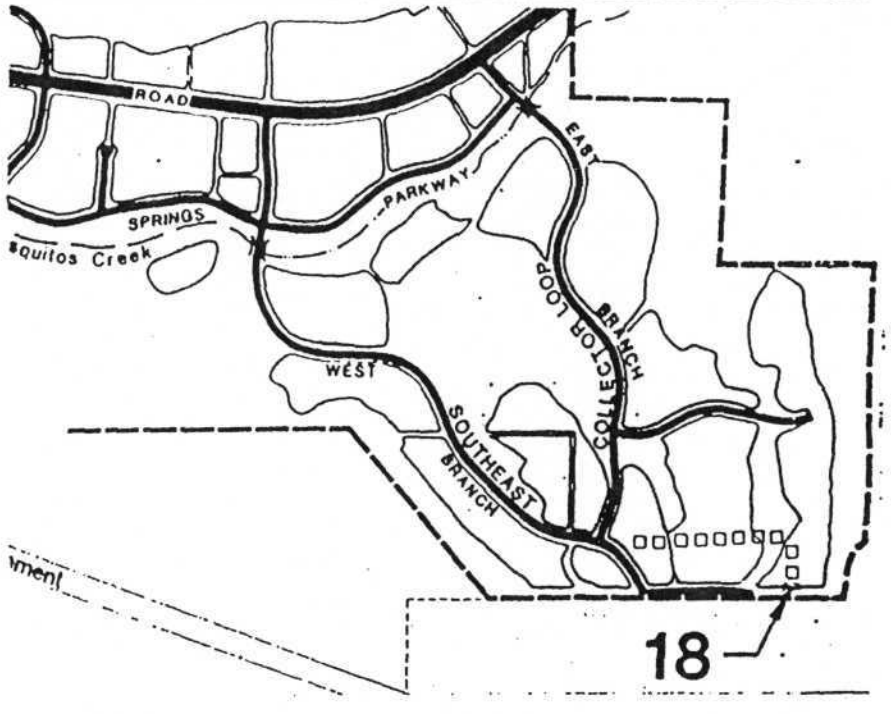
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
0	SUB	0							
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF A PAVED 20-FOOT WIDE FIRE ACCESS ROAD FROM THE SOUTHEAST RESIDENTIAL COLLECTOR LOOP TO THE SOUTHERN BOUNDARY OF THE COMMUNITY.

STATUS: THIS PROJECT HAS BEEN DELETED FROM THE PROGRAM.

PROJECT DELETED



LEGEND

■ - PROJECT

750 1500
0 3000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 19

TITLE: INTERSTATE 15/ROUTE 56 (NORTH CITY PARKWAY) INTERCHANGE

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	3,355,000	ENGR/CONST	7,000,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
555,000	SUB	555,000							
2,800,000	OTHER	2,800,000							
7,000,000	CALTRANS	7,000,000							
0									
0									
0									
10,355,000	TOTAL	10,355,000	0	0	0	0	0	0	0

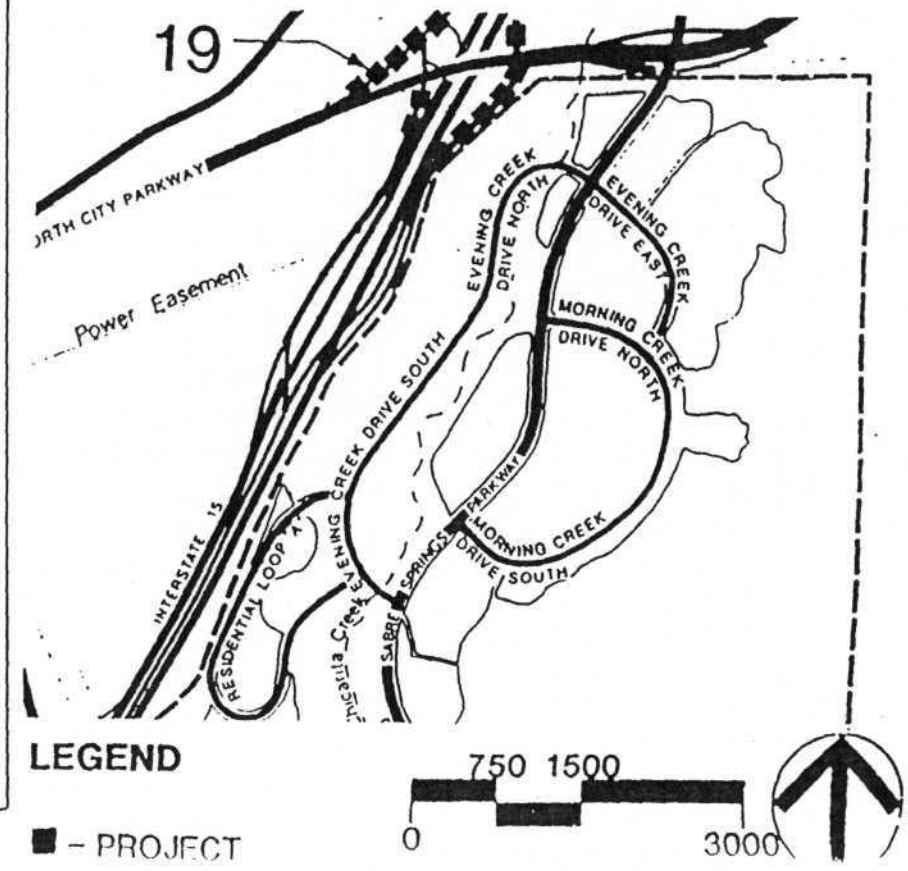
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF AN INTERCHANGE, OFF-RAMP AND LOOP ON-RAMP CONNECTING NORTH CITY PARKWAY (FUTURE STATE ROUTE 56) WITH THE INTERSTATE-15 FREEWAY. THE PROJECT IS TO BE DESIGNED AND CONSTRUCTED BY CALTRANS.

JUSTIFICATION: THIS PROJECT IS REQUIRED AND IS IN SUBSTANTIAL CONFORMANCE TO THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT. THE PROJECT IS TO BE COMPLETED WITH THE DEVELOPMENT OF PHASE 2.

SCHEDULE: THE LAND WAS DEDICATED TO THE CITY IN FY 1984. THE PROJECT COMPLETED DESIGN BY CALTRANS IN FY 1987. CONSTRUCTION WAS COMPLETED AND OPENED TO TRAFFIC IN THE FALL OF 1988.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 20

TITLE: SABRE SPRINGS PARKWAY/POWAY ROAD TRAFFIC SIGNAL

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 153,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
153,000	FBA					153,000			
0									
0									
0									
0									
0									
						R			
153,000	TOTAL	0	0	0	0	153,000	0	0	0

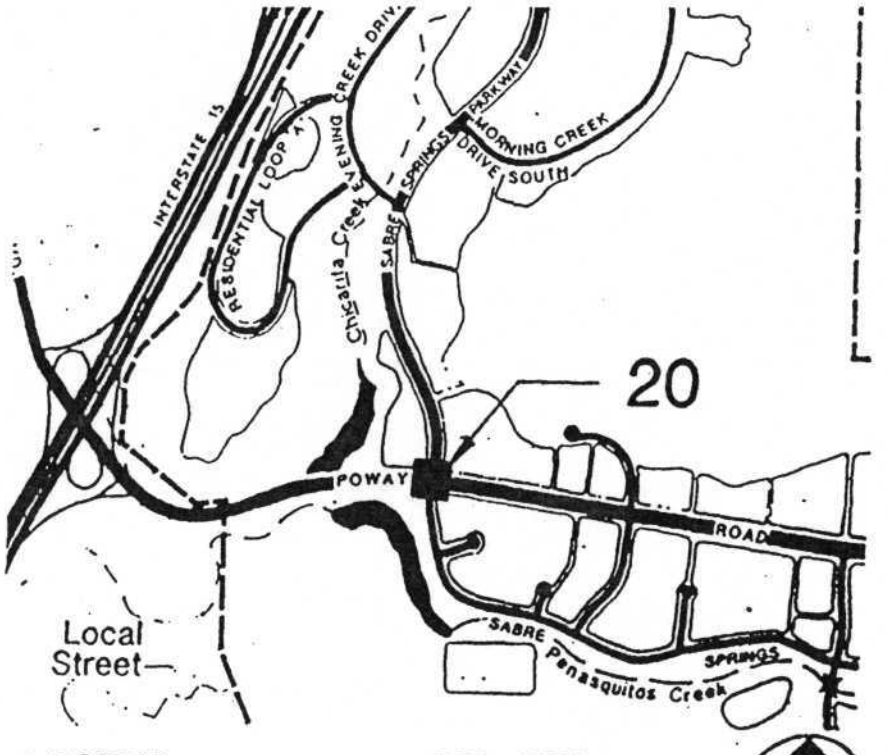
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE INSTALLATION OF A 4-WAY TRAFFIC SIGNAL AT THE INTERSECTION OF POWAY ROAD AND SABRE SPRINGS PARKWAY.

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT PROVIDES THAT THE DESIGN OF PUBLIC STREETS SHALL INCLUDE CITY OF SAN DIEGO STANDARDS FOR INTERSECTION CONTROL.

SCHEDULE: AN INTERIM THREE-WAY TRAFFIC SIGNAL WAS CONSTRUCTED IN FY 1984. THE FOURTH LEG OF THIS PROJECT WAS COMPLETED IN FY 1989. ALTHOUGH REIMBURSEMENT FOR THIS PROJECT WAS AUTHORIZED FOR FY 1991, IT IS ANTICIPATED THAT REIMBURSEMENTS (IN THE FORM OF FBA FEE CREDITS) WILL ACTUALLY OCCUR, AS SHOWN ABOVE. THIS REIMBURSEMENT SCHEDULE IS SUBJECT TO CHANGE, BEING DEPENDENT ON THE ACTUAL NUMBER OF PERMITS ISSUED IN THE COMMUNITY.

PROJECT COMPLETED



LEGEND

750 1500
0 3000

■ – PROJECT

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21

TITLE: SABRE SPRINGS PARKWAY AND POWAY ROAD TRAFFIC SIGNALS

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 1,362,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
1,120,000	SUB	1,120,000							
242,000	FBA	120,000						122,000	
0									
0									
0									
0									
		D,C						D,C	
1,362,000	TOTAL	1,240,000	0	0	0	0	0	122,000	0

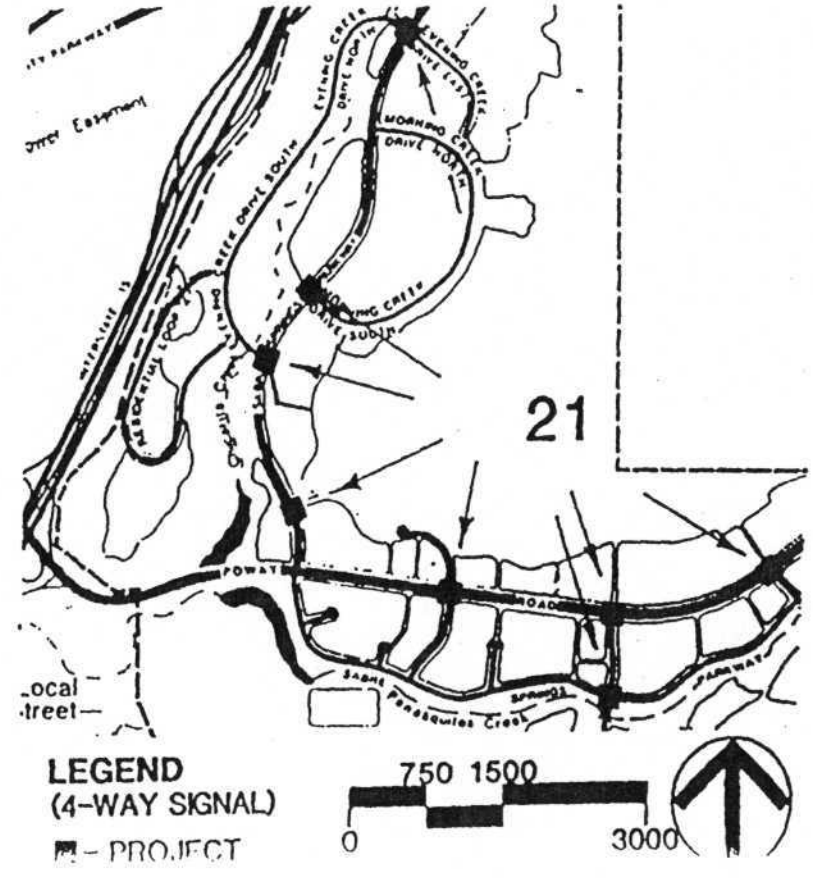
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE INSTALLATION OF 4-WAY TRAFFIC SIGNALS AT THE INTERSECTIONS OF POWAY ROAD AND SABRE SPRINGS PARKWAY WITH LOCAL COLLECTOR STREETS. A SEVENTH INTERSECTION WAS ADDED AS A REQUIREMENT OF AN AMENDMENT TO THE COMMUNITY PLAN IN FY 1988. AN EIGHTH SIGNAL AT THE INTERSECTION OF MORNING CREEK DRIVE SOUTH AND SABRE SPRINGS PARKWAY (ADJACENT TO MORNING CREEK ELEMENTARY SCHOOL) WAS ADDED IN FY 1992.

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT PROVIDES THAT THE DESIGN OF PUBLIC STREETS SHALL INCLUDE CITY OF SAN DIEGO STANDARDS FOR INTERSECTION CONTROL.

