

**County of Sacramento
Laguna Creek Ranch/Elliott Ranch
Community Facilities District No. 1
Improvement Area 2**

Government Code Section 53343.1 Annual Report

Fiscal Year Ending June 30, 2024

PREPARED BY:

County of Sacramento

Community Development Department
County Engineering Division
Special Districts Section
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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. 2 (LCR/ER CFD, Imp. Area 2) 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 LCR/ER CFD, Imp. Area 2 (7/10/1990);
- Adopted Resolution Nos. 90-1497 and 90-2101 authorizing the issuance of \$24,155,000 principal amount County of Sacramento, LCR/ER CFD, Imp. Area 2 Series 1991 special tax bonds (8/28/1990 and 12/5/1990);
- Adopted Resolution Nos. 97-0858 and 97-0927 authorizing the issuance of \$21,415,000 principal amount County of Sacramento, LCR/ER CFD, Imp. Area 2 Series 1997 special tax refunding bonds (7/15/1997 and 7/29/1997);
- Adopted Resolution No. 2010-0995 authorizing the issuance of up to \$15,000,000 principal amount County of Sacramento, LCR/ER CFD, Imp. Area 2 Series 2011 special tax refunding bonds (12/14/2010).

The facilities authorized for funding from the LCR/ER CFD, Imp. Area 2 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 2 were paid in full in September 2021. Sufficient funds were available from the Reserve Fund balance and special tax revenue from the Fiscal Year 2020-21 levy for the last debt service payment. Therefore the cessation of the levy of the special taxes within LCR/ER CFD, Imp. Area 2 began in Fiscal Year 2021-22 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 2.

B. OTHER REVENUE RECEIVED:

Interest earned for Fiscal Year 2023-24 amounted to \$28,965.

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 \$1,398,590.

D. SUMMARY OF EXPENDITURES:

Table D below summarizes the Fiscal Year 2023-24 expenditures for the LCR/ER CFD, Imp. Area 2:

TABLE D

Components	Expenditures	Funding Source
1. Facilities	\$1,242,287	Bond Proceeds
2. Services	\$0	
3. Bond Principal and Interest	\$0	
4. Administrative Costs	\$156,303	Prior Special Taxes
Total	\$1,398,590	

E. EXPENDITURES FOR FACILITIES:

The expenditures for facilities in Fiscal Year 2023-24 for LCR/ER CFD, Imp. Area 2 is \$1,242,287 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 2.

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 2 for administrative costs:

TABLE G

Administrative Components	Expenditures
Administration	\$153,953
Accounting	\$2,350
Legal Services	\$0
Other Operating Expenses- Services*	\$0
Treasure's Fiscal Agent Charges	\$0
System Development Services	\$0
Total	\$156,303

* Overlapping Debt Report

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 2.

a. Status of Facilities:

Projects Remaining:

1. Joint Use Park and Ride
2. Street Light on the Elk Grove/I-5 Interchange



Projects Completed:

1. Harbour Point Drive Landscaped Median
2. I-5 Mainline Widening share contribution (Laguna Blvd. to Pocket Road)
3. Elk Grove Blvd. at UPRR Overcrossing
4. Signalized Intersection of Elk Grove Blvd. and Harbour Point Drive
5. Signalized Intersection of Elk Grove Blvd. and Four Winds Drive
6. Elk Grove Blvd./I-5 Freeway Interchange
7. Signalized Intersection of Elk Grove Blvd. and Franklin Blvd.
8. Signalized Intersection of Elk Grove Blvd. and Shore Lakes Drive
9. Elk Grove Boulevard (Franklin Blvd. to I-5)
10. Harbour Point Drive (Elk Grove Blvd. to north boundary of Elliott Ranch)
11. Four Winds Drive (Elk Grove Blvd. to north boundary of Elliott Ranch)
12. Drainage Facilities: west and south levees, outfall channel, pump station
13. Park Facilities: Johnson Park Phases I and II, Caterino Park
14. Fire Station 75 at 2300 Maritime Drive (Elliott Ranch share)
15. Traffic Signal (Harbour Point Drive and Maritime Drive)
16. Street light on Elk Grove Blvd./I-5 interchange
17. Harbour Point Drive Median and Rehabilitation
18. McCormack-Williamson Tract Project (Fair Share Contribution)

FIGURE A
SACRAMENTO COUNTY
LAGUNA CREEK RANCH/ELLIOTT RANCH
COMMUNITY FACILITIES DISTRICT NO. 1
IMPROVEMENT AREA 2 - ELLIOT RANCH
BOUNDARY & VICINITY MAP



Legend

-  LCR/ER CFD No. 1, Area 2
-  DISTRICT PARCELS

District: Laguna Creek Ranch / Elliott Ranch
Community Facilities District No. 1,
Improvement Area No. 2

Supervisory District: 5 - Hume

