

MEMORANDUM

Date: June 16, 2020
To: Board of Directors
From: Tom Hennig, General Manager
Subject: Rancho Murieta Country Club and Rancho Murieta Properties, LLC Special Tax Appeal

BACKGROUND

On May 26, 2020, the District received a document questioning District billing practices from the Rancho Murieta Country Club and Rancho Murieta Properties, LLC. This document reviewed billing practice history for Security, Water and Sewer charges for the Country Club and Security charges for Rancho Murieta Properties. This matter was discussed at the June 2, 2020 Finance Committee. The Finance Committee requested that staff prepare a memo to review the request at the June 17, 2020 regular Board Meeting.

CURRENT SITUATION

The document received on May 26, 2020 was perceived to be a request for refund for overpayment of water, sewer, and security fees. However, there was not a formal request in the May letter. On June 16, 2020, the District received the formal request for any potential refunds.

For the issues related to Security fees, the Country Club and Rancho Murieta Properties, have claimed there were requirements to adjust the fees when the properties were no longer owned by the FDIC. The requestors are not able to find any evidence of the changes being made at the time of the property transfer. In response to this request, District staff has committed to adding this research in the planned review of the overall Security fees in Fiscal Year 2020-21. If the determination is made there are refunds due, or amounts owed, the appropriate actions will take place.

For the questions related to the Water and Sewer charges, District staff will schedule a meeting with RMCC to review the details of the Country Club connections to the water and sewer system. This review will result in a determination for whether changes need to be made to how much the Country Club should be paying for the services.

STAFF RECOMMENDATION

Our recommendation is that the District confirm the receipt of the June 16, 2020 letter requesting the review for potential refunds. This date will be recorded as the baseline for the request. Any potential changes in billings will be limited to a four-year in arrears. If a change is later determined to be due, the potential refund or added charge would begin with the District's July 2016 billing cycle. We will begin working with the Country Club next week to review their water and sewer system claims. The review of the security charges will take place as part of the Security review project, which is planned to begin in September 2020.

May 20, 2020

Rancho Murieta Community Services District
Mark Martin, General Manager
15160 Jackson Road
Rancho Murieta, CA 95683

2020 JUL 26 A 11:25

John Sullivan, the Manager of Rancho Murieta Properties, and myself have been reviewing the various CSD billings for the various services that CSD provides to the club's facilities. We reviewed twelve (12) separate monthly invoices from the RMCC account for 2019. As we reviewed these billings we noted many inconsistencies on the monthly bills that we cannot fully reconcile. What method is being used for water base rates and sewer? (We are presuming it is based on an EDU calculation).

We also reviewed the EPS #7164 which was used as the basis for the 1998 Special Taxes, prepared by the CSD's Economic and Planning Systems. In the EPS, the analysis ("the report") set and described the methodology and foundation for the rates structure for the Special Taxes and the limitations on future taxes.

The report addresses prospective adjustments that were to be made when the properties were no longer owned by FDIC for the lots and parcels that were PTF and are now Murieta Club Properties and Rancho Murieta Properties. In our search we were unable to find evidence of adjustments made.

This downward adjustment adjusted per District Code is approximately \$54,800 per year based on our calculation. We calculated a 5 year adjustment that amounts to slightly over \$263,000. We have not tried to calculate the difference between lot types.

It is our opinion that the District does not appear to be following the theory of the Special Taxes. The District has made over 20 annual adjustments by the ordinance since the Special Taxes has been in place, and the reduction contemplated in the report has not been made to the undeveloped property and we believe this causes the District to be out of compliance with Prop. 218.

Additionally, we have discussed the theory of the Special Taxes and have claimed that the District have not followed the estimates in the report, as to percentages of patrol time allocated to each of the "classes" of property. In our opinion this too does not seem to be in compliance with Prop. 218 or the theory within the Economic and Planning Systems ("EPS") report. EPS indicates that the labor distribution for the report was provided by the

District. Included was your opinion that you the District could not enforce our CC&R because the country club was not a HOA.

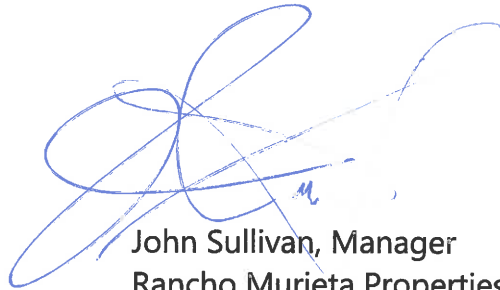
We believe it would be very helpful to bring Mr. Dick Brandt into the discussion, as he has excellent background as to the development of the Special Taxes and its application. We recognize the District has many items on the collective agenda and we stand ready to discuss how to resolve and rectify this situation.

Thank you for your attention to this matter.

Sincerely,



Mike Martel, President
Rancho Murieta Country Club
7000 Alameda Drive
Rancho Murieta, CA 95683



John Sullivan, Manager
Rancho Murieta Properties, LLC
7200 Lone Pine Drive
Rancho Murieta, CA 95683

CC: CSD Board of Directors

Attachments:

EPS Report

FDIC Properties

Dick Brandt's letter of involvement

The draft letter looks fine to me. My only concern is that since I have been invisible in the community for the last 10 years, Mark Martin and Board members other than John Merchant will have no idea who I am or why it makes sense to include me. I may be wrong. But if you think I need an introduction, I have provided a bloviated version of my relevant credentials below. Use none, some or all of it as you see fit. As I understand the issues, the Country Club is primarily looking for the CSD to spend money as the Country Club wants. Murieta Club Properties, LLC, on the other hand, is looking for a reduction of its rates for the current and future years and certain past years. If my understanding is correct, Club Properties may want to inform Mark Martin in writing of its tax rate issues under the appeals provisions of the Tax Ordinance before the CSD Board acts on proposed rates.

Water

As President of the CSD, Dick was responsible for negotiating the transfer of the water rights for Rancho Murieta from the Pension Trust to the CSD and for the Wastewater Agreement that allowed the CSD to comply with new State requirements by disposing treated waste water on the golf courses, rather than the Club using river water for the courses as originally planned. As President of the CSD, Dick proposed and supported the CSD policy to insure that Rancho Murieta development would not exceed its available water supply by limiting the development allowed to be served by the CSD after 1990 below the development allowed by the County special plan and by requiring development after 1990 to pay development fees to increase the water supply.

Security

As CSD President, Dick was primarily responsible for the formulation and adoption of the parcel tax that allowed the CSD to provide security in Rancho Murieta after PTF withdrew funding for RMA making it impossible for RMA to do so. After legislation prohibited continuation of the parcel tax, Dick, as attorney for the CSD, defended the CSD in the lawsuit that validated the current special tax for security and drainage. As CSD attorney for 14 years, Dick advised the CSD on security issues. Dick is presently a member of the County Club Board of Directors and is generally informed of the Club's water and security issues.

Dick Brandt

RANCHO MURIETA COUNTRY CLUB
CSD Expense -- 2019

<u>Description</u>	<u>A/C #</u>	<u>2019</u>								
		<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>			
Starter Shack So.	85000000									
Sewer Commercial		30.66	30.66	30.66	30.66	30.66	30.66	30.66	30.66	30.66
Water Usage		1.75	3.50	1.75	3.50	3.50	3.50	5.25	3.50	3.50
Water Base		35.83	35.83	35.83	35.83	35.83	35.83	35.83	35.83	35.83
Debt Service		6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Total Charges		<u>74.24</u>	<u>75.99</u>	<u>74.24</u>	<u>75.99</u>	<u>75.99</u>	<u>77.74</u>	<u>77.74</u>	<u>75.99</u>	<u>75.99</u>
Snack Bar North	8500100									
Sewer Commercial		97.17	97.17	97.17	97.17	97.17	97.17	97.17	97.17	97.17
Water Usage		10.50	14.00	7.00	14.00	14.00	14.00	12.25	21.00	21.00
Water Base		44.16	44.16	44.16	44.16	44.16	44.16	44.16	44.16	44.16
Debt Service		6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Total Charges		<u>157.83</u>	<u>161.33</u>	<u>154.33</u>	<u>161.33</u>	<u>161.33</u>	<u>159.58</u>	<u>159.58</u>	<u>168.33</u>	<u>168.33</u>
14th Tee North	8500200									
Sewer Commercial		12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26
Water Usage		3.50	1.75	1.75	1.75	1.75	5.25	5.25	12.25	12.25
Water Base		35.72	35.72	35.72	35.72	35.72	35.72	35.72	35.72	35.72
Debt Service		6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Total Charges		<u>57.48</u>	<u>55.73</u>	<u>55.73</u>	<u>55.73</u>	<u>55.73</u>	<u>59.23</u>	<u>59.23</u>	<u>66.23</u>	<u>66.23</u>
Ball Washer Shed	8500300									
Sewer Commercial		73.11	73.11	73.11	73.11	73.11	73.11	73.11	73.11	73.11
Water Usage		5.25	7.00	3.50	10.50	10.50	7.00	7.00	14.00	14.00
Water Base		36.56	36.56	36.56	36.56	36.56	36.56	36.56	36.56	36.56
Debt Service		6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Total Charges		<u>120.92</u>	<u>122.67</u>	<u>119.17</u>	<u>126.17</u>	<u>126.17</u>	<u>122.67</u>	<u>122.67</u>	<u>129.67</u>	<u>129.67</u>



FDIC PROPERTIES FOR SALE

Offered by Bishop Hawk

Contact Walter Helm at (916) 440-1090, fax 446-1876

WALTER R. HELM
Investment Division
Senior Sales Consultant
(916) 440-1090 Ext. 133

2830 G Street
Sacramento, CA 95816
FAX (916) 446-1876
MOB. (916) 955-9115

Rancho Murieta Land Available

154 Townhouse Lots:

Price \$2,400,000

The Townhouse lots are located in five separate areas of the Rancho Murieta development. The majority of the lots are located in the north part of the development. All of the lots are finished with streets and utility infrastructure in place. The Rancho Murieta Homeowners Association owns and controls the common areas surrounding the townhouse lots.

The lot size is 32' x 70' (approximately 2,240 square feet each). The zoning is RD-10 (PD). The townhouse units have been subdivided into individual attached lots to permit building 2, 3, and 4 plex structures.

The parcel numbers of the townhouse lots are:

FDIC Parcel "F" (32 lots) 073-0690-026 thru 057, with addresses from 6240 to 6308 Playa Del Rey.

FDIC Parcel "G" (39 lots) 073-0700-039 thru 077, with addresses from 6211 to 6335 Cazador.

FDIC Parcel "T" (36 lots) 073-0710-039 thru 074, with addresses on Buho, Conejo and Puerto Drive.

FDIC Parcel "E" (26 lots) 073-0730-008 thru 033, with addresses from 6410 to 6414 Lobo.

FDIC Parcel "D" (21 lots) 073-0740-009 thru 029, with addresses from 14965 to 15023 Fuente De Paz

14 Single family estate lots:

Price \$390,000

The estate lots are scattered throughout the north and central portions of Rancho Murieta. One of the lots is a standard estate lot, the remaining 13 lots are circle lots requiring the building to be located within the circle. The adjacent areas belong to the Rancho Murieta Association (Community Homeowners Association). These lots are located in the better part of Rancho Murieta which is an attractive community.

The circle lots have a 45' radius and are approximately 6,360 square feet each, Zoning is RD-5 (PD). The one regular estate lot is approximately 16,685 square feet with Zoning of RD-5 (PD).

The estate lots are located at the following addresses:

6410 Via Del Cerrito.	APN 073-0620-004	6416 Via Del Cerrito.	APN 073-0620-007
6512 Camino Del Largo.	APN 073-0650-051	15032 Rio Circle.	APN 073-0590-008
6401 Rio Blanco Drive.	APN 073-0600-044	6501 Rio Blanco Drive.	APN 073-0600-053
14930 Venado Drive.	APN 073-0720-016	6561 Puerto Drive.	APN 073-0750-012
6509 Puerto Drive.	APN 073-0750-003	6313 Puerto Drive.	APN 073-0740-045
6255 Puerto Drive.	APN 073-0720-040	6243 Puerto Drive.	APN 073-0720-043
15006 Fuente De Paz.	APN 073-0750-023	6271 Puerto Drive.	APN 073-0720-037

Note: The information herein has been given by sources we deem reliable, however we cannot guarantee it. All information should be verified prior to purchase.

Commercial-Industrial-Investment Real Estate

FDIC PROPERTIES FOR SALE

Offered by Bishop Hawk

Contact Walter Helm at (916) 440-1090, fax 446-1876

Apartment Site:

Price \$800,000

The apartment site is a 17.8 Acre parcel located on the northeast corner of Murieta Drive and Jackson Road (Highway 16). The property will provide only approximately 16.5 acres net after subtracting out the dedication on Jackson Road and assumes widening of Murieta Parkway at the entry to accommodate a revamped security gate and automobile stacking area. The property is rolling grassland with 10 Oak trees and 1 Eucalyptus tree spread through the site varying in size from approximately 50 to 75 inch trunk. The Assessor's Parcel number is 073-0190-069.

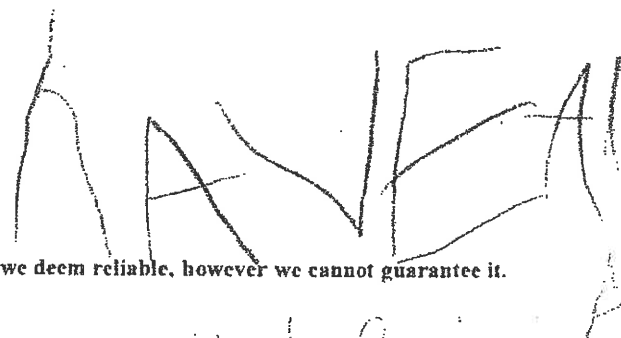
School/Park Site:

Price \$500,000

The site is located on the southeast corner of Excuela Drive and Stonehouse Drive and is 13.8 acres gross and will provide approximately 13.5 acres net after subtracting out the dedication on Stonehouse Road. Further there is a park agreement requiring the dedication of a four (4) acre park site brings the net to approximately 9.5 acres. The property is rolling grassland with no trees on the site. The County's General plan provides for residential development on the property with RD-5 (PD) zoning which provides for a low density residential of up to 5 units per acre. This site is overlaid as a school and park site on the Planned Community Master Plan which requires the site to be a school and park site unless the school district determines that they do not need or want the site and the Rancho Murieta Association determines that they do not want the park site. The Assessors Parcel number is 073-0190-025.