SCHEDULE: DESIGN AND CONSTRUCTION DURING THE FOLLOWING FISCAL YEARS:

FY 1990 -- 4 LOCATIONS - COMPLETE
FY 1991 -- 1 LOCATION - COMPLETE
FY 1992 -- 2 LOCATIONS - COMPLETE
FY 2001 -- 1 LOCATION (IF TRAFFIC SIGNAL WARRANTS SUPPORT INSTALLATION)



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 38

TITLE: CLASS I BICYCLE PATH - POWAY ROAD

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	0	ENGR/CONST	793,000

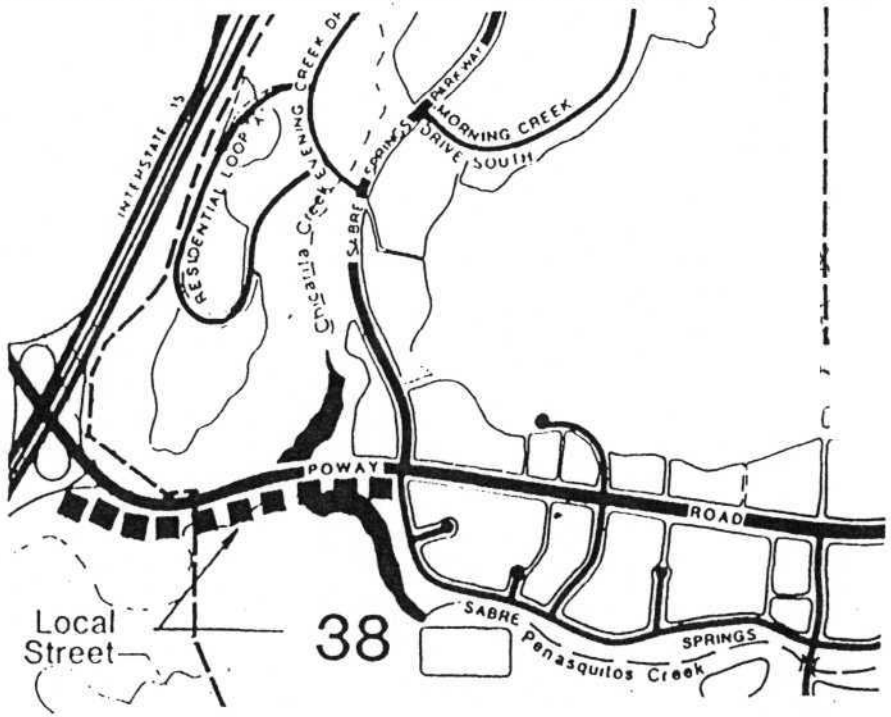
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2005	FY 2006	FY 2007
793,000	FBA			-				793,000	
0									
0									
0									
0									
0									
								R	
793,000	TOTAL	0	0	0	0	0	0	793,000	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT CALLS FOR THE CONSTRUCTION OF A CLASS I BICYCLE PATH (COMBINED PEDESTRIAN AND BICYCLE TRAVEL) EASTERLY ALONG THE SOUTH SIDE OF POWAY ROAD FROM THE I15-POWAY ROAD INTERCHANGE TO SABRE SPRINGS PARKWAY, APPROXIMATELY 1,950 IN LENGTH. THIS PROJECT WILL REPLACE THE EXISTING CLASS II BIKEWAY LOCATED WITHIN THE SHOULDER OF POWAY ROAD.

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN ENCOURAGES THE DEVELOPMENT OF A SYSTEM OF BIKEWAYS WITHIN THE COMMUNITY, TYING INTO THE REGIONAL BICYCLE NETWORK.

SCHEDULE: DESIGN IS COMPLETE. CONSTRUCTION IS CURRENTLY PROJECTED FOR FY 1998. IT IS ANTICIPATED THAT REIMBURSEMENTS (IN THE FORM OF FBA FEE CREDITS) WILL OCCUR, AS SHOWN ABOVE. THIS REIMBURSEMENT SCHEDULE IS SUBJECT TO CHANGE, BEING DEPENDENT ON THE ACTUAL NUMBER OF PERMITS ISSUED IN THE COMMUNITY.



LEGEND

■ - PROJECT

750 1500
0 3000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 40

TITLE: STATE ROUTE 56--ACQUISITION OF RIGHT-OF-WAY

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	5,500,000	ENGR/CONST	0

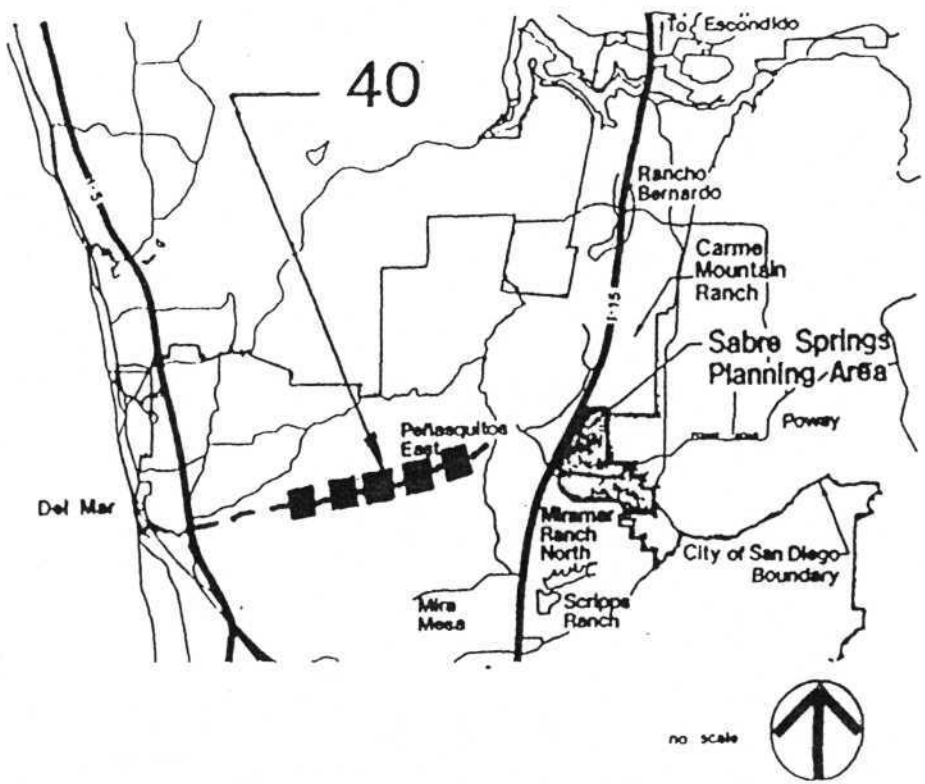
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
20,000	FBA	20,000							
5,480,000	OTHERS				5,480,000				
0									
0									
0									
0									
					L				
5,500,000	TOTAL	20,000	0	0	5,480,000	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT ADDRESSES THE ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 56 (NORTH CITY PARKWAY) BETWEEN THE COMMUNITIES OF INTERSTATE 5 AND INTERSTATE 15.

JUSTIFICATION: THIS HIGHWAY IS A COMPONENT OF THE TRANSPORTATION PHASING PROGRAM OF THE SABRE SPRINGS COMMUNITY PLAN.

SCHEDULE: RIGHT-OF-WAY ACQUISITION FOLLOWING EIR AND ROUTE ADOPTION BY FY 1998.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 41

TITLE: LIGHT RAIL TRANSIT LINE DESIGN STUDY

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	0	ENGR/CONST	130,000

FUNDING:	SOURCE	EXPEND/ENCU	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
11,000	FBA	11,000							
119,000	OTHERS	119,000							
0									
0									
0									
0									
		D							
130,000	TOTAL	130,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

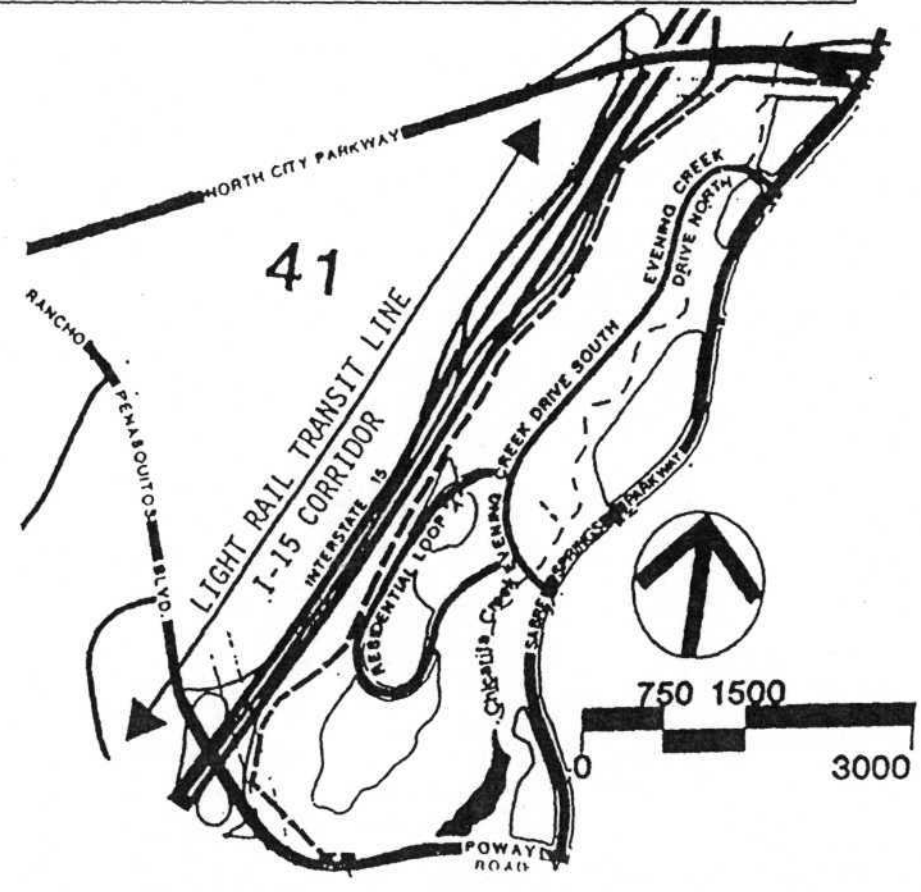
DESCRIPTION: THIS PROJECT CONSISTS OF A RECONNAISSANCE LEVEL STUDY TO DEFINE AN ALIGNMENT FOR A LIGHT RAIL TRANSIT LINE TO BE LOCATED IN THE I-15 CORRIDOR.

JUSTIFICATION: THE TOTAL COST OF THE RECONNAISSANCE LEVEL STUDY IS $130,000, SABRE SPRINGS' SHARE BEING 11,000. THE TOTAL COST OF THE PRELIMINARY ENGINEERING IS $333,000, SABRE SPRINGS' SHARE BEING $66,000. THE FOLLOWING NEIGHBORING COMMUNITIES SHALL ALSO SHARE IN THE COST OF THIS PROJECT:

RANCHO BERNADO
RANCHO PENASQUITOS
MIRA MESA
SCRIPPS RANCH
MIRAMAR

SCHEDULE: THE RECONNAISANCE LEVEL STUDY AND THE PRELIMINARY ENGINEERING WAS COMPLETED IN FISCAL YEAR 1992.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 22

TITLE: CHICARITA CREEK SEWER - MAJOR TRUNK LINE

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 2,000,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
1,000,000	SUB	1,000,000							
1,000,000	OTHER	1,000,000							
0									
0									
0									
		D,C							
2,000,000	TOTAL	2,000,000	0	0	0	0	0	0	0

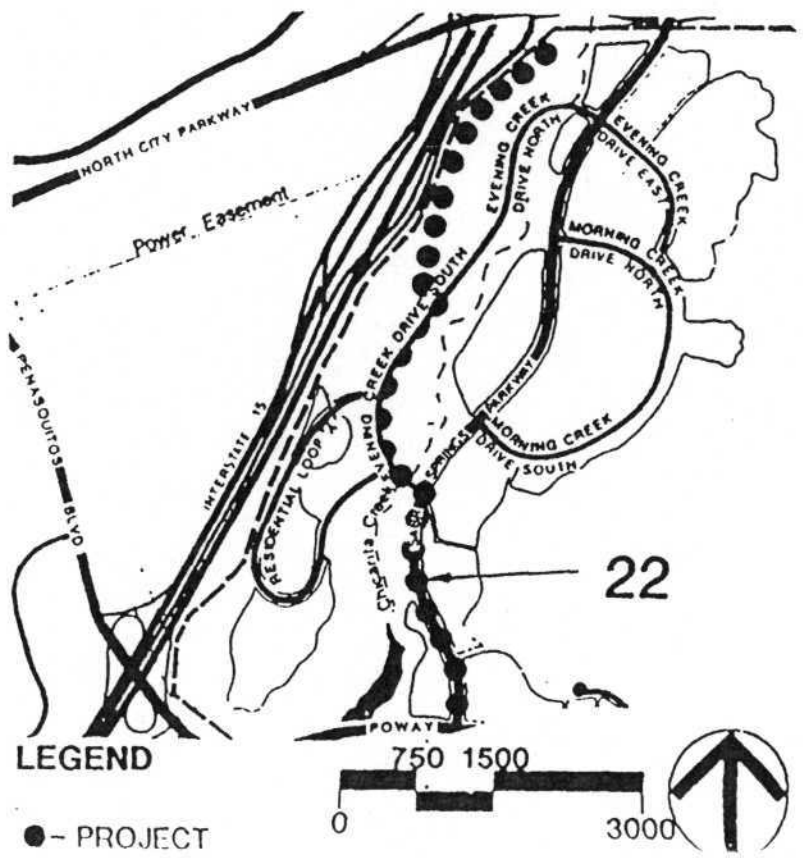
L=land purchase D=design C=construction R=reimbursemen

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF A TRUNK SEWER RUNNING FROM THE NORTHERN BOUNDARY OF THE COMMUNITY TO A JUNCTION WITH THE 27" POMERADO OUTFALL NO. 1 SEWER NEAR POWAY ROAD.

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN PUBLIC SERVICES ELEMENT CITES THE NEED FOR THIS FACILITY TO SERVE THE NORTH SABRE SPRINGS COMMUNITY AS WELL AS THE CARMEL MOUNTAIN RANCH DEVELOPMENT TO THE NORTH.

