

DATE ISSUED: December 23, 2003

REPORT NO. 03-253

ATTENTION: Honorable Mayor and City Council

SUBJECT: Annual Reports Pursuant to the Local Agency Special Tax and Bond
Accountability Act.

SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF
THE CITY COUNCIL.

BACKGROUND

The Local Agency Special Tax and Bond Accountability Act (the "Act") was enacted by the California State Legislature to provide accountability measures associated with a local agency's adoption of voter approved special taxes and certain forms of bonded indebtedness. The Act requires that any local special tax or bond measure subject to voter approval shall provide accountability measures that include:

1. A statement indicating the specific purposes of the special tax or bond;
2. A requirement that the proceeds of the special tax or bond be applied to those specific identified purposes;
3. The creation of an account into which the proceeds shall be deposited; and
4. An annual report containing specified information concerning the use of the proceeds.

At present, the City of San Diego has three Community Facilities Districts that fall under the provisions of the Act; Community Facilities District No. 2 (Santaluz) Improvement Area No. 4, Community Facilities District No. 3 (Liberty Station) and Community Facilities District No. 4 (Black Mountain Ranch Villages).

DISCUSSION

Previous Council actions, public hearings, and elections have formally established the aforementioned districts, authorized the levy of special taxes, and authorized the issuance of special tax bonds to finance the acquisition of certain necessary public improvements. The documents associated with those actions fulfill, or provide for, satisfaction of the first three requirements referenced above. The purpose of this Manager’s Report is to comply with the Annual Report requirements (No. 4, above) of the Act as they pertain to the above referenced Community Facilities Districts. Accordingly, the following information is presented:

**COMMUNITY FACILITIES DISTRICT NO. 2
(Santaluz)
Improvement Area No. 4
Special Tax Bonds**

**Annual Report
Pursuant to the Local Agency Special Tax and Bond Accountability Act**

Pursuant to Ordinance No. O-19152 and Resolution Nos. R-297633 and R-297634 (the “Authorizing Documents”), Community Facilities District No. 2 (Santaluz) Improvement Area No. 4 was established and authorized to issue up to \$10.5 million of special tax bonds and to levy special taxes to pay debt service on the bonds and/or to directly pay for the acquisition of various public facilities.

Special Taxes

In accordance with Government Code Section 50075.3, the following information is presented for the fiscal year ending June 30, 2003:

- (a) The amount of funds collected and expended: None - the initial special tax levy occurred in August 2003; therefore, no collections will be realized until the next reporting period, fiscal year ending June 30, 2004.
- (b) The status of any project required or authorized to be funded, pursuant to the Authorizing Documents, is shown in the table below:

Project	Construction Status
Offsite Water and Sewer Improvements	Complete
Community Park Improvements	Construction to commence February 2004; estimated completion in October 2005
El Camino Real Improvements	Construction to commence March

	2004; estimated completion in June 2005
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Local Bond Measure (Special Tax Bonds)

In accordance with Government Code Section 53411, the following information is presented for the fiscal year ending June 30, 2003:

- (a) The amount of funds collected and expended: None - special tax bonds are not anticipated to be issued until February 2004.
- (b) The status of any project required or authorized to be funded, pursuant to the Authorizing Documents, is shown in the table below:

Project	Construction Status
Offsite Water and Sewer Improvements	Complete
Community Park Improvements	Construction to commence February 2004; estimated completion in October 2005
El Camino Real Improvements	Construction to commence March 2004; estimated completion in June 2005

**COMMUNITY FACILITIES DISTRICT NO. 3
(Liberty Station)
Special Tax Bonds**

Annual Report

Pursuant to the Local Agency Special Tax and Bond Accountability Act

Pursuant to Ordinance No. O-19078 and Resolution Nos. R-296710 and R-296742 (the "Authorizing Documents"), Community Facilities District No. 3 (Liberty Station) was established and authorized to issue up to \$30 million of special tax bonds and to levy special taxes to pay debt service on the bonds and/or to directly pay for the acquisition of various public facilities.

