

APPENDIX

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TRANSPORTATION PHASING PLAN

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TORREY HIGHLANDS TRANSPORTATION PHASING PLAN

IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS
PHASE ONE: Expressway with Interchange-Improvements to be assured to the satisfaction of the City Engineer prior to any development in Torrey Highlands, not to exceed 20,000 ADT (9,500 Residential, 10,500 Commercial/Retail)				
1	T-1.1	SR-56 Black Mountain Road to Carmel Country Road: Extended SR-56 as a 4 –lane facility.	Others	Completed
2	T-22.1	Camino del Sur: Carmel Valley Road to SR-56: Construct 2 lanes of an ultimate 6 lane major road	BMR ^(1e)	Completed
4	n/a	Camino del Sur @ Carmel Valley: Construct Traffic Signal plus Intersection Improvements.	BMR ^(1b)	Completed
6	T-4.1	Carmel Valley Road: Evergreen Nursery to Camino del Sur: Construct 2 lane collector street.	BMR ^(1e) / F. H.	Completed
7a	T-4.5	Carmel Valley Road: Evergreen Nursery to Del Mar Heights Road: Provide stripping, signaling, and widening improvements.	BMR ^(1b)	Completed
7b	T-4.2	Carmel Valley Road: Camino del Sur to Black Mountain Road: Construct 2 lane major.	BMR ^(1b)	Completed
8	n/a	Carmel Valley Road @ Rancho Santa Fe Farms Road: Construct Traffic Signal.	BMR ^(1b)	Completed
9	n/a	Del Mar Heights Road: Carmel Valley Road to Lansdale East: Provide striping, signaling and widening improvements.	T. H. or BMR ^(1b) if shifted	Completed
10	n/a	Del Mar Heights Road: Carmel Canyon to Lansdale (east): Construct Roadway.	Others	Completed
11	n/a	Del Mar Heights Road: Lansdale (east) to Carmel Valley community line: Construct Roadway.	Others	Completed
12	T-7	Black Mountain Road: Existing terminus to Carmel Valley Road: Construct Roadway.	BMR ^(1a)	Completed
17	T-6	Del Mar Heights Road @ I-5: Construct West to NB I-5 right turn lane, or fund studies.	T.H.	Completed
19a	T-1.3	Camino del Sur @ SR-56: Construct Interchange (1/2 of ultimate).	T.H.	Completed
PHASE TWO: In order to exceed 20,000 ADT (9,500 Residential, 10,500 Commercial/Retail), the following improvement need to be assured to the satisfaction of the City Engineer.				
21	n/a	I-5 @ SR-56: Dual Freeway.	Others ^(1c)	Completed
PHASE THREE: In order to exceed 27,000 ADT (12,000 Residential, 15,000 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer.				
5	T-3.1B	Camino del Sur : SR-56 to Carmel Mountain Road: Construct 2 lane street.	T.H.	
19b	T-1.3	Camino del Sur @ SR-56: Construct full interchange.	T.H.	Completed
22b	T-2.2	Camino del Sur, Carmel Valley Road to SR-56: R/W for 6 lane major; Improve to 4 lanes.	T.H. ^(1d)	Completed
25a	T-4.3	Carmel Valley Road: Via Alburtura to Camino del Sur; Improve to 4 lanes.	T.H.	
26	n/a	Ted Williams Parkway (SR-56) @ I-15: East to north loop ramp and east to south right turn lane.	Others ^(1c)	Completed
27	n/a	I-15 @ Ted Williams Parkway: SB on-ramp lane.	Others ^(1c)	Completed