SCHEDULE: THIS PROJECT WAS COMPLETED IN FY 1984.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 23

TITLE: POMERADO EXTENSION TRUNK SEWER - PHASE II

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 1,100,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
360,000	SUB	360,000							
740,000	OTHERS	740,000							
0									
0									
0									
		D,C							
1,100,000	TOTAL	1,100,000	0	0	0	0	0	0	0

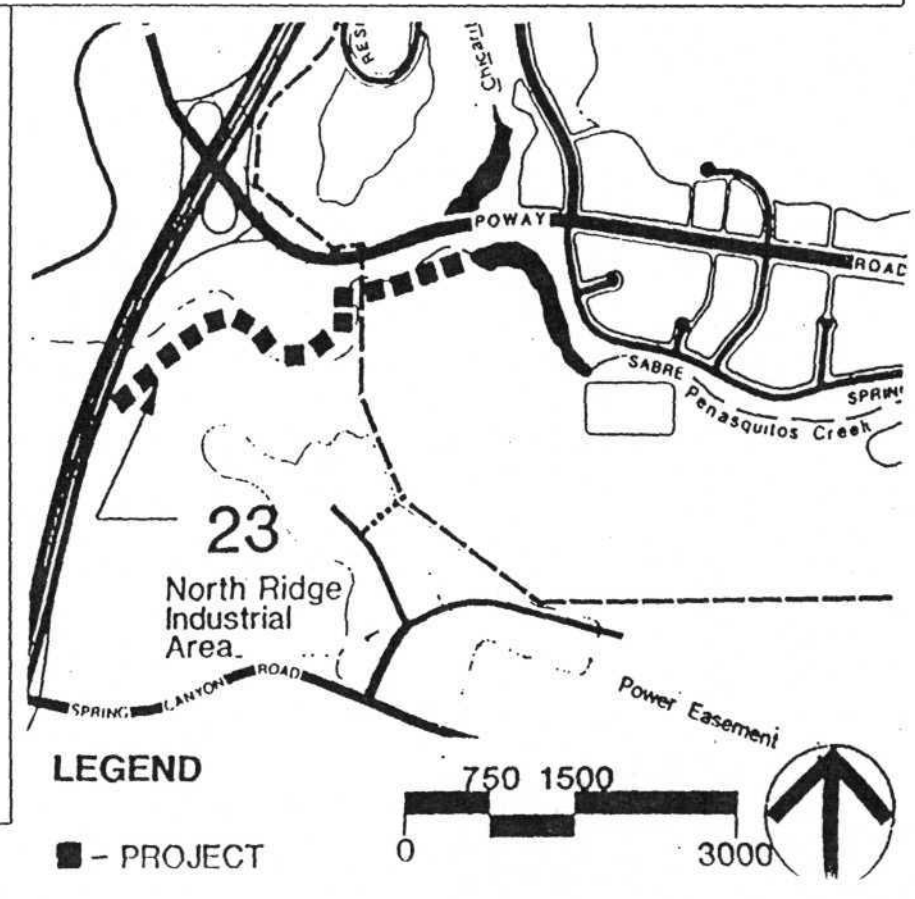
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE EXTENSION OF THE POMERADO EXTENSION TRUNK SEWER PHASE I (PROJECT 24) FROM THE TERMINATION POINT OF PHASE I TO THE POINT OF CONNECTION WITH THE CITY OF SAN DIEGO'S EXISTING LINE (PENASQUITOS CANYON INTERCEPTOR SEWER) AT INTERSTATE-15.

JUSTIFICATION: THE SEWER STUDY FOR THE POMERADO EXTENSION TRUNK SEWER COMPLETED BY LEPPERT ENGINEERING CORPORATION IN DECEMBER, 1985 RECOMMENDED THE CONSTRUCTION OF THIS FACILITY BEFORE SEWAGE FLOW IN THE EXISTING LOS PENASQUITOS LAND OUTFALL SEWER EXCEEDS CAPACITY.

SCHEDULE: THIS PROJECT WAS CONSTRUCTED IN FY 1992-93.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 24

TITLE: POMERADO EXTENSION TRUNK SEWER - PHASE I

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 3,700,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
250,000	SUB	250,000							
1,800,000	POWAY	1,800,000							
1,650,000	OTHERS	1,640,000	10,000						
0									
0									
		D,C	C						
3,700,000	TOTAL	3,690,000	10,000	0	0	0	0	0	0

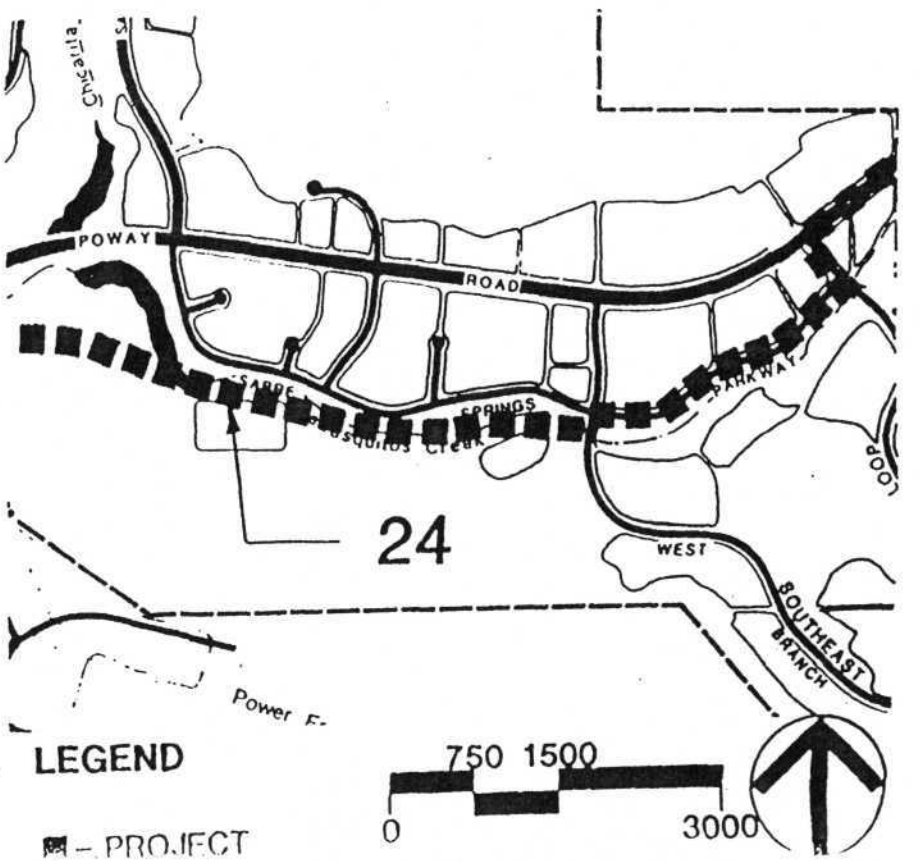
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO CONSTRUCTION OF THE POMERADO EXTENSION WHICH WILL PARALLEL THE EXISTING 21" POMERADO OUTFALL NO.1 FROM THE POWAY CITY LIMIT TO THE JUNCTION WITH PHASE II (PROJECT 23) NEAR THE CHICARITA TRUNK SEWER CONNECTION. ONCE COMPLETED, THE EXISTING 21" LINE WILL BE ABANDONED.

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN PUBLIC SERVICES ELEMENT INDICATED THE NEED FOR A PARALLEL FACILITY. THE POMERADO EXTENSION TRUNK SEWER STUDY RECOMMENDS CONSTRUCTION OF THE FACILITY TO SERVE THE SABRE SPRINGS COMMUNITY AND THE CITY OF POWAY AS WELL AS FUTURE DEVELOPING PROPERTIES TO THE EAST.

SCHEDULE: THIS PROJECT WAS CONSTRUCTED IN FY 1991. THE "AS - BUILT PLANS" WERE COMPLETED DURING FY 1996.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 25

TITLE: OFFSITE 20" WATER MAIN - EAST PHASE
MERCY ROAD WATER TRANSMISSION LINE

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 1,475,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
1,475,000	FBA	1,475,000							
0									
0									
0									
0									
0									
		R							
1,475,000	TOTAL	1,475,000	0	0	0	0	0	0	0

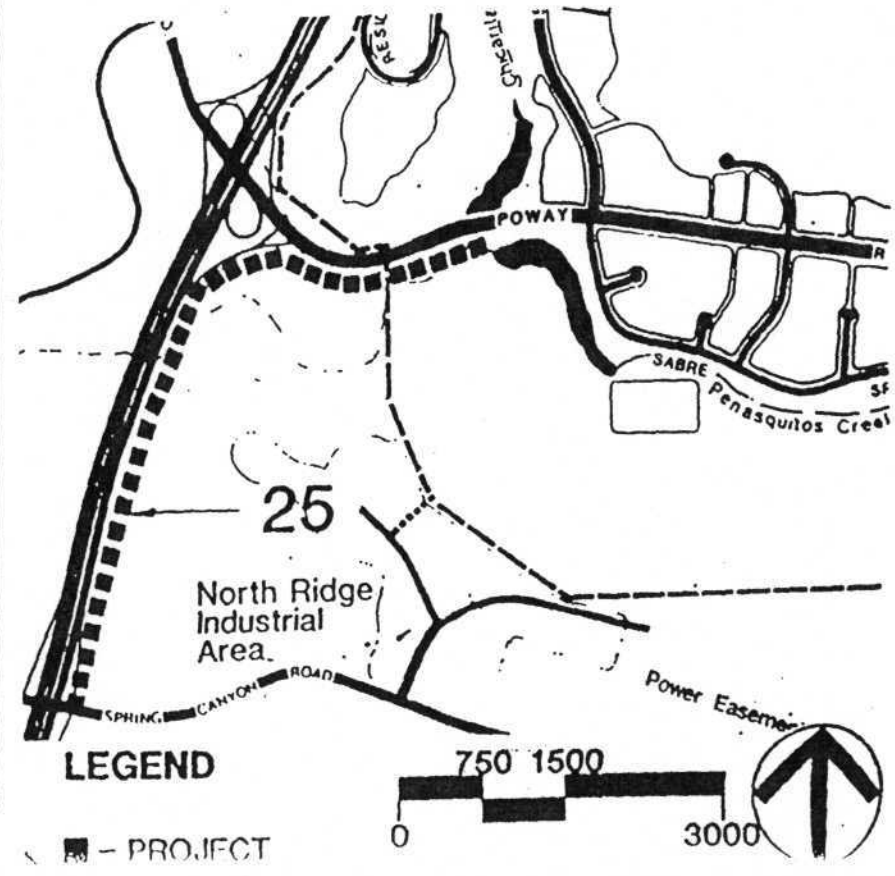
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE EASTERN PORTION OF A 20" WATER MAIN CONNECTING POWAY ROAD WITH THE RANCHO BERNARDO PIPELINE IN BLACK MOUNTAIN ROAD (THE MIRAMAR 712' ZONE). THIS PHASE IS FROM THE I-15/MERCY ROAD INTERCHANGE TO POWAY ROAD, APPROXIMATELY 8,300 FEET IN LENGTH. PORTIONS OF THE PIPELINE ALIGNMENT ARE LOCATED WITHIN AN EXISTING CLASS I BIKEWAY. THIS PROJECT ALSO INCLUDES ADDITIONAL SURFACE IMPROVEMENTS FOR THIS BIKEWAY.

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN PUBLIC SERVICES ELEMENT DISCUSSES THE MIRAMAR 712' ZONE AS THE PRIMARY SOURCE OF WATER FOR THE COMMUNITY. THIS FACILITY IS THE SECOND CONDUIT FOR THAT SUPPLY.

SCHEDULE: THIS PROJECT WAS COMPLETED IN FY 1990.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 26

TITLE: OFFSITE 20" WATER MAIN - WEST PHASE

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 690,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
0									
690,000	OTHERS	690,000							
0									
0									
0									
		D,C							
690,000	TOTAL	690,000	0	0	0	0	0	0	0

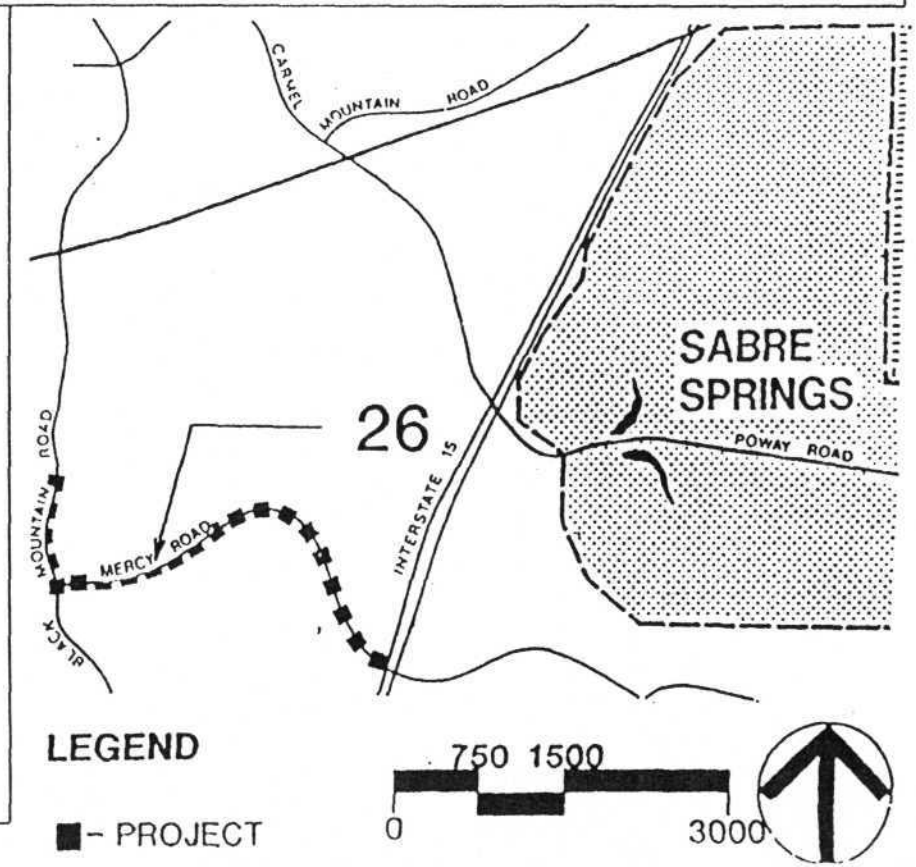
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE WESTERN PORTION OF THE 20" WATER MAIN CONNECTING POWAY ROAD WITH THE RANCHO BERNARDO PIPELINE IN BLACK MOUNTAIN ROAD (THE MIRAMAR 712' ZONE). THIS PHASE IS FROM THE I-15/MERCY ROAD INTERCHANGE TO BLACK MOUNTAIN ROAD, APPROXIMATELY 6,350 FEET IN LENGTH.