RMA - Homeowner Association Requirements and CC & R's:

The RMA controls and maintains the private roads, private parks, street lights, cable TV and architectural controls within Rancho Murieta. The RMA has several regulations and rules that effect the type and manner of improvements to the properties within the development. The RMA must review and approve any improvement within Rancho Murieta. The bylaws and CC & R's consist of many of the same regulations and rules that would be apart of any association.



Note: The information herein has been given by sources we deem reliable, however we cannot guarantee it. All information should be verified prior to purchase.

public access to the land



FINAL REPORT

**RANCHO MURIETA COMMUNITY SERVICES
DISTRICT SPECIAL TAX ANALYSIS**

Security TAX

Prepared for:

Rancho Murieta Community Services District

Prepared by:

Economic & Planning Systems, Inc.

February 23, 1998

EPS #7164

Adjustment

FDIC

23.79

124

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3449.55

x 12

\$41,394

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I. INTRODUCTION AND SUMMARY

INTRODUCTION

Rancho Murieta is a family-oriented recreational community located approximately 24 miles southeast of downtown Sacramento, roughly 10 miles south of the City of Folsom and 10 miles northeast of Elk Grove.

Rancho Murieta Community Services District (RMCS D) is authorized to provide water, drainage, security, sewage, street lighting, fire protection and garbage collection services to the residents of Rancho Murieta. RMCS D was formed on June 8, 1982, providing water, security, sewage and drainage services, and subsequently increased its range of public services.

California's voters approved Proposition 218 in November 1996. Proposition 218 significantly changed local government finance in the areas of taxes, assessments, and property related fees. As a result, RMCS D must modify the way it charges for security and drainage services. After review of various tax and assessment alternatives, RMCS D has decided to submit to the voters a special tax to fund security services and a special tax to fund maintenance of drainage facilities. Each special tax election will require a 2/3 approval. The electorate will be the registered voters within the boundaries of RMCS D. The vote will be scheduled for the June 2, 1998 general election.

PURPOSE OF THIS REPORT

The purpose of this report is to document the basis for establishing the special tax rates for security services and drainage maintenance. The report describes the estimated security and drainage maintenance budgets and the methods of allocating the costs of the services to the taxpayer groups. Security costs were allocated primarily on patrol time and gate costs. Drainage costs were allocated based on water runoff factors.

SPECIAL TAXES UNDER PROPOSITION 218

Taxes are government's most flexible revenue raising tool. A tax is a charge on an individual or business that pays for governmental services or facilities that benefit the public broadly. There need not be any direct relationship between how much tax a person pays and how much service he or she receives from government. A tax is called a "special" tax if its revenues are used for specific purposes and a "general" tax if its revenues are used for any governmental purpose. This distinction is important because it determines whether a tax must be approved by a majority vote of the electorate (general tax) – or a two-thirds vote (special tax).

Source: Understanding Proposition 218, Legislative Analysts Office, December 1996.

SUMMARY

SECURITY SERVICE TAX RATES

The monthly maximum special security tax rates are shown in **Figure 1**. The rates are based on a budget of approximately \$800,000. The rate schedule fully funds the 1997-98 budget and allows for a 5% budget increase. In order to provide protection against inflation in future budgets, the tax rate schedule would include an authorization for a 2% annual escalation rate.

The tax rate schedule shows the maximum tax rates that could be authorized in any year. RMCSO is reviewing service delivery programs that could substantially reduce the costs of providing security services. The actual tax rate levied each year would be less than the maximum authorized rates if the costs of services are reduced.

DRAINAGE MAINTENANCE TAX RATES

The recommended drainage maintenance tax rates are shown in **Figure 2**. The budget for maintenance services was set at approximately \$125,000. This budget is about \$15,000 higher than the present level of drainage costs, but allows for an increase level of service while maintaining the current rate level on residential units. Drainage costs were allocated using the water runoff coefficients for each type of land use.

ORGANIZATION OF THE REPORT

The initial chapter of the report provides an overview of the requirements to impose the special taxes for security and drainage services. The chapter also summarizes the recommended rate schedules.

Chapter II describes the basis for setting the tax rates for security services. The operating budget and the cost allocation methodology is described.

Chapter III describes the basis for setting the tax rates for the maintenance of drainage facilities. The operating budget and the cost allocation methodology is described.

Appendix A includes a list of parcels included within the RMCSO Boundaries and includes a series of maps that describe the boundaries of the CSD.

The special tax ordinances for Security Service (Ordinance No. 98-1) and Drainage Service (Ordinance No. 98-2) are found in Appendix B.

Figure 1
Rancho Murieta Community Services District
Recommended Monthly Special Tax Rates for Security Services

Item		Monthly Maximum Special Tax Rates Base Year 1998-99
DEVELOPED PROPERTY		
Residential		maximum rates will increase at 2% per year
Inside Gates		
- Metered	Per Lot	\$19.62
- Unmetered	Per Lot	\$15.70
Outside Gates	Per Lot	\$4.73
Non-Residential		
- Highway Retail	Per Building Sq.Ft.	\$0.175
- Other Retail/Commercial	"	\$0.021
- Industrial/Warehouse/Lt Industrial	"	\$0.041
- Office	"	\$0.011
- Institutional	"	\$0.011
- Public Utility	"	\$0.030
- Equine Complex	"	\$0.003
- RMCC	"	\$0.050
- Airport	"	\$0.014
UNDEVELOPED PROPERTY		
Inside Gates	Per Acre	\$16.59
Outside Gates	Per Acre	\$2.48

Note: These rates do not include the \$0.71 reserve fee.
 recommended rates

Figure 2
Rancho Murieta Community Services District
Recommended Monthly Special Tax Rates for Drainage Maintenance Services

LAND USE		Monthly Maximum Special Tax Rates Base Year 1998-99
DEVELOPED PROPERTY		
maximum rates will increase at 2% per year		
Residential		
Metered Developed	Per Lot	\$3.45
Unmetered Developed	Per Lot	\$3.45
The Villas	Per Lot	\$2.30
Murieta Village	Per Lot	\$2.30
Total Residential		
Retail		
Industrial/Warehouse	Per Acre	\$17.28
Light Industrial	"	\$18.36
Office	"	\$14.04
Landscaped Areas (golf course & park site)	"	\$16.20
Equine Complex	"	\$3.24
RMCC (Club house and parking)	"	\$1.25
Airport	"	\$0.00
Geyer Property	"	\$1.44
		\$10.80
UNDEVELOPED PROPERTY		
- Uses Drainage System		
Residential & Non-Residential	Per Acre	\$2.16
- Does Not Use Drainage System		
Winncrest Lakeview	"	\$0.00
PTF Crest	"	\$0.00
PTF Green	"	\$0.00
PTF N of Consumnes	"	\$0.00

"drain_recommend_rates"

II. SECURITY SERVICES SPECIAL TAX RATES

PURPOSE OF ANALYSIS

RMCS D needs to establish special tax rates to fund the budget for security services. The tax rate must be set for existing land uses and provide for rates on new development. The following analysis provides the basis for establishing the special tax rates. It is important to note that the formulation of the special tax rates does not require a precise determination of benefit as required under assessment district proceedings. However, special tax rates should reasonably approximate a fair share of the costs being funded.

SECURITY BUDGET AND TAX RATE ALTERNATIVES

Figure 3 shows the 1997-98 Security Budget. Approximately 53% of the costs are allocated to gate expenses and 47% are allocated to patrol expenses. Gate expenses are separated by dispatch and gate pass. Figure 3 also shows the allocation of overhead to the direct cost categories.

In the following discussion, a tax rate schedule is developed and a maximum special tax rate schedule is recommended.

The maximum special tax schedule is calculated based on a 5% increase of the FY 1997-98 budget and is the highest rate that RMCS D could levy in any year. If the budget were reduced, the actual tax rates levied would be less than the maximum rates authorized. The setting of the tax rates is an annual decision by the RMCS D Board.

METHODOLOGY

The methodology used to determine tax rates must assign the cost of services to the various benefiting land uses. The following paragraphs describe the land use program within the RMCS D boundaries and the cost allocation approach.

LAND USES

Rancho Murieta includes a diverse mix of land uses. While the area is predominately detached single family residential, there are also multi-family, commercial, industrial, special uses (golf course, airport, equine center), and a substantial amount of undeveloped property. Nearly all the residential area is within the gated area of the project. Most of the non-residential development is outside of the gates and therefore doesn't benefit from the gate management except for the dispatch services.

Residential was split into developed lots and undeveloped property. The developed lots include the Rancho Murieta North and South gated area, which also includes the Villas 38 units. FDIC owns 154 unmetered lots. Murieta Village comprises 189 lots, which lie outside of the gated area. Undeveloped property includes both North and South areas.

The non-residential property was also split into developed and undeveloped areas. The developed areas were further categorized by land use to provide a basis for consistent rates to be set. The categories are identified as highway retail, other retail/commercial, industrial/warehouse/light industrial, office (including homeowner associations), institutional, equine complex, RM Country Club, airport, and public utility.

COST ALLOCATION

Security costs are comprised of patrol time costs and gate costs. Figure 3 details the breakdown of security expenditures. The allocation of costs to gate and patrol is based on the 1997-98 budget.

RMCS D staff analyzed the amount of patrol time for each service area. The patrol costs are apportioned to each building site, lot, or complex based on logged patrol time from the period December 1996 to November 1997.

Total security gate costs consist of gate dispatch costs and gate pass costs. The percentage share of the costs is approximately 38% and 62% respectively. Gate dispatch cost allocation is apportioned according to the same ratio as patrol minutes.

The gate pass costs apply only to those sites that lie within the gated area. One half of the gate pass costs were assigned to the developed sites and the other half was assigned to the undeveloped sites. This was in recognition that security provides a deterrent to misdemeanors on the vacant sites, and therefore, undeveloped sites receive a benefit from the gated security services.

In the cases of The Villas and Murieta Village, both of which have residential units and a Homeowners Association building, patrol minutes were divided so that the residential units benefited from 80% of the patrol time and the Homeowners Association building 20% of the patrol time.

Figure 4 shows results of the cost allocation analysis among the different land uses sites.

RESULTS AND RECOMMENDED SPECIAL TAX RATES

Figure 5 calculates the monthly security rates for residential property. A tax rate factor was used to set the unmetered lot rate at 75% of the metered lot rate. The recommended special tax rate is the same as the fiscal year 1997-98 rate for unmetered and metered lots inside the gates. Any future residential development, including multi-family units would be subject to the recommended rate. In the case of multi-family, unit charges could be paid collectively by the owner.

In order to develop consistent rates for similar types of land uses, rates were calculated using acreage for undeveloped property and square feet for developed non-residential property. The developed properties were divided into different land uses categories as shown in Figure 6. An average cost per square foot of building area per month was calculated, obtaining a monthly rate for each category. The HOA centers' recommended monthly rate per building square foot is set at the Office category rate.

Costs for undeveloped properties are estimated in Figure 7. The monthly rate for undeveloped property is \$9.78 per acre per month. The \$10 cost per acre and \$8 cost per acre of undeveloped property reflects the different costs between North and South respectively. Undeveloped non-residential properties do not have a recommended rate per acre because there is no recorded patrol time allocated to them, and as the area lies outside of the gate, there are no gate costs. Van Vleck is not assessed security charges in exchange for providing security to the off-site water storage tank.

Figure 8 provides a comparison of the 1997-98 charges with the estimated rates based on cost allocation and recommended maximum special taxes. Some sites are not comparable because the tax rate structure has changed from a flat rate amount to a rate per square foot or acre for a particular land use category. The recommended maximum special tax rates are based on the following principals:

- A 5% increase of the FY 1997-98 budget should be fully funded in setting the maximum tax rates. Actual levies may be less if security cost reductions are put in place.
- Residential rates should remain at the present levels.
- Non-residential developed rates should be set at an equal rate for each comparable land use within the land use category.

An upward adjustment was made to the undeveloped residential land rates to provide a contingency in the revenue base. Presently, the FDIC property controlled by the Federal Government may be exempt from the taxes. In order to make up any shortfall, the maximum tax rates on the undeveloped residential land were increased. The responsibility for this cost will primarily fall on the PTF properties. This approach is appropriate because PTF is responsible for the takeover of the property now controlled by the FDIC. Once the FDIC property is taxable, the tax rates on undeveloped residential property would be reduced. /

Figure 9 provides a comparison between the 1997-98 charges and the recommended rate structure. Recommended tax rates allow for a 5% budget increase, \$38,248, which is split among all undeveloped properties. This allows for future patrol time on non-residential undeveloped property. Maximum monthly rates on undeveloped properties outside the gates are therefore set at \$2.48 per acre per month. Residential rates remain the same. Rates on undeveloped residential property behind the gates are increased significantly to provide the potential for non-taxable property and a contingency for budget changes. A number of non-residential properties have rate adjustments – some are increases, others are decreases.