Torrey Highlands Public Facilities Financing Plan FY 2013

IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS
PHASE FOUR: In order to exceed 36,100 ADT (18,100 Residential, 18,000 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer.				
22a	T-3.1A	Camino del Sur: Carmel Mountain Road to Dormouse: Construct 2 lane roadway.	T.H./ Others ^(1c)	
23a	T-5.1	Carmel Mountain Rd: Terminus in Peñasquitos to Camino del Sur: Construct 2-lane bridge and roadway.	T.H./ Others ^(1c)	
23b	T-5.2	Carmel Mountain Road, within Subarea Boundary: Widen to a 4 lane major.	T.H.	
29	T-3.2B	Camino del Sur: SR-56 to Carmel Mtn. Rd: Improve to 4 lanes	T.H.	
30A	n/a	Interim Improvements at El Camino Real & SR-56	City	Completed
30B	T12	Extension of the RT lane on SB El Camino Real between Valley Centre and Carmel Valley Road (frontage of vacant pad to the north of AM/PM).	BMR ^(1b)	
30C	T-13	Third Westbound Lane on State Route 56: Carmel Country Rd to El Camino Road.	T.H./Others(1c)	
34	T-3.2A	Camino del Sur: Carmel Mountain Road to Dormouse: Improve to 4 lanes	T.H.	
37	n/a	Carmel Mountain Rd @ I-15: Construct Interchange	Others ^(1c)	Completed
PHASE FIVE: In order to exceed 57,760 ADT (1f), the following improvements need to be assured to the satisfaction of the City Engineer.				
18	n/a	Via de la Valle: San Andres to El Camino Real East: Improve to 4 lanes	Others ^(1c)	
20	T-15	I-5 @ Carmel Valley Road: NB Connectors	Others ^(1c)	Assured 8f
24	n/a	El Camino Real: Half Mile Drive to Via de la Valle: Improve to 4 lane major.	Others ^(1c)	
25b	T-4.5	Carmel Valley Road (four /six lanes within Pacific Highlands Ranch)	P.H.R.	
25c	T-4.4	Carmel Valley Road: Camino del Sur to Black Mountain Road: Improve to 4 lanes.	T.H./Others (1c)	
28	T-1.2B	SR-56: Black Mtn Rd to one mile west of Camino del Sur Interchange: Improve to 6 lanes.	Others ^(1c)	Assured 8f
31	n/a	I-15: SR-56 to Escondido: HOV lane extension.	Others ^(1c)	Completed
32	n/a	I-15: Carmel Mountain Road to Camino del Norte: NB and SB Truck Climbing lanes.	Others ^(1c)	Completed
35	n/a	SR-56: I-5 to I-15: Full Freeway.	Others ^(1c)	Assured 8f

NOTE: (1) "Responsible Party" shown in above table is preliminary. A process of determining exact fair-share contributions to needed improvements shall be completed during the development phase.

- (a) BMR shall provide improvements and seek reimbursement from others as appropriate.
- (b) If BMR project does not precede T.H., then T.H. may seek reimbursement.
- (c) Funding shall be provided by Transnet/FBA/City/Others as appropriate.
- (d) BMR is required to fund a portion of this improvement.
- (e) If BMR project does not precede T.H., then T.H. is responsible for improvement.
- (f) The ADT beyond 57,760 will be used to complete buildout of the Regional Commercial Center and Church School is not expected before 2010.

BMR =Black Mountain Ranch
T.H. =Torrey Highlands
F.H. =Fairbanks Highlands
P.H.R. =Pacific Highlands Ranch

(2) Those projects listed above that do not include a FBA Project No. are expected to be funded by others outside the Torrey Highlands sub-area.

(3) The transportation improvements listed in each phase must be assured to the satisfaction of the City Engineer before any development permit is authorized (Improvements shall meet one of the following conditions: constructed and open to traffic; bonded; scheduled for construction in the City CIP for the year in which the building permits are requested; programmed for construction in the STIP for the year in which the building permits are requested).

(4) This note intentionally left blank.

(5) At the start of Phase Four (36,100 average daily trips), begin the environmental document and/or the final design for the following roadway improvements: Camino del Sur as a four lane major street from SR-56 to Park Village Road (Projects T-3.1A, T-3.1B, T-3.2A & T-2B); Carmel Mountain Road as a four lane major street from Sundance Avenue to Camino del Sur (Projects T-5.1 & T-5.2), the extension of the southbound right-turn lane on El Camino Real from Valley Center Drive to Carmel Valley Road (Project T-12).

(6) At the start of Phase Four, for residential units which are served by existing streets, the following FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A and T-3.2B), in order to obtain building permits.

(7) For development associated with neighborhood use permit no. 601521 for the Santa Fe Summit II and III project (project no. 131969), Phase Four improvements are not required to be assured in order to apply for building permits; however, no certificate(s) of occupancy may be issued for the last 300,000 square feet of commercial office space under Neighborhood Use Permit No. 601521 until project no. T-9 is assured to the satisfaction of the City Engineer in accordance with the terms of the Reimbursement Agreement for Torrey Meadow Drive (formerly street 'B') overcrossing design work in the Torrey Highlands Community, on file in the office of the City Clerk as Document No. RR-_____.

