

**County of Sacramento
Metro Air Park
Community Facilities District No. 2000-1**

Government Code Section 53343.1 Annual Report

Fiscal Year Ending June 30, 2022

PREPARED BY:

County of Sacramento

Community Development Department
County Engineering Division
Special Districts Section
827 Seventh Street, Room 304
Sacramento, CA 95814
916-874-6525

Office of Budget and Debt Management
County Debt Office
700 H Street, Room 7650
Sacramento, CA 95814
916-874-5239



County of Sacramento Metro Air Park Community Facilities District No. 2000-1
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2022

BACKGROUND:

In 2000, 2004 and 2007, 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 Metro Air Park Community Facilities District No. 2000-1 (MAP Hard Cost CFD) to provide for the financing of certain public capital facilities and services related thereto and authorize the issuance of bonds to finance the acquisition and construction costs of capital public facilities:

- Adopted Resolution No. 2000-1144 establishing the MAP Hard Cost CFD (9/26/2000);
- Adopted Resolution No. 2000-1145 authorizing the issuance of up to \$200,000,000 principal amount MAP Hard Cost CFD special tax bonds (9/26/2000);
- Adopted Resolution No. 2004-0312 authorizing the issuance and providing for the sale of \$63,460,000 principal amount MAP Hard Cost CFD Series 2004A special tax bonds (3/30/2004);
- Adopted Resolution No. 2007-1490 authorizing the issuance and providing for the sale of \$40,200,000 principal amount MAP Hard Cost CFD Series 2007B special tax bonds (12/11/2007).

The facilities that are authorized for funding from the MAP Hard Cost CFD bond proceeds are listed in Exhibit C to Resolution No. 2000-1144. This report contains the reporting elements required by Section 53343.1 of the Act for the facilities component funded by the bonds, as well as activities related to the services component funded directly by special taxes. A map of the district is shown on the attached Figure A.

A. SPECIAL TAXES COLLECTED:

Facilities

Facilities special taxes levied for Fiscal Year 2021-22 amounted to \$11,616,698.

Facilities special taxes that were delinquent for Fiscal Year 2021-22 amounted to \$0 (as of July 1, 2022); therefore no additional special taxes were levied in Fiscal Year 2022-23 to replenish the delinquent taxes. However \$2,532,128 was levied to augment the Acquisition and Construction Fund.

Facilities special taxes collected for Fiscal Year 2021-22 amounted to \$11,616,698 (as of July 1, 2022).

The previous years' delinquent Facilities special taxes collected in Fiscal Year 2021-22 amounted to \$1,278,846 and \$289,054 in the delinquent amount, interest and penalties, respectively.

County of Sacramento Metro Air Park Community Facilities District No. 2000-1
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2022

Services

Services special taxes levied for Fiscal Year 2021-22 amounted to \$93,800.

- Administration amounted to \$30,600,
- Landscape Maintenance amounted to \$15,500,
- Water Supply Maintenance amounted to \$0,
- Drainage Basin Groundwater Pumping amounted to \$47,700, and
- Traffic Monitoring amounted to \$0.

Services special taxes that were delinquent for Fiscal Year 2021-22 amounted to \$0 (as of July 1, 2022).

Services special taxes collected for Fiscal Year 2021-22 amounted to \$93,800 (as of July 1, 2022).

Previous year delinquent Services special taxes collected in Fiscal Year 2021-22 amounted to \$65 (as of July 1, 2022).

B. OTHER REVENUE RECEIVED:

Interest earned for Fiscal Year 2021-22 on Facilities special taxes amounted to \$7,755.

Interest revenue utilized for Fiscal Year 2021-22 on the Services special taxes amounted to \$16,625 for the following services:

- Administration = \$1,198
- Landscape Maintenance = \$2,858
- Water Supply Maintenance = \$0
- Drainage Basin Groundwater Pumping = \$12,195
- Traffic Monitoring = \$374.