Figure 3
Rancho Murietta Community Services District
Security Department Patrol & Gate Costs

ALT 1
1997-98 Budget

	Gate Dispatch 20%	Gate Pass 33%	Total Gate 53%	Total Patrol 47%	Total Security 100%
1997-98 Budget					
Direct Costs	\$110,315	\$176,815	\$287,130	\$255,325	\$542,455
Department Overhead Security General	\$21,804	\$34,947	\$56,751	\$50,465	\$107,216
District Overhead General Fund Allocation	\$23,444	\$37,576	\$61,021	\$54,261	\$115,282
Total Security Costs	\$155,563	\$249,330	\$404,902	\$360,051	\$764,953

Source: RMCSD

"patrol"

Figure 4

Rancho Murieta Community Services District
Security Cost Allocation Analysis

ALT 1
1997-98 Budget

Description	Patrol		Adjusted Total Time	Ratio	Patrol Cost Allocation	Gate Dispatch Cost Allocation	Gate Pass Ratio	Gate Pass Cost Allocation	Annual Total Gate/Patrol Cost Allocation	Monthly Gate/Patrol Cost Allocation
	Total Time (in minutes)	Adjust Out								
Inside Gates	[1]	[2]								
Developed Property										
RM Gated Residential	344,398		344,398	72.66%	\$261,620	\$113,035	45.89%	\$114,416	\$489,071	\$40,755.91
The Villas - Homeowners Assoc.	966		966	0.20%	\$734	\$317	0.13%	\$321	\$1,371	\$114.27
RMCC areas	20,194		20,194	4.26%	\$15,340	\$6,628	2.69%	\$6,709	\$28,677	\$2,389.75
RMA Maintenance area	6,927		6,927	1.46%	\$5,262	\$2,274	0.92%	\$2,301	\$9,837	\$819.74
RMA Homeowners Assoc.	2,777		2,777	0.59%	\$2,110	\$911	0.37%	\$923	\$3,944	\$328.63
					subtotal					
Undeveloped Property										
PTF Calero	2,249		2,249	0.47%	\$1,708	\$738	4.85%	\$12,090	\$14,537	\$1,211.40
PTF 8th Fairway	441		441	0.09%	\$335	\$145	0.95%	\$2,373	\$2,853	\$237.75
PTF W Clementia	3,377		3,377	0.71%	\$2,565	\$1,108	7.28%	\$18,156	\$21,829	\$1,819.11
PTF N Cosumnes	5,084		5,084	1.07%	\$3,862	\$1,669	10.96%	\$27,335	\$32,865	\$2,738.79
PTF N Clementia	4,060		4,060	0.86%	\$3,084	\$1,333	8.75%	\$21,829	\$26,246	\$2,187.16
FDIC Apartment Site	331		331	0.07%	\$252	\$109	0.71%	\$1,782	\$2,143	\$178.56
FDIC School Site	257		257	0.05%	\$195	\$84	0.55%	\$1,382	\$1,661	\$138.43
PTF Unit 5-A	2,464		2,464	0.52%	\$1,872	\$809	5.31%	\$13,248	\$15,928	\$1,327.36
PTF Unit 5-B	279		279	0.06%	\$212	\$92	0.60%	\$1,502	\$1,806	\$150.47
PTF Hotel Site	0		0	0.00%	\$0	\$0	0.77%	\$1,920	\$1,920	\$160.02
					subtotal undeveloped					
FN Projects A										
FN Projects B	347		347	0.07%	\$263	\$114	2.55%	\$6,356	\$6,733	\$561.08
Whinncrest Riverview	11		11	0.00%	\$8	\$4	0.08%	\$202	\$214	\$17.85
Whinncrest Lakeview	313		313	0.07%	\$238	\$103	2.30%	\$5,742	\$6,083	\$506.89
PTF Greens	221		221	0.05%	\$168	\$72	1.62%	\$4,045	\$4,285	\$357.08
PTF Crest	254		254	0.05%	\$193	\$83	1.87%	\$4,661	\$4,937	\$411.44
	112		112	0.02%	\$85	\$37	0.82%	\$2,047	\$2,169	\$180.75

alloc. sec. 1*

\$1000 / 1999
\$1545 / 2020

3.9%

[1] These minutes are taken from the patrol logs for the period Dec 1996 - Nov 1997.

[2] Fire Station entity has no patrol log category so an estimate was used based on the Pac Bell substitution.

[3] Adjust Out Column removes amounts related to CSD from the cost allocation and re-allocates gate minutes to residential areas.

[3] The gate pass ratio is split half to the developed gated area and half to the undeveloped areas as a deterrent cost.

Figure 4 (Continued)

Rancho Murieta Community Services District
Security Cost Allocation Analysis

ALT 1
1997-98 Budget

Description	Patrol		Adjusted Total Time	Ratio	Patrol		Gate Dispatch Cost Allocation	Gate Pass Ratio	Gate Pass		Annual Total Gate/Patrol Cost Allocation	Monthly Gate/Patrol Cost Allocation
	Total Time (in minutes)	Adjust Out			Cost Allocation	Cost Allocation			Cost Allocation	Cost Allocation		
Outside Gates	[1]	[2]						[3]				
Developed Property												
Fire Station	0		0	0.00%	\$0.00	\$0.00	\$0.00			\$0	\$0.00	
Murieta Plaza	16,707		16,707	3.52%	\$12,691.36	\$5,483.41	\$18,175			\$18,175	\$1,514.56	
Murieta Village - Residential	9,850		9,850	2.08%	\$7,482.79	\$3,233.00	\$10,716			\$10,716	\$892.98	
Murieta Village - Homeowners Assoc.	2,463		2,463	0.52%	\$1,870.70	\$808.25	\$2,679			\$2,679	\$223.25	
Equine Complex	12,223		12,223	2.58%	\$9,285.12	\$4,011.72	\$13,297			\$13,297	\$1,108.07	
Operating Engineers Training Center	5,620		5,620	1.19%	\$4,269.20	\$1,844.54	\$6,114			\$6,114	\$509.48	
Country Store / Taco Bell	10,635		10,635	2.24%	\$8,078.81	\$3,490.52	\$11,569			\$11,569	\$964.11	
Airport	10,500		10,500	2.22%	\$7,976.03	\$3,446.11	\$11,422			\$11,422	\$951.85	
Mini Storage	6,435		6,435	1.36%	\$4,888.53	\$2,112.13	\$7,001			\$7,001	\$583.39	
Geyer Property	155		155	0.03%	\$117.74	\$50.87	\$169			\$169	\$14.05	
Business Park 1	3,972		3,972	0.84%	\$3,017.30	\$1,303.65	\$4,321			\$4,321	\$360.08	
Pacific Bell Substation	170		170	0.04%	\$129.14	\$55.80	\$185			\$185	\$15.41	
CSD												
Highway 16	1,417	(1,417)	0	0.00%	\$0.00	\$0.00	\$0			\$0	\$0.00	
Outside Agency	2,864	(2,864)	0	0.00%	\$0.00	\$0.00	\$0			\$0	\$0.00	
CSD Patrol/Office	36,056	(36,056)	0	0.00%	\$0.00	\$0.00	\$0			\$0	\$0.00	
CSD Wastewater Plant	4,457	(4,457)	0	0.00%	\$0.00	\$0.00	\$0			\$0	\$0.00	
CSD Water Treatment Plant	379	(379)	0	0.00%	\$0.00	\$0.00	\$0			\$0	\$0.00	
Undeveloped Property												
Van Vleck Ranch	181		181	0.04%	\$137.50	\$59.41	\$197			\$197	\$16.41	
South of Murieta Dr	0		0	0.00%	\$0.00	\$0.00	\$0			\$0	\$0.00	
South of Cosumnes	0		0	0.00%	\$0.00	\$0.00	\$0			\$0	\$0.00	
Anderson Lookout Hill	0		0	0.00%	\$0.00	\$0.00	\$0			\$0	\$0.00	
Lookout Gazebo	0		0	0.00%	\$0.00	\$0.00	\$0			\$0	\$0.00	
TOTAL	519,147	(45,173)	473,974	100.00%	\$360,051.27	\$155,563.22	\$764,953	100.00%	\$249,338.45	\$764,953	\$63,746.08	
						38.4%			61.6%			
						[4]			[5]			

[1] - These minutes are taken from the patrol logs for the period Dec 1996 - Nov 1997.

[2] - Adjust Out Column removes amounts related to CSD from the cost allocation and re-allocates gate minutes to residential areas.

[3] - Patrol time calculated by taking the percentage share of monthly total costs.

[4], [5] - Gate dispatch and gate pass costs comprise total gate costs.

**Figure 5
 Rancho Murieta Community Services District
 Monthly Residential Security Rates (Inside and Outside Gates)**

Residential Property	Lots	Average Cost per Lot	Tax Rate Factor	Calculated Monthly Rate per Lot	Monthly Cost	Recommended Rate per Lot
Inside Gates			[1]			[2]
Total for lots Inside Gates	2,046					
Metered	1,578	\$19.92	1.06	\$21.13	\$40,755.91	\$19.62
Unmetered	468	\$19.92	0.80	\$15.85	\$33,339.98	\$15.70
Outside Gates						
Total for lots Outside Gates	189					
Murieta Village	1	\$4.72			\$909.39	\$4.73
Van Vleck		\$16.41			\$892.98	\$0

[1] The unmetered rate for lots is set at 75% of the metered rate for lots. The factors of 1.06 and 0.8 reflect the 75% ratio.

[2] Recommended rate for residential lots inside the gate are the same as the 1997-98 charges per lot.

gated_rates

Figure 5
Rancho Murieta Community Services District
Monthly Developed Security Rates based on Square Footage using Cost Allocation Formula

ALT 1
1997-98 Budget

Developed Property	Sq. Ft.	Cost	Cost/Sq.Ft.	Average Cost per Sq. Ft.	Recommended Rate per Sq. Ft.
Highway Retail Country Store/Taco Bell	5,500	\$964.11		\$0.175	\$0.175
Other Retail/Commercial Murieta Plaza	72,300	\$1,514.56		\$0.021	\$0.021
Industrial/Warehouse/Lt Industrial Mini-Storage	14,400	\$583.39			
RMA Maintenance	9,675	\$819.74			
Total Industrial/Warehouse/Lt Industrial	24,075	\$1,403.13		\$0.058	\$0.041
Office Business Park HOA Centers	22,500	\$360.08	\$0.016		
RMA	10,000	\$328.63	\$0.033		
The Villas	3,900	\$114.27	\$0.029		
Murieta Village	8,025	\$223.25	\$0.028		
Total Office	44,425	\$1,026.22		\$0.023	\$0.011
Institutional Fire Station Bldg. Op Eng Training Center	9,100	N.A.			
Total Institutional	47,550	\$509.48		\$0.011	\$0.011
Public Utility	2,250	\$15.41			
Equine Complex	321,800	\$1,108.07		\$0.007	\$0.030
RMCC	54,425	\$2,389.75		\$0.003	\$0.003
Airport	68,530	\$951.85		\$0.044	\$0.050
Total Developed Property	647,705	\$9,867.16			

Comm_rates

Figure 7
Rancho Murieta Community Services District
Monthly Undeveloped Security Rates based on Acreage using Cost Allocation Formula

ALT 1
1997-98 Budget

Undeveloped Property	Acres	Cost	Cost per Acre	Average Cost per Acre	Recommended Rate per Acre
Inside Gates					
PTF Calero	121	\$1,211.40	\$10.03		
PTF 9th Fairway	24	\$237.75	\$10.03		
PTF W of Clementia	181	\$1,819.11	\$10.03		
PTF N of Cosumnes	273	\$2,738.79	\$10.03		
PTF N of Clementia	218	\$2,187.16	\$10.03		
PTF Unit 5B	15	\$150.47	\$10.03		
PTF Unit 5A	132	\$1,327.36	\$10.03		
FDIC Apartment	18	\$178.56	\$10.03		
FDIC School	14	\$138.43	\$10.03		
PTF Hotel Site	19	\$160.02	\$8.34		
FN Phase 2-A	63	\$561.08	\$8.84		
FN Phase 2-B	2	\$17.85	\$8.84		
Winncrest Riverview	57	\$506.89	\$8.84		
Winncrest Lakeview	40	\$357.08	\$8.84		
PTF Green	47	\$411.44	\$8.84		
PTF Crest	20	\$180.75	\$8.84		
Total Inside Gates Undeveloped Property	1,245	\$12,184.15		\$9.78	\$9.78
Outside Gates					
PTF South of Murieta Dr	53	\$0.00	\$0.00		
PTF South of Cosumnes	1	\$0.00	\$0.00		
Anderson Lookout Hill	18	\$0.00	\$0.00		
Anderson Lookout Gazebo	0	\$0.00	\$0.00		
Total Outside Gates Undeveloped Property	72	\$0.00		\$0.00	\$0.00

15.4

undevel_rates

Figure 8
 Rancho Murieta Community Services District
 Summary of Security Rates Using the Cost Allocation Formula and Recommended Rates

Item	1997-98 Budget Rates [1]	Monthly Rates Estimated rates from cost allocation	Recommended Max. Special Tax Rates
DEVELOPED PROPERTY			
Residential inside Gates - Metered - Unmetered Outside Gates	Per Lot Per Lot Per Lot \$19.62 \$15.70 [3]	\$21.13 \$15.85 \$4.73	\$19.62 \$15.70 \$4.73
Non-Residential [1]			
- Highway Retail - Other Retail/Commercial - Industrial/Warehouse/Lt Industrial - Office - Institutional - Public Utility - Equine Complex - RMCC - Airport	Per Building Sq.Ft. " " " " " " " " "	\$0.175 \$0.021 \$0.041 \$0.011 \$0.011 \$0.030 \$0.003 \$0.050 \$0.014	\$0.175 \$0.021 \$0.041 \$0.011 \$0.011 \$0.030 \$0.003 \$0.050 \$0.014
UNDEVELOPED PROPERTY [2]			
Inside Gates Outside Gates	Per Acre Per Acre \$6.00 \$6.00	\$9.78 \$0.00	\$16.59 \$2.48

(2405.55)
 2020
 (3718.92)

"summary_table"

[1] Current non-residential developed rates are determined on patrol time, and are not split out in to the above categories.
 [2] Rates on undeveloped residential lots are adjusted upward to provide a contingency for budget adjustments and non-taxable property (FDIC).
 [3] No consistent current monthly charge.

