



City Council  
Laguna Community Facilities District Special Tax  
May 3, 2004

and endorsed the strategy of extending the tax at the current rate through fiscal year 2005-2006.

The Laguna CFD was formed to finance the acquisition and construction of certain capital public facilities within the Laguna district. Portions of the Bruceville Road Widening project qualify for funding from the Laguna CFD. An annual levy of special taxes on the properties in the CFD is required to fund debt service requirements resulting from the issuance of Mello-Roos bonds, as well as the cost of administering the CFD. The Laguna CFD debt service is scheduled to be completed in December, 2005. Extending the tax at the current rate through fiscal year 2005-2006 would generate approximately \$4,084,000. Prior to the Board approving the tax extension, City Council endorsement is desired by the County. If the Board approves the extension of the tax and \$4.5 million for the Bruceville Road Widening project, staff will come back to Council for approval of an agreement with the County to allocate \$4.5 million for the project.

**COMMITTEE/COMMISSION ACTION:**

None

**BACKGROUND INFORMATION:**

The Laguna CFD was approved by the County of Sacramento Board of Supervisors (Board) in May 1986 and confirmed by landowner election in August 1986. The District was originally under the jurisdiction of the County. The District is about six square miles in area and is generally bounded by the Union Pacific Rail Road lines on the west, Highway 99 on the east, Cosumnes River College Boulevard to the north, and Elk Grove Boulevard to the south (Exhibit A). The Laguna CFD was formed to finance the acquisition and construction of certain capital public facilities within the Laguna area. Each year the Board approves the allocation of Laguna CFD funds for projects within the District.

Bruceville Road, from Jacinto Road to Cosumnes River College Boulevard, was listed in the original resolution of formation for the District, but was not one of the projects previously approved by the Board for funding. Currently, the City is designing the widening of Bruceville Road between Sheldon Road to Cosumnes River College Boulevard. The estimated total cost of the project is \$10.7 million. The advertisement date for construction bids for the project is scheduled tentatively for early 2005, pending funding.

Staff requested the County add the Bruceville Road Widening project to the list of approved projects to be funded by the Laguna CFD. The City of Elk Grove is also requesting funding for ten (10) projects from the Laguna CFD including the Sheldon Road Widening Project and the Sheldon Road/SR-99 Interchange. Exhibit A shows the list of proposed projects for funding from the Laguna CFD.

The current balance of the Laguna CFD is approximately \$19.5 million and not adequate to fully fund the Bruceville Road Widening project and the other projects requested by the City

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of Elk Grove. Extending the Laguna CFD tax through fiscal year 2005-2006 would generate approximately \$4,084,000 million and assist in funding the projects. The Board met on May 18, 2004 and approved the list of projects to be funded through the Laguna CFD and endorsed the strategy of extending the tax through fiscal year 2005-2006. The special tax levy for fiscal year 2004-2005 will be considered by the Board for final approval on June 8, 2004. The County has also requested endorsement for the tax extension from both the City of Sacramento and the City of Elk Grove City Council prior to final Board approval. If the tax levy is approved by the Board as recommended, \$4.5 million would be allocated to the Bruceville Road Widening project.

On April 22, 2004 City staff conducted a public meeting for the Laguna/Jacinto area and informed the community about the proposed tax extension and the proposed Laguna CFD projects. Staff did not receive any opposition to the tax extension.

**FINANCIAL CONSIDERATIONS:**

The estimated total cost of the Bruceville Road Widening project (PN: TW52) is \$10.7 million. The following funding has been identified for the project:

• Laguna Area Roadway Development Fee (Appropriated)	\$712,962
• Laguna Vega North (Appropriated per Agreement 99-091)	\$206,941
• Laguna CFD (If approved by County Board of Supervisors)	\$4,500,000
• Developer Contributions (Estimate including JCPA fees and College Square Improvements)	<u>\$5,300,000</u>
<b>TOTAL FUNDING IDENTIFIED:</b>	<b>\$10,719,903</b>

Developer contributions have not been fully collected. It is anticipated that local funds may need to be advanced, subject to council approval, to construct the project in 2005. With the FY 04/05 Capital Improvement Program (CIP) adoption, staff is recommending an advance of \$2 million toward the project. Additional City funds, up to \$2 million, may also be needed in order to advance the remaining developer fees. Upon collection of these fees, funds would be reimbursed to the City.

