



THE CITY OF SAN DIEGO

REPORT TO THE CITY COUNCIL

DATE ISSUED: December 22, 2016 REPORT NO: 16-114

ATTENTION: Council President and City Council

FROM: Chief Financial Officer via the Office of the City Comptroller

SUBJECT: Informational Report Pursuant to the Local Agency Special Tax and Bond Accountability Act for the Fiscal Year Ended June 30, 2016

REQUESTED ACTION: Information Item Only

SUMMARY

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

BACKGROUND

This Annual Report is being provided pursuant to the Local Agency Special Tax and Bond Accountability Act (the "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, on or after January 1, 2001, 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 four Community Facilities Districts that fall under the provisions of the Act; Community Facilities District No. 1 (Miramar Ranch North), Community Facilities District No. 2 (Santaluz) Improvement Area No. 1, Improvement Area No. 3 and Improvement Area No. 4, Community Facilities District No. 3 (Liberty Station), and Community Facilities District No. 4 (Black Mountain Ranch Villages)



Collections and Expenditures

The revenues and expenses of each Community Facilities District and Improvement Areas are tracked using separate restricted funds. When collected funds exceed the amount of funds expended for the year, the excess funds remain in the separate fund and can only be used for their intended purposes. When the funds expended exceed the amount collected in the year, the excess is paid from the restricted fund balance of the CFD. Revenue and expenditure data contained herein is based upon audited financial information for Fiscal Year 2016.

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 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. 1
(Miramar Ranch North)
Special Tax Bonds

Annual Report
Pursuant to the Local Agency Special Tax and Bond Accountability Act
(Audited)

Pursuant to Ordinance No. O-17588 and Resolution Nos. R-277111 and R-277110 (the "Authorizing Documents"), Community Facilities District No. 1 (Miramar Ranch North) was established and authorized to issue 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. In June 2012, Community Facilities District No. 1 (Miramar Ranch North) issued its Special Tax Refunding Bonds, Series 2012 (the "2012 Refunding Bonds"). These bonds were issued to refund the previously issued 1998 CFD No.1 (Miramar Ranch North) Special Tax Refunding Bonds. The original 1998 Bonds were issued to refund the previously issued 1991 and 1995 CFD No. 1 (Miramar Ranch North) Special Tax Bonds which financed 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, 2016:

- (a) The amount of funds collected and expended:

Funds Collected	
Special Tax Collections ¹	\$ 3,752,927
Interest Earnings	7,001
Transfers In	5,080
Total	\$ 3,765,008
Funds Expended	
Debt Service Payments ²	\$ 3,668,025
Transfers Out ³	5,141
Administrative Expenses	38,476
Total	\$ 3,711,642

- (b) Pursuant to the Authorizing Documents, special taxes may be levied to pay debt service on the bonds and/or to directly pay for the acquisition of various public facilities and to pay costs associated with administration of the district. The status of projects authorized to be funded by the district, subject to various conditions is shown in Appendix A.

¹ Includes delinquent amounts and penalties received in FY 2016 from prior year levies. \$10,841 of the total collected come from an optional prepayment.

² Includes \$10,000 March 2016 bond call and the accompanying \$300 bond call premium.

³ Transfer to Delinquency Fund 200506 in the amount of \$5,141 per O-17882.

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, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Interest Earnings	\$ 4,637
Total	\$ 4,637
Funds Expended	
Transfers Out ⁴	\$ 5,080
Total⁵	\$ 5,080

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

See Appendix A.