Note: These rates do not include the \$0.71 reserve fee.

Figure 9
 Rancho Murieta Community Services District
 Comparison of Current Security Rate Revenue to Rate Revenue based on Recommended Tax Rates

Recommended Rates
 5% Increase in
 1997-98 Budget

Description	Rate Revenue based on Recommended Rates		Current Revenue 1997-98 Rates		% Change	Annual \$ Change
	Annual	Monthly	Annual	Monthly		
Developed Property	[1]					
- Residential Inside Gates						
RM Gated Residential	\$430,682	\$35,890	\$430,682	\$35,890	0%	0
FDIC Residential	\$0	\$0	\$29,014	\$2,418	n.a.	n.a.
- Residential Outside Gates						
Murieta Village - Residential	\$10,716	\$893	\$0	\$0	n.a.	n.a.
- Non-Residential						
RMCC	\$32,655	\$2,721	\$50,674	\$4,223	-36%	-18,019
The Villas - Homeowners Assoc.	\$515	\$43	\$360	\$30	43%	155
RMA Maintenance area	\$4,760	\$397	\$5,715	\$476	-17%	-955
RMA - Homeowners Assoc.	\$1,320	\$110	\$1,411	\$118	-6%	-91
Airport [1]	\$11,513	\$959	\$15,447	\$1,287	-25%	-3,934
Mini-Storage	\$7,085	\$590	n.a.	n.a.	n.a.	n.a.
Equine Complex	\$11,585	\$965	\$8,861	\$738	31%	2,724
Murieta Village - Homeowners Assoc.	\$1,059	\$88	\$11,761	\$980	-91%	-10,702
Country Store / Taco Bell	\$11,550	\$963	\$9,311	\$776	24%	2,239
RMTC Op Eng Training Center	\$6,277	\$523	\$4,621	\$385	36%	1,655
Business Park 1	\$2,970	\$248	\$2,676	\$223	11%	294
Fire Station	\$1,201	\$100	\$903	\$75	33%	298
Pacific Bell Substation [1]	\$810	\$68	\$815	\$68	-1%	-5
Murieta Plaza	\$18,220	\$1,518	\$11,325	\$944	61%	6,894
Undeveloped Property						
- Inside Gates						
PTF N Cosumnes	\$54,368	\$4,531	\$19,657	\$1,638	177%	34,710
PTF N Clementia	\$43,417	\$3,618	\$15,698	\$1,308	177%	27,719
PTF W Clementia	\$36,111	\$3,009	\$13,056	\$1,088	177%	23,055
PTF Greens	\$9,270	\$772	\$3,352	\$279	177%	5,918
PTF Crest	\$4,072	\$339	\$1,472	\$123	177%	2,600
PTF Calero	\$24,047	\$2,004	\$8,695	\$725	177%	15,353
PTF 9th Fairway	\$4,719	\$393	\$1,706	\$142	177%	3,013
PTF Unit 5-A	\$26,349	\$2,196	\$9,527	\$794	177%	16,822
PTF Unit 5-B	\$2,987	\$249	\$1,080	\$90	177%	1,907
Winncrest Riverview	\$11,420	\$952	\$4,129	\$344	177%	7,291
Winncrest Lakeview	\$8,045	\$670	\$2,909	\$242	177%	5,136
FN Projects A	\$12,641	\$1,053	\$4,571	\$381	177%	8,070
FN Projects B	\$402	\$34	\$145	\$12	177%	257
PTF Hotel Site	\$3,819	\$318	\$1,372	\$114	178%	2,447
FDIC Apartment Site	\$0	\$0	\$1,281	\$107	n.a.	-1,281
FDIC School Site	\$0	\$0	\$994	\$83	n.a.	-994
- Outside Gates						
Church, Pac Coast Bldgs & Op Eng Trng [2]	\$0	\$0	\$648	\$54	n.a.	-648
South of Murieta Dr	\$1,570	\$131	\$3,801	\$317	-59%	-2,231
South of Cosumnes	\$30	\$2	\$72	\$6	-59%	-42
Anderson Lookout Hill	\$533	\$44	\$1,291	\$108	-59%	-758
Lookout Gazebo	\$0	\$0	\$1	\$0	-59%	0
Total Security Revenue	\$796,719	\$66,393	\$679,034	\$56,586		

[1] Current rate includes mini-storage.

[2] Rate revenue included in Business Park in recommended rate schedule.

Note: These rates do not include reserve fee of \$.71

recommended_rates_compare

III. DRAINAGE RATE ANALYSIS

PURPOSE OF ANALYSIS

RMCS D needs to establish special tax rates to fund the budget for the maintenance of drainage facilities. Under the current system, there is no specific methodology used to establish rates for any land uses. Residential lots are charged \$3.45 per month. Murieta Village and the Villas are charged \$2.30 per month. Undeveloped land is charged \$0.48 per month. Each non-residential parcel is assigned a rate for the entire parcel.

The objective of this analysis is to establish a methodology to allocate drainage costs to the land uses within the RMCS D territory. Based on the methodology, special tax rates can be established to fund the costs of the drainage maintenance.

METHODOLOGY

The 1997-98 budget serves as the basis for developing a cost allocation system. The following summarizes the 1997-98 Budget:

Drainage Costs	\$ 96,900 ✓
General Fund Overhead Allocation	\$5,135 ✓
Sewer Fund Overhead Allocation	\$4,965 ✓
Total 1997-98 Drainage Expenses	\$107,000

The cost allocation methodology uses runoff coefficients to spread costs to each land use. Each land use has a unique runoff coefficient based on the ratio of impervious surface to the total area of the project. Impervious surfaces are typically building areas and paved areas. Residential developments typically have a .5 runoff coefficient per acre compared to a commercial project, which may have factors between .75 and .9 per acre.

Runoff coefficients per acre are translated into equivalent dwelling units (EDUs). The EDU factors allow direct comparability between different types of land uses. An acre of residential land can be directly compared to an acre of commercial land by analyzing the EDUs per acre.

ADJUSTMENT FOR EXEMPT PROPERTY

There are two types of exempt properties. The first type of exempt property does not use any drainage system, and therefore has no drainage charges. This includes the RMCC Club house and parking area, and four undeveloped properties. The second type is for special cases; Murieta village, the airport, and equine complex. Due to their location, they do not benefit from the drainage system. They are charged for maintenance of their current drainage but are not charged for drainage services based on EDU allocation.

Total costs are therefore budgeted costs minus revenues from these three areas. The second type of exempt areas will continue to pay their current 1996-97 annual tax rate schedule. The combined EDU allocated revenues and exempt area revenues are included in the recommended tax rate schedule so that the full budget is covered.

Adjusted EDU allocation budget:

	Total 1997-98 Drainage Expenses	\$107,000
-	Murieta Village	\$5,216
-	Equine Complex	\$390
-	<u>Airport</u>	<u>\$1,316</u>
Total Expenses		\$100,078

Figure 10 shows how total costs are spread amongst the different land use categories according to their share of drainage EDUs, compared to the total drainage EDUs for all land uses. Some land use categories are different from those in the security rate analysis because of the classification of runoff coefficients. Landscaped areas are the RMA Stonehouse park site and 60% of the golf course acreage. This is because approximately 40% of the golf course drains to the river and does not require drainage services. Should these areas begin using the drainage system, the land would be subject to the same charge per acre as the landscaped areas.

The estimated monthly and annual costs for each developed land use are shown in Figure 11. Figure 12 shows the same information for the undeveloped areas. The allocation between developed and undeveloped land is:

Drainage Costs – Developed Areas	\$74,674
Drainage Costs – Undeveloped Areas	<u>\$25,404</u>
Total 1997-98 Drainage Expenses	\$100,078

RECOMMENDED DRAINAGE SPECIAL TAX RATES

RMCS staff and the budget/audit committee indicated that the current budgets for drainage maintenance is inadequate to properly maintain the drainage system. In order to provide a contingency in the budget and allow for a higher level of maintenance the budget/audit committee and staff recommended that the drainage rates be based on the following principles:

- Drainage special tax rates for developed residential lots (metered and unmetered) should be maintained at the 1997-98 levels. This is an increase from the rates suggested by the cost allocation approach funding a budget of \$107,000.
- Drainage special tax rates for all other property should be based on the cost allocation methodology using the budget of \$107,000 as indicated in Figure 13.

Figure 13 shows the change in revenue produced by current rates and recommended rates. Recommended residential monthly rates are set the same as current 1997-98 residential rates.

Unmetered lot revenue decreases because of the exclusion of 154 FDIC lots. Any future lot developed, single family or multi-family, would be subject to the maximum special tax rates recommended for developed residential property.

Non-residential rates typically increased. The greatest percentage change in developed non-residential rate revenue was for the fire station, followed by the golf course. The business park was the only non-residential property to decrease. RMCC Clubhouse and parking no longer pays for drainage with the special tax schedule. All undeveloped sites had significant increases.

Figure 14 shows the monthly maximum special tax rate schedule for drainage maintenance. The recommended monthly rate for the exempt areas is the current rate that they pay. Using this schedule as the maximum tax rates will provide for an estimated budget of approximately \$125,000 if the maximum tax rates are levied. The maximum tax rates would also include a 2% annual escalation factor to allow for increased maintenance costs in the future.

Figure 10

Rancho Murieta Community Services District
 Drainage Cost Allocation – Residential and Undeveloped Property

Allocation Assumptions	TOTAL	DEVELOPED RESIDENTIAL				UNDEVELOPED		
		Single Family		Multi Family		North & South Residential	Van Vleck	Non-Residential
		Unmetered	Metered	The Villas	Murieta Village			
Developable Acres [1] % Distribution of Acres	1,741.91 100%	89.7 5.2%	440.0 25.3%	3.8 0.2%	0.0 0.0%	[2] 814.0 46.7%	18.1 1.0%	148.2 8.5%
Units % Distribution of Units	1,892.00 100%	314 16.6%	1,540 81.4%	38 2.0%	0 0.0%			
Drainage EDUs								
Runoff Coefficient per Acre		0.10	0.50	0.75	0.75	runoff coefficient per Acre	0.10	0.10
Estimated Units per Acre		3.50	3.50	10.00	10.00			
Runoff Coefficient per Unit/Acre		0.029	0.143	0.075	0.075			
Dwelling Unit Equivalent		0.20	1.00	0.53	0.53			
Drainage EDUs		63	1,540	20	0	0.20	0.20	0.20
% Distribution of Drainage EDUs	2,703.35 100%	2.3%	57.0%	0.7%	0.0%	570 21.1%	13 0.5%	104 3.8%
Allocated Annual Costs	\$100,078	\$2,325	\$57,011	\$739	\$0	\$21,094	\$469	\$3,841
Monthly Cost per Unit		\$0.62	\$3.08	\$1.62	\$0.00	\$2.16	\$2.16	\$2.16
Monthly Cost per Acre		\$2.16	\$10.80	\$16.20	\$0.00	\$2.16	\$2.16	\$2.16

[1] Residential acres are estimates based on average units per acre.
 [2] Acreage inclusive of property using the drainage system only.

Note: Residential Coefficients provided by RMCS D

Figure 10 (Continued)
Rancho Murietta Community Services District
Drainage Cost Allocation - Non-Residential Developed Property

Allocation Assumptions	DEVELOPED NON-RESIDENTIAL								
	Retail	Office	Industrial / Warehouse	Light Industrial	Landscaped Areas [1]	Geyer Property [2]	RMCC Clubhouse & parking	Airport	Equine Complex
Developable Acres	8.1	8.0	8.0	12.4	190.7	1.00	0.0	0.00	0.00
% Distribution of Acres	0.5%	0.5%	0.5%	0.7%	10.9%	0.1%	0.0%	0.0%	0.0%
Units									
% Distribution of Units									
Drainage EDUs									
Runoff Coefficient Per Acre	0.80	0.75	0.85	0.65	0.15	0.50	0.40	0.45	0.30
Dwelling Unit Equivalent	5.60	5.25	5.95	4.55	1.05	3.50	2.80	3.15	2.10
Drainage EDUs	45	42	47	56	200	4	0	0	0
% Distribution of Drainage EDUs	1.7%	1.6%	1.7%	2.1%	7.4%	0.1%	0.0%	0.0%	0.0%
Allocated Costs	\$1,670	\$1,553	\$1,751	\$2,083	\$7,414	\$130	\$0	\$0	\$0
Monthly Cost per Acre	\$17.28	\$16.20	\$18.36	\$14.04	\$3.24	\$10.80	\$0.00	\$0.00	\$0.00

[1] Landscaped areas include 60% of the RMCC Golf courses (169.5 acres) and RMA Stonehouse Park Site.
 [2] Geyer Property is residential but on a per acre basis.