**ENVIRONMENTAL CONSIDERATIONS:**

The current request for endorsement of the County of Sacramento proposal is not subject to the provisions of the California Environmental Quality Act (CEQA) under the general rule (15061)(b)(3) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Environmental review, in compliance with CEQA, will be completed prior to the final approval of the Bruceville Road Widening project.

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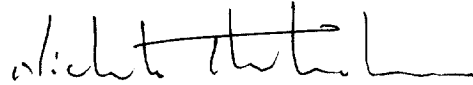
**POLICY CONSIDERATIONS:**

Widening Bruceville Road is consistent with the City's Strategic Plan goals of promoting and supporting economic vitality and enhancing the quality of life.

**ESBD CONSIDERATIONS:**

None.

Respectfully submitted,



Nicholas Theocharides  
Engineering Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:

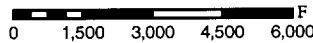
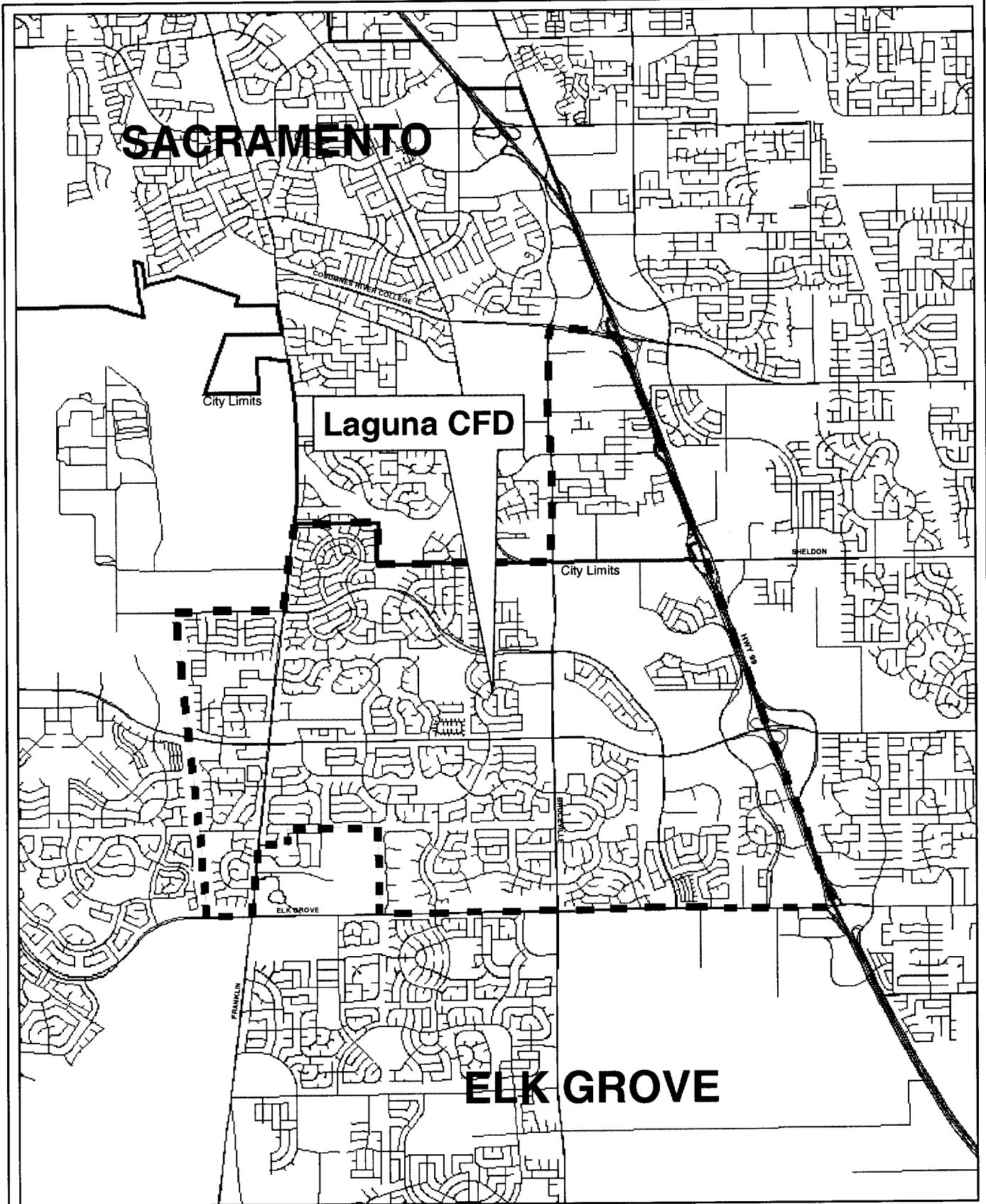