C. TOTAL EXPENDITURES:

The total amount expended in Fiscal Year 2021-22 was \$11,957,298 for Facilities and \$107,027 for Services.

D. SUMMARY OF EXPENDITURES:

Table D below summarizes the Fiscal Year 2021-22 expenditures for the MAP Hard Cost CFD:

TABLE D

Components	Expenditures	Funding Source
1. Facilities	\$2,988,804	Bond Proceeds, Interest, and Pay-Go
3. Bond Principal and Interest	\$8,642,300	Special Taxes
4. Administrative Costs	\$326,194	Special Taxes, Interest
Total Facilities Expenditures	\$11,957,298	

County of Sacramento Metro Air Park Community Facilities District No. 2000-1
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2022

Components	Expenditures	Funding Source
1. Services	\$61,444	Special Taxes, Interest
2. Administrative Costs	\$45,583	Special Taxes, Interest
Total Services Expenditures	\$107,027	

E. EXPENDITURES FOR FACILITIES:

Table E-1 below provides the details of the expenditures for the acquisition of developer-constructed facilities by the MAP Hard Cost CFD. This table shows the facilities completed in previous years. There are no MAP Hard Cost CFD facilities completed by developers in recent years including the fiscal year of this report.

TABLE E-1

PROJECT NO.	PROJECT DESCRIPTION	DISTRICT EXPENDITURE	FISCAL YEAR
	TOTAL FY 2021-22 EXPENDITURES		
	TOTAL FY 2020-21 EXPENDITURES	\$0	
	TOTAL FY 2019-20 EXPENDITURES	\$0	
	TOTAL FY 2018-19 EXPENDITURES	\$0	
	TOTAL FY 2017-18 EXPENDITURES	\$0	
	TOTAL FY 2016-17 EXPENDITURES	\$0	
	TOTAL FY 2015-16 EXPENDITURES	\$0	
	TOTAL FY 2014-15 EXPENDITURES	\$0	
HCP-1	HCP Fee Payment [remaining balance]	\$515,111	13-14
	TOTAL FY 2013-14 EXPENDITURES	\$515,111	
I5-6	I-5/Metro Parkway Interchange - North side right-of-way	\$573,375	12-13
	TOTAL FY 2012-13 EXPENDITURES	\$573,375	
SWR-2	Sewer Lift Station & Force Main	\$685,000	11-12
WTR-5.2-1	Water Tank and Booster Pump	\$179,730.71	11-12
	TOTAL FY 2011-12 EXPENDITURES	\$864,730.71	
RMB-2	Developer District Formation Reimbursement	\$235,000.00	10-11
WTR-5.2-2	Water Transmission Main - Payment for cost overrun per amended agreement	\$114,076.87	10-11
WTR-5.2-1	Water Tank and Booster Pump	\$11,385,098.26	10-11
	TOTAL FY 2010-11 EXPENDITURES	\$11,734,175.13	
MP-1.1	Metro Parkway - Payment for Environmental Mitigations per amended agreement	\$2,298,382.83	09-10

County of Sacramento Metro Air Park Community Facilities District No. 2000-1
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2022