(8) Before development is authorized in each phase, the transportation improvements listed in the Transportation Phasing Plan column must meet one of the following conditions to the satisfaction of the City Engineer:

- a) Improvement must be completed and open to traffic.
- b) Improvement must be under contract.
- c) Improvement must be bonded.
- d) Improvement must be scheduled for construction in the City CIP for the year in which building permits are requested.
- e) Improvements must be programmed for construction in the STIP for the year in which building permits are requested.
- f) Fair share payment for improvement is made per mitigation required in accordance with the Final Environmental Impact Report for Torrey Highlands Subarea IV.

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RESIDENTIAL DEVELOPMENT SUMMARY

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TORREY HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY
Updated 15 August 2005

Community	Builder	Project	Planned Residential			
			Total	Rate	ADT	Status
Taylor Woodrow						
Fairbanks Highlands (see Note 1)	Taylor Woodrow	Fairbanks Highlands	93	10.00	930	C
					930	
D.R. Horton						
Torrey Del Mar	D.R. Horton	Collins Ranch	52	10.00	520	C
Torrey Del Mar	D.R. Horton	Villamonte	111	10.00	1,110	C
Torrey Del Mar	Johnson Beuder	Valencia	8	10.00	80	C
Torrey Del Mar	Barratt American	Palma Real	83	10.00	830	C
Torrey Del Mar	Cornerstone	Terrazzo	86	10.00	860	C
Torrey Del Mar	Bridge Housing	Torrey Del Mar Apts.	112	6.00	672	C
Bryn Glen	Continental	Bryn Glen	65	10.00	650	C
					4,522	
Greystone Homes						
Barcelona	Greystone Homes	Barone	24	10.00	240	C
Barcelona	Greystone Homes	Garden	84	10.00	840	C
Greystone Torrey Highlands	Greystone Homes	Valonia	67	10.00	670	C
Greystone Torrey Highlands	Greystone Homes	Montea	90	10.00	900	C
Greystone Torrey Highlands	Standard Pacific	Cordera	78	10.00	780	C
Greystone Torrey Highlands	Chelsea	Torrey Highlands	76	6.00	456	C
					3,866	
Shea (McMillin)						
Avalon Point	Chelsea	CIC Villas	26	6.00	156	C
Avalon Point	Shea	Avalon Point	142	10.00	1,420	C
					1,576	
Western Pacific Housing						
Torrey Santa Fe	WPH	Cabrera	110	10.00	1,100	C
Torrey Santa Fe	WPH	Cabrera II	40	10.00	400	C
Torrey Santa Fe	WPH	Monteliano	112	10.00	1,120	C
Torrey Glenn	WPH	Torrey Glenn	86	10.00	860	C
Shaw Property	WPH	Monaco	84	8.00	672	C
Shaw Property	WPH	San Lorenza	107	10.00	1,070	C
LMXU	WPH	Cortina	144	7.33	1,056	C
LMXU	WPH	Villa Cortina	8	6.00	48	C
LMXU	WPH	Bellarado	123	8.00	984	C
LMXU	WPH/SoCal Housing	Vista Terraza	127	6.00	762	C
					7,872	
Torrey Brook, Inc.						
Torrey Brook I	Torrey Brook I	Villagio Firenze	14	10.00	140	C
Torrey Brook II	Torrey Brook II	Remainder Parcels	2	10.00	20	P-4
					160	
Garden Communities						
Torrey Ranch	Garden Communities	Torrey Ranch	73	10.00	730	P-4
					730	
Del Mar Investment, Inc.						
Fairbanks Country Villas	Del Mar Investment, Inc.	Fairbanks Country Villas	85	10.00	850	P-4
					850	
Rhodes Family Trust						
Rhodes Crossing	Rhodes Family Trust	Single Family Residential	47	10.00	470	P-4
Multi-Family site	Rhodes Family Trust	Multi-Family Residential	242	6.00	1,452	P-4
					1,922	
Pardee Homes						
Pefasquitos West	Pardee	Pefasquitos West	108	10.00	1,080	P-4
Pefasquitos West	Pardee	Pefasquitos West	21	6.00	126	P-4
					1,206	
Collins - Remainder						
A	Collins Family Trust	Residential	1	10.00	10	P-4
B	Collins Family Trust	Residential	2	10.00	20	P-4
					30	
RESIDENTIAL TOTAL					23,684	