Marty Hanneman  
Director, Department of Transportation

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S:\TS Wrk Grp Docs\F&P Svcs\Scoping\JCPA\Council\Laguna CFD Report



**LAGUNA COMMUNITY FACILITIES DISTRICT**  
**(Laguna CFD)**



M

A

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**LAGUNA COMMUNITY FACILITIES DISTRICT (CFD) SPECIAL TAX - ENDORSE COUNTY OF SACRAMENTO PROPOSAL TO EXTEND THE LAGUNA CFD SPECIAL TAX THROUGH FISCAL YEAR 2005-2006 TO FUND \$4.5 MILLION FOR THE BRUCEVILLE ROAD WIDENING PROJECT (PN: TW52) AND APPROXIMATELY \$19.0 MILLION FOR OTHER PROJECTS WITHIN THE LAGUNA AREA**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:**

- The County of Sacramento proposal to extend the Laguna Community Facilities District special tax through fiscal year 2005-2006 to fund \$4.5 million for the Bruceville Road Widening project and approximately \$19 million for other Laguna Area projects shown in Exhibit A is endorsed.

\_\_\_\_\_  
MAYOR

ATTEST:

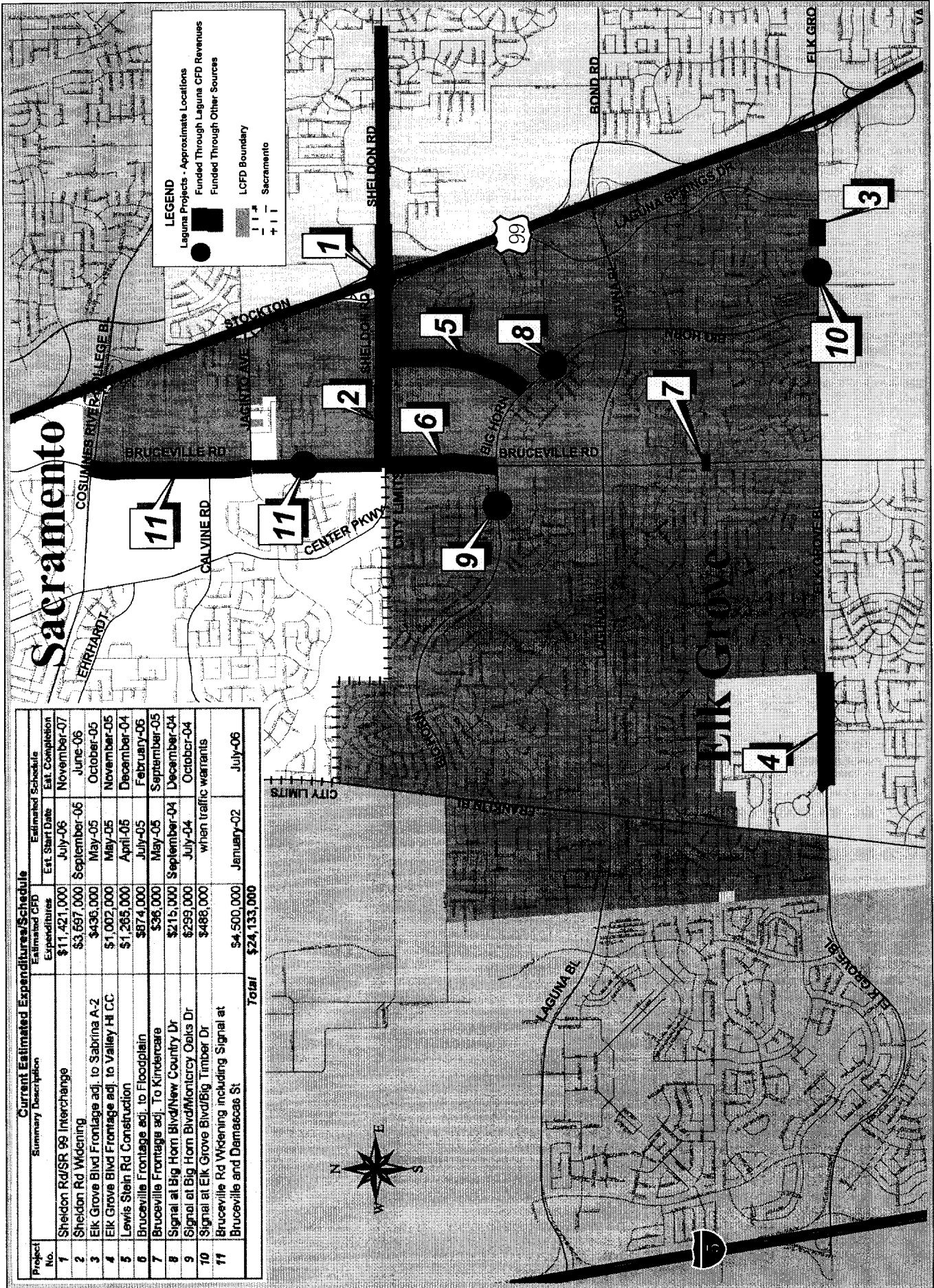
\_\_\_\_\_  
CITY CLERK

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