⁴ Funds in excess of Reserve Requirement transferred to Interest Account

⁵ Fund balance used for expenditures in excess of funds collected

COMMUNITY FACILITIES DISTRICT NO. 2
(Santaluz)
Improvement Area No. 1
Special Tax Bonds

Annual Report
Pursuant to the Local Agency Special Tax and Bond Accountability Act
(Audited)

Pursuant to Ordinance No. O-18788 and O-19085, and Resolution Nos. R-296009 and R-292869 (the "Authorizing Documents"), Community Facilities District No. 2 (Santaluz) Improvement Area No. 1 was established and authorized to issue 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. In December 2011, Community Facilities District No. 2 (Santaluz) Improvement Area No.1 issued its Special Tax Refunding Bonds, Series A of 2011 (the "2011 Refunding Bonds"). These bonds were issued to refund the previously issued CFD No. 2 Improvement Area No. 1 Special Tax Bonds, Series A of 2000 and Series A of 2004. The original 2000 and 2004 Bonds were issued to finance 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, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Special Tax Collections ⁶	\$ 3,859,331
Interest Earnings	8,562
Transfers In	51,837
Total	\$ 3,919,730
Funds Expended	
Debt Service Payments ⁷	\$ 4,140,166
Administrative Expenses	46,938
Total⁸	\$ 4,187,104

(b) Pursuant to the Authorizing Documents, special taxes may be levied to pay debt service on the bonds and/or to directly pay for the acquisition of various public facilities and to pay costs associated with administration of the district. The status of projects authorized to be funded by the district, subject to various conditions is shown in Appendix A.

⁶ Includes delinquent amounts and penalties received in FY 2016 from prior year levies.

⁷ Includes \$145,000 September 2015 bond call and the accompanying \$4,350 bond call premium.

⁸ Fund balance used for expenditures in excess of funds collected.

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, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Interest Earnings	\$ 7,504
Total	\$ 7,504
Funds Expended	
Transfers Out ⁹	\$ 46,630
Total¹⁰	\$ 46,630

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

See Appendix A.

⁹ Includes funds \$30,957 in excess of Reserve Requirement which were transferred to the Interest Account and \$15,673 reserve fund credit transferred to Redemption Account due to prepayments by property owners.

¹⁰ Fund balance used for expenditures in excess of funds collected.

COMMUNITY FACILITIES DISTRICT NO. 2
(Santaluz)
Improvement Area No. 3
Special Tax Bonds

Annual Report
Pursuant to the Local Agency Special Tax and Bond Accountability Act
(Audited)

Pursuant to Ordinance No. O-18788 and Resolution No. R-293798 (the "Authorizing Documents"), Community Facilities District No. 2 (Santaluz) Improvement Area No. 3 was established and authorized to issue 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. In June 2015, Community Facilities District No. 2 (Santaluz) issued its Special Tax Refunding Bonds, Series 2015. These bonds were issued to refund the previously issued Community Facilities District No. 2 (Santaluz) Improvement Area No. 3 Special Tax Bonds, Series B of 2000 which were issued to 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, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Special Tax Collections ¹¹	\$ 315,692
Interest Earnings	713
Transfers In	29,955
Total	\$ 346,360
Funds Expended	
Debt Service Payments ¹²	\$ 71,435
Administrative Expenses	21,741
Transfers Out ¹³	1,749
Total	\$ 94,925

(b) Pursuant to the Authorizing Documents, special taxes may be levied to pay debt service on the bonds and/or to directly pay for the acquisition of various public facilities and to pay costs associated with administration of the district. The status of projects authorized to be funded by the district, subject to various conditions is shown in Appendix A.

¹¹ Includes delinquent amounts and penalties received in FY 2016 from prior year levies.

¹² Reflects March 1, 2016 Interest payment only; September 1, 2015 Principal and Interest paid from Escrow Fund established in connection with refunding of 2000B Bonds.

¹³ Transfer to Delinquency Fund 200506 in the amount of \$1,749 per O-17882.

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, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Interest Earned	\$ 190
Total	\$ 190
Funds Expended	
Cost of Issuance	\$ 17,068
Transfers Out ¹⁴	29,951
Total¹⁵	\$ 47,019

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

See Appendix A.

