

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
December 6, 2005  
Timed: 2:45 p.m.

To: Board of Supervisors

From: Department of County Engineering

Subject: County Service Area 10 – Receive And File Engineer’s Report And Adopt Resolution Of Application To LAFCo For Annexation Of The North Vineyard Station Specific Plan

Contact: Robert A. Davison, Manager of Special Districts 874-6926

**Overview**

The attached Engineer’s Report for the proposed annexation of the North Vineyard Station Specific Plan area to County Service Area No. 10 (CSA10) provides the basis for financing the provision of extended transportation services for trip reduction as previously established in the Villages of Zinfandel (CSA10 Benefit Zone No.1) and Sunridge (Benefit Zone No. 2). The Sacramento Local Agency Formation Commission has jurisdiction over annexations to CSA10 so it is necessary to adopt the attached resolution of application requesting that the proceedings for the annexation be initiated.

**Recommendations**

1. Receive and file the attached report entitled Engineer’s Report County Service Area No. 10 and Benefit Zone No. 3, County of Sacramento, dated November 21, 2005.
2. Adopt the attached Resolution of Application by the Board of Supervisors of Sacramento County Requesting the Sacramento Local Agency Formation Commission Commence Proceedings to Annex Unincorporated Territory to County Service Area No. 10.

**Measure/Evaluation**

The proposed program would fund compliance with required conditions of development and environmental mitigation requirements for the North Vineyard Station Specific Plan. If implemented, evaluation will use participation in various aspects of the program as measures of effectiveness.

**Fiscal Impact**

Trip reduction services are proposed to be funded by a service charge that will appear on district property owner’s tax bills. The proposed annual service charge rates for developed property are \$80 per single-family home, \$56 per multi-family unit, \$2,051 per acre for retail and service commercial and \$1,763 per acre for office. At full development, services charges would provide more than \$451,000 annually (2005 dollars).

**BACKGROUND:**

The AQ-15 Air Quality Plan for the North Vineyard Station Specific Plan approved by Resolution No. 98-1338 on November 4, 1998 requires the Plan area to participate in a Transportation Management Association (TMA) to create, administer, and finance on-going programs to reduce vehicle trips and the North Vineyard Station Financing Plan to include the means to fund the TMA. With the subsequent establishment of CSA10 and postponement of development activity in North Vineyard Station, the expectation for compliance has evolved to assume participation in CSA10. The North Vineyard Station Financing Plan was adopted by your Board on November 10, 2004. Zoning ordinance conditions approved the same day for the initial Vineyard Creek (SZC-2004-0022) and Vineyard Point (SZC-2004-0023) projects in North Vineyard Station dictate their annexation to CSA10 or establishing some equivalent financing mechanism. The applicable zoning condition language is reiterated below:

“Prior to the issuance of any building permit, the property owner shall participate in a County Service Area (CSA), or an equivalent financing mechanism to the satisfaction of the Board of Supervisors, for the purpose of funding a variety of transportation demand management (TDM) services to implement an overall TDM strategy that will contribute to the goal of reducing vehicle trips. The purpose of this CSA, or equivalent financing mechanism, is to fund programs and services to implement trip reduction measures that improve mobility and coincidentally reduce air quality impacts. Such programs and services may include but are not limited to:

- On-site transportation coordinators and education outreach
- Incentives for alternative mode use such as transit subsidies, guaranteed ride home programs, and bicycle purchase subsidies
- Programs encouraging people to work close to where they live
- Grade school trip pool programs
- Transit shuttle system

Any component of the trip reduction strategy implemented through the CSA or equivalent financing mechanism may be revised or discontinued if it is proven to be ineffective. Additional programs and services may be implemented as appropriate to assist in achieving the targeted reduction in daily vehicle trips. In the event the property owners fail to approve either the formation of the CSA or the property assessment for the CSA, no building permits shall be issued. In no event shall any owner of land within the project enter into any home sale agreement prior to formation of such CSA. For purposes of this condition, the term “formation” shall mean the completion of formation proceedings as required by Proposition 218.”

The Local Government Reorganization Act provides for LAFCO to act as the conducting authority for CSA annexations unless it refers that action back to your Board. Consequently, the proposed annexation of North Vineyard Station to CSA No. 10 before you is for conceptual approval and referral to LAFCO for its approval and formal expansion of the district. Only the Board of Supervisors will have authority to activate CSA10 Benefit Zone No. 3 and levy service charges.

On September 19, 2005 the Rancho Cordova City Council adopted a resolution of application to LAFCo for the reorganization of CSA10 to detach its portion of the district, including existing Benefit Zones 1 and 2, prior to establishing its own successor financing district for trip reduction services.

### **DISCUSSION:**

The County’s financial consultant for this project, Muni-Financial, prepared the attached Engineer’s Report County Service Area No. 10 and Benefit Zone No. 3, County of Sacramento, which is very similar to the previous Engineer’s Reports it prepared for CSA10 Benefit Zones 1 and 2. The new Report relies in part on level of service and cost information from the trip reduction programs of the North Natomas TMA. It derives its recommended service charge rates from comparison of its illustrative budget projections for Benefit Zone 3 services and land use associated trip generation for the North Vineyard Station Specific Plan.

### **Proposed Extended Transportation Services for Trip Reduction**

The proposed CSA10 extended transportation services for Benefit Zone No. 3 include the same range of trip reduction services already established in Benefit Zone No’s 1 and 2. These include educational outreach, incentives for alternative mode travel, and transit shuttle service. Attachment A outlines the rationale for expanding CSA10 to include the North Vineyard Station Specific Plan area and summarizes the Engineer’s Report for Benefit Zone 3.

### **Proposed Service Charges on Developed Property**

The Report includes a schedule of service charges for Benefit Zone No. 3 based on vehicle trip generation and associated cost of service for four land use categories. The Report proposes annual service charges including residential levies of \$80 per single-family unit and \$56 per multi-family unit. Annual service charges for developed nonresidential land uses are proposed at \$2,051 per acre for retail and service commercial and \$1,763 per acre for office. An annual rate adjustment is proposed based on the Consumer Price Index not to exceed 6%. The annual charges by land use category are listed in Attachment A. At full development under the proposed service charges in CSA10 Benefit Zone No. 3, property owners would contribute \$451,200 annually for the funding of trip reduction services.

Adoption of today’s resolutions could result in final action by LAFCo in the March-April 2006 timeframe. After the annexation is approved, staff will present your Board with a proposal to form Benefit Zone 3 and conduct a Proposition 218 protest ballot process to approve service charges for properties in Benefit Zone 3.

Respectfully submitted,

Approved:

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Carl W. Mosher, Director  
Department of County Engineering

Terry Schutten  
County Executive

By: \_\_\_\_\_  
Cheryl Creson, Administrator  
Municipal Services Agency

Attachments

Cc: Kurt Schmidt  
Peter Brundage  
Holly Gilchrist  
Dan Shoeman  
Ron Vicari  
Ron Maertz  
Teri Sheets  
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