Note: Runoff Coefficients provided by RMCCSD

Figure 11
Rancho Murieta Community Services District
Drainage Charges by Land Use based on Cost Allocation [1]

DEVELOPED AREA

Developed Property	Estimated Monthly Rate \$/Lot or Acre	Lots/Acres Subject to Tax	Monthly Revenue	Annual Revenue
Residential				
		<i>Lots</i>		
Metered Developed	\$3.08	1,540	\$4,750.90	\$57,011
Unmetered Developed	\$0.62	314	\$193.74	\$2,325
The Villas	\$1.62	38	\$61.55	\$739
Total Residential		1,892	\$5,006.18	\$60,074
Geyer Property				
	\$10.80	<i>Acres</i> 1.00	\$10.80	\$130
Highway Retail				
Country Store/Taco Bell	\$17.28	<i>Acres</i> 1.51	\$26.09	\$313
Other Retail				
Murieta Plaza	\$17.28	6.54	\$113.05	\$1,357
Subtotal Retail		8.05	\$139.14	\$1,670
Office				
Business Park	\$16.20	2.76	\$44.70	\$536
Murieta Village Homeowners Assoc	\$16.20	1.30	\$21.06	\$253
The Villas Homeowners Assoc	\$16.20	0.21	\$3.35	\$40
RMA Homeowners Assoc	\$16.20	1.60	\$25.90	\$311
Catholic Church	\$16.20	2.13	\$34.42	\$413
Subtotal Office		7.99	\$129.42	\$1,553
Light Industrial				
Fire Station	\$14.04	0.74	\$10.44	\$125
RMTC Training Center	\$14.04	11.62	\$163.11	\$1,957
Subtotal Light Industrial		12.36	\$173.55	\$2,083
Industrial/Warehouse				
RMA Maint Site	\$18.36	5.00	\$91.78	\$1,101
Mini-Storage	\$18.36	2.95	\$54.15	\$650
Subtotal Industrial/Warehouse		7.95	\$145.93	\$1,751
Landscaped Areas				
Stonehouse Park Site	\$3.24	21.19	\$68.64	\$824
RMCC Golf Course	\$3.24	169.54	\$549.17	\$6,590
Subtotal Landscaped Areas		190.73	\$617.81	\$7,414
Total Developed Property			\$6,222.82	\$74,674

[1] Does not include properties that do not use the drainage system.

"drain_dev"

Figure 12
Rancho Murieta Community Services District
Drainage Charges by Land Use based on Cost Allocation

UNDEVELOPED AREA

Undeveloped Property	Estimated Monthly Rate \$/Acre	Acres	Monthly Revenue	Annual Revenue
Property Using Drainage System				
- Residential				
PTF Calero	\$2.16	120.76	\$260.78	\$3,129
PTF 9th Fairway	\$2.16	23.70	\$51.18	\$614
PTF N of Clementia	\$2.16	218.03	\$470.84	\$5,650
PTF W of Clementia	\$2.16	181.34	\$391.60	\$4,699
PTF Unit 5A	\$2.16	132.32	\$285.74	\$3,429
PTF Unit 5B	\$2.16	15.00	\$32.39	\$389
FN Projects	\$2.16	63.48	\$137.08	\$1,645
FN Projects	\$2.16	2.02	\$4.36	\$52
Winncrest Riverview	\$2.16	57.35	\$123.85	\$1,486
Total Undeveloped Residential		814.00	\$1,757.83	\$21,094
Van Vleck	\$2.16	18.10	\$39.09	\$469
- Non-Residential				
PTF S of Cosumnes	\$2.16	1.00	\$2.16	\$26
Anderson Lookout Hill	\$2.16	17.93	\$38.72	\$465
Anderson Lookout Gazebo	\$2.16	0.01	\$0.02	\$0
PTF S of Murieta Drive	\$2.16	52.79	\$114.00	\$1,368
PTF Cantova/Murieta	\$2.16	0.28	\$0.60	\$7
PTF - Hotel Site	\$2.16	19.18	\$41.42	\$497
RMTC - Training site by CSD	\$2.16	49.81	\$107.56	\$1,291
Business Park	\$2.16	7.22	\$15.59	\$187
Total Undeveloped Non-Residential		148.22	\$320.07	\$3,841
Property Not Using Drainage System				
Winncrest Lakeview		40.40	\$0.00	\$0
PTF Crest		20.45	\$0.00	\$0
PTF Green		46.55	\$0.00	\$0
PTF N of Cosumnes		273.02	\$0.00	\$0
Total Undeveloped Property		1,360.74	\$2,116.99	\$25,404

"drain_undev"

Figure 13
Rancho Murieta Community Services District
Comparison of Current Charges to Recommended Charges

Description	Recommended Rate Revenue		Current Revenue 1997-87 Rates		% Change	Annual \$ Change
	Monthly	Annual	Monthly	Annual		
Developed Property Residential						
Metered Developed	\$5,313	\$83,756	\$5,313	\$63,756	0%	\$0
Unmetered Developed [1]	\$1,083	\$13,000	\$1,615	\$19,375	-33%	(\$6,376)
Murieta Village [3]	\$435	\$5,216	\$435	\$5,216	0%	\$0
The Villas	\$87	\$1,049	\$87	\$1,049	0%	\$0
Geyer Property (acres)	\$11	\$130	\$6	\$69	88%	\$61
Non-Residential						
Country Store	\$26	\$313	\$19	\$223	41%	\$90
Murieta Plaza	\$113	\$1,357	\$83	\$994	37%	\$363
Airport [3]	\$110	\$1,316	\$110	\$1,316	0%	\$0
Mini-Storage	\$54	\$650	\$34	\$407	60%	\$243
RMA Stonehouse Park Site	\$69	\$824	n/a	n/a	n/a	n/a
RMTC Training Center [2]	\$271	\$3,248	\$158	\$1,890	72%	\$1,358
RMCC - Club House & parking [3]	\$0	\$0	\$257	\$3,080	-100%	(\$3,080)
RMCC Golf Course	\$549	\$6,590	\$130	\$1,558	323%	\$5,032
RMA Homeowners Assoc	\$26	\$311	\$18	\$221	41%	\$90
The Villas Homeowners Assoc	\$3	\$40	n/a	n/a	n/a	n/a
Murieta Village Homeowners Assoc	\$21	\$253	n/a	n/a	n/a	n/a
Business Park [2]	\$60	\$723	\$107	\$1,290	-44%	(\$566)
Fire Station	\$10	\$125	\$2	\$26	388%	\$100
Equine Complex [3]	\$33	\$390	\$33	\$390	0%	\$0
RMA Maintenance Site	\$92	\$1,101	\$0	\$0	n/a	\$1,101
Undeveloped Property - Uses Drainage System						
FN Projects	\$137	\$1,645	\$30	\$365	351%	\$1,280
FN Projects	\$4	\$52	\$1	\$12	350%	\$41
Winncrest Riverview	\$124	\$1,486	\$27	\$330	351%	\$1,156
FDIC Apartment Site	\$0	\$0	\$9	\$102	n/a	(\$102)
FDIC School Site	\$0	\$0	\$7	\$79	n/a	(\$79)
PTF Calero	\$261	\$3,129	\$58	\$694	351%	\$2,435
PTF 9th Fairway	\$51	\$614	\$11	\$136	351%	\$478
PTF N of Clementia	\$471	\$5,650	\$104	\$1,254	351%	\$4,396
PTF W of Clementia	\$392	\$4,699	\$87	\$1,040	352%	\$3,659
PTF - Unit 5 - A	\$286	\$3,429	\$63	\$761	351%	\$2,668
PTF - Unit 5 - B	\$32	\$389	\$7	\$86	351%	\$302
Van Vleck	\$39	\$469	\$0	\$0	n/a	\$469
PTF S of Consumnes	\$2	\$26	\$0	\$6	350%	\$20
Anderson Lookout Hill	\$39	\$465	\$9	\$103	351%	\$362
Anderson Lookout Gazebo	\$0	\$0	\$0	\$0	0%	\$0
PTF S of Murieta Drive	\$114	\$1,368	\$25	\$304	351%	\$1,064
PTF Cantova/Murieta	\$1	\$7	\$0	\$2	365%	\$6
PTF Hotel Site	\$41	\$497	\$9	\$110	351%	\$387
Catholic Church	\$34	\$413	\$24	\$293	41%	\$120
- Does Not Use Drainage System						
Winncrest Lakeview	\$0	\$0	\$19	\$232	-100%	(\$232)
PTF Crest	\$0	\$0	\$10	\$118	-100%	(\$118)
PTF Green	\$0	\$0	\$22	\$268	-100%	(\$268)
PTF N of Consumnes	\$0	\$0	\$114	\$1,371	-100%	(\$1,371)
Total Drainage Revenue	\$10,394.19	\$124,730	\$9,044	\$108,524		

[1] Not directly comparable because of 154 FDIC unmetered lots which are not charged.
[2] Acreage comprises two types of land use.
[3] Not subject to drainage based on EDU allocation.

drain_comp

Figure 14
Rancho Murieta Community Services District
Recommended Drainage Charges and Estimated Revenues

Land Use	Recommended Monthly Rate \$/lot or acre	Lots/ Acres	Monthly Revenue	Annual Revenue
DEVELOPED PROPERTY				
RESIDENTIAL				
Metered Developed	\$3.45	<i>Lots</i> 1,540	\$5,313	\$63,756
Unmetered Developed	\$3.45	314	\$1,083	\$13,000
The Villas	\$2.30	38	\$87	\$1,049
Murieta Village	\$2.30	189	\$435	\$5,216
TOTAL RESIDENTIAL		2,081	\$6,918	\$83,021
<i>Acres</i>				
Retail	\$17.28	8.05	\$139	\$1,670
Industrial/Warehouse	\$18.36	7.95	\$146	\$1,751
Light Industrial	\$14.04	12.36	\$174	\$2,083
Office	\$16.20	7.99	\$129	\$1,553
Landscaped Areas (golf course & park site)	\$3.24	190.73	\$618	\$7,414
Equine Complex	\$1.25	26.00	\$33	\$390
RMCC (Club house and parking)	\$0.00	20.88	\$0	\$0
Airport	\$1.44	76.28	\$110	\$1,316
Geyer Property	\$10.80	1.00	\$11	\$130
TOTAL DEVELOPED PROPERTY		351.24	\$8,277	\$99,326
UNDEVELOPED PROPERTY				
- Uses Drainage System				
Residential & Non-Residential	\$2.16	962.22	\$2,078	\$24,935
Van Vleck	\$2.16	18.10	\$39	\$469
- Does Not Use Drainage System				
Winncrest Lakeview	\$0.00	40.40	\$0	\$0
PTF Crest	\$0.00	20.45	\$0	\$0
PTF Green	\$0.00	46.55	\$0	\$0
PTF N of Consumnes	\$0.00	273.02	\$0	\$0
TOTAL UNDEVELOPED PROPERTY		1,360.74	\$2,117	\$25,404
TOTAL ALL PROPERTY			\$10,394.19	\$124,730