Project No.	Summary Description	Current Estimated Expenditures/Schedule		Estimated Schedule	
		Estimated CFD Expenditures	Est. Start Date	Est. Start Date	Est. Completion
1	Sheldon Rd/SR 99 Interchange	\$11,421,000	July-06	July-06	November-07
2	Sheldon Rd Widening	\$3,697,000	September-06	July-06	June-06
3	Elk Grove Blvd Frontage adj. to Sabrina A-2	\$436,000	May-05	May-05	October-05
4	Elk Grove Blvd Frontage adj. to Valley HI CC	\$1,007,000	May-05	May-05	November-05
5	Lewis Stein Rd Construction	\$1,265,000	April-05	April-05	December-04
6	Bruceville Frontage adj. to Floodplain	\$874,000	July-05	July-05	February-06
7	Bruceville Frontage adj. To Kindercare	\$36,000	May-05	May-05	September-05
8	Signal at Big Horn Blvd/New Country Dr	\$215,000	September-04	September-04	December-04
9	Signal at Big Horn Blvd/Monterey Oaks Dr	\$299,000	July-04	July-04	October-04
10	Signal at Elk Grove Blvd/Big Timber Dr	\$488,000	when traffic warrants		
11	Bruceville Rd Widening including Signal at Bruceville and Damascas St	\$4,500,000	January-02	January-02	July-06
<b>Total</b>		<b>\$24,133,000</b>			

LAGUNA COMMUNITY FACILITIES DISTRICT (CFD)  
Laguna Projects to be Completed with CFD Revenues

