

D E L M A R M E S A						rev 10/14/16 & Thru Doc #282 / 10/20//16 (Rev 01-12-16)
SF1 =		MF =				TYPES OF DEVELOPMENT: CA = Commercial
SF2 =		CA =				SF1, SF2 = Single Family MF = Multi Family
	ASSESSOR	SUBDIV OR	LOT OR	TYPE OF	ESTIMATED	
ASMT#	PARCEL NO.	PAR. MAP#	PAR. #	DEV.	NEDUs	OWNER NAME
1	305-041-03			OS	0	CITY OF SAN DIEGO
2	306-050-05			SF1	2	WESTERN PACIFIC HOUSING INC
4	306-050-09			OS	0	CITY OF SAN DIEGO
8	306-050-22			OS	0	CITY OF SAN DIEGO
9	308-020-02	306-050-23	transfer'd	SF2	1	BOUZIDA FAMILY TR
10	306-050-26			SF1	3	ZAMUDIO FERNANDO A&JANICE ZAMUDIO BRIAN A ET AL
11	306-050-29			OS	0	CITY OF SAN DIEGO
14	306-050-32			OS	0	CITY OF SAN DIEGO
18	307-041-09			SF1	2	BRUMFIELD DANIEL T
19	307-041-12			SF1	1	FARM AT DELMAR MEADOWS LLC
20	307-041-13			SF1	4	VPS FAMILY TRUST 11-16-92
25	308-102-13	FM14310	LOT 5	SF1	0	LEMARA HOLDINGS L L C
26	308-010-16			SF1	10	GAWLE FAMILY TRUST 07-07-82 GAWLE DELIA L EST OF
27	307-230-21			SF1	1	DAMIKA LIVING TRUST 03-26-12
27	307-230-22			SF1	1	KOELBL TERRY&DANIELLE M
27	307-230-23			SF1	1	JOLLIFFE JOHN E&CASAS-JOLLIFFE SYLVIA M FAMILY TR
27	307-230-24			SF1	1	DAMIKA LIVING TRUST 03-26-12
27	307-230-25			SF1	7	DAMIKA LIVING TRUST 03-26-12
27	307-230-27			OS	0	LOFTIN ROBERT T&ROSALIND T
27	307-230-28			OS	0	LOFTIN ROBERT T&ROSALIND T
27	307-230-29			OS	0	LOFTIN ROBERT T&ROSALIND T
27	307-230-30			OS	0	LOFTIN ROBERT T&ROSALIND T
29	308-103-17	PM15163	LOT 4	CA	4.51	THE GRAND DEL MAR LLC
33	308-270-10			OS	0	JOHNSON COMMUNITIES OF SOUTHERN
33	308-270-11			OS	0	JOHNSON COMMUNITIES OF SOUTHERN
33	308-270-04			SF2	1	JOHNSON COMMUNITIES OF SOUTHERN
33	308-270-06			SF2	10	JOHNSON COMMUNITIES OF SOUTHERN
34	308-270-01			SF2	1	GERST MARVIN
34	308-270-02			SF2	1	GERST MARVIN
34	308-270-03			SF2	1	GERST MARVIN
35	308-020-09			SF2	2	CREEKSIDE VILLAS L L C
36	308-020-10			OS	0	CITY OF SAN DIEGO
37	308-020-11			OS	0	CITY OF SAN DIEGO
37	308-020-12			OS	0	CITY OF SAN DIEGO
39	308-020-14			OS	0	CITY OF SAN DIEGO

ASMT#	ASSESSOR PARCEL NO.	SUBDIV OR PAR. MAP#	LOT OR PAR. #	TYPE OF DEV.	ESTIMATED NEDUs	OWNER NAME
40	308-020-16			OS	0	CITY OF SAN DIEGO
41	308-020-17			SF2	5	NANAK CREATIONS INC
45	308-020-88			SF2	0	DEL VINO LLC
45	308-020-89			SF2	1	DELVINO L L C
45	308-020-90			SF2	1	RABBITT FAMILY TRUST 09-11-07
45	308-020-91			SF2	1	DELVINO L L C
48	308-260-12		LOT B	OS	0	FOUR DEL MAR LOTS LLC
48	308-260-13		LOT C	OS	0	FOUR DEL MAR LOTS LLC
50	308-230-11	FM15817	LOT 6	SF2	1	D N D VIEWS LLC
51	308-230-05			OS	0	CITY OF SAN DIEGO
52	308-020-11		LOT A	OS	0	FOUR DEL MAR LOTS LLC
52	308-020-14		LOT D	OS	0	FOUR DEL MAR LOTS LLC
53	308-240-22			OS	0	SILBERBERGER ERNEST D SILBERBERGER MARC D
54	308-180-36	PM21008	LOT 1	SF2	2	MAAS EARL H III&MAAS PATRICIA W MAAS S ET AL
54	308-180-37	PM21008	LOT 2	SF2	1	MAAS EARL H III&MAAS PATRICIA W MAAS S ET AL
57	308-020-60			SF2	1	CURTIS ELIZABETH S
58	308-270-05			SF2	7	JOHNSON COMM OF SO. CALIF LLC DUNN JOHN ET AL
64	308-250-07	FM 14877	LOT 7	SF1	1	DASSONS REAL ESTATE LP
64	308-250-09	FM 14877	LOT 9	SF1	1	DASSONS REAL ESTATE LP
64	308-250-13	FM 14877	LOT 29	SF1	1	DASSONS REAL ESTATE LP
64	308-250-16	FM 14877	LOT 32	SF1	1	DASSONS REAL ESTATE LP
64	308-251-01	FM 14877	LOT 10	SF1	1	DASSONS REAL ESTATE LP
64	308-251-02	FM 14877	LOT 11	SF1	1	DASSONS REAL ESTATE LP
64	308-251-03	FM 14877	LOT 12	SF1	1	DASSONS REAL ESTATE LP
64	308-251-04	FM 14877	LOT 13	SF1	1	DASSONS REAL ESTATE LP
64	308-251-06	FM 14877	LOT 15	SF1	1	DASSONS REAL ESTATE LP
64	308-251-08	FM 14877	LOT 16	SF1	1	DASSONS REAL ESTATE LP
64	308-251-10	FM 14877	LOT 19	SF1	1	DASSONS REAL ESTATE LP
64	308-251-13	FM 14877	LOT 22	SF1	1	DASSONS REAL ESTATE LP
64	308-251-14	FM 14877	LOT 23	SF1	1	DASSONS REAL ESTATE LP
64	308-251-16	FM 14877	LOT 25	SF1	1	DASSONS REAL ESTATE LP
65	308-210-07			SF2	1	JACKSON REMINGTON&NONA
66	308-020-75			SF2	3	RABBITT FAMILY TR
67	308-020-76			SF2	1	JACKSON REMINGTON R&NONA M
68	308-020-77			SF2	1	JACKSON STEPHEN M JACKSON REMINGTON R &NONA M
68	308-020-78			SF2	1	JACKSON STEPHEN M JACKSON REMINGTON R &NONA M
69	308-291-24	FM15698	LOT F	OS	0	PARDEE CONSTRUCTION CO
69	308-291-25	FM15698	LOT I	OS	0	PARDEE CONSTRUCTION CO
69	308-291-26	FM15698	LOT L	OS	0	PARDEE CONSTRUCTION CO

	ASSESSOR	SUBDIV OR	LOT OR	TYPE OF	ESTIMATED	
ASMT#	PARCEL NO.	PAR. MAP#	PAR. #	DEV.	NEDUs	OWNER NAME
69	308-291-27	FM15698	LOT M	OS	0	PARDEE CONSTRUCTION CO
69	308-291-28	FM15698	LOT T	OS	0	PARDEE CONSTRUCTION CO
69	308-292-37	FM15698	LOT S	OS	0	PARDEE CONSTRUCTION CO
69	308-292-38	FM15698	LOT X	OS	0	PARDEE CONSTRUCTION CO
69	308-293-21	FM15698	LOT D	OS	0	PARDEE CONSTRUCTION CO
69	308-293-22	FM15698	POR E	OS	0	PARDEE CONSTRUCTION CO
69	308-293-23	FM15698	LOT H	OS	0	PARDEE CONSTRUCTION CO
69	308-293-24	FM15698	LOT Q	OS	0	PARDEE CONSTRUCTION CO
69	308-293-25	FM15698	LOT R	OS	0	PARDEE CONSTRUCTION CO
70	308-021-15	PM15698	LOT A	OS	0	PARDEE CONSTRUCTION CO
70	308-294-13	FM15698	LOT G	OS	0	PARDEE CONSTRUCTION CO
70	308-294-14	FM15698	LOT J	OS	0	PARDEE CONSTRUCTION CO
70	308-294-15	FM15698	LOT W	OS	0	PARDEE CONSTRUCTION CO
70	308-294-17	FM15698	LOT GG	OS	0	PARDEE CONSTRUCTION CO
70	308-294-18	FM15698	LOT BB	OS	0	PARDEE CONSTRUCTION CO
70	308-295-14	FM15698	LOT K	OS	0	PARDEE CONSTRUCTION CO
70	308-295-15	FM15698	LOT U	OS	0	PARDEE CONSTRUCTION CO
70	308-295-16	FM15698	LOT V	OS	0	PARDEE CONSTRUCTION CO
70	308-295-17	FM15698	LOT KK	OS	0	PARDEE CONSTRUCTION CO
70	308-295-18	FM15698	LOT LL	OS	0	PARDEE CONSTRUCTION CO
70	308-295-19	FM15698	LOT AAA	OS	0	PARDEE CONSTRUCTION CO
70	308-295-20	FM15698	LOT CCC	OS	0	PARDEE CONSTRUCTION CO
70	308-294-05	FM15698	LOT 97	SF1	1	PARDEE CONSTRUCTION CO
70	308-294-06	FM15698	LOT 98	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-03	FM15698	LOT 85	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-04	FM15698	LOT 86	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-05	FM15698	LOT 87	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-06	FM15698	LOT 88	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-08	FM15698	LOT 90	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-09	FM15698	LOT 91	SF1	1	PARDEE CONSTRUCTION CO
71	308-220-17	FM 14570	LOT 17	PARK	0	CITY OF SAN DIEGO
72	308-220-15	FM 14570	LOT 15	OS	0	SEA BREEZE INVESTMENTS LLC
73	308-030-51		LOT C	OS	0	PARDEE CONSTRUCTION CO
73	308-297-12	FM15698	LOT N	OS	0	PARDEE CONSTRUCTION CO
73	308-297-13	FM15698	LOT Y	OS	0	PARDEE CONSTRUCTION CO
73	308-297-16	FM15698	LOT NN	OS	0	PARDEE CONSTRUCTION CO
73	308-297-17	FM15698	LOT OO	OS	0	PARDEE CONSTRUCTION CO
73	308-297-18	FM15698	LOT PP	OS	0	PARDEE CONSTRUCTION CO
73	308-297-19	FM15698	LOT WW	OS	0	PARDEE CONSTRUCTION CO

	ASSESSOR	SUBDIV OR	LOT OR	TYPE OF	ESTIMATED	
ASMT#	PARCEL NO.	PAR. MAP#	PAR. #	DEV.	NEDUs	OWNER NAME
73	308-297-20	FM15698	LOT XX	OS	0	PARDEE CONSTRUCTION CO
73	308-297-21	FM15699	LOT YY	OS	0	PARDEE CONSTRUCTION CO
73	308-297-22	FM15700	LOT ZZ	OS	0	PARDEE CONSTRUCTION CO
73	308-297-23	FM15701	LOT EEE	OS	0	PARDEE CONSTRUCTION CO
75	308-290-05	FM15698	LOT 5	SF1	1	PARDEE CONSTRUCTION CO
75	308-290-18	FM15698	LOT O	OS	0	PARDEE CONSTRUCTION CO
75	308-290-19	FM15698	LOT P	OS	0	PARDEE CONSTRUCTION CO
75	308-296-05	FM15698	LOT B	OS	0	PARDEE CONSTRUCTION CO
75	308-296-06	FM15698	LOT Z	OS	0	PARDEE CONSTRUCTION CO
75	308-296-07	FM15698	LOT MM	OS	0	PARDEE CONSTRUCTION CO
81	308-200-18	FM 14565	LOT 18	OS	0	WHITEHORSE HOMEOWNERS ASSOC
82	308-180-19	FM14283	LOT 19	OS	0	MESA VERDE- DEL MAR L P
103	308-111-12	FM 13684	LOT 70	SF2	1	ATTISHA AYAD A&MELISSA E
123	308-172-08	FM 14111	LOT 46	OS	0	CITY OF SAN DIEGO
127	308-111-39	PM18826	PAR 1	SF2	1	SESSA SUE A
128	308-102-09	FM13864	LOT 1	OS	0	CITY OF SAN DIEGO
128	308-220-16	FM 14570	LOT 16	OS	0	CITY OF SAN DIEGO
136	307-660-03	FM 14081	LOT 11	SF1	1	KESHIF PROPERTIES LLC
138	308-110-24	PM18820	PAR 4	SF2	1	BUCHBINDER TRUST
140	308-110-09	FM 13684	LOT 52	SF2	1	MCCULLOUGH DESIGN DEVELOPMENT INC
159	308-113-20	FM 13684	LOT 121	SF2	1	PANTICH TOM T&HELEN J FAMILY TRUST 09-23-93
185	308-220-11	FM 14570	LOT 11	SF1	1	TOBETADI LLC
187	308-102-10	FM14310	LOT 2	SF1	1	GREEN MANGO LTD PARTNERSHIP
194	308-020-83		LOT 39	OS	0	CITY OF SAN DIEGO
194	308-180-18	FM 14283	LOT 18	OS	0	CITY OF SAN DIEGO
194	308-250-19	FM 14877	LOT 37	OS	0	CITY OF SAN DIEGO
194	308-250-20	FM 14877	LOT 38	OS	0	CITY OF SAN DIEGO
194	308-260-09	FM 15049	LOT 9	OS	0	CITY OF SAN DIEGO
194	308-260-10	FM 15049	LOT 10	OS	0	CITY OF SAN DIEGO
194	308-270-07			OS	0	CITY OF SAN DIEGO
194	308-270-08			OS	0	CITY OF SAN DIEGO
194	308-270-09			OS	0	CITY OF SAN DIEGO
204	308-020-87	PM20179	PAR 2	SF2	1	RABBITT FAMILY TR