PROJECT NO.	PROJECT DESCRIPTION	DISTRICT EXPENDITURE	FISCAL YEAR
MP-1.1JT	Metro Parkway - I-5 to Elverta Road – Joint Trench	\$6,359,578.51	09-10
DRN-6.1-4	South Lake Pump Station	\$160,026.85	09-10
RD-1000-8	Airport/ Natomas Central Mutual Water Company Irrigation Pump	\$394,122.00	09-10
WTR-5.2-2	Water Transmission Main	\$2,340,000.00	09-10
SMUD-1-1	SMUD Payment	\$610,531.16	09-10
	TOTAL FY 2009-10 EXPENDITURES	\$12,162,641.35	
MP-1.1 ²	Metro Parkway – Payments for cost overrun per amended agreement	\$7,257,860.73	08-09
EB-1.1	Elkhorn Boulevard – Payment for cost overrun per amended agreement	\$735,555.00	08-09
MP-1.1S	Metro Parkway Sewer Pipeline	\$6,203,519.49	08-09
	TOTAL FY 2008-09 EXPENDITURES	\$14,196,935.22	
EB-1.5 JT	Elkhorn Boulevard – Joint Trench	\$1,907,951.57	07-08
DRN-6.1b	Offsite NCMWC Improvements	\$3,239,743.41	07-08
RD1000-1	Del Paso Road Culvert	\$958,573.00	07-08
DRN-9	Pump Station (South)	\$1,809,925.49	07-08
MP-1.1-6 ¹	Metro Parkway – Subgrade, Rock, Concrete, Paving	\$3,368,879.80	07-08
MP-1.1-7 ¹	Metro Parkway – Final Paving	\$538,224.25	07-08
MP-1.1 – Final ¹	Metro Parkway - Final Payment including 15% Retention	\$2,330,060.75	07-08
EB-1.1-6 ¹	Elkhorn Boulevard – Subgrade, Rock, Concrete, Paving	\$1,648,304.17	07-08
EB-1.1-7 ¹	Elkhorn Boulevard – Final Paving	\$218,443.20	07-08
EB-1.1- Final ¹	Elkhorn Boulevard - Final Payment including 15% Retention	\$1,132,083.00	07-08
	TOTAL FY 2007-08 EXPENDITURES	\$17,152,188.64	
MP-1.1-3 & -4 ¹	Metro Parkway – Storm Drainage & Water Supply	\$5,421,821.90	06-07
EB-1.1-3 & -4 ¹	Elkhorn Boulevard – Storm Drainage & Water Supply	\$1,542,439.75	06-07
DRN-6.1b	Offsite NCMWC Improvements	\$1,947,780.00	06-07
	TOTAL FY 2006-07 EXPENDITURES	\$8,912,041.65	
DRN-9	Pump Station (South)	\$7,770,259.00	05-06
EB-7	Airport Blvd./Crossfield Interchange Reimbursement	\$545,000.00	05-06
MP-1.1-1 ¹	Metro Parkway – Earthwork	\$224,245.30	05-06
EB-1.1-1 & -2 ¹	Elkhorn Boulevard – Earthwork & Sanitary Sewer	\$870,506.88	05-06
DRN-6.1c	Scheler and Guterrez Irrigation	\$195,757.00	05-06
DRN-3, 4, 5, & 6.1a	Detention Basin/Water Quality Facilities & Borrow for Fills	\$196,000.00	04-05
	TOTAL FY 2005-06 EXPENDITURES	\$9,801,768.18	

County of Sacramento Metro Air Park Community Facilities District No. 2000-1
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2022

PROJECT NO.	PROJECT DESCRIPTION	DISTRICT EXPENDITURE	FISCAL YEAR
DRN-3, 4, 5, & 6.1a	Detention Basin/Water Quality Facilities & Borrow for Fills	\$14,229,334.01	04-05
RD1000-5	Pump Station #3	\$1,061,749.00	04-05
HCP-1	HCP Fee Payment	\$2,387,121.00	04-05
HCP-2	Swainson Hawk Mitigation for Public Improvements	\$3,300,000.00	04-05
TOTAL FY 2004-05 EXPENDITURES		\$20,978,204.01	

