

APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA  
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Scripps Ranch Boulevard - - West

NO. 9-21

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

NO. COUNCIL DISTRICT 5  
NO. INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C) = 5,834,000; WATER(1) = 266,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
6,100,000	Developer	4,400,000		1,700,000						
TOTAL COST(2) \$	6,100,000 (FY '89 DOLLARS)	4,400,000		1,700,000						

**Description:** Design and construction of a 4-lane major street from the existing Scripps Ranch Boulevard; 78' curb-to-curb, 98' ROW, approximately 2,250' in length.

**Justification:** The roadway is the southern entrance to the Miramar Ranch North community and is required in order to open up development in the lake viewshed area.

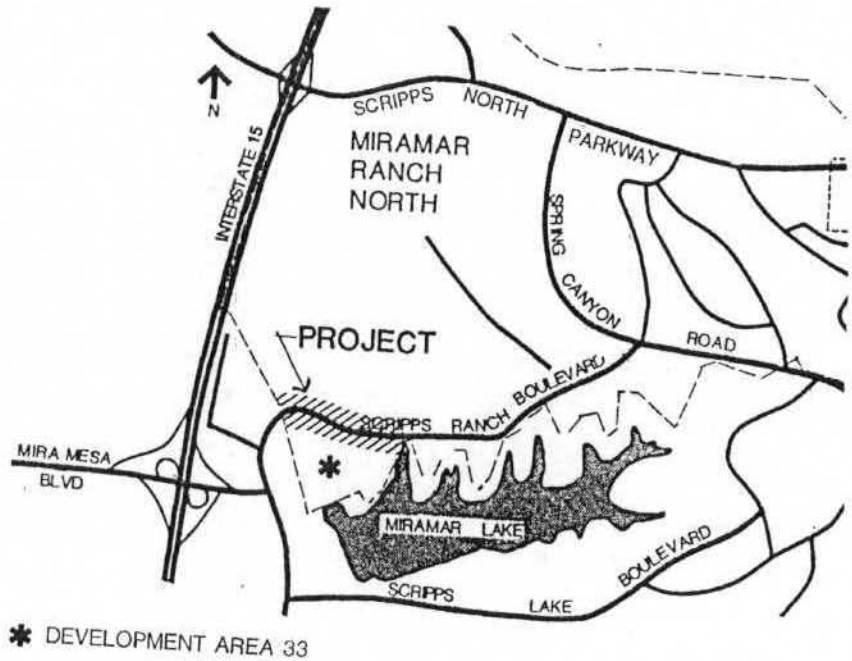
**Scheduling:** Design has been completed; construction is scheduled for 1991, however, may begin as early as 1989. Construction will be a subdivision requirement on Development Area 33 as set forth in Table 21 of the community plan.

**Relationship to Community Plan:** Scripps Ranch Boulevard is shown as part of the backbone major street system in the Miramar Ranch North Community Plan.

**Cost Breakdown:** Costs for all components of construction were calculated based on the engineer's estimate.

**Notes:**

- (1) Water system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA  
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Scripps Ranch Boulevard - - Central

NO. 9-22

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Engineering and Development - Transportation

NO.

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C) = 1,211,000; WATER<sup>(1)</sup> = 189,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
1,400,000	Developer	600,000			800,000					
TOTAL COST(2) \$	1,400,000 (FY '89 DOLLARS)	600,000			800,000					

**Description:** Design and construction of a 4-lane major street from the existing Scripps Ranch Boulevard, 78' curb-to-curb, 98' ROW, approximately 1,600' in length.

**Justification:** The roadway is the southern entrance to the Scripps Ranch North community and is required in order to open up development in the lake viewshed area.