¹⁴ Remainder of Bond Proceeds in Cost of Issuance account transferred, and subsequently closed, to the Interest account and used to pay Debt Service. Also includes funds of \$263 in excess of Reserve Requirement transferred to the Interest Account.

¹⁵ Fund balance used for expenditures in excess of funds collected.

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
(Audited)

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 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. In June 2015, Community Facilities District No. 2 (Santaluz) Improvement Area No. 4 issued its Special Tax Refunding Bonds, Series 2015. These bonds were issued to refund the previously issued Improvement Area No. 4 Special Tax Bonds, Series A of 2004.

Special Taxes

In accordance with Government Code Section 50075.3, the following information is presented for the fiscal year ending June 30, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Special Tax Collections ¹⁶	\$ 528,132
Interest Earnings	1,170
Transfers In	26,037
Total	\$ 555,339
Funds Expended	
Debt Service Payments ¹⁷	\$ 167,547
Administrative Expenses	32,726
Transfers Out ¹⁸	2,468
Total	\$ 202,741

(b) Pursuant to the Authorizing Documents, special taxes may be levied to pay debt service on the bonds and/or to directly pay for the acquisition of various public facilities and to pay costs associated with administration of the district. The status of projects authorized to be funded by the district, subject to various conditions is shown in Appendix A.

¹⁶ Includes delinquent amounts and penalties received in FY 2016 from prior year levies.

¹⁷ Reflects March 1, 2016 Interest payment only; September 1, 2015 Principal and Interest paid from Escrow fund established in connection with refunding of 2004A Bonds.

¹⁸ Transfer to Delinquency Fund 200506 in the amount of \$2,468 per O-17882.

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, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Interest Earnings	\$ 325
Total	\$ 325
Funds Expended	
Cost of Issuance	\$ 17,068
Transfers Out ¹⁹	26,037
Total²⁰	\$ 43,105

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

See Appendix A.

¹⁹ Remainder of Bond Proceeds in Cost of Issuance account transferred, and subsequently closed, to the Interest account and used to pay Debt Service. Also includes funds of \$446 in excess of Reserve Requirement transferred to the Interest Account.

²⁰ Fund balance used for expenditures in excess of funds collected.

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

Annual Report
Pursuant to the Local Agency Special Tax and Bond Accountability Act
(Audited)

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 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. In February 2013, Community Facilities District No. 3 (Liberty Station) issued its Special Tax Refunding Bonds, Series 2013 (the "2013 Refunding Bonds"). These bonds were issued to refund the previously issued CFD No. 3 (Liberty Station) Special Tax Bonds Series A of 2006 and Series A of 2008, which financed 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, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Special Tax Collections ²¹	\$ 1,213,490
Interest Earnings	2,491
Transfers In	5,839
Total	\$ 1,221,820
Funds Expended	
Debt Service Payments ²²	\$ 1,161,556
Administrative Expenses	39,393
Transfers Out	3,909
Total	\$ 1,204,858

(b) Pursuant to the Authorizing Documents, special taxes may be levied to pay debt service on the bonds and/or to directly pay for the acquisition of various public facilities and to pay costs associated with administration of the district. The status of projects authorized to be funded by the district, subject to various conditions is shown in Appendix A.

²¹ Includes delinquent amounts and penalties received in FY 2016 from prior year levies. \$20,383 of the total collected come from an optional prepayment.

²² Includes \$20,000 December 2015 bond call and the accompanying \$600 bond call premium.

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, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Interest Earnings	\$ 2,156
Total	\$ 2,156
Funds Expended	
Transfers Out ²³	\$ 4,049
Total²⁴	\$ 4,049

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

See Appendix A.

²³ Funds in excess of Reserve Requirement transferred to Interest Account.

²⁴ Fund balance used for expenditures in excess of funds collected.