Note 1: The ADT in Fairbanks Highlands are not part of the Torrey Highlands Traffic Phasing Plan (TPP) but are within the TH Cmty Plan boundary. Status: C = complete, P = TPP phase, e.g., Phase Four

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NON-RESIDENTIAL DEVELOPMENT SUMMARY

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TORREY HIGHLANDS NON-RESIDENTIAL DEVELOPMENT SUMMARY
Updated 08 June 2008

Developer/Project	Land Use Type	Intensity	Rate Cum.	Units	Trips Cum.	Source of Data	Status
Torrey Del Mar							
Small spec shops & restaurant	Neighborhood Cmcl	7.2	72	KSF	518	TH Summary of FBA Pmts	C
Chevron	Gas Stn w/Food Mart	12	30	VFS	360	TH Summary of FBA Pmts	C
Torrey Del Mar Total					878		
Western Pacific Housing							
Village Center	LMXU	88.925	72	KSF	6,403	TH Summary of FBA Pmts	C
Western Pacific Housing Total					6,403		
Greystone							
Crossroads	LMXU	17.3	36	KSF	623	TH Summary of FBA Pmts	C
Freeway oriented	Gas Stn w/Food Mart	10	120	KSF	1,201	RHL Design Gp Rpt 01/30/03	C
Greystone Total					1,824		
Employment Center							
Kilroy	Employment Ctr STO	480	10	KSF	4,800	PDP 9597/PID 98-0292 Amend (15 Jan 03)	C
Sea Breeze	Employment Ctr STO	413	10	KSF	4,130	KOA Traffic Study, TPP Update May 05	Phase 3/4
Sea Breeze	Employment Ctr MTO	138	log eqn	KSF	2,228	KOA Traffic Study, TPP Update May 05	Phase 3/4
Employment Center Total					11,158		
Rhodes/Grus Trusts							
Rhodes Crossing	Auto Lube	4	40	Bay	160	Rhodes Crossing VTM-7938/PDP 53203	Phase 4
Rhodes Crossing	Gas Stn w/Food Mart & Wash	12	31	VFS	372	Rhodes Crossing VTM-7938/PDP 53203	Phase 4
Rhodes Crossing	Self-Storage	273.9	2	KSF	552	Rhodes Crossing VTM-7938/PDP 53203	Phase 4
Rhodes Crossing	Commercial Center	250	NA	KSF	17,515	Rhodes Crossing VTM-7938/PDP 53203	
Initial Increment					12,541 trips		Phase 4
Bulldout Increment					4,974 trips		Phase 5
Rhodes Family Trust Total					18,599		
Daycare							
Torrey Highlands Daycare	Day Care Center	138	5	Child	690	KOA Traffic Study, TPP Update May 05	Phase 4
Daycare Total					690		
Churches							
Catholic Church	Ltd Com/Institutional	57	5	KSF	285	KOA Traffic Study, TPP Update May 05	Phase 4
Catholic Church School	Ltd Com/Institutional	500	2.1	Student	1,050	KOA Traffic Study, TPP Update May 05	Phase 5
LDS Church (SE Corner Cmno del Sur/Carmel Valley Rd)	Ltd Com/Institutional	16.2	9	KSF	146	KOA Traffic Study, TPP Update May 05	C
Churches Total					1,481		
Retail/Commercial Subtotal:					41,031		
Parks							
Neighborhood Park # 2 (NW)	Park	5.00	50	Acre	250		
Neighborhood Park # 1 (SE)	Park	5.00	50	Acre	250		
Parks Total					500		
PUSD Schools							
Adobe Bluffs Elementary	Elementary School	12.23	60	Acre	734		
Mesa Verde Middle	Junior High School	31.94	40	Acre	1,278		
Westview High School	Senior High School	65.33	50	Acre	3,267		
Future Elementary School	Elementary School	11	60	Acre	660		
Future Middle School	Junior High School	9.65	40	Acre	386		
PUSD Schools Total					6,325		
Parks & Schools Subtotal:					6,825		
Non-Residential Total:					47,856		

Status: C = complete. P = Traffic Phasing Plan phase, e.g., Phase Four

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FACILITIES BENEFIT ASSESSMENT LISTING