Special Taxes

In accordance with Government Code Section 50075.3, the following information is presented for the fiscal year ending June 30, 2003:

- (a) The amount of funds collected and expended: None - the initial special tax levy occurred in August 2003; therefore, no collections will be realized until the next reporting period, fiscal year ending June 30, 2004.
- (b) The status of any project required or authorized to be funded, pursuant to the Authorizing Documents, is shown in the table below:

Project	Construction Status
Rosecrans Street Improvements and Lytton Street Improvements	Construction under way; estimated completion in May 2004
Park Demolition and Rough Grading	Construction under way; estimated completion in November 2004
Landscaping of Rosecrans Parkway	Complete
Rosecrans Intersection At Nimitz Boulevard	Construction to commence June 2004; estimated completion in December 2004
Phase I Park Facilities and Remaining Park Demolition and Rough Grading	Construction to commence January 2004; estimated completion in June 2005
Phase II Park Facilities	Construction to commence November 2005; estimated completion in June 2006
Harbor Drive Street Improvements	Construction to commence March 2004; estimated completion in September 2004
Laning/Cushing Drive Signal Improvements	Construction to commence June 2004; estimated completion in October 2004

Local Bond Measure (Special Tax Bonds)

In accordance with Government Code Section 53411, the following information is presented for the fiscal year ending June 30, 2003:

- (a) The amount of funds collected and expended: None - the initial special tax levy occurred in August 2003; therefore, no collections will be realized until the next reporting period, fiscal year ending June 30, 2004.
- (b) The status of any project required or authorized to be funded, pursuant to the Authorizing Documents, is shown in the table below:

Project	Construction Status
Rosecrans Street Improvements and Lytton Street Improvements	Construction under way; estimated completion in May 2004

Park Demolition and Rough Grading	Construction under way; estimated completion in November 2004
Landscaping of Rosecrans Parkway	Complete
Rosecrans Intersection At Nimitz Boulevard	Construction to commence June 2004; estimated completion in December 2004
Phase I Park Facilities and Remaining Park Demolition and Rough Grading	Construction to commence January 2004; estimated completion in June 2005
Phase II Park Facilities	Construction to commence November 2005; estimated completion in June 2006
Harbor Drive Street Improvements	Construction to commence March 2004; estimated completion in September 2004
Laning/Cushing Drive Signal Improvements	Construction to commence June 2004; estimated completion in October 2004

**COMMUNITY FACILITIES DISTRICT NO. 4
(Black Mountain Ranch Villages)
Special Tax Bonds**

Annual Report

Pursuant to the Local Agency Special Tax and Bond Accountability Act

Pursuant to Ordinance No. O-19090 and Resolution Nos. R-294259, R-294260, and R-296893 (the "Authorizing Documents"), Community Facilities District No. 4 (Black Mountain Ranch Villages) was established and authorized to issue up to \$30 million of special tax bonds and to levy special taxes to pay debt service on the bonds and/or to directly pay for the acquisition of various public facilities.

Special Taxes

In accordance with Government Code Section 50075.3, the following information is presented for the fiscal year ending June 30, 2003:

- (a) The amount of funds collected and expended: None - the initial special tax levy occurred in August 2003; therefore, no collections will be realized until the next reporting period, fiscal year ending June 30, 2004

(b) The status of any project required or authorized to be funded, pursuant to the Authorizing Documents, is shown in the table below:

Project	Construction Status
Extend Camino Ruiz, 2 Lanes, from Santaluz to Resort Street: a. Street Improvements (portion of T-5) b. Wildlife Crossing (T-7) c. Underground Utilities & Improvements	Construction under way; estimated completion in June 2005 Construction under way; estimated completion in April 2005 Construction to commence January 2004; estimated completion in December 2005
Sewer Lift Station No. 1, including Gravity Line from Camino Ruiz and Force Mains to Santaluz.	Construction to commence March 2004; estimated completion in April 2005
Extend Camino Ruiz, 2 Lanes, from Resort Street to Camino del Norte: a. Street Improvements (remainder of T-5) b. Underground Utilities & Improvements	Construction to commence April 2004; estimated completion in June 2005 Construction to commence April 2004; estimated completion in June 2005

<p>If not already existing, widen Camino Ruiz, from 2 to 4 Lanes, from San Dieguito Road to Carmel Valley Road:</p> <p>a. Street Improvements (T-10)</p> <p>b. Wildlife Crossing (T-12)</p>	<p>Construction under way; estimated completion in December 2006</p> <p>Construction under way; estimated completion in December 2006</p>
<p>If not already existing, widen Carmel Valley Road, from 2 to 4 lanes, from Black Mountain Road to entrance of Fairbanks Highlands:</p> <p>a. Street Improvements (portion of T-22)</p> <p>b. Wildlife Crossing (T-24)</p>	<p>Construction has not yet commenced</p> <p>Construction has not yet commenced</p>
<p>Extend Carmel Valley Road, 4 Lanes, from Black Mountain Road to Camino Crisalida:</p> <p>a. Street Improvements (T-25)</p> <p>b. Wildlife Crossing (T-27)</p> <p>c. Underground Utilities & Improvements</p>	<p>Construction has not yet commenced</p> <p>Construction has not yet commenced</p> <p>Construction has not yet commenced</p>
<p>Gravity Sewer Line from East Clusters to Existing Gravity Line at Camino Ruiz.</p>	<p>Construction has not yet commenced; estimated completion in December 2006</p>
<p>If not already existing, extend Camino Ruiz, 2 lanes, from Carmel Valley Road to SR-56. (T-13)</p>	<p>Complete</p>
<p>If not already existing, widen Camino Ruiz, from 2 to 4 lanes, from Carmel Valley Road to SR-56. (T-14)</p>	<p>Complete</p>
<p>If not already existing, widen Carmel Valley Road, from 2 to 4 lanes, from Via Abertura to Del Mar Heights Road. (T-20)</p>	<p>Construction has not yet commenced; estimated completion in January 2011</p>