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
(Audited)

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 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. In June 2016, Community Facilities District No. 4 (Black Mountain Ranch Villages), Special Tax Bonds Series 2016 was issued to fully refund the outstanding Community Facilities District No. 4 (Black Mountain Ranch Villages), Special Tax Bonds Series 2008 A and to provide funding for public facilities authorized to be funded through the district.

Special Taxes

In accordance with Government Code Section 50075.3, the following information is presented for the fiscal year ending June 30, 2016:

(a) The amount of funds collected and expended:

Funds Collected	
Special Tax Collections ²⁵	\$ 1,666,114
Interest Earnings	1,142
Transfers In	11,743
Total	\$ 1,678,999
Funds Expended	
Debt Service Payments	\$ 881,598
Project Cost	964,568
Transfers Out ²⁶	9,528
Administrative Expenses	32,326
Total²⁷	\$ 1,888,020

(b) Pursuant to the Authorizing Documents, special taxes may be levied to pay debt service on the bonds and/or to directly pay for the acquisition of various public facilities and to pay costs associated with administration of the district. The status of projects authorized to be funded by the district, subject to various conditions is shown in Appendix A.

²⁵ Includes delinquent amounts and penalties received in FY 2016 from prior year levies. \$280,651 of the total collected come from optional prepayments.

²⁶ Transfer to Delinquency Fund 200506 in the amount of \$9,528 per O-17882.

²⁷ Fund balance used for expenditures in excess of funds collected.

Local Bond Measure (Special Tax Bonds)

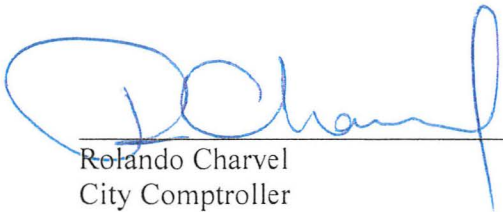
In accordance with Government Code Section 53411, the following information is presented for the fiscal year ending June 30, 2016:

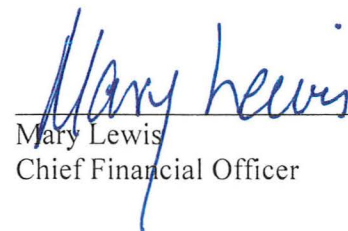
(a) The amount of funds collected and expended:

Funds Collected	
Bonds Issued ²⁹	\$ 16,435,000
Bond Premium	2,145,235
Interest Earnings	9,924
Total	\$ 18,590,159
Funds Expended	
Cost of Issuance ³⁰	\$ 319,531
Project Cost	7,440,295
Refunding Escrow ³¹	11,173,018
Transfers Out	11,743
Total³²	\$ 18,944,587

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

See Appendix A.


Rolando Charvel
City Comptroller


Mary Lewis
Chief Financial Officer

²⁹ Proceeds from Bonds issued were used to establish the CFD4 2016 Reserve Fund, Refunding Escrow and to pay eligible project costs.

³⁰ Includes \$130,799 Underwriter's Discount.

³¹ Consists of \$9,564,632 of proceeds from Bonds Issued, \$1,602,511 of CFD4 2008 residual balances and \$5,874 of Interest earned in the Escrow Account. Funds were held in Escrow until CFD4 2008 bonds were redeemed on September 1, 2016 and also used to pay a 2% redemption premium.

³² Fund balance used for expenditures in excess of funds collected.

APPENDIX A

In accordance with Government Code Section 50075.3 and Section 53411, the following information is presented:

The status of any project required or authorized to be funded, pursuant to the Authorizing Documents.

For each Community Facilities District, the project status for incomplete projects is updated based on information obtained directly from the associated developer until each project is reported as complete. The status of the projects have been independently verified by the City. Note that not all authorized facilities listed have been, or are intended to be, financed in whole or in part by the special taxes or proceeds of the special tax bonds.