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN PUBLIC SERVICES ELEMENT DISCUSSES THE MIRAMAR 712' ZONE AS THE PRIMARY SOURCE OF WATER FOR THE COMMUNITY. THIS FACILITY IS A SECOND CONDUIT FOR THAT SOURCE.

SCHEDULE: THIS PROJECT WAS COMPLETED IN FY 1990.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 27

TITLE: OFFSITE 10" WATER MAINS

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 0

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
0		0							
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

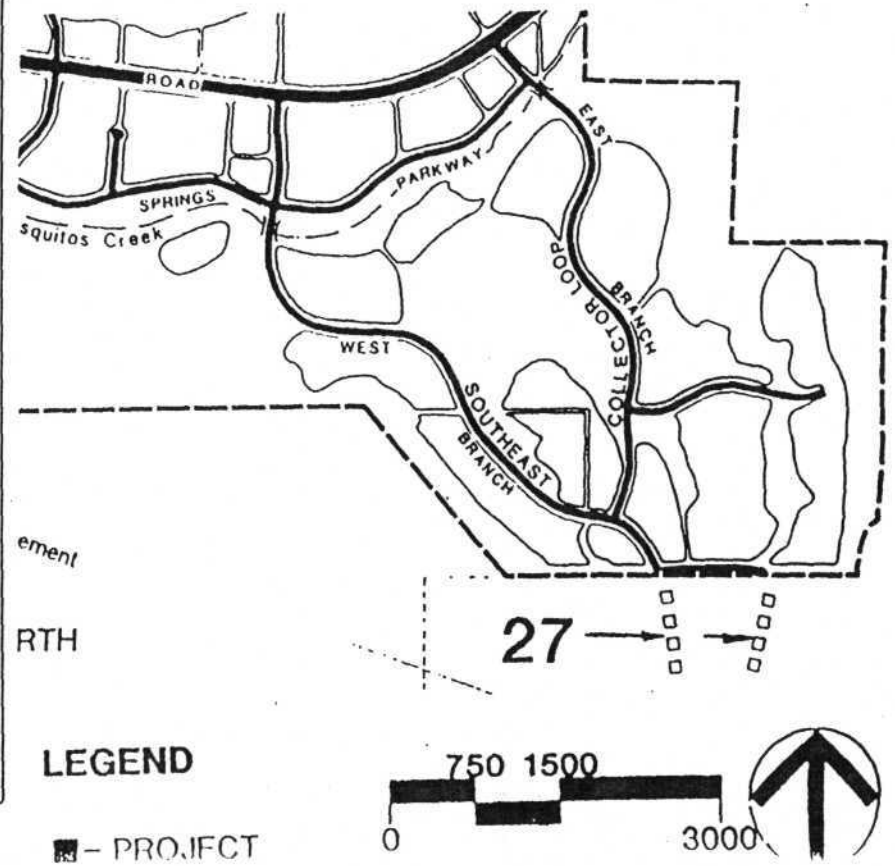
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF TWO 10" WATER MAINS FROM MIRAMAR RANCH NORTH TO THE SOUTHERN BOUNDARY OF THE COMMUNITY.

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN PUBLIC SERVICES ELEMENT DISCUSSES THE MIRAMAR RANCH NORTH 1020' PRESSURE ZONE AS A POTENTIAL SOURCE OF WATER FOR THE SABRE SPRINGS AREA TO AUGMENT THE SUPPLY FROM THE RANCHO BERNARDO PIPELINE IN PENASQUITOS EAST.

SCHEDULE: THIS PROJECT HAS BEEN DELETED.

PROJECT DELETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 28

TITLE: NEIGHBORHOOD PARK NO. 1

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 1,150,000 ENGR/CONST 1,985,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
3,135,000	FBA	1,170,000	1,337,000	628,000					
0									
0									
0									
0									
0									
		L,R	R	R					
3,135,000	TOTAL	1,170,000	1,337,000	628,000	0	0	0	0	0

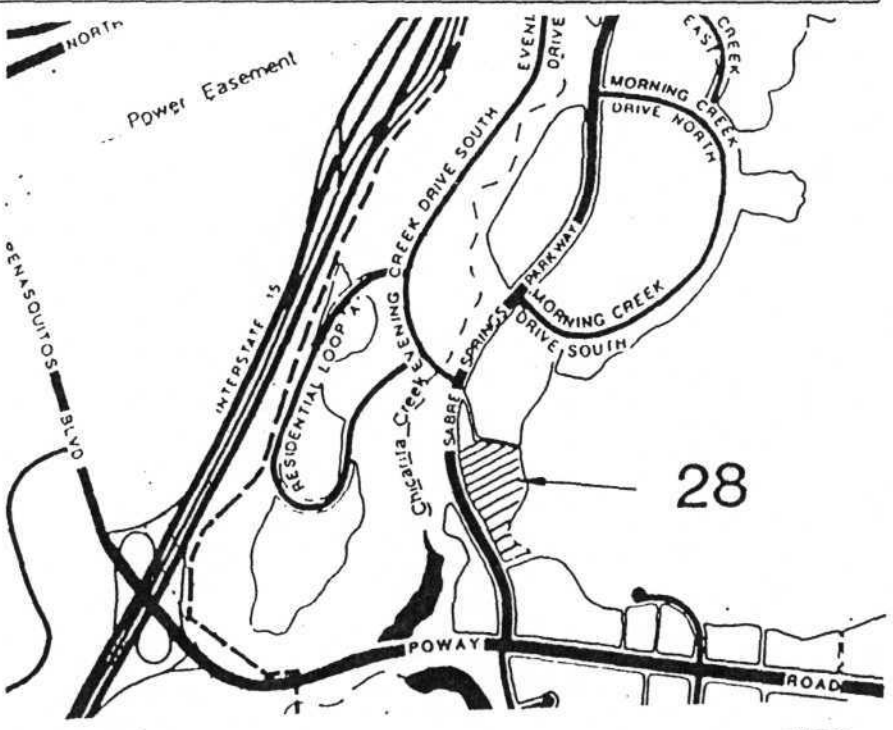
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE DEVELOPMENT OF A 12 ACRE, EXPANDED NEIGHBORHOOD PARK IN THE NORTHERLY AREA OF THE COMMUNITY PLAN.

JUSTIFICATION: THE PARKS, RECREATION AND OPEN SPACE ELEMENT OF THE SABRE SPRINGS COMMUNITY PLAN PROPOSES THE DEVELOPMENT OF A PARK AT THIS LOCATION TO SERVE BOTH NEIGHBORHOOD AND COMMUNITY USES. PROPERTY OWNER AGREED TO SELL THE PARK LAND FOR $1,150,000, ALTHOUGH THE LAND HAD BEEN APPRAISED AT $4,070,000.

SCHEDULE: THE PARK SITE WAS ACQUIRED BY THE CITY DURING FY 1990. THIS PROJECT WAS COMPLETED IN FY 1991. ALTHOUGH REIMBURSEMENT FOR THE CONSTRUCTION COSTS (IN THE FORM OF FBA CREDITS) WAS PROJECTED TO OCCUR OVER A SIX(6) YEAR PERIOD FROM FY 1991 TO FY 1997, IT IS ANTICIPATED THAT REIMBURSEMENT WILL ACTUALLY OCCUR, AS SHOWN ABOVE. THIS REIMBURSEMENT SCHEDULE IS SUBJECT TO CHANGE, BEING DEPENDENT ON THE ACTUAL NUMBER OF PERMITS ISSUED IN THE COMMUNITY.

PROJECT COMPLETED



LEGEND

750 1500
0 3000

- PROJECT

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 29

TITLE: NEIGHBORHOOD PARK NO. 2

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	1,900,000	ENGR/CONST	1,441,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006
3,341,000	FBA			45,000	415,000	410,000	405,000	400,000	1,666,000
0									
0									
0									
0									
0									
				R	R	R	R	R	R
3,341,000	TOTAL	0	0	45,000	415,000	410,000	405,000	400,000	1,666,000

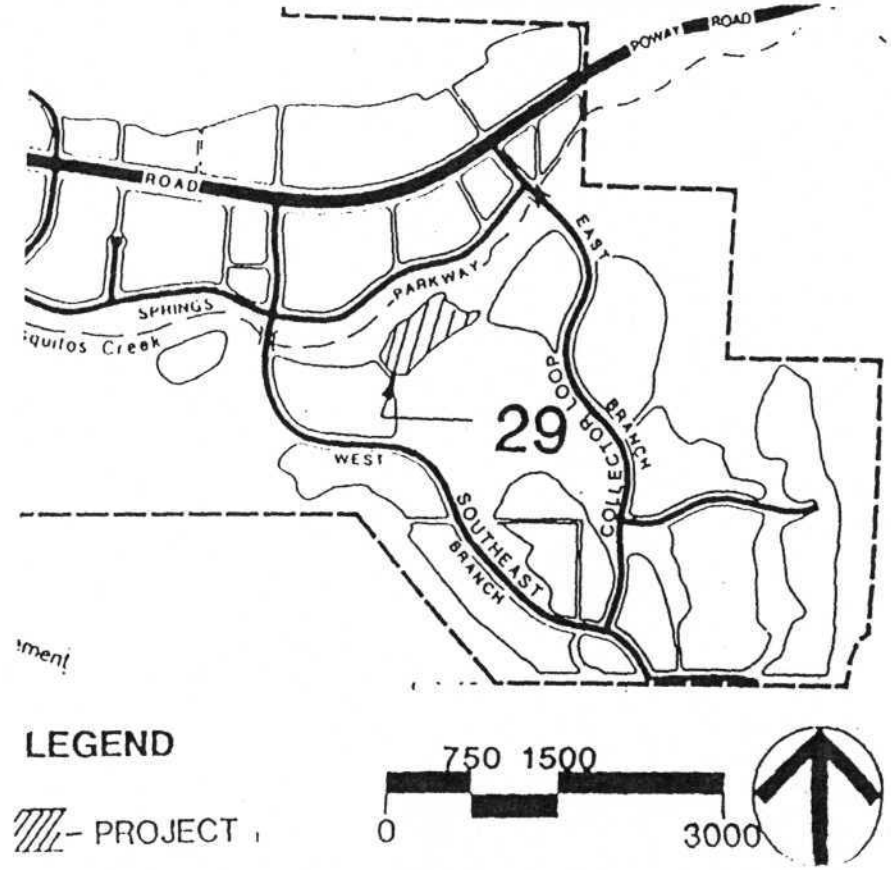
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE DEVELOPMENT OF A 5 ACRE NEIGHBORHOOD PARK IN THE SOUTHERLY AREA OF THE COMMUNITY PLAN.

JUSTIFICATION: THE PARKS, RECREATION AND OPEN SPACE ELEMENT OF THE SABRE SPRINGS COMMUNITY PLAN PROPOSES THE DEVELOPMENT OF A PARK AT THIS LOCATION TO SERVE NEIGHBORHOOD USES.

SCHEDULE: DUE TO THE REVISED DEVELOPMENT SCHEDULE INTRODUCED WITH THIS UPDATE, LAND ACQUISTION AND CONSTRUCTION IS NOW SCHEDULED DURING FY 1996-FY 1997. IT IS CURRENTLY ANTICIPATED THAT REIMBURSEMENTS (IN THE FORM O EITHER CASH OR FBA CREDITS) WILL OCCUR, AS SHOWN ABOVE. THIS REIMBURSEMENT SCHEDULE IS SUBJECT TO CHANGE, BEING DEPENDENT ON THE ACTUAL NUMBER OF PERMITS ISSUED IN THE COMMUNITY.

NOTE: BY PRIOR COUNCIL APPROVED REIMBURSEMENT AGREEMENT, THE CONSTRUCTION COSTS FOR THIS FACILITY HAVE BEEN "CAPPED" AT $1,345,200 (EXPRESSED IN FY 1992 DOLLARS).