Map Date: 4/21/2004

RESOLUTION NO. \_\_\_\_\_

# **Laguna Community Facilities District (CFD)**

**Saed Hasan**

**Department of Transportation**

# Purpose

- **Request Council to Endorse:**
  - **Extending the Laguna CFD Special Tax Through 2006 to Fund \$4.5 Million for Bruceville Road Widening**

# **Laguna CFD Background**

- **Approved in 1986 by County Board**
- **Approximately Six Square Miles in Sacramento and Elk Grove**
- **Collects Annual Levy - Special Taxes**
- **Funds Eligible Transportation Projects**

# **Laguna CFD Background**

- **Board Approves Projects & Funding**
- **Board Approves Tax Extensions**
- **Debt Service Complete by 12/05**

# **Bruceville Rd Widening**

- **Eligible Laguna CFD Project**
- **Limits From Jacinto Rd to Cosumnes River Blvd**
- **Funding Not Originally Approved by Board**
- **Schedule - Advertise for Construction in Early 2005**

# **Proposed Laguna CFD Projects**

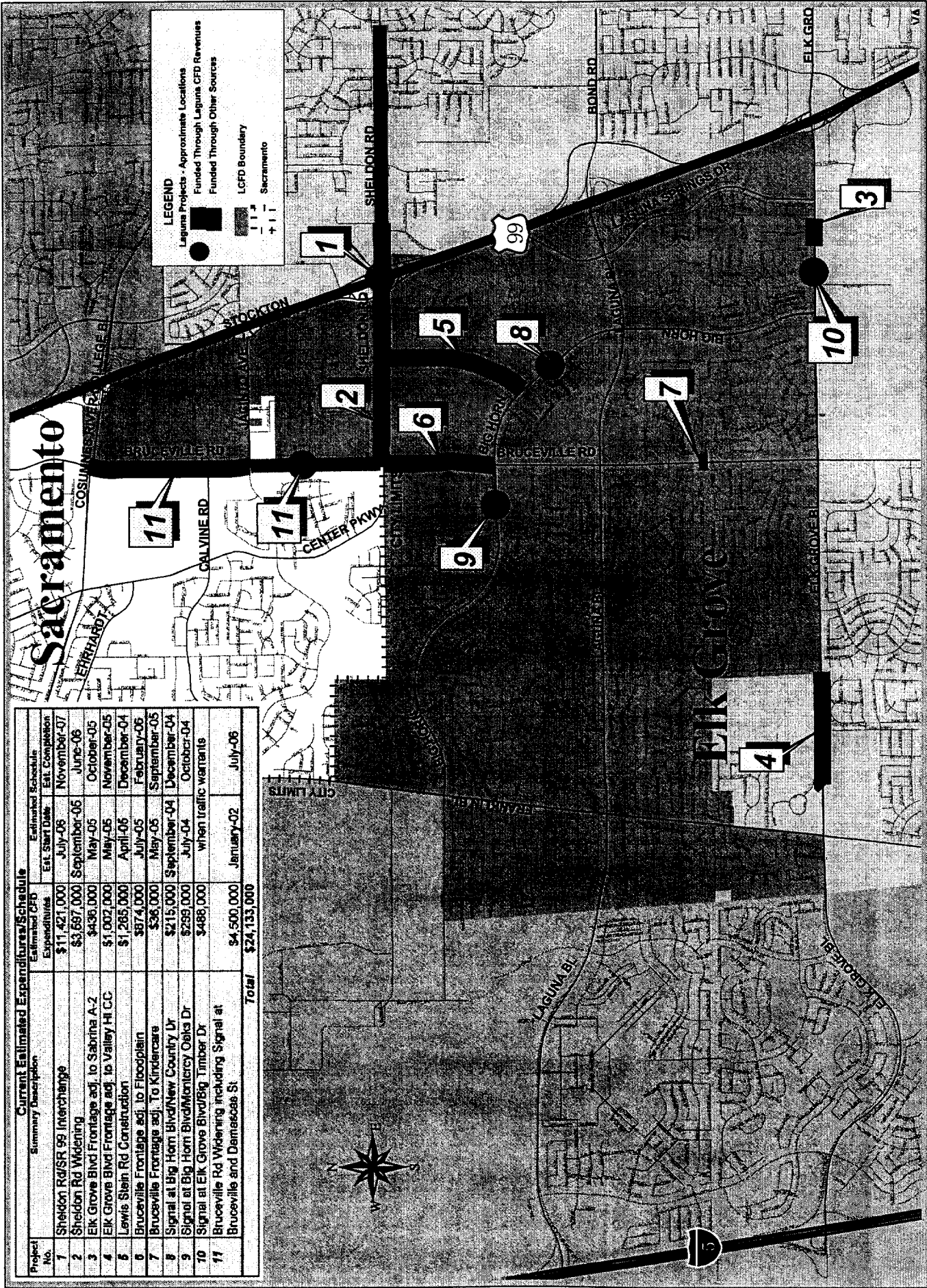
- **Board Approved Projects on 5/18/2004**
- **11 Projects in Sacramento and Elk Grove**
- **Total Requested - \$23.5 Million**
- **\$4.5 Million for Bruceville Rd Widening**
- **Shortfall of \$4.0 Million to Fund Projects Requested - Need Tax Extension**