COMMUNITY FACILITIES DISTRICT NO. 1 (Miramar Ranch North) Special Tax Refunding Bonds

Project	Construction Status
Regional Park / Open Space	Complete
Aherns Field Lighting	Complete
Capitalized Interest	Complete
Mercy Interchange (Stage 1)	Complete
Mercy Interchange (Stage 2)	Complete
Park & Ride / Traffic Signal	Complete
Scripps Ranch BI West	Complete
Scripps Ranch BI East	Complete
Scripps North Parkway Offsite (West)	Complete
Scripps North Parkway On-Site (East)	Complete
Contribution For Offsite Roads - Pomerado	Complete
Contribution For Offsite Roads - 8A	Complete
Spring Canyon Road	Complete
Cypress Canyon Road	Complete
Reservoir Road	Complete
Booster Pump (Near Mercy Road)	Complete
Water Reservoir/Booster Pump	Complete
Modified Interceptor Ditch	Complete

Offsite Sewer South	Complete
Offsite Sewer North	Complete
Community Park West	Complete
Lakeshore Park	Complete
Community Park East	Complete
Recreation Building	Complete
Fire Station #37	Complete
Scripps Ranch Library	Complete
Mass Transit Study	Complete

**COMMUNITY FACILITIES DISTRICT NO. 2
(Santaluz) Improvement Area No. 1
Special Tax Bonds**

Project	Construction Status
Carmel Valley Road from Via Abertura to Black Mountain Road (Seg B) Includes Black Mountain Road from Carmel Valley Road southerly to existing Black Mountain Road Includes Collins Nursery ROW acquisition Includes portion of 36" water line – 793 zone Includes 36" water line – 610 zone Includes Pressure Reduction Station	Complete
Construction of Carmel Valley Road Segments 1, 2 and 3 from North of SR 56 to Via Abertura Includes traffic signal at Rancho Santa Fe Farms Road	Complete
Camino Ruiz South Includes 16" Water Line in Camino Ruiz Includes 24" Water Line in Camino Ruiz	Complete
Camino Ruiz from CR South Northerly to San Dieguito and Extension to Stn. 213 Includes 16" Water Line Includes 24" Water Line Includes Sewer Trunk from Fairbanks Highlands Intercept to Pump Station No. 3 Intercept	Complete
San Dieguito Road from Camino Ruiz to existing San Dieguito Road - includes Water Facilities	Complete

Median and Parkway Landscaping of Carmel Valley Road from Via Abertura to Black Mountain Road (Seg B) Includes Black Mountain Road from Carmel Valley Road southerly to existing Black Mountain Road	Complete
Water and Sewer Facilities a. Sewer Trunk Line from Existing Carmel Valley Sewer Trunk Line to Fairbanks Highlands Intercept b. Trunk Sewer from Pump Station No. 3 Intercept to Pump Station No. 2 Intercept c. Trunk Sewer from Pump Station No. 2 Intercept to northerly end of Project d. Pump Station No. 3 and Force Main to Trunk Sewer e. Pump Station No. 2 and Force Main to Trunk Sewer f. 36" Water Line from Reservoir to Black Mountain Road, including construction of initial Carmel Valley Road Segment BB improvements (land bridge, grading and encasement of existing water facilities)	Complete
25 Million Gallon Reservoir	Complete
South Fire Station and Equipment (Portion)	Complete
Offsite Traffic Signals and Intersection Improvements Intersection Improvements at El Camino Real and San Dieguito Road Traffic Signal at Black Mountain Road and Maler Road Intersection Improvements at Black Mountain Road and Park Village Road	Complete
Traffic Signal at Camino Ruiz and San Dieguito Traffic Signal at Carmel Valley Road and Camino Ruiz Traffic Signal at Carmel Valley Road and Black Mountain Road	Complete
Regional Park Land Acquisition and Grading (Fair Share)	Complete
Preliminary Design Costs of Public Improvements	Complete
Neighborhood Park Improvements	Complete
Landscaping of Camino Del Sur and San Dieguito Road	Complete
Community Park Improvements	Complete