CITY OF SAN DEIGO
FACILITIES FINANCING PROGRAM

PROJECT: 30

TITLE: CHICARITA CREEK IMPROVEMENTS

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 907,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
907,000	FBA			28,000	670,000	209,000			
0									
0									
0									
0									
0									
				R	R	R			
907,000	TOTAL	0	0	28,000	670,000	209,000	0	0	0

L=land purchase D=design C=construction R=reimbursement

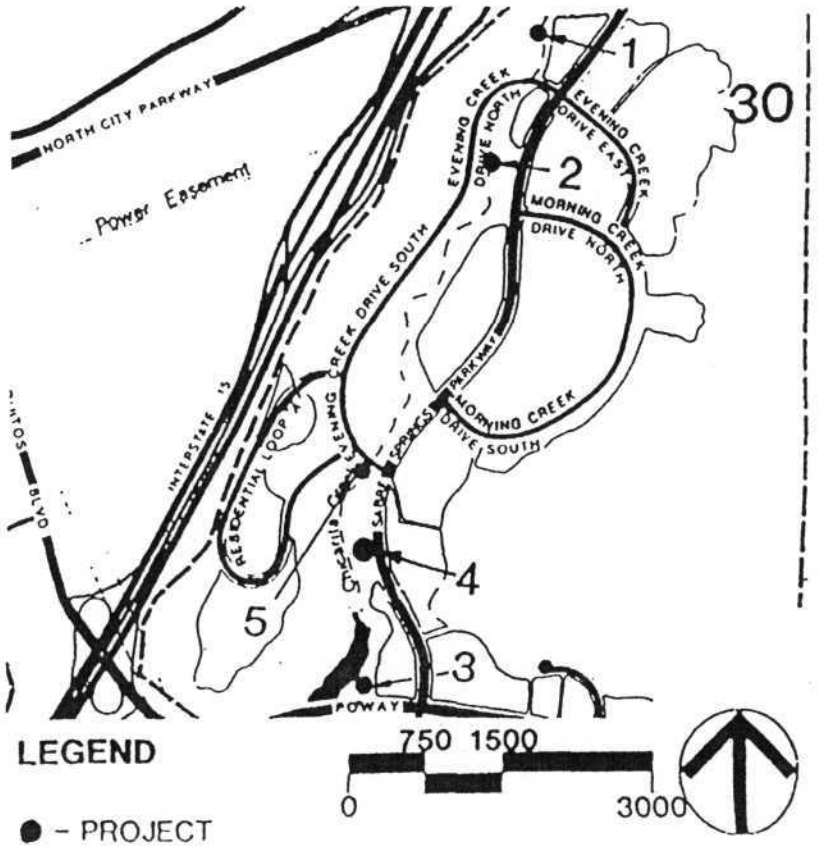
DESCRIPTION: THIS PROJECT INVOLVES THE PROVISION OF TREES, GROUND COVER, SHRUBS, IRRIGATION AND MAINTENANCE FOR SEVERAL BEAUTIFICATION PROJECTS LISTED BELOW:

1. CHICARITA CREEK ENHANCEMENTS - Completed in 1988.
2. ARCHEOLOGY SITE - Completed In 1988.
3. CHICARITA LAKE ENHANCEMENTS - Completed in 1990.
4. CHICARITA LAKE VIEW POINT - Completed in 1990.
5. CHICARITA CREEK CROSSINGS - Completed in 1986.

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN STATES THAT NATURAL FEATURES SUCH AS CREEKS AND LAKES "SHOULD BE VIEWED AS MAJOR RESOURCES TO BE PRESERVED AND ENHANCED DURING THE COMMUNITY PLANNING PROCESS".

SCHEDULE: VARIOUS PHASES OF THE PROJECT COMMENCED FY 1984 WITH THE PROJECT COMPLETED DURING FY 1990. ALTHOUGH REIMBURSEMENTS FOR THIS PROJECT WERE SCHEDULED FOR FY 1991 AND FY 1992, IT IS ANTICIPATED THAT REIMBURSEMENTS (IN THE FORM OF FBA FEE CREDITS) WILL ACTUALLY OCCUR, AS SHOWN ABOVE. THIS REIMBURSEMENT SCHEDULE IS SUBJECT TO CHANGE, BEING DEPENDENT ON THE ACTUAL NUMBER OF PERMITS ISSUED IN THE COMMUNITY.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31

TITLE: PENASQUITOS CREEK IMPROVEMENTS

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 1,240,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002	FY 2003
0									
1,240,000	FBA				321,000	630,000	289,000		
0									
0									
0									
0									
					R	R	R		
1,240,000	TOTAL	0	0	0	321,000	630,000	289,000	0	0

L=land purchase D=design C=construction R=reimbursement

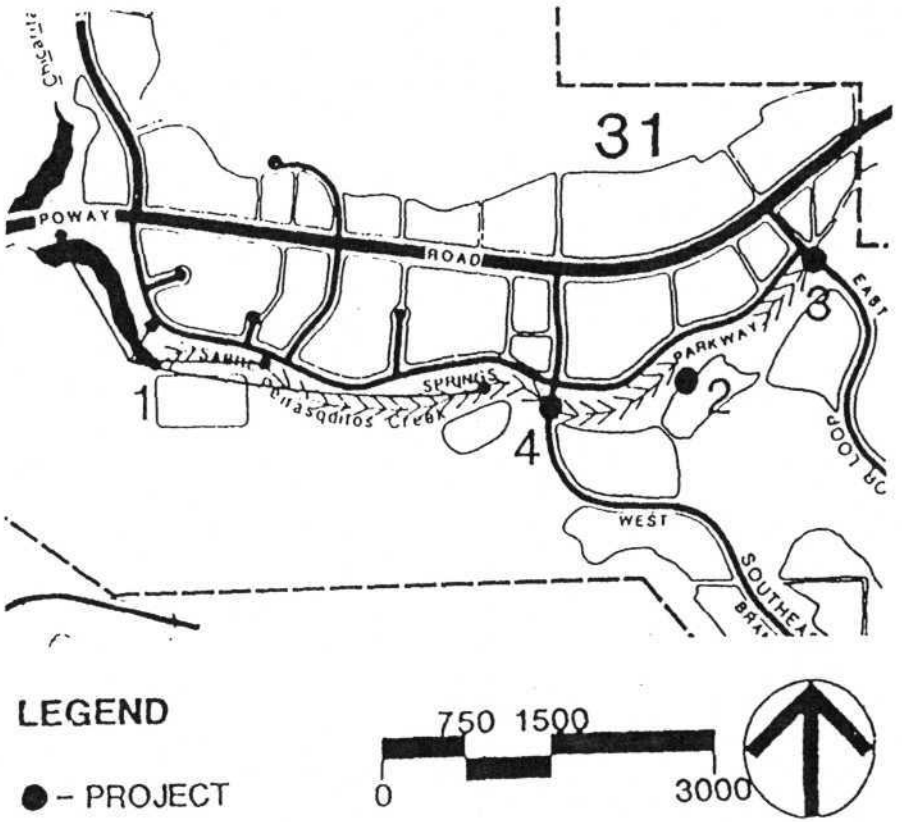
DESCRIPTION: THIS PROJECT INCLUDES THE PROVISION OF TREES, GROUND COVER, SHRUBS, IRRIGATION AND MAINTENANCE FOR SEVERAL BEAUTIFICATION PROJECTS LISTED BELOW, TOGETHER WITH ENHANCED SLOPE PLANTING ON BOTH THE NORTHERLY AND SOUTHERLY FACING SLOPES ALONG PENASQUITOS CREEK IN ADDITION TO AN EQUESTRIAN TRAIL ALONG THE SOUTHERLY EDGE OF PENASQUITOS CREEK.

1. PENASQUITOS CREEK AND LAKE ENHANCEMENTS.
2. PENASQUITOS CREEK VIEW POINT (included in project 29).
3. PENASQUITOS BRIDGE - EAST LEG (included in project 14).
4. PENASQUITOS BRIDGE - WEST LEG (included in project 15).

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN STATES THAT NATURAL FEATURES SUCH AS CREEKS AND LAKES "SHOULD BE VIEWED AS MAJOR RESOURCES TO BE PRESERVED AND ENHANCED DURING THE COMMUNITY DEVELOPMENT PROCESS".

SCHEDULE: THE ENHANCEMENTS FOR THE NORTH SLOPES OF PENASQUITOS CREEK WERE COMPLETED IN FY 1991. THE VARIOUS OTHER PHASES OF THE PROJECT WERE COMPLETED IN FY 1993.
ALTHOUGH REIMBURSEMENTS IN FULL FOR THIS PROJECT WERE AUTHORIZED FOR FY 1991, FY 1992, AND FY 1993, IT IS ANTICIPATED THAT REIMBURSEMENTS (IN THE FORM OF FBA FEE CREDITS) WILL ACTUALLY OCCUR, AS SHOWN ABOVE. THIS REIMBURSEMENT SCHEDULE IS SUBJECT TO CHANGE, BEING DEPENDENT ON ACTUAL NUMBER OF PERMITS ISSUED IN THE COMMUNITY.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 32

TITLE: TRANSITION SLOPES

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 625,000

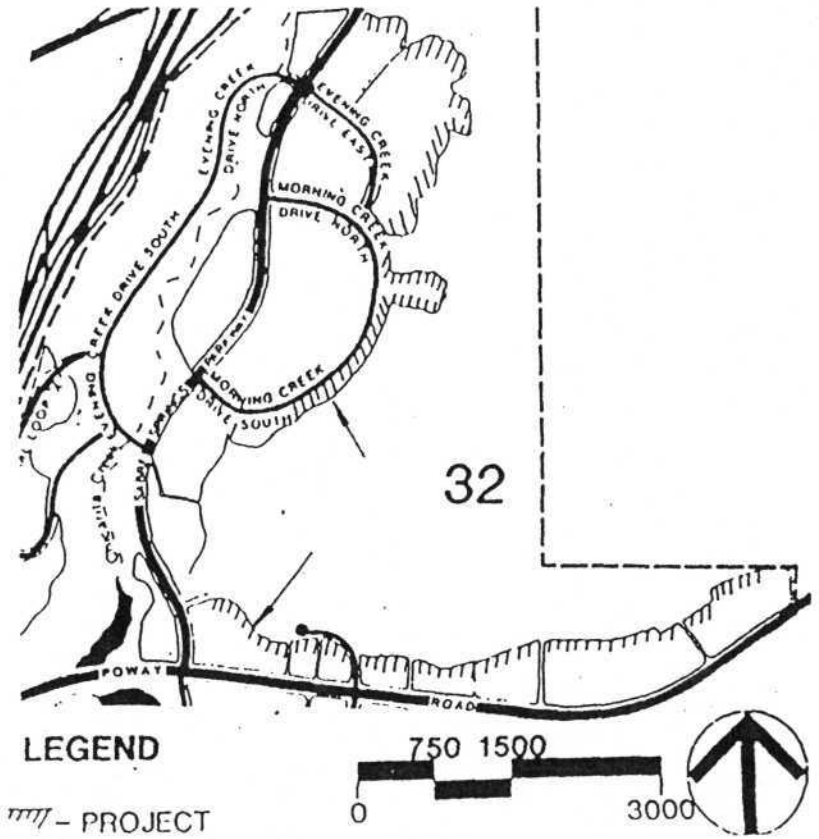
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
625,000	SUB	580,000			45,000				
0									
0									
0									
0									
					D,C				
625,000	TOTAL	580,000	0	0	45,000	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT INVOLVES SLOPE PLANTING WITH TREES, SHRUBS, GROUNDCOVER AND IRRIGATION FOR CONSTRUCTED SLOPES ADJOINING OPEN SPACE AREAS.

JUSTIFICATION: THE PARKS, RECREATION AND OPEN SPACE ELEMENT OF THE SABRE SPRINGS COMMUNITY PLAN SUGGESTS THE USE OF PLANTING WITH NATIVE OR NATURALIZED SPECIES WITH LOW WATER REQUIREMENTS ALONG OPEN SPACE AREAS AND BANKS ADJACENT TO DEVELOPED AREAS.

SCHEDULE: THIS PROJECT WAS ALMOST ENTIRELY COMPLETED IN FY 1991. PARCEL 2 IS SCHEDULED FOR COMPLETION IN FY 1998.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 33

TITLE: LANDSCAPING IMPROVEMENTS

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND 0 ENGR/CONST 647,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
647,000	SUB	647,000							
0									
0									
0									
0									
		D,C							
647,000	TOTAL	647,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

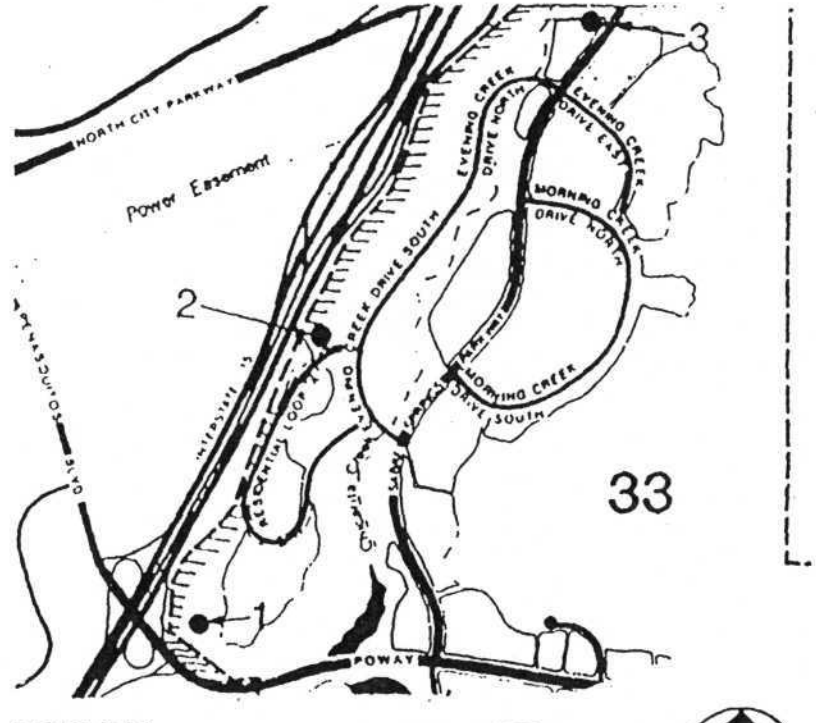
DESCRIPTION: THIS PROJECT INVOLVES THE PROVISION OF TREES, SHRUBS, GROUNDCOVER, IRRIGATION AND MAINTENANCE FOR THE FOLLOWING:

1. POWAY INTERCHANGE - completed in 1988
2. INTERSTATE 15 SLOPE PLANTING AND BUFFER - Completed in 1984
3. COMMUNITY ENTRANCES (2) - completed in 1990

JUSTIFICATION: THE PARKS, RECREATION AND OPEN SPACE ELEMENT OF THE SABRE SPRINGS COMMUNITY PLAN SUGGESTS THAT VIEWS TO THE COMMUNITY, PARTICULARLY FROM THE FREEWAY AND POWAY INTERCHANGE SHOULD BE ENHANCED BY PLANTING WITH NATIVE SPECIES AND CONTOURING OF SLOPES TO A NATURAL APPEARANCE.