PENDING DEVELOPER PROJECTS			
PROJECT NO.	PROJECT DESCRIPTION	SOURCE OF FUNDING (IF IDENTIFIED)	STATUS
RA-1 West	Allbaugh Drive West	CFD No. 2000-1	Completion 2022
ER-1	Elverta Road Improvements, Metro Air Parkway to Lone Tree Road	CFD No. 2000-1	Completion 2022
LTR-1	Lone Tree Road Improvements – Elverta to Allbaugh	CFD No. 2000-1	Completion 2022
RA-1 East	Allbaugh Drive East	CFD No. 2000-1	Completion 2022
MP-3	Metro Air Parkway Traffic Signal at Serna Drive	CFD No. 2000-1	Completion 2022
MP-3	Metro Air Parkway Traffic Signal at Skyking Drive	CFD No. 2000-1	Starting 2022
MP-3	Metro Air Parkway Traffic Signal at Badiee Drive	CFD No. 2000-1	Starting 2022
MP-1.2	Metro Air Parkway from Interchange to Elkhorn Boulevard	CFD No. 2000-1	Starting 2022
DRN-11.2	MAP Drainage Pump Structure Trash Screening	CFD No. 2000-1	Starting 2022
DRN-10	Pump Station Upgrade	CFD No. 2000-1	Starting 2022

- MP-1.1 and EB-1.1 Improvements include the following eight elements: 1) Earthwork, 2) Sanitary Sewer, 3) Storm Drain, 4) Water Supply Pipe, 5) Joint Trench Conduit, 6) Subgrade, Rock, Conc. & Paving, 7) Complete Roadway Improvements, and 8) Fees & Easements. The number of the elements completed to date is shown in the Project Number. Per the Acquisition Agreement, the maximum eligible reimbursement is 85 percent of the actual project cost or 85 percent of the maximum reimbursement amount identified in the Agreement, whichever is less. The remaining 15 percent will be reimbursed to the Developer when the total facility is completed.
- Payment for MP-1.1 includes payment for Drainage Projects DRN-1.1, DRN-2.1, and DRN-14.1, and Water Projects WTR-1, WTR-4, and WTR-5.2.-3, as defined in the Metro Air Park Public Facilities Master Plan, because all of the projects were constructed under the same contract at the same time.

Table E-2 below provides the details of the Fiscal Year 2021-22 expenditures by the MAP Hard Cost CFD for the County of Sacramento Department of Transportation to construct facilities. The remaining proceeds in this district will be used for continued construction of the Interstate 5/Metro Air Parkway interchange.

County of Sacramento Metro Air Park Community Facilities District No. 2000-1
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2022

TABLE E-2

PROJECT NO.	PROJECT DESCRIPTION	CUMULATIVE PRIOR YEAR'S DISTRICT EXPENDITURE	FY 2021-22 DISTRICT EXPENDITURE
I-5-1	Interstate 5/Metro Air Parkway Interchange - Stage I	\$12,363,230	\$2,988,804
Total FY 2021-22 County Expenditures			\$2,988,804

PENDING NON-DEVELOPER PROJECTS

PROJECT NO.	PROJECT DESCRIPTION	SOURCE OF FUNDING (IF IDENTIFIED)	STATUS
I5-2a	I-5 Auxiliary Lane SR 99 to MAP Interchange	Impact Fees	Completion 2022
PLR-1.5a	Power Line Road (Skyking to Serna)	Impact Fees	Completion 2022
PLR-1.5b	Power Line Road (Serna to Allbaugh)	Impact Fees	Starting 2023

F. EXPENDITURES FOR SERVICES:

The Services special taxes for the MAP Hard Cost CFD are levied to provide funding for Landscape Maintenance, Traffic Monitoring, Water Supply Maintenance, and Drainage Basin Ground Water Pumping. The revenue collected for these services are transferred to the operating departments and details of the expenditures for these Services special taxes are included in the budget documents prepared by the operating departments. Landscape Maintenance and Traffic Monitoring are services provided by the Department of Transportation. Water Supply Maintenance services are provided by the Water Agency. Drainage Basin Ground Water Pumping services are provided by the Department of Water Resources.

Table F below provides a summary of the Fiscal Year 2021-22 expenditures for services by the MAP Hard Cost CFD:

TABLE F

SERVICE	DISTRICT EXPENDITURE
Landscape Maintenance	\$0
Water Supply Maintenance	\$3,758
Drainage Basin Groundwater Pumping	\$57,686
Traffic Monitoring	\$0
Total FY 2021-22 County Services Expenditures	\$61,444

No services were funded for landscape maintenance and traffic monitoring in Fiscal Year 2021-22. The special taxes collected for these services are being held for future service needs.