drain_rec_summary



ECONOMIC & PLANNING SYSTEMS

Real Estate Economics / Regional Economics / Public Finance / Land Use Policy

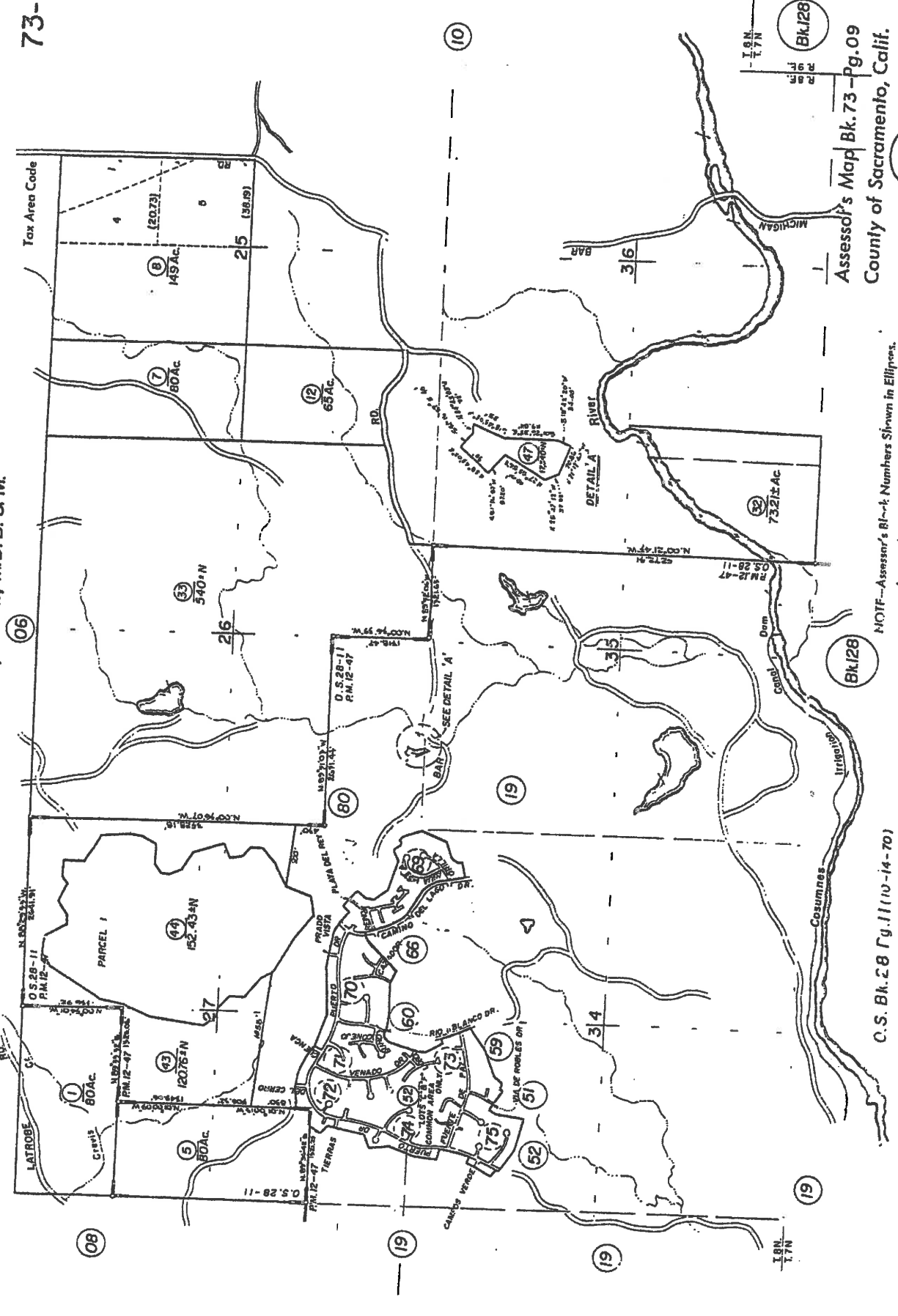
APPENDIX A

RANCHO MURIETA CSD PARCEL ACREAGE AND BOUNDARY MAPS

	A	B	C	D	E	F
1						
2						
3						01/08/88
4						
5	Description	Parcel Number	Acres	Land Use	Run off Factor	DUs
6	Undeveloped Residential					
7						
8	FN Projects A	128-0080-089	63.480			
9	FN Projects B	128-0080-090	2.020			
10	Winncrest Riverview	073-0790-007	57.350			
11	Winncrest Lakeview	073-0790-006	40.400			
12	PTF Greens	073-0790-019	46.550			
13	PTF Crest	073-0790-004	20.450			
14	PTF Calero	073-0090-043	120.760			
15	PTF 9th Fairway	073-0790-011	23.700			
16	PTF W Clementia	073-0800-002	181.340			
17	PTF N Cosumnes Parcel 1 of 2	073-0790-023	238.360			
18	PTF N Cosumnes Parcel 2 of 2	073-0790-022	34.660			
19	PTF N Clementia	073-0800-003	218.030			
20	PTF Unit 5-A	073-0190-071	132.320			
21	PTF Unit 5-B	073-0190-047	15.000			
22	FDIC School Site	073-0190-025	13.800			
23	FDIC Apartment Site	073-0190-069	17.787			
24						
25	Developed Commercial					
26						
27						
28	Murieta Plaza	073-0460-017	6.544			
29	RM Country Store / Taco Bell	073-0460-009	1.510			
30	RM Airport	073-0180-014	76.280			
31	Mini-Storage					
32						
33		073-0480-015	0.757			
34		073-0480-016	0.283			
35		073-0480-002	1.280			
36		073-0480-003	0.630			
37	RMCC areas					
38	North Golf Course					
39		073-0190-006	11.940			
40		073-0190-007	27.870			
41		073-0190-009	19.260			
42		073-0190-008	16.380			
43		073-0190-010	9.570			
44	Misc	(Excluding 19.00 Acres) 073-0190-080	40.800			
45	Buildings/Tennis Courts	(Excluding 40.80 Acres) 073-0190-080	19.000			
46		073-0190-079	0.938			
47		073-0190-091	0.841			
48	South Golf Course					
49		073-0790-017	106.600			
50		073-0790-021	50.140			
51	RMA Maint Site	073-0190-046	5.000			
52	RMA Stonehouse Park Site	073-0190-046	21.190			
53	Business Park 1					
54	Vacant Land	073-0480-012	2.108			
55	Vacant Land	073-0480-011	2.351			
56	Existing Office Building	073-0480-010	2.760			
57	Catholic Church Site	073-0480-013	2.125			
58	Van Vleck Ranch	073-0180-025	18.100			
59	RMTC Training Center					
60	Admin Office / Misc Buildings	073-0450-003	8.750			
61	Cantova & Murieta Parkway	073-0450-005	2.410			
62	Cantova Way	073-0480-001	0.460			
63	Equine Complex					
64	26 Acres of Complex	073-0180-003	26.000			
65	Vacant Land	073-0180-003	74.730			
66	No service provided for drainage	073-0180-015	203.230			
67						
68	Undeveloped Commercial					
69						
70	RMTC Site by CSD					
71	Anderson	073-0180-020	49.810			
72	Lookout Hill	073-0460-014	17.930			
73	Lookout Gazebo	073-0460-002	0.007			
74	Fire Station Building	073-0460-013	0.744			
75	PTF Hotel Site	073-0190-092	19.180			
76	PTF Undeveloped Commercial					
77	South of Murieta Dr	073-0470-003	52.790			
78	South of Cosumnes	073-0180-009	1.000			
79	Murieta Drive & Cantova Way	073-0450-007	0.280			

POR. T. 8 N., R. 8 E., M. D. B. & M.

73-09



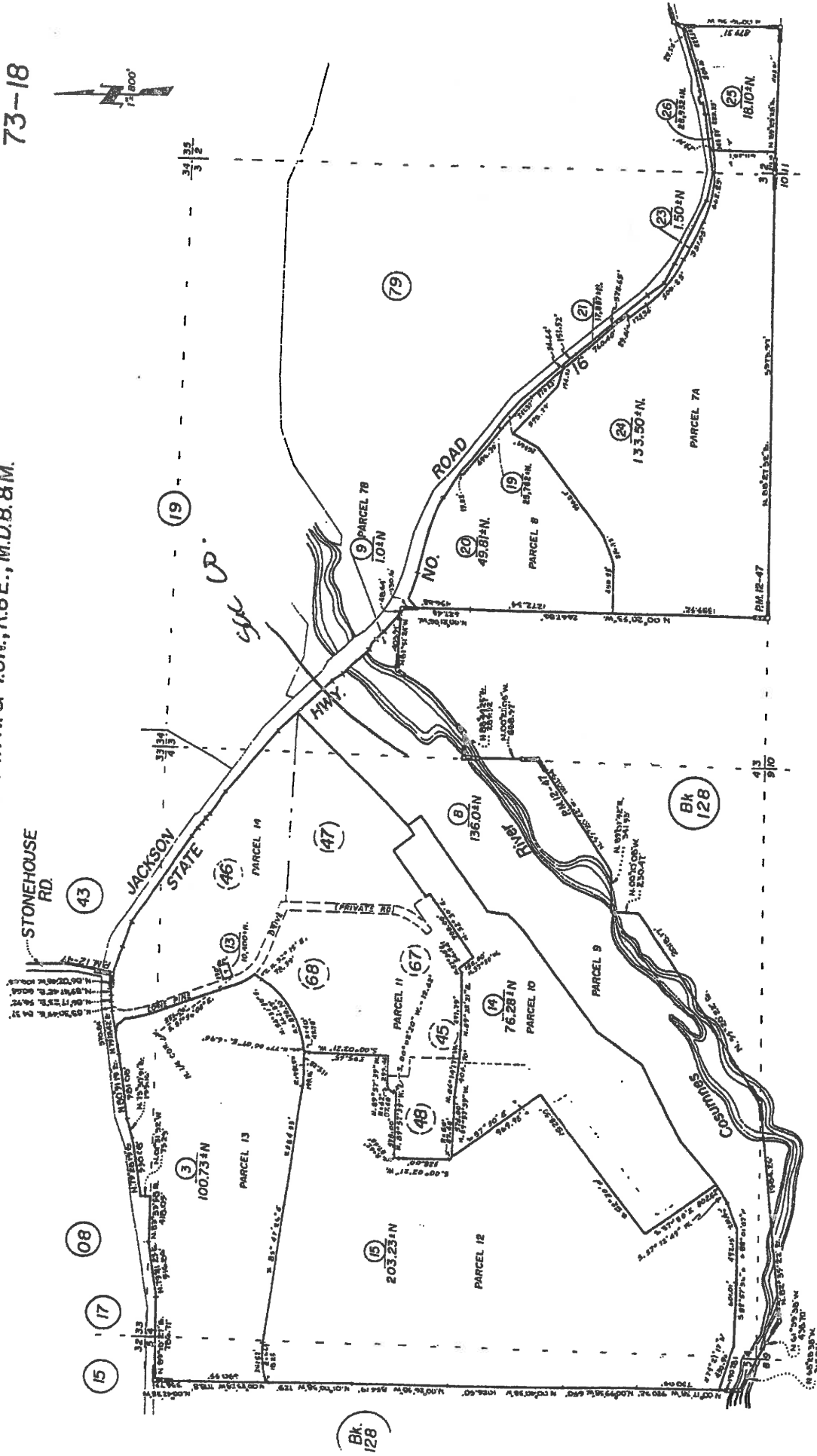
Assessor's Map Bk. 73 - Pg. 09
County of Sacramento, Calif.

NOTE - Assessor's Bl-k Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

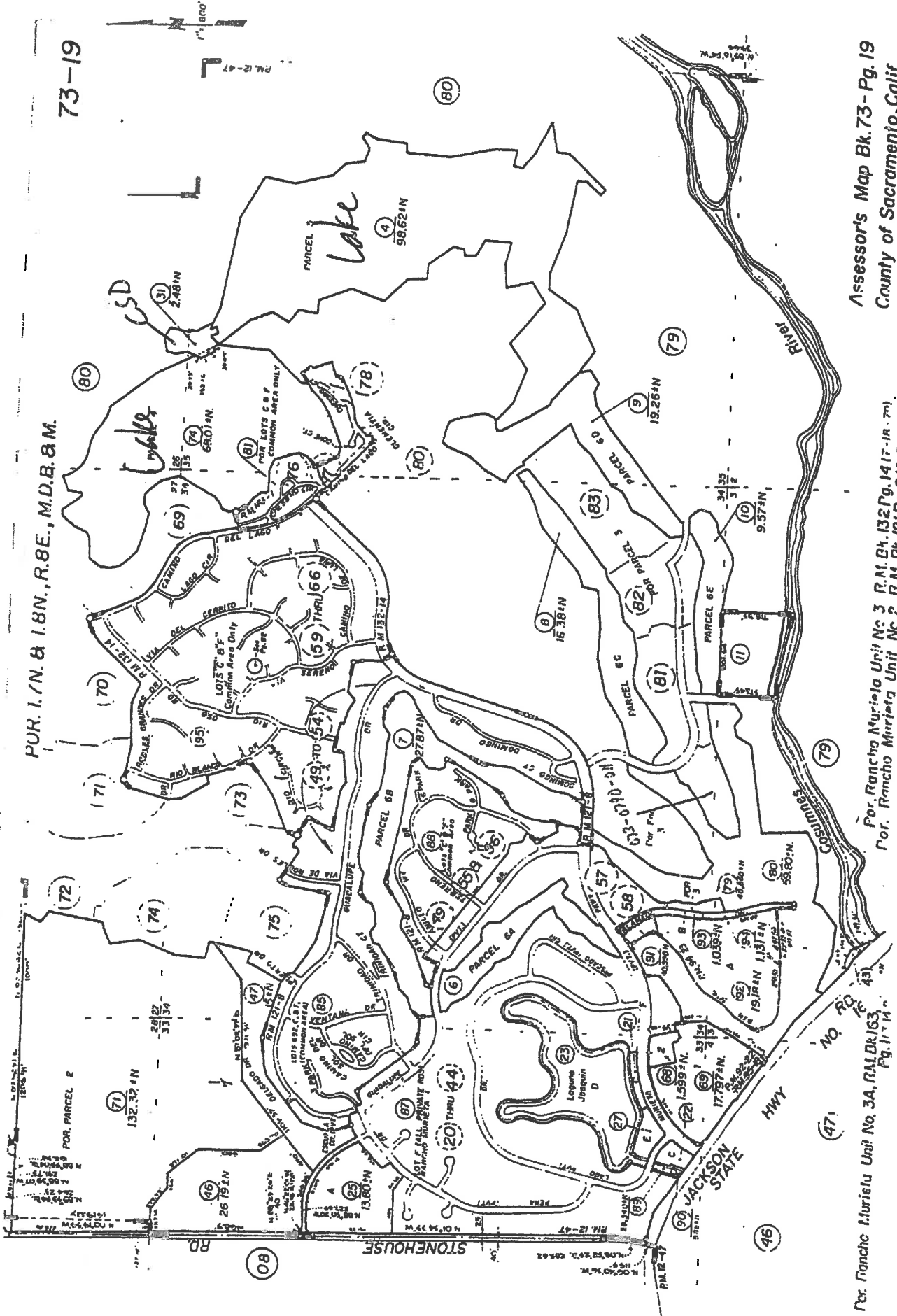
C.S. Bk. 28 Pg. 11 (10-14-70)

POR. T.7N. & T.8N., R.8E., M.D.B. & M.

73-18



Assessor's Map Bk. 73 Pg. 18
County of Sacramento, Calif.



PUR. 1.7N. & 1.8N., R.8E., M.D.B. & M.