THIS PROJECT WAS COMPLETED IN FY 1990.

PROJECT COMPLETED



LEGEND

● - PROJECT

750 1500
0 3000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 36

TITLE: COMMUNITY RECREATION BUILDING

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	0	ENGR/CONST	1,665,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
813,000	FBA			813,000					
852,000	CMR-34		70,000	782,000					
0									
0									
0									
0									
			D	D,C					
1,665,000	TOTAL	0	70,000	1,595,000	0	0	0	0	0

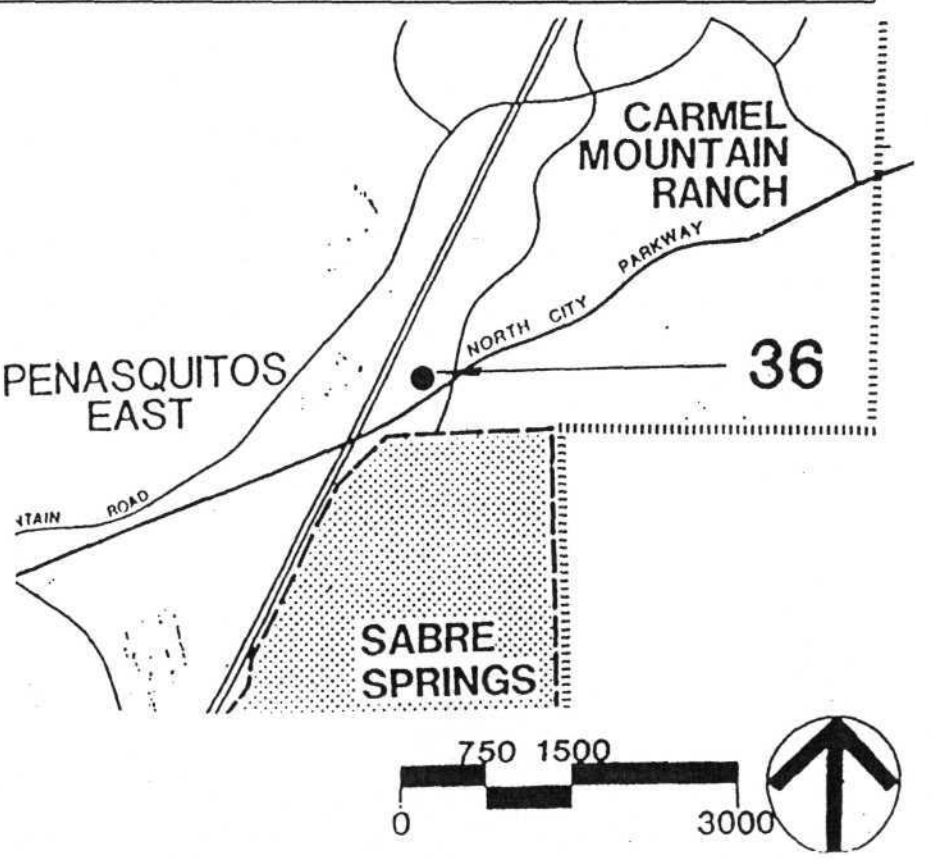
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF A 10,600 SQUARE FOOT RECREATION BUILDING TO BE BUILT IN CARMEL MOUNTAIN RANCH.

JUSTIFICATION: THE PARK, RECREATION AND OPEN SPACE ELEMENT OF THE SABRE SPRINGS COMMUNITY PLAN RECOMMENDS THAT SABRE SPRINGS CONTRIBUTE TO THE CONSTRUCTION OF A COMMUNITY PARK BUILDING IN A LOCATION EASILY ACCESSIBLE TO BOTH SABRE SPRINGS AND CARMEL MOUNTAIN RANCH (CMR).

SCHEDULE: COMPLETION IN FY 1997.

NOTE: BY PRIOR COUNCIL APPROVED AGREEMENT, SABRE SPRINGS SHARE OF THIS FACILITY HAS BEEN DETERMINED TO BE $760,000 (FY 1992 DOLLARS). CMR HAS A SEPARATE FEE ORDINANCE TO COVER THE COST OF THIS FACILITY, OF WHICH $852,000 IS CMR'S SHARE OF THIS FACILITY.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 37

TITLE: COMMUNITY SWIMMING POOL

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	0	ENGR/CONST	1,410,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
380,000	FBA		380,000						
380,000	CMR		380,000						
650,000	OTHER		650,000						
0									
0									
			D,C						
1,410,000	TOTAL	0	1,410,000	0	0	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

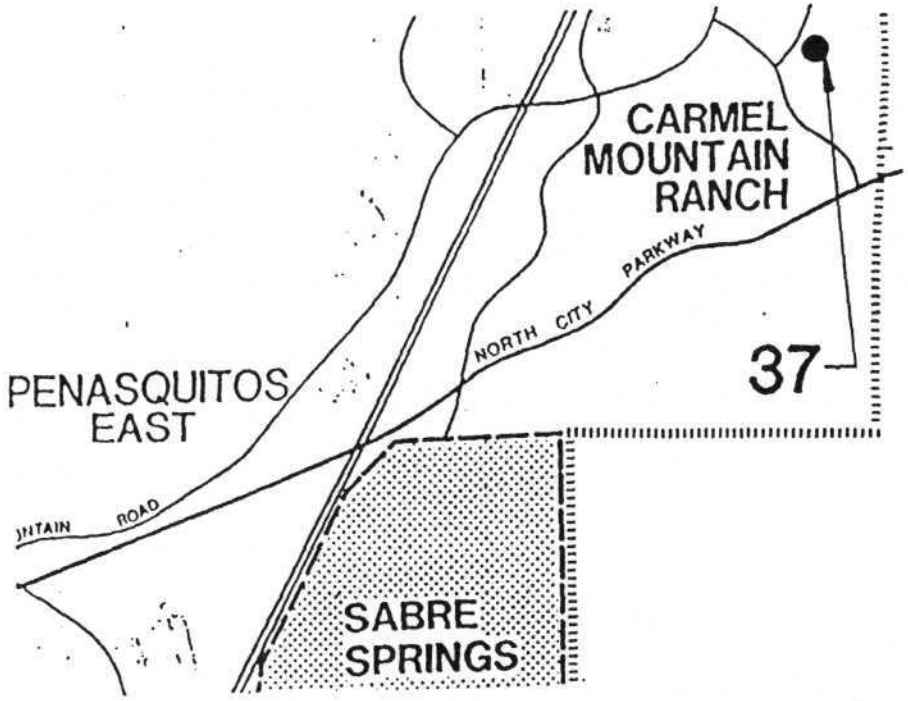
DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF A COMMUNITY SWIMMING POOL SERVING SABRE SPRINGS, CARMEL MOUNTAIN RANCH (CMR) AND OTHER NEARBY COMMUNITIES. TOTAL SERVICE POPULATION IS PROJECTED TO BE 50,000 OF WHICH SABRE SPRINGS WILL CONTRIBUTE A POPULATION OF 12,040 PEOPLE (24.2 PERCENT).

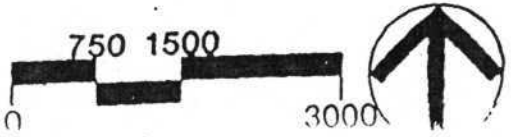
JUSTIFICATION: THE PARKS, RECREATION AND OPEN SPACE ELEMENT OF THE SABRE SPRINGS COMMUNITY PLAN RECOMMENDS THAT SABRE SPRINGS CONTRIBUTE ITS PROPORTIONATE SHARE TO THE CONSTRUCTION OF A SWIMMING POOL SERVING A POPULATION OF 50,000 OR MORE RESIDENTS IN THE VICINITY OF SABRE SPRINGS.

SCHEDULE: DESIGN IN FY 1994-95, CONSTRUCTION IN 1995-96. TRANSFER OF PROPERTY SCHEDULED FOR JULY 1997.

NOTE: BY PRIOR COUNCIL APPROVED AGREEMENT, SABRE SPRINGS SHARE OF THIS FACILITY HAS BEEN DETERMINED TO BE $355,000 (FY 1992 DOLLARS). CMR HAS A SEPARATE FEE ORDINANCE TO COVER THE COST OF THIS FACILITY, OF WHICH $375,700 IS CMR'S SHARE OF THIS FACILITY.

PROJECT COMPLETED





CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 34

TITLE: PARK AND RIDE FACILITY

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	1,650,000	ENGR/CONST	180,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
1,650,000	SUB	1,650,000							
180,000	CALTRANS	180,000							
0									
0									
0									
0									
		D,L							
1,830,000	TOTAL	1,830,000	0	0	0	0	0	0	0

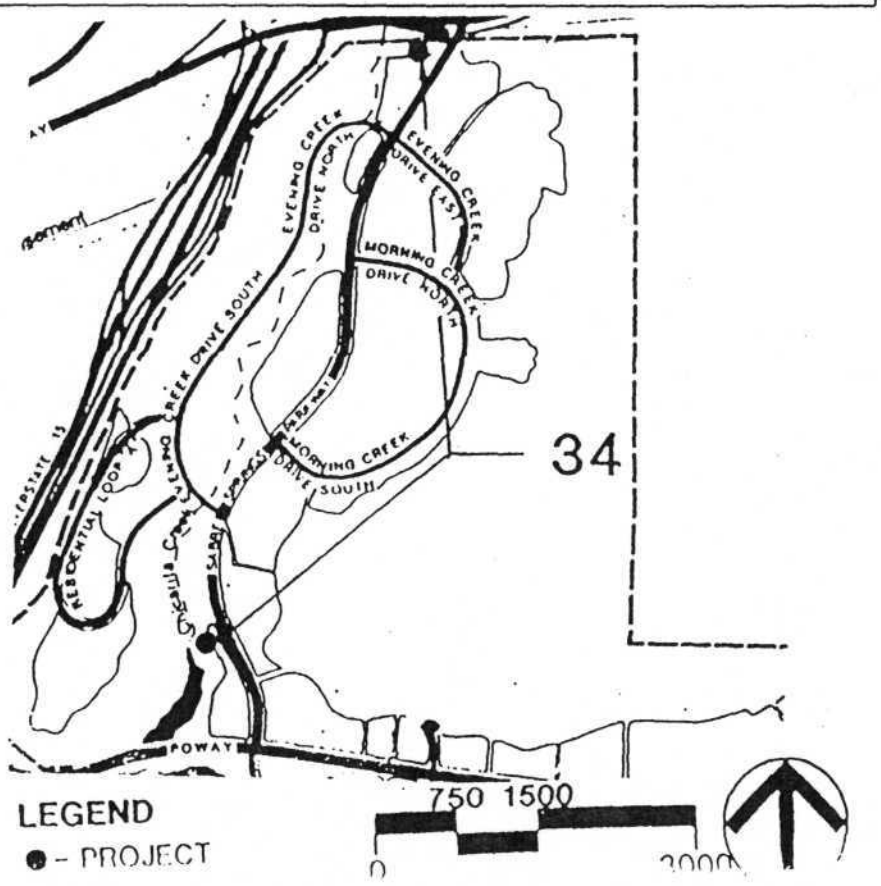
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT PERTAINS TO THE DEVELOPMENT OF TWO ONE-ACRE PARK-AND-RIDE FACILITIES ON THE NORTH SIDE OF POWAY ROAD IN THE VICINITY OF SABRE SPRINGS PARKWAY. SURFACE IMPROVEMENTS SHALL BE PERFORMED BY CALTRAN

JUSTIFICATION: THE SABRE SPRINGS COMMUNITY PLAN TRANSPORTATION ELEMENT RECOMMENDS THE PROVISION OF PARK-AND-RIDE LOTS AS A MEANS OF IMPROVING FREEWAY ACCESS AND FREEWAY CAPACITY. PROPERTY OWNER HAS AGREED TO DONATE THIS LAND TO THE CITY (APPRAISED VALUE IN FY 1989 DOLLARS WAS $825,000/AC.)