COMMUNITY FACILITIES DISTRICT NO. 2
(Santaluz) Improvement Area No. 3
Special Tax Bonds

Project	Construction Status
Carmel Valley Road from Via Abertura to Black Mountain Road and Black Mountain Road from Carmel Valley Road southerly to existing Black Mountain Road.	Complete
Carmel Valley Road Segments 1, 2 and 3 from North SR56 to Via Abertura	Complete
Camino Ruiz South	Complete
Camino Ruiz from CR South Northerly to San Dieguito and Extension of Stn. 213	Complete
San Dieguito Road from Camino Ruiz to existing San Dieguito Road	Complete
Median and Parkway Landscaping of Carmel Valley Road from Via Abertura to Black Mountain Road and Black Mountain Road from Carmel Valley Road southerly to existing Black Mountain Road.	Complete
Sewer Trunk Line from Existing Carmel Valley Sewer Trunk Line to Fairbanks Highlands Intercept	Complete
Trunk Sewer from Pump Station No. 3 Intercept to Pump Station No. 2 Intercept	Complete
Trunk Sewer from Pump Station No. 2 Intercept to northerly end of Project	Complete
Pump Station No. 3 and Force Main to Trunk Sewer	Complete
Pump Station No. 2 and Force Main to Trunk Sewer	Complete
36" Water Line from Reservoir to Black Mountain Road, including construction of initial Carmel Valley Road Segment BB improvements (land bridge, grading and encasement of existing water facilities)	Complete
25 Million Gallon Reservoir	Complete
South Fire Station and Equipment (Portion)	Complete
Offsite Traffic Signals and Intersection Improvements	Complete
Regional Park Land Acquisition and Grading (Fair Share)	Complete
Preliminary Design Costs for Public Improvements	Complete
Landscaping of San Dieguito Road	Complete
Landscaping of Camino Ruiz	Complete
Community Park Improvements	Complete
Neighborhood Park Improvements	Complete

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

Project	Construction Status
Offsite Water and Sewer Improvements	Complete
Community Park Improvements	Complete
El Camino Real from Derby Downs Road to San Dieguito Road	Complete

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

Project	Construction Status
Rosecrans Street Improvements and Lytton Street Improvements	Complete
Park Demolition and Rough Grading	Complete
Landscaping of Rosecrans Parkway	Complete
Rosecrans Intersection At Nimitz Boulevard	Developer currently working with City staff to redesign the intersection at the SW corner due to a non-cooperative property owner. Final bid documents for the project are being prepared. Permit anticipated to be obtained at year's end so that bidding process can begin early 2017. Construction start is anticipated to be March/April 2017.
Phase I Park Facilities and Remaining Park Demolition and Rough Grading	Complete
Phase II Park Facilities	Complete
Harbor Drive Street Improvements	Complete
Laning/Cushing Drive Signal Improvements	Complete

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

Project	Construction Status
Extend Camino Ruiz, 2 Lanes, from Santaluz to Resort Street:	
a. Street Improvements (portion of T-5)	Complete
b. Wildlife Crossing (T-7)	Complete
c. Underground Utilities & Improvements	Complete
Sewer Lift Station No. 1, including Gravity Line from Camino Ruiz and Force Mains to Santaluz	Complete
Extend Camino Ruiz, 2 Lanes, from Resort Street to Camino del Norte:	
a. Street Improvements (remainder of T-34.1)	Complete
b. Underground Utilities & Improvements	Complete
If not already existing, widen Camino Ruiz, from 2 to 4 Lanes, from San Dieguito Road to Carmel Valley Road:	
a. Street Improvements (T-10)	Complete
b. Wildlife Crossing (T-12)	Complete

If not already existing, widen Carmel Valley Road, from 2 to 4 lanes, from Black Mountain Road to entrance of Fairbanks Highlands:

a. Street Improvements (portion of T-22) Torrey Highlands
PFFP Projects T-4.3 and T-4.4