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TORREY HIGHLANDS ASSESSMENT ROLL

2-Oct-12

SF = SINGLE FAMILY 95,277 ECTC = 512,467
 MF = MULTI FAMILY 66,696 INST = 142,916
 LXMU= LOCAL MIXED USE 768,888 CL = 170,546
 CO = COMMERCIAL 574,522 OS = OPEN SPACE

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES
1	306-010-22	FM 13978	LOT S	1	SF	\$95,277	MARK COLLINS SEPARATE PROPERTY TR
2	306-010-16			0	0	\$0	SDG&E
3	306-010-17-19	PM 11362	PAR 1-3	3	SF	\$285,831	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
3	306-260-34	FM 13978	LOT 327	1	SF	\$95,277	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
8	306-020-27	FM 12873	Por. LOT 147	0	0	\$0	CITY OF SAN DIEGO
8	306-020-31			0	0	\$0	CITY OF SAN DIEGO
12	306-430-57-59	FM 15695	LOTS C,E-F		OS	\$0	PARDEE HOMES
12	306-431-54-57	FM 15695	LOTS A,B,D,G		OS	\$0	PARDEE HOMES
14	306-250-27			0.51	CO	\$293,006	POWAY UNIFIED SCHOOL DISTRICT
17	306-031-18	FM 14383	LOTS 2-4	2	SF	\$190,554	TORREY BROOKE DEV
22	306-440-01-29	FM15837	Lots 1-29	29	SF	\$2,763,033	M R E C DAVIDSON FAIRBANKS L L C
25	306-441-05-13	FM15837	Lots 52-60	9	SF	\$857,493	M R E C DAVIDSON FAIRBANKS L L C
25	306-441-16	FM15837	Lot 63	1	SF	\$95,277	M R E C DAVIDSON FAIRBANKS L L C
25	306-441-20-21	FM15837	Lots 66-67	2	SF	\$190,554	M R E C DAVIDSON FAIRBANKS L L C
25	306-441-30-44	FM15837	Lots 77-91	15	SF	\$1,429,155	M R E C DAVIDSON FAIRBANKS L L C
26	306-410-74	FM 15695	LOT 74	2.55	OS	\$0	TR II LLC
26	306-410-75-82	FM 15695	LOTS F-M		OS	\$0	TR II LLC
27	306-411-02	FM 14643	LOT B	10.48	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
35	306-050-16			2.77	INST	\$395,877	ROMAN CATHOLIC BISHOP OF SD
35	306-050-18			2.78	INST	\$397,306	ROMAN CATHOLIC BISHOP OF SD
35	306-050-19			2.75	INST	\$393,019	ROMAN CATHOLIC BISHOP OF SD
35	306-050-28			2.79	INST	\$398,736	ROMAN CATHOLIC BISHOP OF SD
38	306-420-04			242	MF	\$16,140,432	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-05			3.29	CO	\$1,890,177	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-06			42	SF	\$4,001,634	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-10			31.19	CO	\$17,919,341	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
46	306-370-27	FM 14883	LOT B	5.21	ECTC	\$2,669,953	GONDOR INVESTMENTS L L C
46	306-370-28	PM 19895	PAR 1	3.06	ECTC	\$1,568,149	KILROY REALTY L P
46	306-370-29	PM 19895	PAR 2	2.85	ECTC	\$1,460,531	KILROY REALTY L P
46	306-370-30	PM 19895	PAR 3	3.35	ECTC	\$1,716,764	KILROY REALTY L P

TORREY HIGHLANDS ASSESSMENT ROLL							
SF = SINGLE FAMILY		95,277	ECTC =		512,467		
MF = MULTI FAMILY		66,696	INST =		142,916		
LXMU= LOCAL MIXED USE		768,888	CL =		170,546		
CO = COMMERCIAL		574,522	OS =		OPEN SPACE		
ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES
46	306-370-31	PM 19895	PAR 4	1.2	ECTC	\$614,960	KILROY REALTY L P
48	306-250-15&16	FM 14044	LOTS 15&16	2	SF	\$190,554	FRIENDS OF LOS PENASQUITOS CANYON PRESERVE INC
55	306-370-16	FM 14883	LOT 10	1.1	ECTC	\$563,714	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-17	FM 14883	LOT 11	0.99	ECTC	\$507,342	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-18	FM 14883	LOT 12	0.96	ECTC	\$491,968	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-19	FM 14883	LOT 13	0.98	ECTC	\$502,218	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-20	FM 14883	LOT 14	1.07	ECTC	\$548,340	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-21	FM 14883	LOT 15	1.39	ECTC	\$712,329	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-22	FM 14883	LOT 16	1.42	ECTC	\$727,703	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-23	FM 14883	LOT 17	1	ECTC	\$512,467	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-24	FM 14883	LOT 18	1.44	ECTC	\$737,952	KILROY REALTY FINANCE PARTNERSHIP L P
56	306-011-48	PM14768	PAR 2	1.48	0	\$758,451	CITY OF SAN DIEGO
56	306-011-49	PM08133	PAR 2		0		CITY OF SAN DIEGO