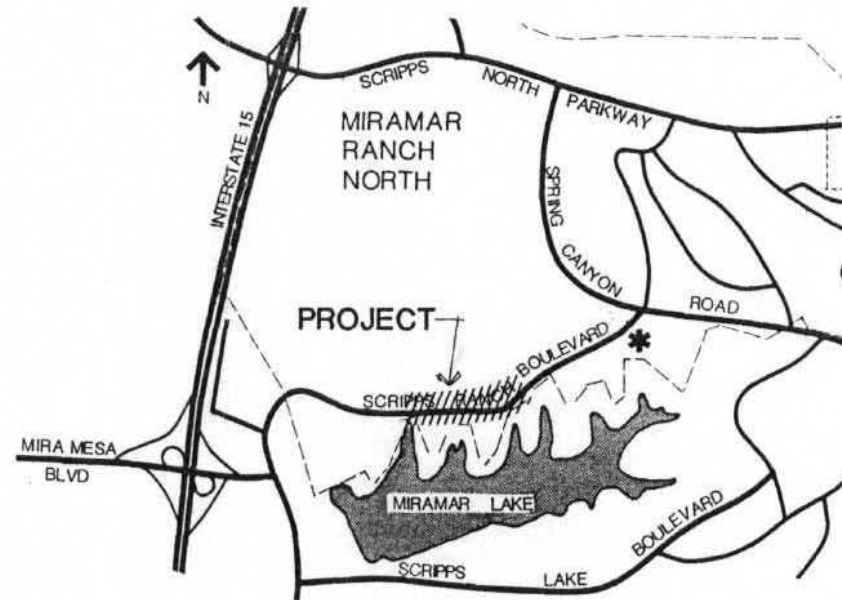
**Scheduling:** Design has been completed, construction is scheduled in 1992, however, may begin as early as 1989. This facility shall be open and usable by the public prior to occupancy of the 600th residence within phase 3 as set forth in Table 21 of the community plan.

**Relationship to Community Plan:** Scripps Ranch Boulevard is shown as part of the backbone major street system in the Miramar Ranch North Community Plan.

**Cost Breakdown:** Costs for all components of construction were calculated based on the engineer's estimate.

**Notes:**

- (1) Water system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.



\* DEVELOPMENT AREA 32

APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA  
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Scripps Ranch Boulevard - - East

NO. 9-23

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Engineering and Development - Transportation

NO.

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C) = 2,769,000; WATER (1) = 331,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
3,100,000	Developer	1,200,000			1,900,000					
TOTAL COST(3)\$	3,100,000 (FY '89 DOLLARS)	1,200,000			1,900,000					
		D.C			C					

**Description:** Design and construction of a 4-lane major street from the existing Scripps Ranch Boulevard; 78' curb-to-curb, 98' ROW, approximately 2,800' in length.

**Justification:** The roadway is the southern entrance to the Scripps Ranch North community and is required in order to open up development in the lake viewshed area.

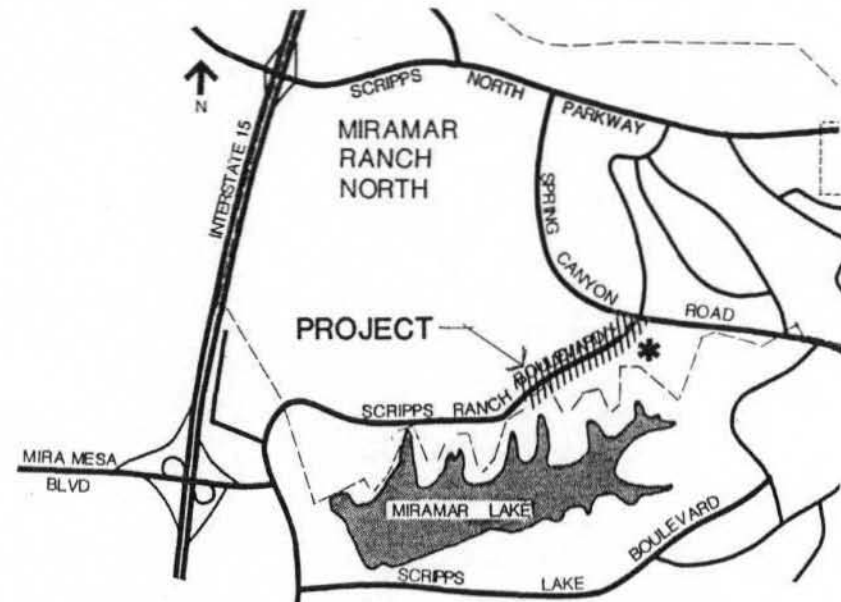
**Scheduling:** Design has been completed; construction is scheduled in 1992, however may begin as early as 1989. This facility shall be open and usable by the public prior to occupancy of the 600th residence within phase 3 as set forth in Table 21 of the community plan.