SCHEDULE: THE LAND FOR BOTH FACILITIES WAS ACQUIRED DURING FY 1992. CONSTRUCTION OF THE SOUTHERLY PARKING FACILITY (BY CALTRANS) WAS COMPLETED DURING FY 1994. THE SECOND FACILITY WAS ALSO COMPLETED BY CALTRANS DURING FY 1994.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 35

TITLE: FIRE STATION
LOCATED IN CARMEL MOUNTAIN RANCH

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	260,000	ENGR/CONST	1,240,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
445,000	SUB	445,000							
1,055,000	OTHERS	1,055,000							
0									
0									
0									
0									
1,500,000	TOTAL	1,500,000	0	0	0	0	0	0	0

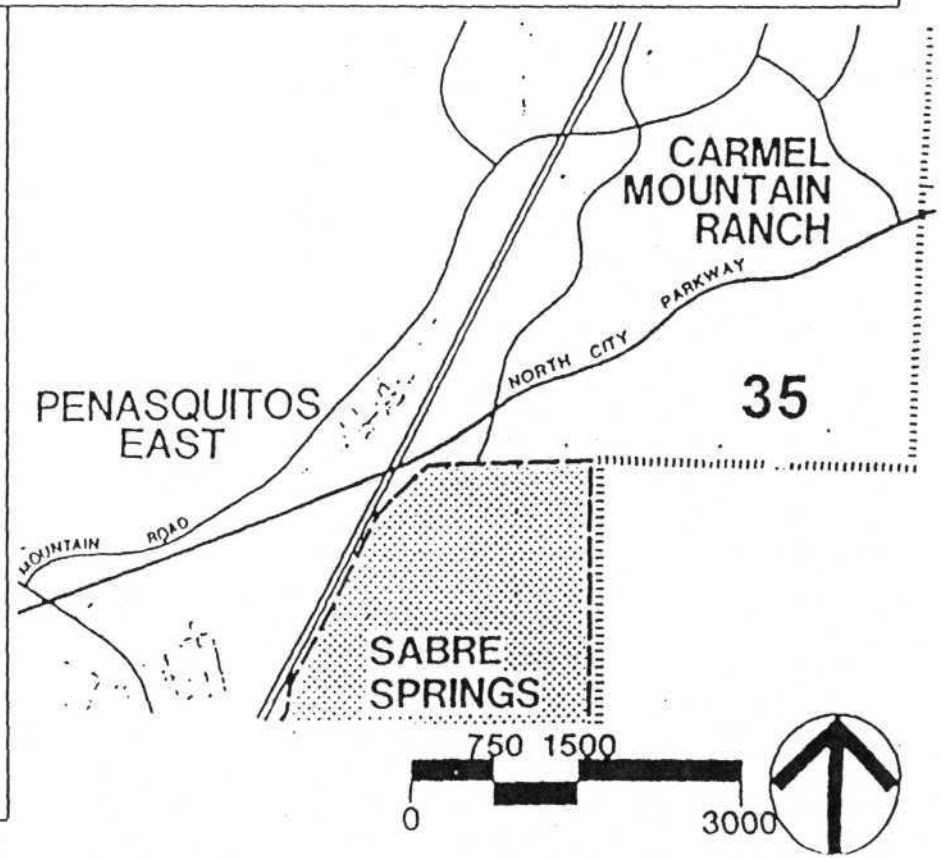
L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT INVOLVES THE EXPANSION OF THE FIRE STATION PROPOSED FOR CARMEL MOUNTAIN RANCH COMMUNITY PLAN AREA. THE COST OF EXPANDING THIS FACILITY FROM A 3,000 S.F. STATION TO A 5,000 S.F. FACILITY WILL REPRESENT SABRE SPRINGS' SHARE OF THE PROJECT.

JUSTIFICATION: THE PUBLIC SERVICES ELEMENT FOR THE SABRE SPRINGS COMMUNITY PLAN INDICATES THAT FIRE PROTECTION FOR THE COMMUNITY WILL BE PROVIDED BY PROPOSED STATIONS LOCATED IN BOTH CARMEL MOUNTAIN RANCH AND MIRAMAR RANCH NORTH AND EXISTING STATIONS IN RANCHO PENASQUITOS AND MIRA MESA. EXPANSION OF THE CARMEL MOUNTAIN RANCH FACILITY WILL ENABLE THIS FACILITY TO ADEQUATELY SERVE CARMEL MOUNTAIN RANCH AND SABRE SPRINGS.

SCHEDULE: BOTH THE 3,000 S.F. STATION AND THE 2,000 S.F. ADDITION WERE CONSTRUCTED IN FY 1988.

PROJECT COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 39

TITLE: COMMUNITY LIBRARY
LOCATED IN CARMEL MOUNTAIN RANCH

COUNCIL DISTRICT : 5
COMMUNITY PLAN : 5
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS:	LAND	600,000	ENGR/CONST	2,583,000	BOOKS/FURN	743,000

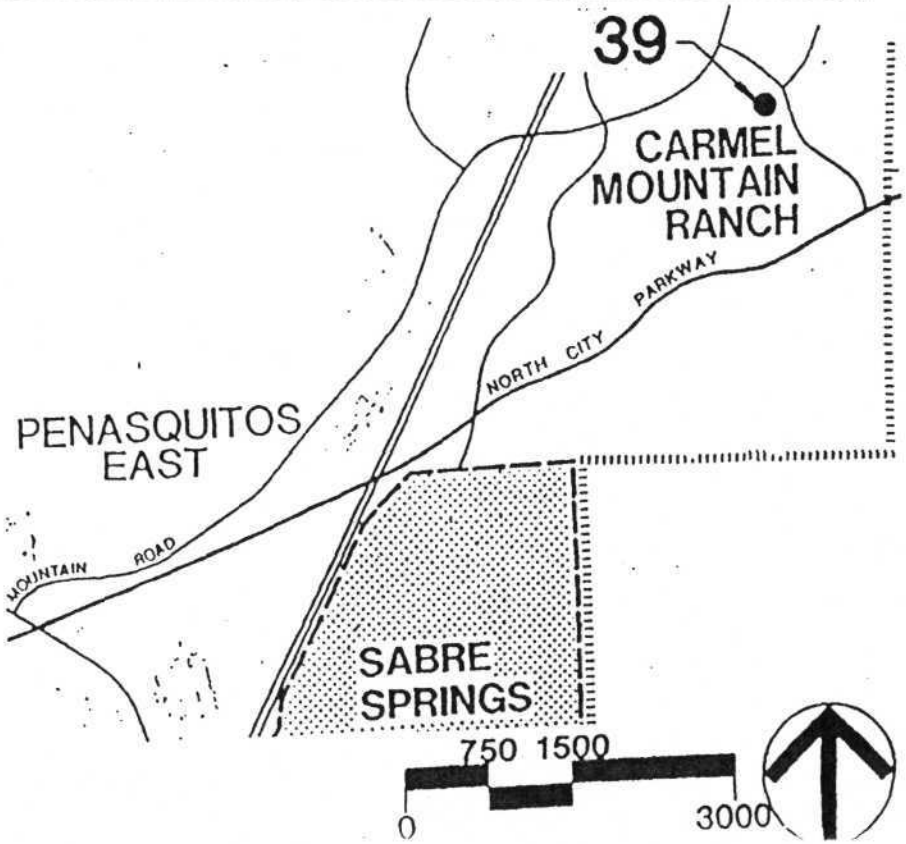
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002
0									
0									
3,926,000	OTHERS		100,000	3,826,000					
0									
0									
0									
			D	L,C,B,F					
3,926,000	TOTAL	0	100,000	3,826,000	0	0	0	0	0

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

DESCRIPTION: THIS PROJECT PERTAINS TO THE CONSTRUCTION OF THE 13,000 SQUARE FOOT LIBRARY FACILITY COMPLETE WITH THE INITIAL OUTFITTING OF FURNISHINGS AND BOOKS, TO BE BUILT IN CARMEL MOUNTAIN RANCH (CMR).

JUSTIFICATION: THE LIBRARY FACILITY INCLUDED IN THE FINANCING PLAN FOR CARMEL MOUNTAIN RANCH (PROJECT CMR-30) HAS BEEN SIZED TO ALSO SERVE NEIGHBORING COMMUNITIES, INCLUDING SABRE SPRINGS. THE FINANCING PLAN FOR CARMEL MOUNTAIN RANCH ALSO INDICATES THAT THE FUNDING FOR THIS PROJECT IS BY DONATION FROM CARMEL MOUNTAIN RANCH.

SCHEDULE: DESIGN AND CONSTRUCTION IN FY 1996-97.



SABRE SPRINGS FACILITIES BENEFIT ASSESSMENT

General

The Council adopted 1982 Public Facilities Financing Plan and Facilities Benefit Assessment contained a comprehensive discussion of the basis and methodology for development and implementation of a Facilities Benefit Assessment for the Sabre Springs Community. Changes to that adopted Facilities Benefit Assessment will be discussed in subsequent sections.

Development Schedule

The revised development schedule for the Sabre Springs Community is based on the revised land use tabulation found in the latest amendment to the adopted Community Plan, which was approved by the City Council on November 21, 1995 as Resolution No.: 286616, together with estimates of the construction timetable anticipated by the Developer. After fiscal year 1997, a somewhat linear buildout of single family and multi-family residential is anticipated. Due to the fact that the annual projections contained in the development schedule have been reduced when compared to previous updates, full buildout of the community is not anticipated to occur until fiscal year 2006. The proposed development

schedule is contained in Table 3 which describes the schedules for both residential and commercial/industrial development.

Distribution of Project Costs

No change is proposed in the methodology for distribution of projects costs to the various types of developments authorized by the Community Plan. Equivalent dwelling unit factors for each category of project in Sabre Springs remain as in the existing Council approved Public Facilities Financing Plan and Facilities Benefit Assessment determination. No change is proposed in the methodology by which each Facility Benefit Assessment is calculated and assigned. Construction costs for projects not yet constructed were inflated either by 2% or by last year's increase in the CCI (Construction Cost Index, see Table 6), as appropriate. The inflation factor used in FBA calculations this year is a rate of 2% per year. This inflation factor is used to provide an automatic annual increase in fees due, effective July 1 of each year. This automatic increase provision is effective only until such time as the next annual adjustment is authorized by Council. Thereafter, the subsequent Council approved annual adjustment will prevail. Interest earnings for cash on hand are based on a 5% annual rate. The revised FBA deposit schedule is shown in Table 4, and the related FBA cash flow analysis is illustrated in Table 5. An increase in the deposit schedule of 2% per NEDU over last year's

deposit schedule was required in order to maintain an appropriate minimum net balance for each remaining fiscal year of the FBA program.

Payment of Fees for Commercial and Industrial

FBA fees for commercial and industrial properties have previously been paid on a net acre basis. On occasion, however, building permits have been requested for structures that occupy only a portion of the entire parcel, e.g. a phased development. Payment of fees for the entire parcel were expected even if only a portion of the entire parcel was being permitted at that time. To accommodate partial payments of FBA fees, the fee structure with the 1992 update was modified to a building square footage basis. Although the allowable floor area ratios for the commercial and industrial zoned properties in Sabre Springs vary from 1.0 to 2.0, the anticipated ratios for this community are only 0.40 and 0.50, respectively. As such, a conversion from net acre to building square footage can be determined. For commercial properties, 1 net acre is equivalent to 17,424 square feet of building area. Correspondingly, 1 net acre of industrial property is equivalent to 21,780 square feet of building area. Thus, using the FY 1997 rate schedule, the equivalent fee for commercial and industrial property is $9722 and $6142 per net acre, respectfully. Based on this equivalency, FBA fees for commercial and industrial projects are now being paid on a square foot basis. Following issuance of the building

permit, particularly for a phased development, a "Notice of Facilities Benefit Assessment Status" will be recorded against the parcel indicating that a portion of the required FBA fees have been paid. However, the FBA lien issued by the City of San Diego will not be released until the entire amount of FBA fees required for the parcel have been paid, i.e. the parcel has been built out. FBA fees paid subsequent to any earlier payments will be subject to the FBA fee schedule in effect at the time of payment.

Contribution by City

Contributions which the City or other public entities make toward the total costs, if any, are specified in the Capital Improvements Program sheets following Table 1.

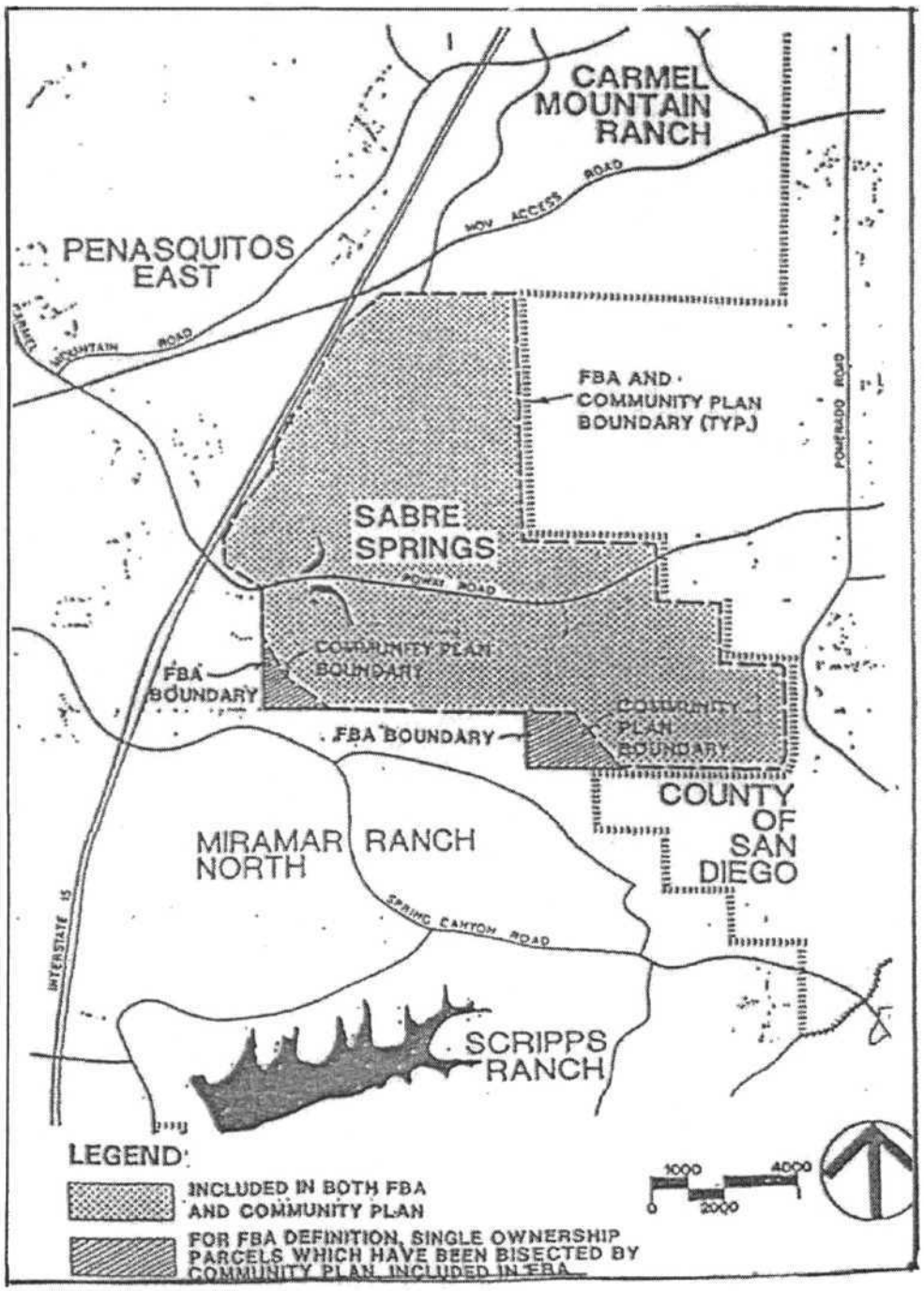


FIG. 2

SABRE SPRINGS

BOUNDARY OF FBA ASSESSMENTS

TABLE 3
SABRE SPRINGS DEVELOPMENT SCHEDULE

22-Jul-96

	RESIDENTIAL			NON-RESIDENTIAL		
FISCAL YEAR	SINGLE FAMILY	MULTI-FAMILY	TOTAL D.U.s	COMM. KSF	INDUST KSF	TOTAL KSF
PRIOR	1,119	1,163	2,282	4.5	15.3	19.8
1997	150	80	230	0.0	0.0	0.0
1998	150	80	230	17.4	122.4	139.8
1999	150	80	230	153.0	130.0	283.0
2000	81	150	231	100.0	130.0	230.0
2001	0	200	200	0.0	0.0	0.0
2002	0	200	200	22.0	0.0	22.0
2003	0	200	200	86.2	0.0	86.2
2004	0	200	200	35.9	0.0	35.9
2005	0	200	200	0.0	0.0	0.0
2006	0	87	87	0.0	0.0	0.0
2007	0	0	0	0.0	0.0	0.0
2008	0	0	0	0.0	0.0	0.0
PRIOR	1,119	1,163	2,282	4.5	15.3	19.8
TO GO	531	1,477	2,008	414.5	382.4	796.9
UNASSIGNED CONTINGENCY:		1,000	1,000			
TOTAL	1,650	3,640	5,290	419.0	397.7	816.7

KSF = 1,000 S.F.