2-Oct-12

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RESOLUTION NUMBER R- 307858

DATE OF FINAL PASSAGE NOV 27 2012

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DECLARING ITS INTENTION TO DESIGNATE AN AREA OF BENEFIT IN TORREY HIGHLANDS TO FINANCE THE COST OF PUBLIC FACILITIES PROJECTS AND SETTING THE TIME AND PLACE FOR HOLDING A PUBLIC HEARING THEREON.

WHEREAS, the Council of the City of San Diego desires to initiate proceedings for the designation of a facilities benefit assessment area of benefit in Torrey Highlands pursuant to San Diego Municipal Code section 61.2200 et seq., which area of benefit will specially benefit from the acquisition, improvement and construction of certain public improvements more particularly identified and described in the document titled, "Torrey Highlands Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2013" (Financing Plan) on file in the Office of the City Clerk as Document No. RR- 307857 ; and

WHEREAS, the specific public facilities projects, the cost of which is proposed to be charged to the properties located within the area of benefit, are identified in the Financing Plan; and

WHEREAS, a capital improvement program with respect to the public facilities projects is included in the Financing Plan; and

WHEREAS, the proposed boundaries of the facilities benefit assessment area of benefit are shown in the Financing Plan; and

WHEREAS, the method pursuant to which the cost of the public facilities projects are to be apportioned among the parcels within the facilities benefit assessment area of benefit and the

estimated amount of the facilities benefit assessments which will be charged to each such parcel is contained in the Financing Plan; and

WHEREAS, the Council has determined that it is necessary to provide for 4 percent annual automatic increases for Fiscal Year 2014 and each year thereafter in the amount of facilities benefit assessments for landowners who have not paid their facilities benefit assessments without the necessity for further proceedings pursuant to San Diego Municipal Code section 61.2212 in order to reflect increases in the cost of money during the period between the imposition of the facilities benefit assessment, the payment of facilities benefit assessments and completion of the public facilities projects. The annual automatic increase is based on the March to March Construction Cost Index for San Diego/Los Angeles and the June to June Consumer Price Index for San Diego; and

WHEREAS, the amount of contribution or advance which the City or other public entity will make toward the total cost of the public facilities projects is set forth in the Financing Plan; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the foregoing recitals are true and correct and incorporated fully herein by this reference.
2. Pursuant to San Diego Municipal Code section 61.2200 et seq., the Council declares its intention to designate an area of benefit within Torrey Highlands to finance the cost of the public facilities projects identified in the Financing Plan, which is incorporated into this Resolution by reference.
3. The Council shall hold a public hearing to consider the designation of the area of benefit as proposed in this Resolution at 10:00 a.m., or as soon thereafter as the matter may be

heard, on JAN 08 2013, at the Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California.

4. The City Clerk is authorized and directed to give notice of the public hearing described in paragraph 3 of this Resolution by publishing this Resolution in the San Diego Daily Transcript at least two weeks before the date set forth herein and by mailing copies of this Resolution to each owner of property located within the proposed area of benefit at the addresses shown on the last equalized property tax assessment roll, or as otherwise known to the City Clerk pursuant to San Diego Municipal Code section 61.2205.

APPROVED: JAN I. GOLDSMITH, City Attorney

By Hilda R. Mendoza
Hilda R. Mendoza
Deputy City Attorney

HRM:als
10/22/12
Or.Dept: Facilities Financing
Doc. No. 437928

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of 11/27/12.

ELIZABETH S. MALAND
City Clerk

By [Signature]
Deputy City Clerk

Approved: 11.27.12
(date)

[Signature]
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor