

**County of Sacramento
Laguna Creek Ranch/Elliott Ranch
Community Facilities District No. 1
Improvement Area 1**

Government Code Section 53343.1 Annual Report

Fiscal Year Ending June 30, 2024

PREPARED BY:

County of Sacramento

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County of Sacramento Laguna Creek Ranch/Elliott Ranch Community Facilities District No.1,
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BACKGROUND:

In 1990, 1997 and 2011, the Sacramento County Board of Supervisors (Board) took the following actions, under the terms and provisions of the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (Act), to establish the County of Sacramento Laguna Creek Ranch/Elliott Ranch Community Facilities District No. 1, Improvement Area No. 1 (LCR/ER CFD, Imp. Area 1) and to authorize the issuance of bonds and refunding bonds to finance the acquisition and construction costs of certain capital public facilities:

- Adopted Resolution No. 90-1231 establishing the LCR/ER CFD, Imp. Area 1 (7/10/1990);
- Adopted Resolution Nos. 90-1497 and 90-2101 authorizing the issuance of \$34,000,000 principal amount County of Sacramento, LCR/ER CFD, Imp. Area 1 Series 1990 special tax bonds (8/28/1990 and 12/5/1990);
- Adopted Resolution No. 97-1527 authorizing the issuance of \$31,980,000 principal amount of County of Sacramento LCR/ER CFD, Imp. Area 1 Series 1997 Special Tax Refunding Bond (12/17/1997);
- Adopted Resolution No. 2010-0994 authorizing the issuance of up to \$20,000,000 principal amount County of Sacramento, LCR/ER CFD, Imp. Area 1 Series 2011 special tax refunding bonds (12/14/2010).

The facilities authorized for funding from the LCR/ER CFD, Imp. Area 1 bond debt and taxes are listed in Exhibit C to Resolution No. 90-1231. This report contains the reporting elements required by Section 53343.1 of the Act. A map of the district is shown on the attached Figure A.

Bonds for LCR/ER CFD, Imp. Area 1 were paid in full in September 2020. Sufficient funds were available from the Reserve Fund balance and special tax revenue from the Fiscal Year 2019-20 levy for the last debt service payment. Therefore the cessation of the levy of the special taxes within LCR/ER CFD, Imp. Area 1 began in Fiscal Year 2020-21 and notices were provided to property owners within the district regarding the completion of the special tax program.

Staff will coordinate facilities funding needs with County departments, the City of Elk Grove and the Cosumnes Community Services District and seek Board approval on the recommended remaining funding allocation.

A. SPECIAL TAXES COLLECTED:

Special taxes are no longer levied in the LCR/ER CFD, Imp. Area 1.

B. OTHER REVENUE RECEIVED:

Interest earned for Fiscal Year 2023-24 amounted to \$88,461.

There were no other revenues within Fiscal Year 2023-24.

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C. TOTAL EXPENDITURES:

The total amount expended in Fiscal Year 2023-24 was \$2,357,189.

D. SUMMARY OF EXPENDITURES:

Table D below summarizes the Fiscal Year 2023-24 expenditures for the LCR/ER CFD, Imp. Area 1:

TABLE D

Components	Expenditures	Funding Source
1. Facilities	\$2,202,480	CFD Bond Proceeds
2. Services		
3. Bond Principal and Interest	\$0	
4. Administrative Costs	154,709	Prior Special Taxes
Total	\$2,357,189	

E. EXPENDITURES FOR FACILITIES:

The expenditures for facilities in Fiscal Year 2023-24 for LCR/ER CFD, Imp. Area 1 is \$2,202,480 due to the Bond Proceeds from the McCormack-Williamson Tract Weir Project

F. EXPENDITURES FOR SERVICES:

There are no authorized services for the LCR/ER CFD, Imp. Area 1.

G. EXPENDITURES FOR ADMINISTRATIVE COSTS:

Table G below provides the details of the Fiscal Year 2023-24 expenditures by the LCR/ER CFD, Imp. Area 1 for administrative costs:

TABLE G

Administrative Components	Expenditures
Administration	\$152,318
Accounting	\$2,391
Legal Services	\$0
Other Operating Expenses – Services	\$0
Treasurer's Fiscal Agent Charges	\$0
System Development Services	\$0
Total	\$154,709

The administrative costs that are funded from the special tax and interest revenues include the costs of project management of facilities funded by the district, calculating and collecting special taxes, legal counsel services, treasurer's fiscal agent charges, system development services, accounting support services, and reporting and budgeting of the district.

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H. CERTIFICATION OF REPORT:

This report was certified by the Board on December 10, 2024.

I. ADDITIONAL INFORMATION:

The following information is not required by the Act, but is general information pertinent to the LCR/ER CFD, Imp. Area 1.

a. Status of Facilities:

Projects Remaining:

1. Town Square Park Improvements

Projects Completed:



1. Bartholomew Park Shade Structure with ADA Access
2. Lawson Park Shade Canopy/Playground Equipment with ADA Access
3. King Park Improvements:
 - a. Shade Structure with Picnic Tables
 - b. Shade Canopy
 - c. Bucket swings
4. Bartholomew Park Drainage Improvements
5. Harbour Point Drive Landscape Median
6. Safety lighting at Caterino Park
7. I-5 Mainline Widening share contribution (Laguna Blvd. to Pocket Road)
8. Laguna Blvd. at UPRR Overcrossing
9. Signalized Intersection of Laguna Blvd. and Harbour Point Drive
10. Signalized Intersection of Laguna Blvd. and Laguna Main Street
11. Signalized Intersection of Laguna Blvd. and Dwight Road/Babson Drive
12. Laguna Blvd./I-5 Freeway Interchange
13. Signalized Intersection of Laguna Blvd. and Franklin Blvd.
14. Signalized Intersection of Laguna Blvd. and Santorini/Neosho Drives
15. Dwight Road (Laguna Blvd. to north boundary of Laguna Creek Ranch)
16. Laguna Boulevard (Franklin Blvd. to I-5)
17. Laguna Blvd. at High Tech Court traffic signal
18. Harbour Point Drive (Laguna Blvd. to south boundary of Laguna Creek Ranch)
19. Bus Turnout/Transit Layover Facility at Town Hall
20. Drainage Facilities: west and north levees, pump station
21. Park Facilities: Laguna West Town Hall and Park, Meadows Park, Lawson Park, Lawrence Park, Bartholomew Park, Renwick Square park, Unit No. 27 Park
22. Fire Station 75 at 2300 Maritime Drive (Laguna Creek Ranch share)
23. Laguna Boulevard Tree Removal and Replacement (Franklin Blvd. to I-5)
24. Laguna Boulevard/UPRR Overcrossing Sound Attenuation (Rubberized asphalt)
25. Maintenance Repair of Laguna Boulevard/I-5 Interchange Exit Ramp
26. Landscaping of the Laguna Boulevard/I-5 Interchange
27. Laguna Boulevard/UPRR Overcrossing Sidewalk Repair
28. Park and Ride (at Apple Computer)

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29. Renwick Avenue/Harbour Point Drive Traffic Signal
30. Galen Drive/Harbour Point Drive Traffic Signal
31. Landscaping of the Laguna Boulevard/Union Pacific Railroad Overcrossing
(south side only)
32. Harbour Point Drive Median and Rehabilitation
33. McCormack-Williamson Tract Project – (Fair Share Contribution)

FIGURE A
SACRAMENTO COUNTY
LAGUNA CREEK RANCH/ELLIOTT RANCH
COMMUNITY FACILITIES DISTRICT NO. 1
IMPROVEMENT AREA 1 - LAGUNA CREEK RANCH
BOUNDARY & VICINITY MAP

**Legend**

-  LCR/ER CFD No1, Area 1
-  DISTRICT PARCELS

District: Laguna Creek Ranch / Elliott Ranch
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Supervisory District: 5 - Hume