<p>If not already existing, widen Camino Ruiz, from 2 to 4 lanes, from San Dieguito Road to Camino del Norte:</p> <p>a. Street Improvements (T-6)</p> <p>b. Wildlife Crossing (T-8)</p>	<p>Construction has not yet commenced; estimated completion in January 2010</p> <p>Construction under way; estimated completion in April 2005</p>
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Local Bond Measure (Special Tax Bonds)

In accordance with Government Code Section 53411, the following information is presented for the fiscal year ending June 30, 2003:

- (a) The amount of funds collected and expended: None - special tax bonds are not anticipated to be issued until February 2005.
- (b) The status of any project required or authorized to be funded, pursuant to the Authorizing Documents, is shown in the table below:

Project	Construction Status
<p>Extend Camino Ruiz, 2 Lanes, from Santaluz to Resort Street:</p> <p>a. Street Improvements (portion of T-5)</p> <p>b. Wildlife Crossing (T-7)</p> <p>c. Underground Utilities & Improvements</p>	<p>Construction under way; estimated completion in June 2005</p> <p>Construction under way; estimated completion in April 2005</p> <p>Construction to commence January 2004; estimated completion in December 2005</p>
<p>Sewer Lift Station No. 1, including Gravity Line from Camino Ruiz and Force Mains to Santaluz.</p>	<p>Construction to commence March 2004; estimated completion in April 2005</p>

<p>Extend Camino Ruiz, 2 Lanes, from Resort Street to Camino del Norte:</p> <p>a. Street Improvements (remainder of T-5)</p> <p>b. Underground Utilities & Improvements</p>	<p>Construction to commence April 2004; estimated completion in June 2005</p> <p>Construction to commence April 2004; estimated completion in June 2005</p>
<p>If not already existing, widen Camino Ruiz, from 2 to 4 Lanes, from San Dieguito Road to Carmel Valley Road:</p> <p>a. Street Improvements (T-10)</p> <p>b. Wildlife Crossing (T-12)</p>	<p>Construction under way; estimated completion in December 2006</p> <p>Construction under way; estimated completion in December 2006</p>
<p>If not already existing, widen Carmel Valley Road, from 2 to 4 lanes, from Black Mountain Road to entrance of Fairbanks Highlands:</p> <p>a. Street Improvements (portion of T-22)</p> <p>b. Wildlife Crossing (T-24)</p>	<p>Construction has not yet commenced</p> <p>Construction has not yet commenced</p>
<p>Extend Carmel Valley Road, 4 Lanes, from Black Mountain Road to Camino Crisalida:</p> <p>a. Street Improvements (T-25)</p> <p>b. Wildlife Crossing (T-27)</p> <p>c. Underground Utilities & Improvements</p>	<p>Construction has not yet commenced</p> <p>Construction has not yet commenced</p> <p>Construction has not yet commenced</p>
<p>Gravity Sewer Line from East Clusters to Existing Gravity Line at Camino Ruiz.</p>	<p>Construction has not yet commenced; estimated completion in December 2006</p>
<p>If not already existing, extend Camino Ruiz, 2 lanes, from Carmel Valley Road to SR-56. (T-13)</p>	<p>Complete</p>

If not already existing, widen Camino Ruiz, from 2 to 4 lanes, from Carmel Valley Road to SR-56. (T-14)	Complete
If not already existing, widen Carmel Valley Road, from 2 to 4 lanes, from Via Abertura to Del Mar Heights Road. (T-20)	Construction has not yet commenced; estimated completion in January 2011
<p>If not already existing, widen Camino Ruiz, from 2 to 4 lanes, from San Dieguito Road to Camino del Norte:</p> <p>a. Street Improvements (T-6)</p> <p>b. Wildlife Crossing (T-8)</p>	<p>Construction has not yet commenced; estimated completion in January 2010</p> <p>Construction under way; estimated completion in April 2005</p>

Respectfully submitted,

Mary E. Vattimo
City Treasurer

Approved: Patricia T. Frazier
Deputy City Manager

VATTIMO/CW