**Relationship to Community Plan:** Scripps Ranch Boulevard is shown as part of the backbone major street system in the Miramar Ranch North Community Plan.

**Cost Breakdown:** Costs for all components of construction were calculated based on the engineer's estimate.

**Notes:**

- (1) Water system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.
- (3) Half width street improvements adjacent to the Lakeshore Park, CIP No. 9-42.



\* DEVELOPMENT AREA 32

APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA  
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Scripps North Parkway - - West  
(Alternative 8A)

NO. 9-24

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Engineering and Development/Transportation

NO.

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C)=4,215,000; WATER(1)= 259,000; SEWER = 126,000(1)

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
4,600,000	Developer	1,700,000	2,900,000							
TOTAL COST(2) \$	4,600,000 (FY '89 DOLLARS)	D.C 1,700,000	C 2,900,000							

**Description:** Design and construction in two phases, of two additional underpass lanes and a 6-lane primary arterial from the existing Mercy Interchange to the intersection of Scripps North Parkway and the western access road to the Northridge Industrial Park. Portions of the road east of development area 28 include a linear greenway. Curb-to-curb 102', ROW 122-132'; approximately 2,800 feet in length.

**Justification:** The roadway is the northern entrance to the Miramar Ranch North community and is necessary for development of property in the Towne Centre area. The road also forms a link in the regional circulation system for the City of San Diego and Poway.

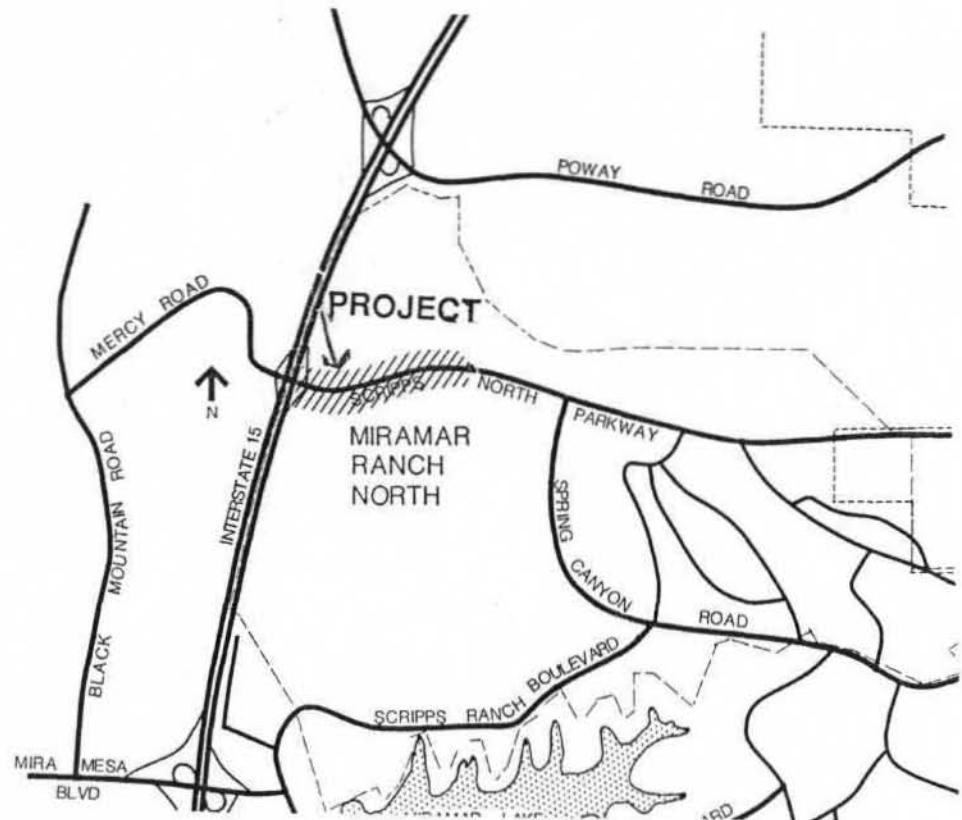
**Scheduling:** Phase 1: Completion of an interim 4-lane facility is scheduled within one year after recordation of the first final map, excluding development area 33, and (Phase 2) the full 6-lane improvement, including two additional underpass lanes, must be open and usable prior to issuance of the occupancy permits for residential, commercial or industrial development which brings the total to 2,700 equivalent dwelling units in phases 1 & 2. This is set forth in Table 21 of the community plan.

**Relationship to Community Plan:** Scripps North Parkway is shown as part of the backbone major street system in the Miramar Ranch North Community Plan.

**Cost Breakdown:** Costs for all components of construction were calculated based on the engineer's estimate.

**Notes:**

- (1) Water and sewer system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA  
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Scripps North Parkway - - Middle  
(Alternative 8A)

NO. 9-25

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

NO. COUNCIL DISTRICT 5  
NO. INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C)= 5,094,000; WATER(1)= 319,000; SEWER(1)= 187,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
5,600,000	Developer	1,200,000	4,400,000							
TOTAL COST(2) \$	5,600,000 (FY '89 DOLLARS)	D,C 1,200,000	C 4,400,000							

**Description:** Design and construction of a 6 lane Primary Arterial from the intersection of Scripps North Parkway and the western Northridge Industrial Park access road to the intersection of Spring Canyon Road, then a 4 lane major from Spring Canyon Road to the easterly boundary of the BCED ownership. Portions of the road located west of Cypress Canyon Road, include a 20 foot-wide linear greenway. The six lane portion is 102' curb-to-curb in a 122' ROW and is approximately 1,450 feet long. The 4 lane portion has a curb-to-curb width of 78', and a 98' ROW or 118' (with greenway); and is approximately 3,750 feet in length.

**Justification:** The roadway is the northern backbone of the planning areas circulation system and is necessary for development of property in the Towne Centre area. The road also forms a link in the regional circulation system for the City of San Diego and Poway.

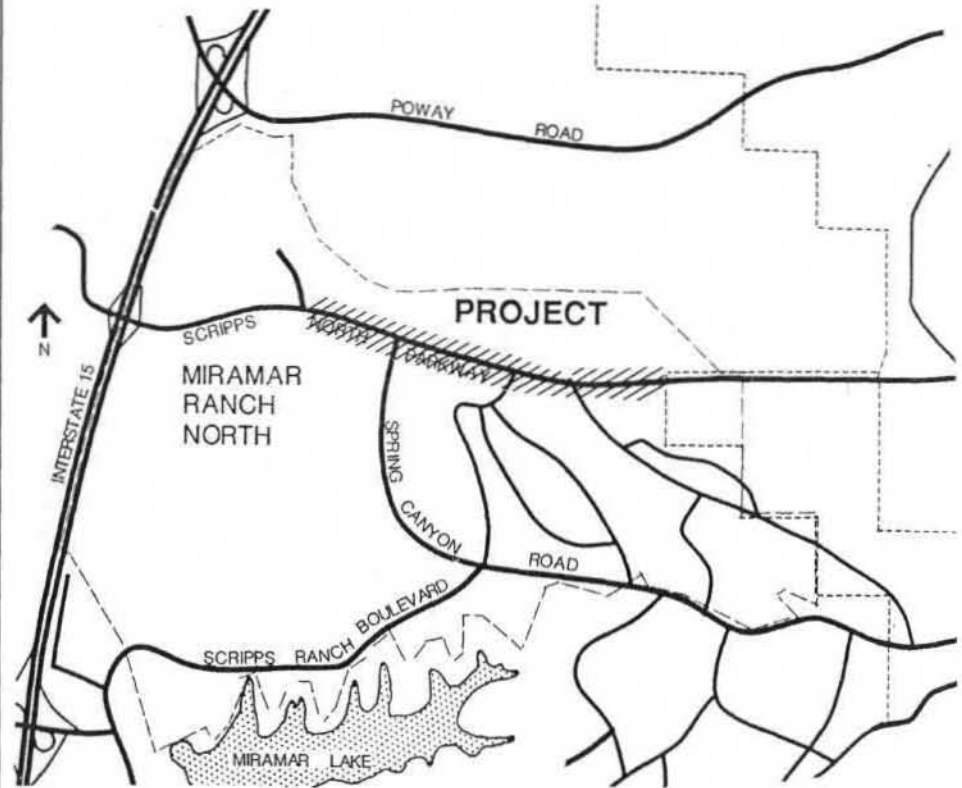
**Scheduling:** Completion is scheduled within one year of the first final map recordation, excluding development area 33 as set forth in Table 21 of the community plan.