County of Sacramento Metro Air Park Community Facilities District No. 2000-1
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2022

G. EXPENDITURES FOR ADMINISTRATIVE COSTS:

Table G below provides the details of the Fiscal Year 2021-22 expenditures by the MAP Hard Cost CFD for administrative costs:

TABLE G

Administrative Components	Expenditures
Facilities	
Administration	\$261,374
Accounting	\$10,431
Legal Services	\$13,111
Other Professional Services	\$0
Treasurer's Fiscal Agent Charges	\$2,305
System Development Services	\$34,470
General Services - Contract Services	\$4,503
Total Facilities	\$326,194
Services	
Administration	\$38,404
Accounting	\$0
Legal Services	\$0
System Development Services	\$7,179
Total Services	\$45,583

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.

H. CERTIFICATION OF REPORT:

This report was certified by the Board on December 6, 2022.

I. ADDITIONAL INFORMATION:

The following information is not required by the Act but is general information pertinent to the MAP Hard Cost CFD.

a. Summary of Potential Maximum Taxes:

A summary of the taxable land base in the MAP Hard Cost CFD for Fiscal Year 2021-22 is shown in Table I below:

County of Sacramento Metro Air Park Community Facilities District No. 2000-1
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2022

TABLE I

Land Use Zone	Acres	Facilities Special Tax Potential Maximum Annual Revenue	Services Special Tax Potential Maximum Annual Revenue	Potential Maximum Annual Revenue
Light Manufacturing & Distribution	492.1	\$3,167,482.37	\$290,431.93	\$3,457,914.30
Airport Related	282.25	\$1,801,079.97	\$158,883.53	\$1,959,963.50
High-Tech/ Research and Development	165.72	\$1,652,273.40	\$115,396.45	\$1,767,669.85
Professional/ Corporate	112.35	\$1,231,239.47	\$98,064.10	\$1,329,303.57
Commercial	314.55	\$3,764,622.63	\$286,961.80	\$4,051,584.43
Golf Course/ Open Space	0	\$0	\$0	\$0
Total	1,366.97	\$11,616,697.84	\$949,737.81	\$12,566,435.65

b. Total Assessed Value:

Reporting of the Assessed Value is helpful because it gives an indication of the stability of the District. It is also information that is required as part of the separate annual report submission to the California Debt and Investment Advisory Commission (CDIAC). The table below shows the total assessed value of the land and improvements for the property within the MAP Hard Cost CFD:

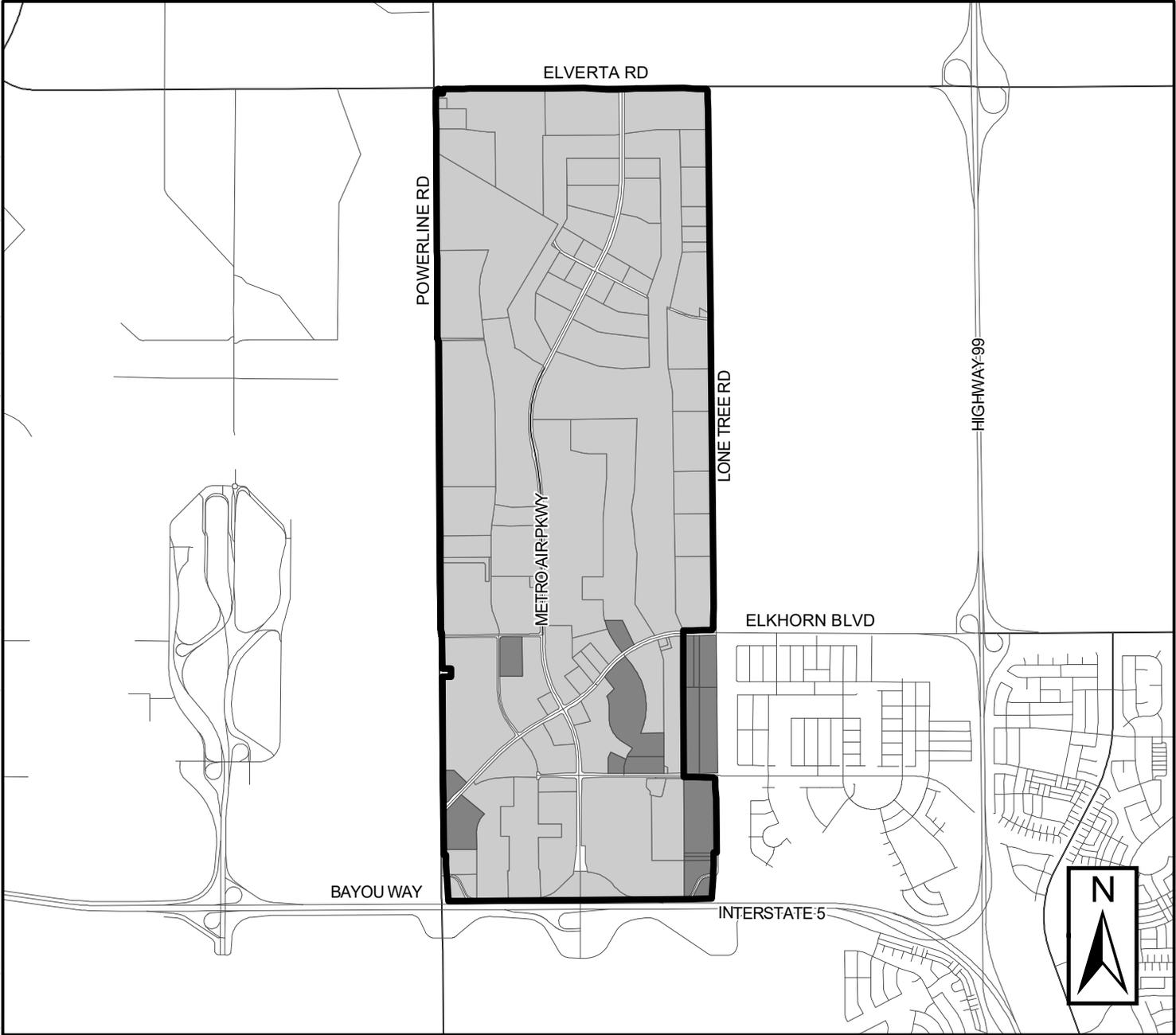
Year	Land	Improvements	Total
2022*	\$308,112,722	\$598,829,361	\$906,942,083

* Assessed Property value as of June 30th of the indicated year; only taxable property within the District is included.

c. Financial Statement:

The County's independent auditor will issue a debt covenant compliance report for this district after the issuance of the County's financial statements for Fiscal Year 2021-22.

FIGURE A SACRAMENTO COUNTY METRO AIR PARK COMMUNITY FACILITIES DISTRICT NO. 2000-1 BOUNDARY & VICINITY MAP

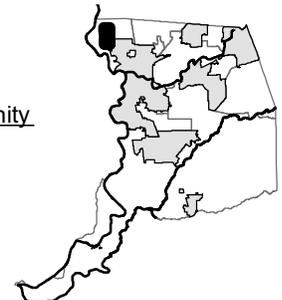


Legend

- Metro Air Park CFD No. 2000-1 Parcels
- Metro Air Park CFD No. 2000-1 Future Annexation Area
- Metro Air Park CFD No. 2000-1 Boundary

District: Metro Air Park Community Facilities District No. 2000-1

Supervisory District: 1 - Serna



10/14/2022 I:\Master_Data_Model\Community_Facility_Districts\Metro Air Park CFD No. 2000-1 (Facilities)\Master_files\CFD Annual report\Figure A(B&W)-CFD 2000-1 (MAP Fac) Annual Report Oct2022.mxd