73-19

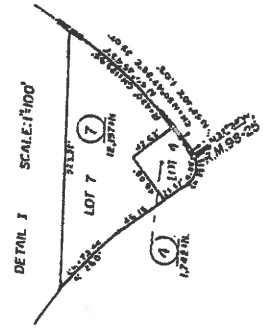
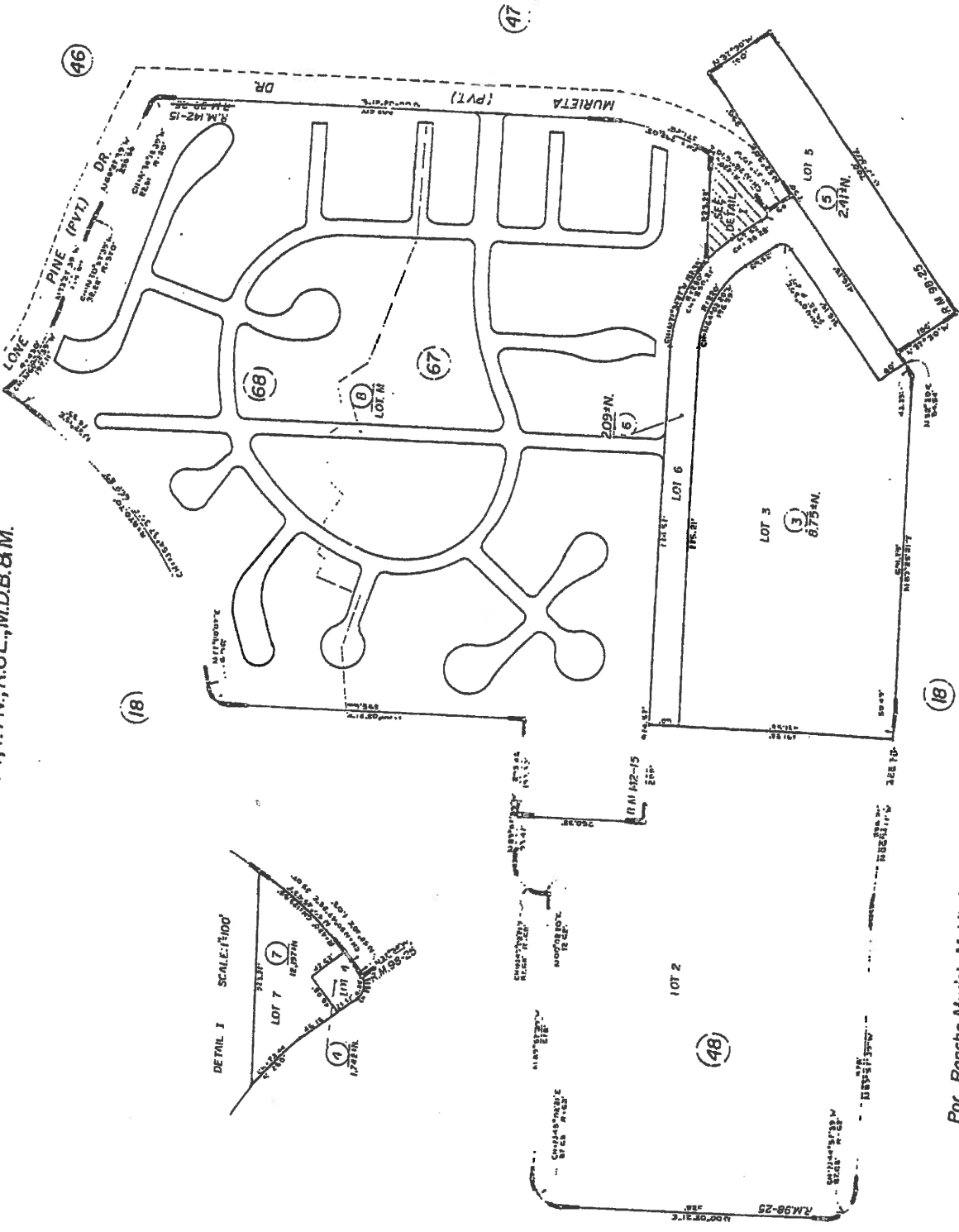
Assessor's Map Bk. 73-Pg. 19
County of Sacramento, Calif.

Por. Rancho Miraflo Unit No. 3 R.M. Bk. 132 Pg. 14 (17-18-77)
Por. Rancho Miraflo Unit No. 2 R.M. Bk. 121 Pg. 8 (6-5-78)

Por. Rancho Miraflo Unit No. 3A, PALDk163, Pg. 17-14

POR. SEC. 4, T. 7N., R. 8E., M.D.B. & M.

073-45

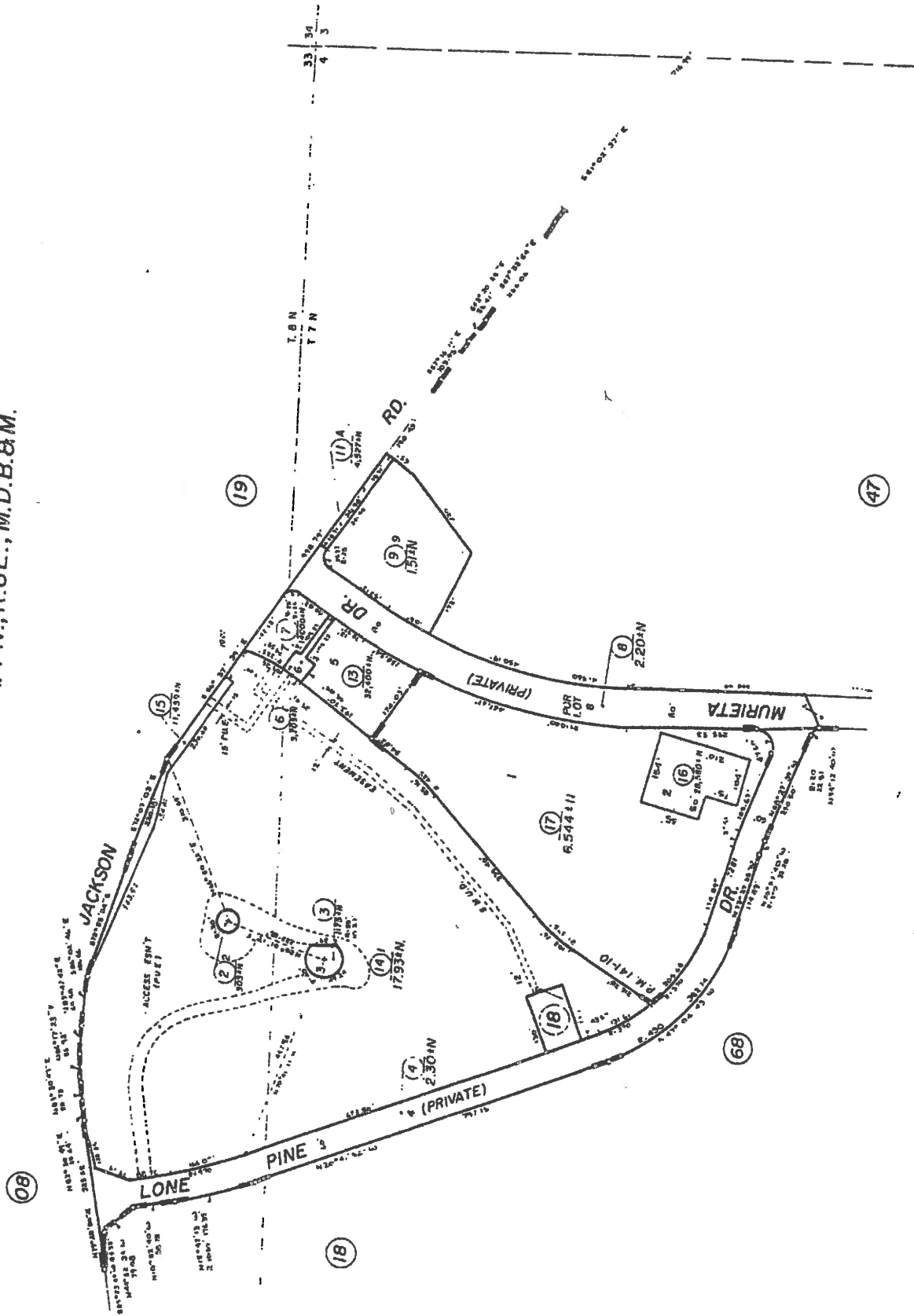


Por. Rancho Murieta Mobile Home Village, R.M. Bk. 142, Pg. 15 (10-29-80)
 Subdivision of Parcel No. 11, Rancho Murieta, R.M. Bk. 98, Pg. 25 (2-7-74)

Assessor's Map Bk. 073, Pg. 45
 County of Sacramento, Calif.

73-46

POR. SEC. 33, 1.8 N., R. 8 E., M. D. B. & M.
POR. SEC. 38 & T. 7 N., R. 8 E., M. D. B. & M.



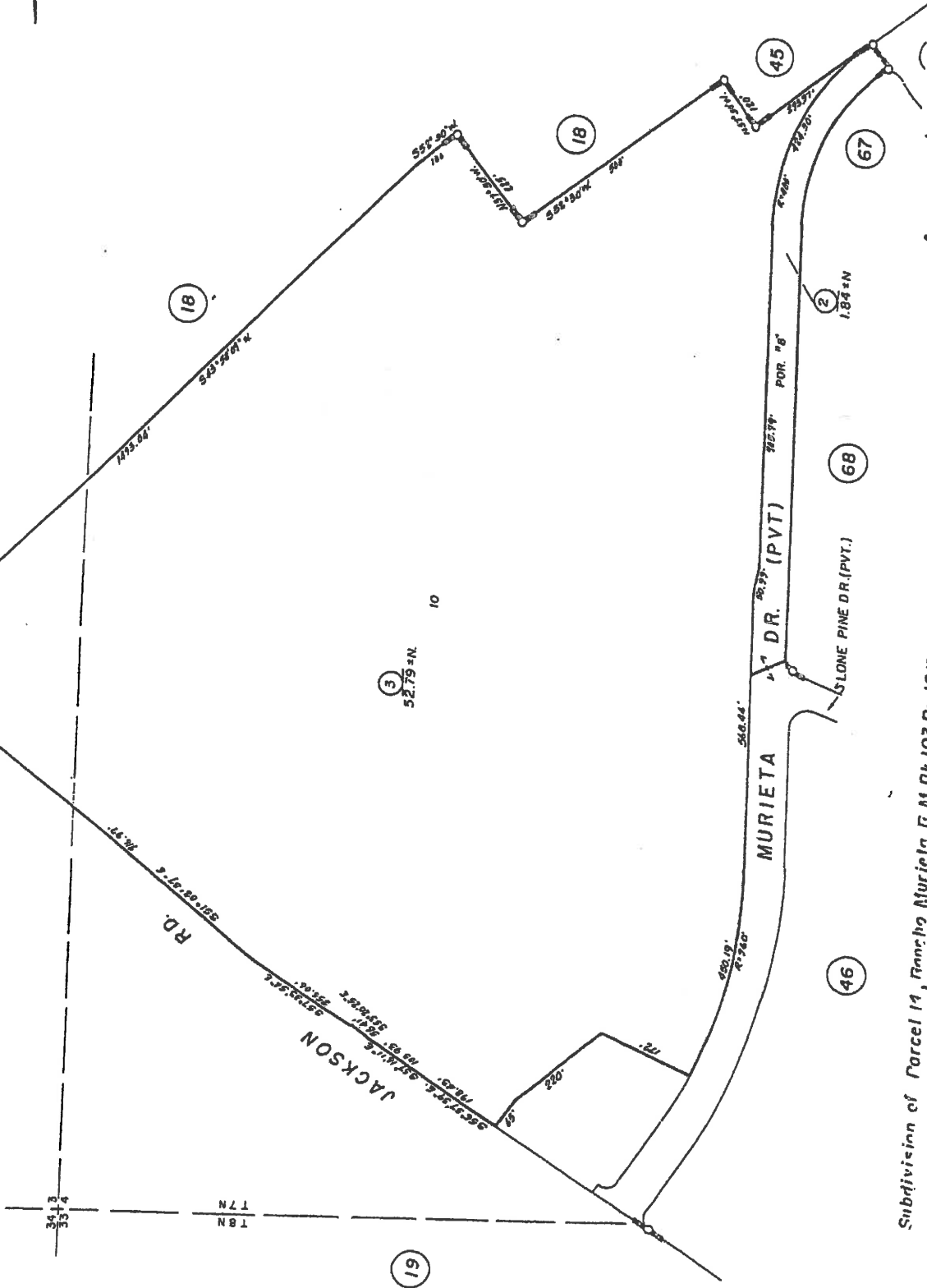
Assessor's Map Bk. 73, Pg. 46
County of Sacramento, Calif.

Subdivision of Parcel 14, Rancho Murietta, R. M. Bk. 103, Pg. 15-19-76

73-47



UNDEVELOPED TRACT 11.00 AC. N.W. 1/4 OF SW 1/4

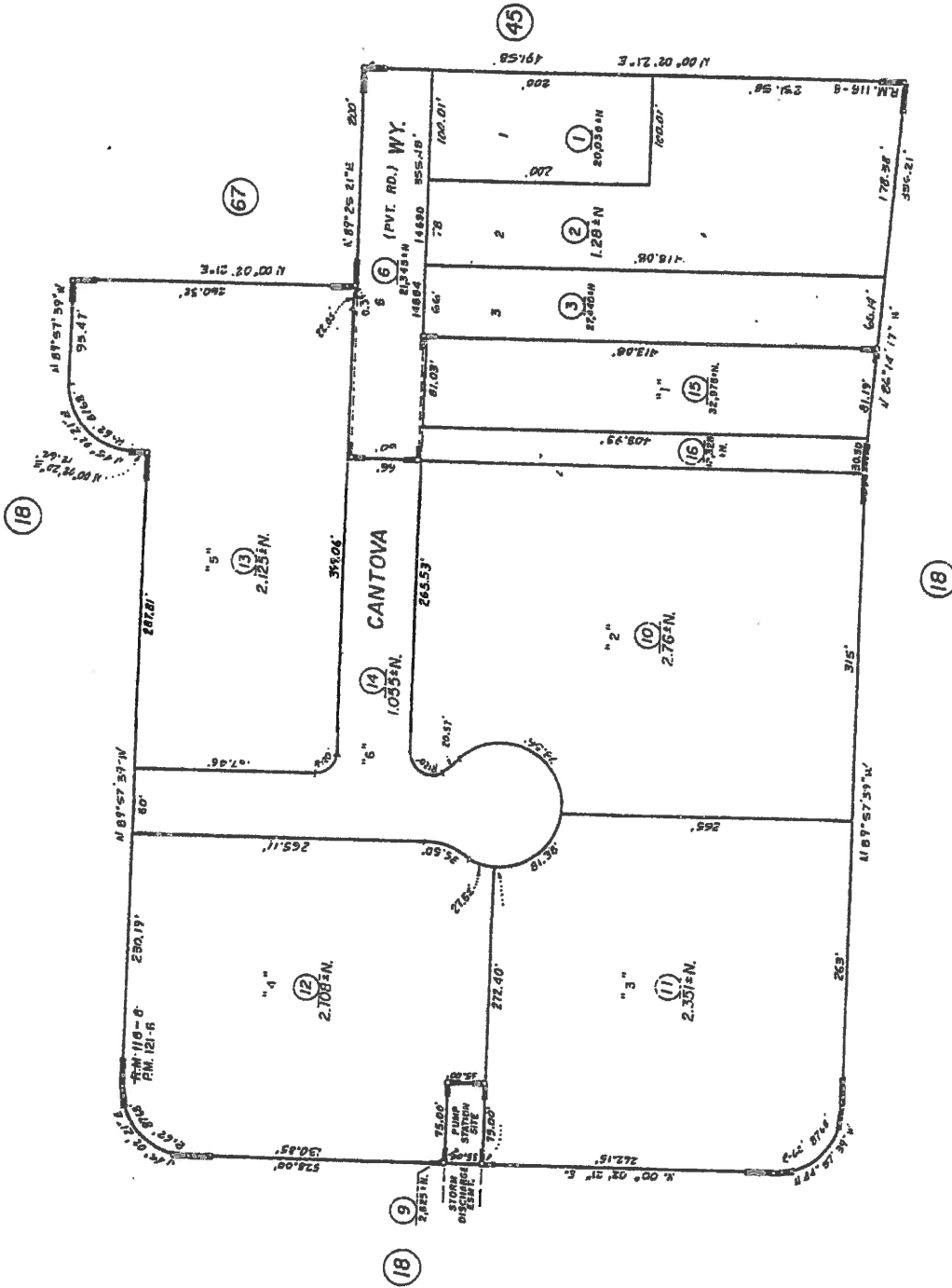


Assessor's Map Bk. 73 Pg. 47
County of Sacramento, Calif.