**Relationship to Community Plan:** Scripps North Parkway is shown as part of the backbone major street system in the Miramar Ranch North Community Plan.

**Cost Breakdown:** Costs for all components of construction were calculated based on the engineer's estimate.

**Notes:**

- (1) Water and sewer system expenditures will be subject to a future reimbursement agreement.
- (2) Total Cost includes 25% for contingencies and incidentals.
- (3) Halfwidth street improvements adjacent to Cypress Canyon Neighborhood Park, CIP 9-41.





APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA  
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Contribution for Off-site Roads

NO. 9-26

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Engineering and Development/Transportation

NO.

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION(D,C)=2,100,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
2,100,000	Developer	2,100,000								
TOTAL COST \$	2,100,000 (FY '89 DOLLARS)	2,100,000								

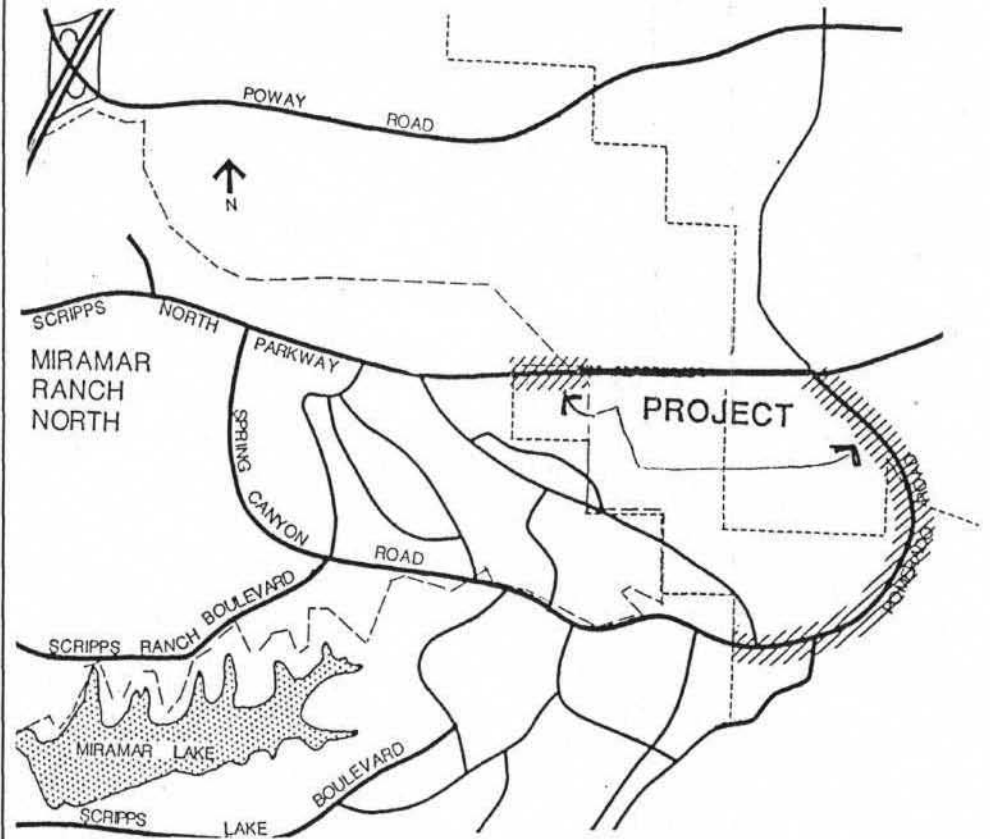
**Description:** Contribution from the Miramar Ranch North property owners to help the City of San Diego fund construction of portions of Scripps North Parkway through the McCrink property, and Pomerado/Spring Canyon Road, also east of the planning area.