# Sacramento

Project No.	Summary Description	Current Estimated Expenditures/Schedule		Estimated Schedule	
		Expenditures	Est. Start Date	Est. Completion	Est. Completion
1	Shekton Rd/SR 99 Interchange	\$11,421,000	July-06	November-07	November-07
2	Shekton Rd Widening	\$3,587,000	September-05	June-06	June-06
3	Elk Grove Blvd Frontage adj. to Sabrina A-2	\$436,000	May-05	October-05	October-05
4	Elk Grove Blvd Frontage adj. to Valley Hi CC	\$1,002,000	May-05	November-05	November-05
5	Lewis Stein Rd Construction	\$1,285,000	April-06	February-06	February-06
6	Bruceville Frontage adj. to Floodplain	\$874,000	July-05	September-05	September-05
7	Bruceville Frontage adj. to Kindercare	\$26,000	May-05	December-04	December-04
8	Signal at Big Horn Blvd/Montecity Oaks Dr	\$215,000	September-04	October-04	October-04
9	Signal at Elk Grove Blvd/Big Timber Dr	\$289,000	July-04	when traffic warrants	when traffic warrants
10	Signal at Elk Grove Blvd including Signal at	\$488,000	January-02	July-06	July-06
11	Bruceville and Damasco St	\$4,500,000	January-02	July-06	July-06
<b>Total</b>		<b>\$24,133,000</b>			

**LEGEND**

- Laguna Projects - Approximate Locations
- Funded Through Laguna CFD Revenues
- Funded Through Other Sources
- LCDF Boundary
- Sacramento



0.25 0 0.25 0.5 Miles

**LAGUNA COMMUNITY FACILITIES DISTRICT (CFD)**  
Laguna Projects to be Completed with CFD Revenues

Map Date: 4/21/2004

# **Tax Extension**

- **Proposed at the Current Rate**
- **Through Fiscal Year 05/06**
- **Needed To Help Fund Requested Projects**

# **County Requested**

- **Community Outreach - Meeting  
April 22, 2004**
- **Council Endorsement**

# **Bruceville Rd Widening Proposed Funding**

**Estimated Cost: \$10.7 Million**

## **Proposed Funding Sources**

- LARDF: \$712,962 (June 2000)**
- Laguna Vega North: \$206,941**
- Laguna CFD: \$4.5 Million**
- Developers : \$5.3 Million**

## **Next Steps**

- **Endorse Tax Extension to Fund \$4.5 Million for Bruceville Road Widening**
- **Agreement With County to Allocate Funds**