

RESOLUTION NO. _____

**RESOLUTION OF APPLICATION BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF SACRAMENTO REQUESTING THE SACRAMENTO
LOCAL AGENCY FORMATION COMMISSION COMMENCE PROCEEDINGS
TO ANNEX TERRITORY TO COUNTY SERVICE AREA NO. 10**

WHEREAS, on November 4, 1998, the Board of Supervisors (the “BOARD”) of the County of Sacramento (the “COUNTY”) approved Resolution No. 1998-1338 adopting the North Vineyard Station Specific Plan (“Specific Plan”) including its infrastructure financing strategy;

WHEREAS, on November 10, 2004, the BOARD adopted the North Vineyard Station Public Facilities Financing Plan (“PFFP”) and approved the zoning ordinances for the Vineyard Creek and Vineyard Point development projects within the Specific Plan (by SZC-2004-0022 and SZC-2004-0023, respectively), which require participation in County Service Area No. 10 or equivalent financing mechanism for the financing and provision of trip reduction services;

WHEREAS, on February 8, 2005, the BOARD, adopted Resolution No. 2005-0162, approving an Agreement for Advanced Funding and Reimbursement of Sacramento County’s Costs Pertaining to the Implementation of the Financing Mechanisms for the North Vineyard Station Specific Plan Area including annexation to CSA No. 10 to provide trip reduction services;

WHEREAS, the Department of County Engineering subsequently engaged a consultant that prepared the draft Engineer’s Report County Service Area No. 10 Benefit Zone No. 3 County of Sacramento (the “Report”);

WHEREAS, the territory proposed for inclusion in CSA No. 10 and its Sphere of Influence includes that same portion of the unincorporated area of the County of Sacramento designated as the Specific Plan and is described in Exhibit A, attached hereto and incorporated herein;

WHEREAS, proposed Benefit Zone No. 3 of CSA No. 10 consists of the entire North Vineyard Station Specific Plan area within unincorporated Sacramento County;

WHEREAS, the BOARD desires to initiate proceedings pursuant to the County Service Area Law, Chapter 2.2, Division 2, Title 3 of the Government Code (the “Law”) to annex the North Vineyard Station Specific Plan to CSA No. 10 for the purpose of funding extended services;

WHEREAS, the funds generated by the proposed Benefit Zone No. 3 of CSA No. 10 shall be used to fund transportation services for developed lands in the North Vineyard Station Specific Plan as described in the Report filed with the BOARD;

WHEREAS, the estimated level of funding on a per unit basis for Fiscal Year 2006-07 through Fiscal Year 2010-11 is shown in Exhibit B, attached hereto and incorporated herein;

WHEREAS, Government Code Section 25210.13(a) requires that the Local Agency Formation Commission (LAFCO) must first approve the annexation of the proposed territory to CSA No. 10 before the BOARD may conduct proceedings with respect to establishment of Benefit Zone No. 3.

NOW, THEREFORE, be it resolved by the BOARD of the COUNTY as follows:

Section 1. All of the above recitals are true and correct.

Section 2. Pursuant to the Law, LAFCO is hereby requested to commence proceedings pursuant to Part 3 of Division 3 of Title 5 of the Government Code commencing with Section 56650 to annex unincorporated territory designated as the North Vineyard Station Specific Plan to CSA No. 10 for the provision of miscellaneous extended transportation services within the proposed boundaries which are set forth in Exhibit A.

Section 3. LAFCO is requested to condition the proposed CSA as follows:

- (a) The boundaries of the area proposed for annexation to CSA No. 10 are set forth in Exhibit A.
- (b) The effective date of said annexation shall be upon filing of the certificate of completion by the Executive Officer of LAFCO.

Section 4. LAFCO is requested to determine that the BOARD shall be the conducting authority for the sequential activation of properties within Benefit Zone No. 3 consistent with the boundaries set forth in Exhibit A in order to facilitate conducting of individual protest ballot proceedings for each North Vineyard Station development project after it receives development entitlements conditioned on participation in CSA10.

Section 5. The Sacramento County Manager of Special Districts, whose mailing address is 827 Seventh Street, Room 304, Sacramento, California 95814, is designated as the person to be furnished all notices and reports pertaining to the application.

Section 6. Exhibit C attached hereto, incorporated herein and made a part hereof is a list of all of the counties, cities and districts affected by this proposal.

Section 7. The Clerk of this BOARD is hereby directed to file a certified copy of this resolution and a copy of the Report with the Executive Officer of LAFCO with all appropriate fees.

On a motion by Supervisor _____, seconded by Supervisor _____, the foregoing resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this _____, day of _____, 2005 with the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors

ABSTAIN: Supervisors,

Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors

EXHIBIT A

PROPOSED ANNEXATION TO COUNTY SERVICE AREA NO. 10 AND ULTIMATE BOUNDARIES OF ITS BENEFIT ZONE NO. 3

Annexation to CSA No. 10 and ultimate boundaries of its Benefit Zone No. 3

All property within the North Vineyard Station Specific Plan (per Title VI, Chapter 4, Article 1 of the Sacramento County Zoning Code), which area is bounded on the south by Gerber Road, on the east by the northerly extension of Vineyard Road, on the north by Florin Road, and on the west generally by the channel of Elder Creek.

Existing CSA No. 10

1. All property within the Villages of Zinfandel SPA per Title V, Chapter 12, Article 2 of the Sacramento County Zoning Code and established as CSA10 Benefit Zone No. 1; and
2. All property within the SunRidge Specific Plan (per Resolution No. 2002-0901 and Ordinance No. SZC-2002-0015) and established as CSA10 Benefit Zone No. 2; and
3. All property within the Mather Field SPA (per Title VI, Chapter 3, Article 1 of the Sacramento County Zoning Code) and not an activated part of CSA10.

EXHIBIT B

**PROPOSED CSA NO. 10 BENEFIT ZONE NO. 3 SERVICE CHARGES
FISCAL YEARS 2006-07 THROUGH 2009-10**

<u>Land Use Category</u>	<u>Units</u>	<u>Service Charges Per Unit</u>			
		<u>2006-07</u>	<u>2007-08</u>	<u>2008-09</u>	<u>2009-10</u>
DEVELOPED					
Residential					
Single-Family	per dwelling	\$ 80.00	\$ 82.40	\$ 84.87	\$ 87.42
Multi-Family	per dwelling	56.00	\$ 57.68	\$ 59.41	\$ 61.19
Non-Residential					
Retail & Service Com.	per acre	\$2,051.00	\$2,112.53	\$2,175.91	\$2,241.18
Office	per acre	1,763.00	\$1,815.89	\$1,870.37	\$1,926.48
UNDEVELOPED					
Residential (all densities)	per dwelling	\$ -	\$ -	\$ -	\$ -
Non-Residential (all uses)	per acre	\$ -	\$ -	\$ -	\$ -

Note: Benefit Zone No. 3 service charges are proposed to increase each year per the Consumer Price Index (CPI) to a maximum of 6% to account for inflation. A 3% increase is shown. Land uses are as shown in the Engineer's Report reflecting approved Benefit Zone No. 3 land use categories in the North Vineyard Station Specific Plan.

EXHIBIT C

CSA NO. 10 AFFECTED AGENCIES

**SOUTHGATE RECREATION AND PARK DISTRICT
SACRAMENTO METROPOLITAN FIRE DISTRICT
SACRAMENTO REGIONAL TRANSIT DISTRICT**

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