**Justification:** Both the roads are Circulation Element routes and provide for sub-regional circulation..

**Relationship to Community Plan:** The road is part of the Circulation Element of the General Plan.

**Scheduling:** Upon recordation of the first final map for any tentative maps approved subsequent to the May 21, 1987, community plan amendment if, by the time the map records, a contract has been awarded for construction then a cash contribution will be required; the final map for parcel 33 is excluded. If no construction contract has been awarded, then a separate, irrevocable letter of credit guaranteeing \$2.1 million shall be required. This is set forth in Table 21 of the Community Plan.

**Cost Breakdown:** The amount contributed is not based on any engineer's estimate and is a fixed amount, not subject to inflation; \$1,050,000 is earmarked for Scripps North Parkway, and \$1,050,000 is for Pomerado/Spring Canyon Road. The cost split of the \$2,100,000 contribution is consistent with the Scripps Miramar Ranch PFFP.





APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA  
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Cypress Canyon Road

NO. 9-28

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Engineering and Development/Transportation

NO.

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C)=2,156,000; WATER (1)= 364,000; SEWER(1) = 80,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
2,600,000	Developer			2,600,000						
TOTAL COST <sup>(2)</sup> \$	2,600,000 (FY '89 DOLLARS)			D,C 2,600,000						

**Description:** Construction of a 4-lane collector road with linear greenway from Scripps North Parkway to the north-south collector. The road will be 72' curb to curb on an 112' ROW, which includes a 20 foot-wide linear greenway. There is 2,700' of full ROW.

**Justification:** Cypress Canyon Road is a Circulation Element road which provides access from the town center to the eastern part of the planning area. The road also helps link the eastern Scripps Ranch community with a northern access to I-15.

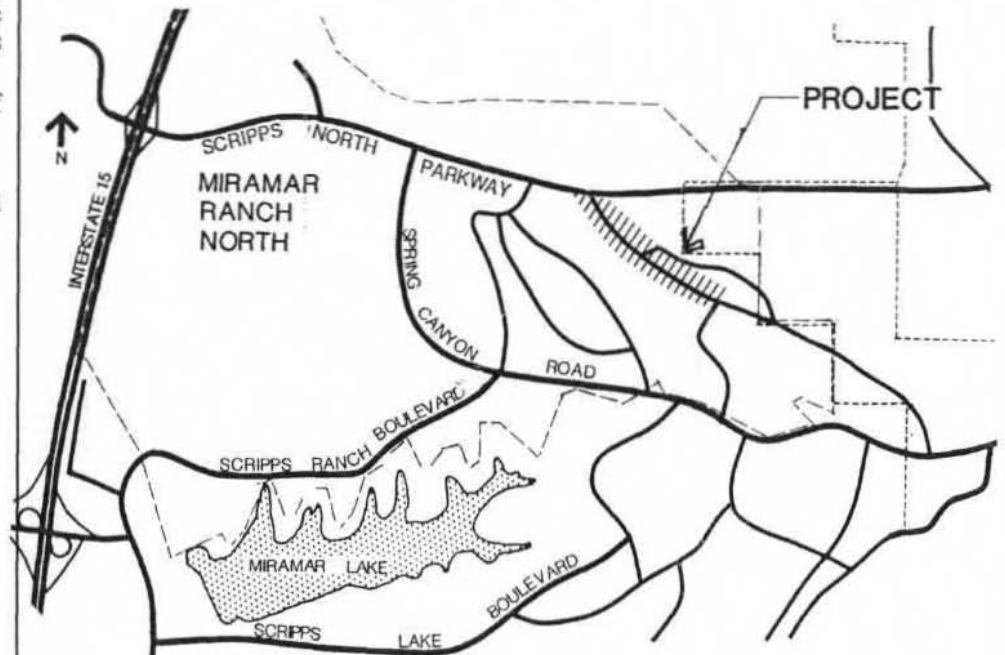
**Relationship to Community Plan:** The road is part of the Circulation Element of the Community Plan.

