

**Framework for Potential Changes in North Vineyard Station to be Presented to the Board on December 9, 2008 with SCTDF Update:**

- The developer representatives indicated that in order for future development to occur in North Vineyard Station, policy changes will need to be made in conjunction with an effort to update rezone ordinances, the specific plan, financing plan, and fee program. Staff proposed a quick fix of adjusting the Dwelling Unit Equivalent factors which could be implemented in 2009 and would reduce non-residential fees and increase residential fees. The developers unanimously agreed that such an effort would not be necessary and they requested staff consider their proposed policy changes.
- The first step to consider such changes is to have the North Vineyard Station developers submit a detailed proposal in writing describing the policy changes they are suggesting there. The proposed policy changes would be the subject of a Board workshop. County staff will review the proposals and prepare a staff report with recommendations for a Board workshop. Such an effort would likely require outreach to local residents (including CPACs and Community Planning Councils). Although staff has not yet received the developer's detailed proposal, the policy changes could include:
  - Revisions to the rezone conditions to restructure the thresholds related to certain improvements (triggers).
  - Revisions to sawtooth policies.
  - Revisions to the drainage phasing analysis.
  - Analysis of an approach for a combined NVS – Florin Vineyard Community Plan (FVCP) fee program.
- Depending on the direction the Board provides, a combined application(s) may need to be filed seeking amended rezone conditions and an updated specific plan and financing plan for the approximately 20 approved projects within North Vineyard Station. This process may take time and will be expensive. Also, this process requires environmental review and outreach with the neighbors and the community.
- FVCP approval process will proceed as is. The entitlements for the FVCP may be restructured in response to the changes.
- The NVSSP Fee Programs (including the Sacramento County Water Agency Supplemental Drainage Fee) would then be revised accordingly in response to the changes. Revisions could include:
  - Changes resulting from the updated financing and specific plans.
  - Adjustment of the DUE factors based upon current information (such as the DOT Transportation Development Fee).
  - Possible reduction in facilities costs based upon the current bidding environment.
  - Possible reduction in land costs with a new value study prepared by Real Estate at a reasonable time of market and/or a method of payment established altering the timing and structure of payment for land required for infrastructure improvements.

## EXHIBIT C - FRAMEWORK

- Combining the NVSSP roadway CIP with FVCP roadway CIP and creating a set of combined triggers for both developments. Combine the NVSSP and FVCP drainage CIP and fee program.
  - An updated drainage approach that creates separate supplemental drainage fees corresponding to the drainage sheds.
- The Sacramento County Transportation Development Fee will need to be updated in conjunction with major updates or implementation of specific plan area fees.