Project T-22 consists of two phases of Carmel Valley Road widening (T-22.1 & T-22.2). T-22.1 is widening the road to four lanes from Via Albertura east to Camino Del Sur. This phase is further split into two phases. The first, consisting of widening from Via Albertura to the easterly boundary of Fairbanks Country Villas property, is being constructed by Davidson Communities under the terms of a reimbursement agreement (RA). This phase is complete. The second phase of T-22.1 will be completed under the terms of a separate reimbursement agreement with D.R. Horton. This phase will continue the widening easterly to Camino del Sur. Construction on this phase will begin in FY 2017 and project close out is estimated to occur by the end of FY 2019. T-22.2 is the portion of the widening from Camino Del Sur easterly to Black Mountain Road and anticipated to be constructed by BMR, LLC under the terms of a reimbursement agreement. Construction on this phase of the project has not begun yet due to unforeseen permitting issues.

b. Wildlife Crossing (T-24) Now included as a portion of projects T-21.1 and T-22.1)

The original two lanes of the wildlife crossing on Carmel Valley Road were ultimately completed as part of project T-21.1. Two additional lanes will be added as part of the widening project which D.R. Horton will be constructing (T-22.1/Phase II). Construction on Phase II is expected to begin in FY 2017.

Extend Carmel Valley Road, 4 Lanes, from Black Mountain Road to Camino Crisalida:	
a. Street Improvements (T-25)	Complete
b. Wildlife Crossing (T-27)	Complete
c. Underground Utilities & Improvements	Complete
Gravity Sewer Line from East Clusters to Existing Gravity Line at Camino Ruiz	Complete
If not already existing, extend Camino Ruiz, 2 lanes, from Carmel Valley Road to SR-56. (T-13)	Complete
If not already existing, widen Camino Ruiz, from 2 to 4 lanes, from Carmel Valley Road to SR-56. (T-14)	Camino Ruiz (now Camino Del Sur) has already been widened to four lanes. There will be a future expansion to six lanes commensurate with the requirements of the Transportation Phasing Plans in BMR and Torrey Highlands. Construction of the project began in July 2016 and project completion and close-out is expected in FY 2019.
If not already existing, widen Carmel Valley Road, from 2 to 4 lanes, from Via Abertura to Del Mar Heights Road. BMR PFFP Project (T-20), PHR PFFP Project No. T-4.4, Phase 2	The project is being completed by Pardee in two phases. The first phase from Del Mar Heights Road to Lopelia has been completed. The second easterly phase from Lopelia to Via Albertura is also being constructed by Pardee as part of a reimbursement agreement. Phase 2 is anticipated to be completed by June 30, 2017. The Notice of Completion (NOC) and As-Builts are anticipated to be finalized in FY 2018.

If not already existing, widen Camino Ruiz, from 2 to 4 lanes, from San Dieguito Road to Camino del Norte:

a. Street Improvements (T-6 and T-34.2)

Construction complete. Project T-6 consists of the widening to 4 lanes of Camino Ruiz (now Camino Del Sur) from San Dieguito Road northerly to Paseo del Sur). This project was completed during FY 2014. City has issued a letter of substantial completion and the Notice of Completion (NOC). As-Built drawings have been submitted and are anticipated to be approved in early 2017.

Project T-34.2 consists of extending Camino Del Sur by building a 4-lane road from Bernardo lake Drive east to Lone Quail Road. This project was completed in FY 2014. City issued a letter of substantial completion on 5/16/2014. Notice of Completion (NOC) and As-Builts are anticipated to be finalized in early 2017.

As a note, project T-34.1 consisted of extending Camino Del Sur from Paseo del Sur to Bernardo Lakes Drive, which links the two projects above. This project has been previously completed.

b. Wildlife Crossing (T-8)

Complete