**TRANSPORTATION PHASING PLAN FOR DEL MAR MESA
REQUIRED IMPROVEMENTS & BUILDING PERMITS NOT
TO EXCEED ^{1,2}**

PHASE	DAILY TRIPS	TRANSPORTATION IMPROVEMENTS		STATUS
1A For access via Carmel Country Road or Del Mar Mesa (Shaw Ridge) Road	Resort Hotel and Golf Course 4,400 ADT + 220 DU's (2200 ADT) Total 6,600 ADT	1.	Carmel Country Road constructed as a Four-Lane Major street from SR-56 to south of Neighborhood 10's northern boundary. ³	Complete
		2.	Del Mar Mesa constructed as a Two-Lane Residential Local street, from Carmel Country Road to Camino Santa Fe. FBA-funded.	Complete
		3.	Traffic signal to be installed at Carmel Country Road/Neighborhood 8 development (Palacio Del Mar) entrance. To be paid for by the Carmel Valley Neighborhood 10 developer and the Del Mar Mesa FBA on a fair share basis.	Complete
		4.	Traffic signal to be installed at Carmel Country Road/Resort entrance. Developer only. ⁴	Complete
1B For access Via Carmel Mountain Road ⁵	153 DU's (1,530 ADT)	5.	Extend Carmel Mountain Road in phases east of neighborhood 10 to Del Mar Mesa Road as a two-lane modified collector.	Complete
		6.	Install traffic signal at Carmel Country Road and Cloverhurst Way as required by the City engineer.	Complete
		7.	Install traffic signal at Carmel Country Road and Craven Ridge Way as required by the City engineer.	Complete
2A	53 DU's (530 ADT)	8.	A four-lane arterial road (as an interim improvement prior to completion of SR-56 by CALTRANS), from the existing eastern terminus of SR-56 to Carmel Valley Road (formerly the portion of Camino Santa Fe located north of SR-56), including a grade separated interchange. Costs for the four-lane arterial road and the interchange bridge are to be paid for as part of the SR-56 project. Costs for the interchange ramps are to be paid by the Pacific Highlands Ranch FBA and Del Mar Mesa FBA on a fair share basis.	Complete
2B For Full community development of Community		9.	Little McGonigle Ranch Road connection (formerly Camino Santa Fe) is a Capital Improvement Project (CIP) to be constructed as a Two-Lane Collector street from SR-56 to Del Mar Mesa Road. This improvement will be designed and partially financed by the Del Mar Mesa FBA. ⁶	

1. This Transportation Phasing Plan is intended as a guideline to sequentially provide the roads that are

FY 2017 Del Mar Mesa Public Facilities Financing Plan

required to support the developments in Del Mar Mesa. It must be updated on a regular basis to reflect the actual land development and trip distribution patterns in the area.

2. Building permits may not be obtained to construct any dwelling units beyond the daily trips threshold that is listed under column 2, unless the projects that are listed under the "Transportation Improvements" column are: completed; under contract; bonded; scheduled in the City's Capital Improvements Program for the same year building permits are requested; or programmed in the State Transportation Improvements Program (STIP) for the same year that building permits are requested.
3. Construction of Carmel Country Road is also a condition of development in Carmel Valley, for which Del Mar Mesa must pay its fair share contribution through the formation of a reimbursement district.
4. "Developer only" means the improvement is to be constructed and be 100% paid for by the adjacent developer.
5. This phase shall consist of 153 DU's (1,530 ADT) lying south of Del Mar Mesa Road and which access Carmel Mountain Road with traffic loading to the southwest to Carmel Country Road through Neighborhood 10.
6. Little McGonigle Ranch Road (formerly Camino Santa Fe) needs to be assured to the satisfaction of the City Engineer.