TABLE 4

Sabre Springs FBA Deposit Schedule

FY	$/SFDU	$/MFDU	$/CKSF	$/IKSF
1997	$ 3,189	$ 2,232	$ 558	$ 282
1998	3,253	2,277	569	287
1999	3,318	2,323	580	293
2000	3,384	2,369	592	299
2001	3,452	2,416	604	305
2002	3,521	2,465	616	311
2003	3,591	2,514	628	317
2004	3,663	2,564	641	323
2005	3,736	2,615	653	330
2006	3,811	2,668	667	337
2007	3,887	2,721	680	343
2008	3,965	2,776	693	350

Notes:
SFDU = Single Family Dwelling Unit
MFDU = Multi-family Dwelling Unit
CKSF = Commercial Fee per 1,000 Square Feet of Building
IKSF = Industrial Fee per 1,000 Square Feet of Building
FY = Fiscal Year (e.g. FY 1997 starts July 1, 1996)

22-Jul-96

TABLE 5
SABRE SPRINGS FBA CASH FLOW TABLE

FY	SFDU	MFDU	CKSF	IKSF	$/SFDU	$/MFDU	$/CKSF	$/IKSF	INPUT $ PLUS INTEREST	CIP $$	NET BAL.$	
		NEDU FACTORS->			1.00	0.70	0.17	0.09				
											$ 1,332,735	
1997	150	80	0.0	0.0	3,189	2,232	558	282	$ 35,325	1,233,000	135,060	1997
1998	150	80	17.4	122.4	3,253	2,277	569	287	$ 51,973	40,800	146,233	1998
1999	150	80	153.0	130.0	3,318	2,323	580	293	$ 136,363	41,616	240,980	1999
2000	81	150	100.0	130.0	3,384	2,369	592	299	$ 111,660	42,448	310,192	2000
2001	0	200	0.0	0.0	3,452	2,416	604	305	$ 14,621	43,297	281,516	2001
2002	0	200	22.0	0.0	3,521	2,465	616	311	$ 27,038	44,163	264,391	2002
2003	0	200	86.2	0.0	3,591	2,514	628	317	$ 67,746	45,046	287,090	2003
2004	0	200	35.9	0.0	3,663	2,564	641	323	$ 36,972	45,947	278,115	2004
2005	0	200	0.0	0.0	3,736	2,615	653	330	$ 12,908	46,866	244,157	2005
2006	0	87	0.0	0.0	3,811	2,668	667	337	$ 11,165	47,804	207,518	2006
2007	0	0	0.0	0.0	3,887	2,721	680	343	$ 0	0	207,518	2007
2008	0	0	0.0	0.0	3,965	2,776	693	350	$ 0	0	207,518	2008
TO GO TOTA	531	1,477	414.5	382.4	--	--	--	--	$ 505,772	$ 1,630,989	--	

NOTE 1: $ VALUES ROUNDED TO NEAREST DOLLAR

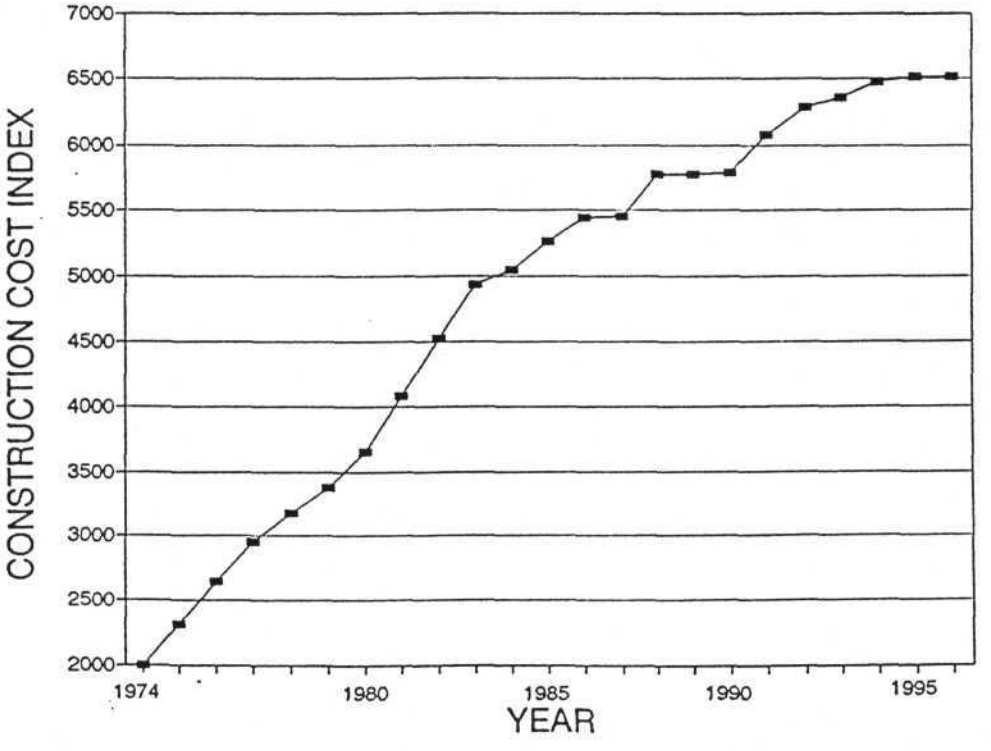
NOTES:

1. The above cash flow analysis takes into account the prior approval of Reimbursement Agreements whereby a Developer has agreed to construct an FBA funded facility in return for receiving FBA credits in lieu of paying additional FBA fees.

2. The starting net balance for this cash flow table, e.g. $ 1,332,735, is as of June 28, 1996.

TABLE 6
LOS ANGELES
CONSTRUCTION COST INDEX (CCI)*

YEAR		CCI	PERCENT CHANGE/YEAR
1974		2000	
1975		2308	15.4
1976		2648	14.7
1977		2949	11.4
1978		3178	7.8
1979		3384	6.5
1980		3656	8.0
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		5452	0.1
1988		5773	5.9
1989		5774	0.0
1990		5789	0.3
1991		6084	5.1
1992		6286	3.3
1993		6361	1.2
1994		6475	1.8
1995		6517	0.6
1996	(March)	6520	0.0



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

ASSESSMENT LISTING

SABRE SPRINGS COMMUNITY ASSESSMENT ROLL W0120222 JULY

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0001.000.000	315-040-25		98.00	MF	140.00	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
		$312,522.00	*****98.00	NEDU		
0002.000.000	315-040-39		105.00	MF	150.00	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
		$334,845.00	****105.00	NEDU		
0031.000.000	316-040-36		98.00	MF	140.00	PACIFIC SOUTHWEST CONFERENCE OF 2120 FOOTHILL BLVD #215 LA VERNE CA 91750
		$312,522.00	*****98.00	NEDU		
0054.000.000	316-180-25		15.23	CA	5.00	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
		$48,568.47	*****15.23	NEDU		
0060.000.000	316-020-38		210.00	MF	300.00	PARDEE CONSTRUCTION CO 10880 WILSHIRE BLVD #1400 LOS ANGELES CA 90024
		$669,690.00	****210.00	NEDU		
0069.000.000	PM 14228		10.81	IA	5.62	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
	316-180-09					
	316-180-24					

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
		$34,473.09	*****10.81	NEDU		
0071.000.000	FM 11547		22.90	IA	11.90	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
	316-180-14-16					
		$73,028.10	*****22.90	NEDU		
0072.000.000	316-180-17-00		7.62	CA	2.50	PARDEE CONSTRUCTION CO 10880 WILSHIRE BLVD #1400 LOS ANGELES CA 90024
		$24,300.18	******7.62	NEDU		
0073.000.000	FM 11548		16.36	IA	8.50	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
	316-180-18					
		$52,172.04	*****16.36	NEDU		
0077.000.000	316-040-48		52.50	MF	75.00	PARDEE CONSTRUCTION CO C/O DICK SHEPHERD 10880 WILSHIRE BLVD #1400 LOS ANGELES CA 90024
		$167,422.50	*****52.50	NEDU		
0080.000.000	PM 17445		.70	MF	1.00	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
	316-040-77					
		$2,232.30	******0.70	NEDU		
0088.000.000	FM 12268		20.00	SF	20.00	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	
	316-261-01-05						
	316-261-12						
	316-261-15-19						
	316-261-44-50						
	316-261-52-53						
		$63,780.00	*****20.00	NEDU			
0089.000.000	FM 12256		55.00	SF	55.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	316-273-01-31						
	316-274-01-23						
		$175,395.00	*****55.00	NEDU			
0090.000.000	FM 12257		63.00	SF	63.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	316-281-01-05						
	316-281-07						

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
	316-281-10-11					
	316-281-21-25					
	316-281-30-32					
	316-282-01-18					
	316-282-26-38					
	316-282-47-61					
		$200,907.00	*****63.00	NEDU		
0091.000.000	316-040-66-00		3.05	CA	1.00	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
		$9,726.45	******3.05	NEDU		
0092.000.000	FM 12456		16.15	CA	5.30	SUDBERRY-PARDEE/SSC NO 14 LTD 10880 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
	316-290-01					
	316-290-03					
	316-290-06					

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
		$51,502.35	*****16.15	NEDU		
)097.000.000	316-040-76		.70	MF	1.00	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
		$2,232.30	******0.70	NEDU		
)098.000.000	316-040-58		1.00	SF	1.00	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
		$3,189.00	******1.00	NEDU		
)099.000.000	FM 13228		59.00	SF	59.00	PARDEE CONSTRUCTION CO 10880 WILSHIRE BLVD #1400 LOS ANGELES CA 90024
	316-390-01-22					
	316-391-01-37					
		$188,151.00	*****59.00	NEDU		
)100.000.000	316-040-60		1.00	SF	1.00	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
		$3,189.00	******1.00	NEDU		
)103.000.000	316-040-68		1.00	SF	1.00	PARDEE CONSTRUCTION COMPANY 10880 WILSHIRE BLVD #1400 LOS ANGELES CA 90024
		$3,189.00	******1.00	NEDU		
)105.000.000	FM 13110		56.00	SF	56.00	PARDEE CONSTRUCTION CO 10880 WILSHIRE BLVD #1400 LOS ANGELES CA 90024

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
	316-360-01-31					
	316-361-01-25					
		$178,584.00	*****56.00	NEDU		
0106.000.000	FM 13203		186.20	MF	266.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90024
	316-241-01-08					
		$593,791.80	****186.20	NEDU		
0107.000.000	FM 12910		136.50	MF	195.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90024
	316-231-07-08					
		$435,298.50	****136.50	NEDU		
0110.000.000	316-231-12		54.60	MF	78.00	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
		$174,119.40	*****54.60	NEDU		
0111.000.000	316-040-60		.00	NA	2.10	PARDEE CONSTRUCTION CO C/O RICHARD SHEPHERD 10800 WILSHIRE BLVD #1900 LOS ANGELES CA 90024
		$0.00	******0.00	NEDU		
0113.000.000	FM 12937		72.80	MF	104.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90024

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
	316-340-04-09					
		$232,159.20	*****72.80	NEDU		
0114.000.000	FM 13007		12.00	SF	12.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90024
	316-350-01-08					
	316-350-45-58					
		$38,268.00	*****12.00	NEDU		
0115.000.000	FM 13067		37.80	MF	54.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90024
	316-381-01-04					
		$120,544.20	*****37.80	NEDU		
0116.000.000	FM 13111		24.00	SF	24.00	PARDEE CONSTRUCTION CO 10880 WILSHIRE BLVD #1400 LOS ANGELES CA 90024
	316-370-01-05					
	316-371-15-31					
	316-370-27-28					
		$76,536.00	*****24.00	NEDU		

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
		$3,357,379.20	1052.80	MF	1504.00	
		$931,188.00	292.00	SF	292.00	
		$134,097.45	42.05	CA	13.80	
		$159,673.23	50.07	IA	26.02	
TOTAL		$4,582,337.88	1436.92		1835.82	