**Scheduling:** 1991.

**Cost Breakdown:** Costs for all components of construction were calculated based on the engineer's estimate.

**Notes:**

- (1) Water and sewer system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.
- (3) Halfwidth street improvements adjacent to Community Park East, CIP No. 9-43.





APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA  
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Reservoir Road

NO. 9-29

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Engineering and Development - Transportation

NO.

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C)= 2,387,000; WATER(1)= 313,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
2,700,000	Developer	1,500,000			1,200,000					
TOTAL COST(2) \$	2,700,000 (FY '89 DOLLARS)	D,C 1,500,000			C 1,200,000					

**Description:** Design and construction of a 2 lane collector street from Scripps Ranch Boulevard to the reservoir site. The curb to curb width is 40 feet within a 60 foot ROW, approximately 2,650 feet in length. Includes curbs, gutters and sidewalks, paving, storm drains, sewer and utilities.

**Justification:** The road provides access to the community reservoir along the alignment of the waterline.

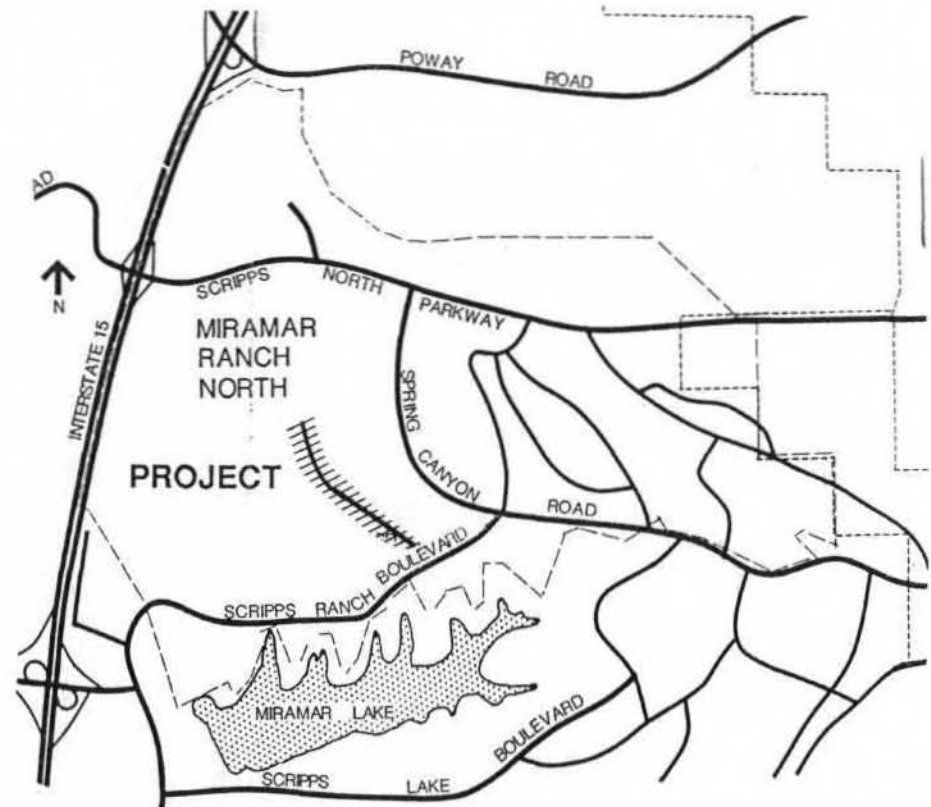
**Scheduling:** Waterline construction and grading for the access road are scheduled for 1989. Construction of the street improvements is scheduled for 1992, however, it may begin as early as 1989.

**Relationship to Community Plan:** The reservoir is needed to adequately serve residential and industrial land uses anticipated by the adopted community plan for Miramar Ranch North.

**Cost Breakdown:** Costs for all components of construction were calculated based on the engineer's estimate.

**Notes:**

- (1) Water system expenditures will be subject to a future reimbursement agreement.
- (2) Total Cost includes 25% for contingencies and incidentals.



Last Revision: July 26, 1988