Subdivision of Parcel 14, Rancho Murieta, R.M. 103 Pg. 16 (19 25)

POR. SEC. 4, T.7N., R.8E., M.D.B. & M.

073-48

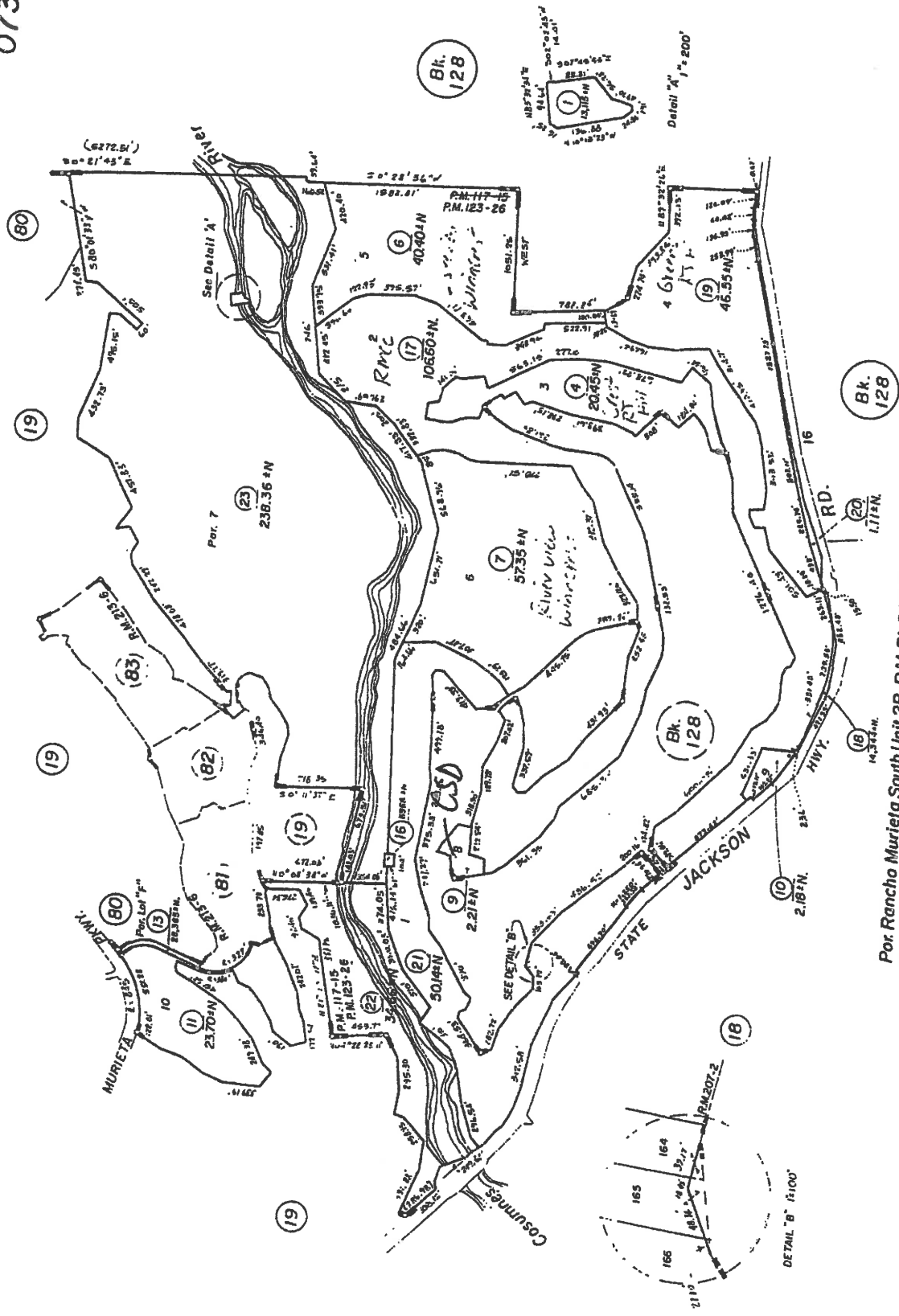


Assessor's Map Bk. 73, Pg. 48
County of Sacramento, Calif.

Rancho Muirco, R.M. Plk. 116, Pp. A (11-177)

P.O.K. I. N. & I. B. N., R. B. E., M. D. B. & M.

073-79

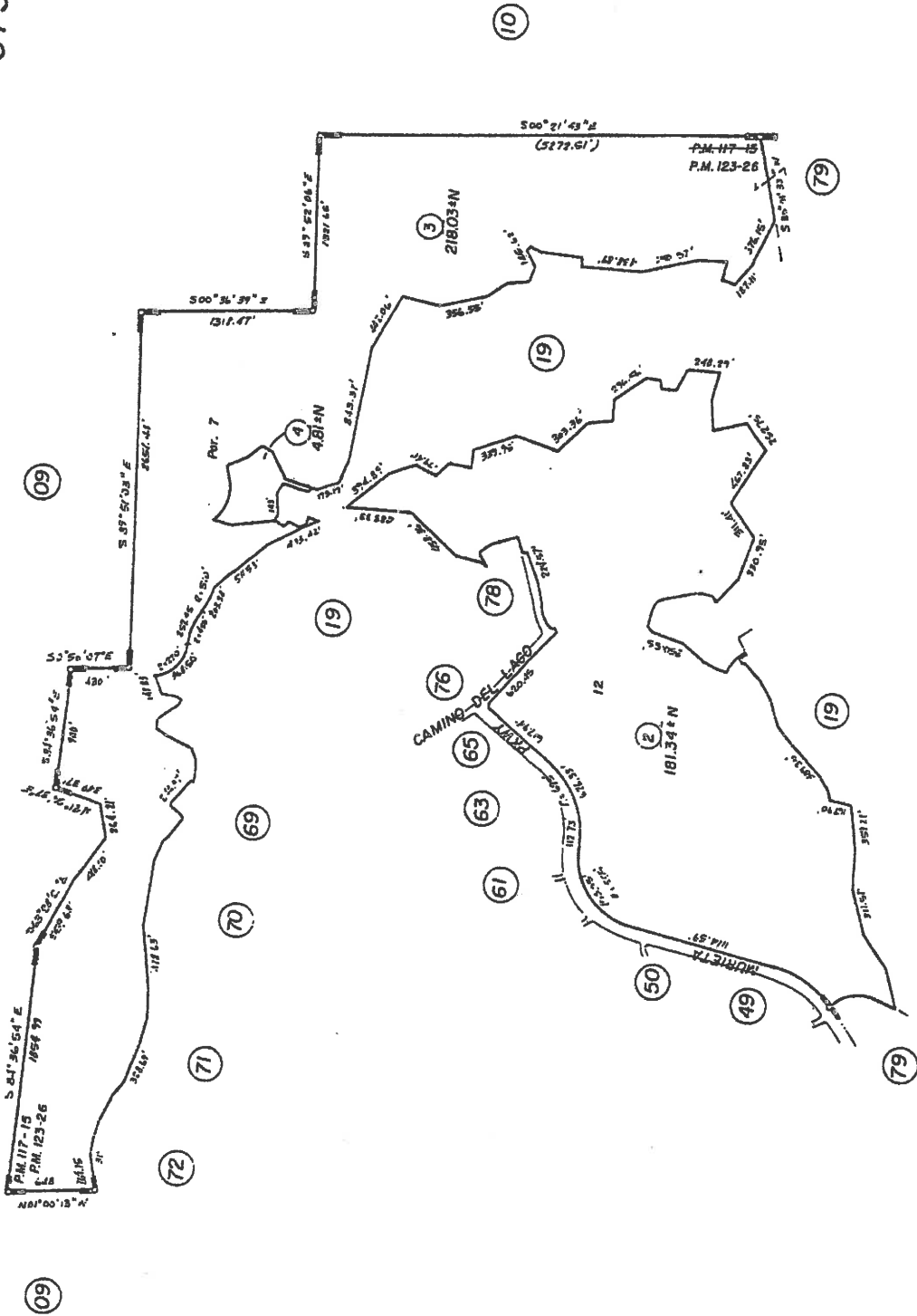


Assessor's Map Bk. 073, Pg. 79
County of Sacramento, Calif.

Por Rancho Murieta South Unit 2B, R.M. Bk. 207, Pg. 2 (17-11-90)
Por Rancho Murieta Unit No. 6, R.M. Bk. 213, Pg. 6 (1-9-91)

POR. T. 8N., R. 8E., M.D.B. & M.

073-80

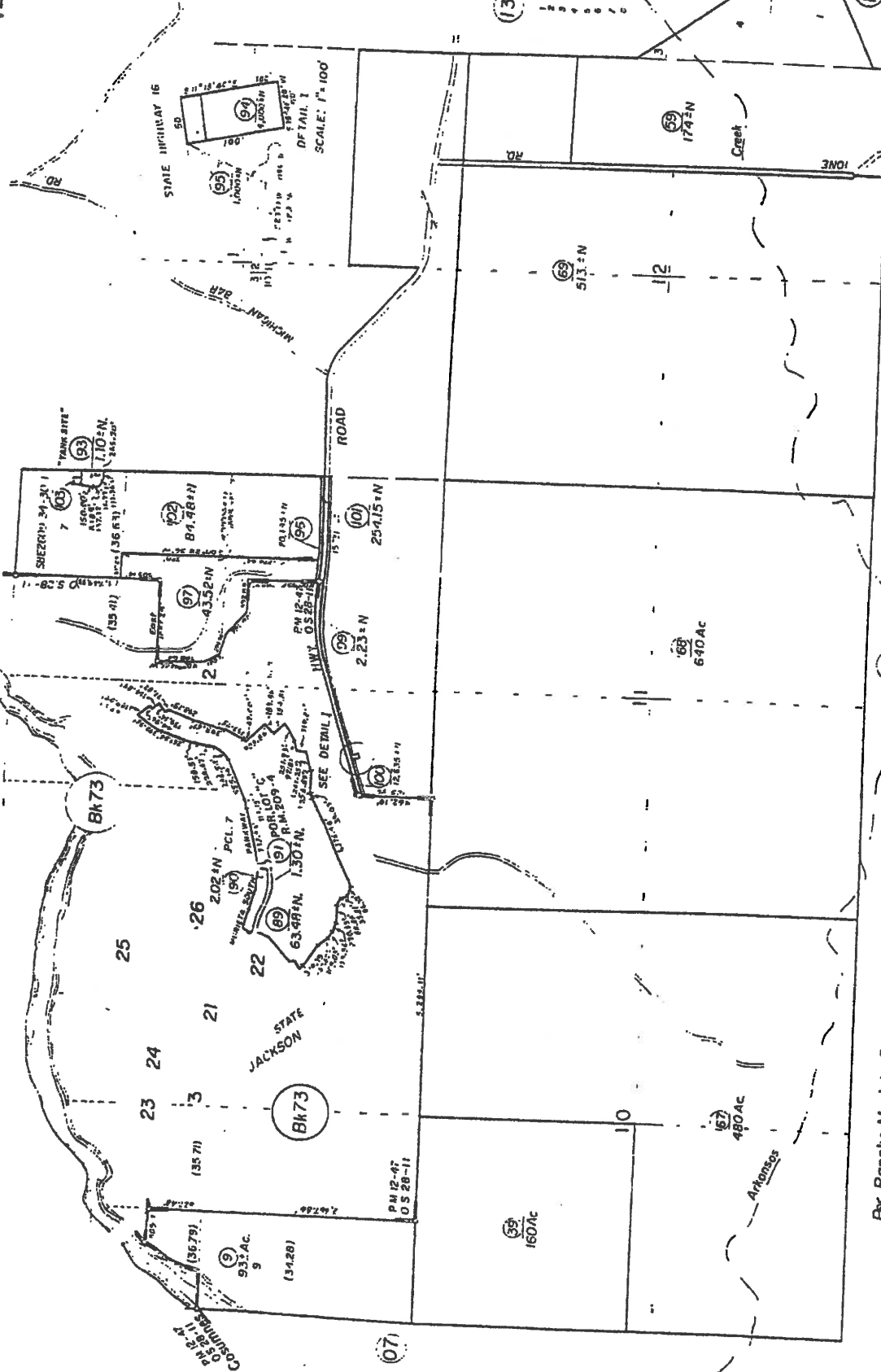


Assessor's Map Bk. 073, Pg. 80
County of Sacramento, Calif.

POR. T.7N.,R.8E., M.D.B.&M.

Tax Area Code

128-08



- 1 2.89°01'30"E 9146
- 2 1.83°27'E 9579
- 3 1.78°04'30"E 8243
- 4 4.78°43'30"E 8600'
- 5 4.78°43'30"E 7919'
- 6 1.83°27'E 9038'
- 7 1.78°04'30"E 9689'
- 8 1.83°27'E 40709'

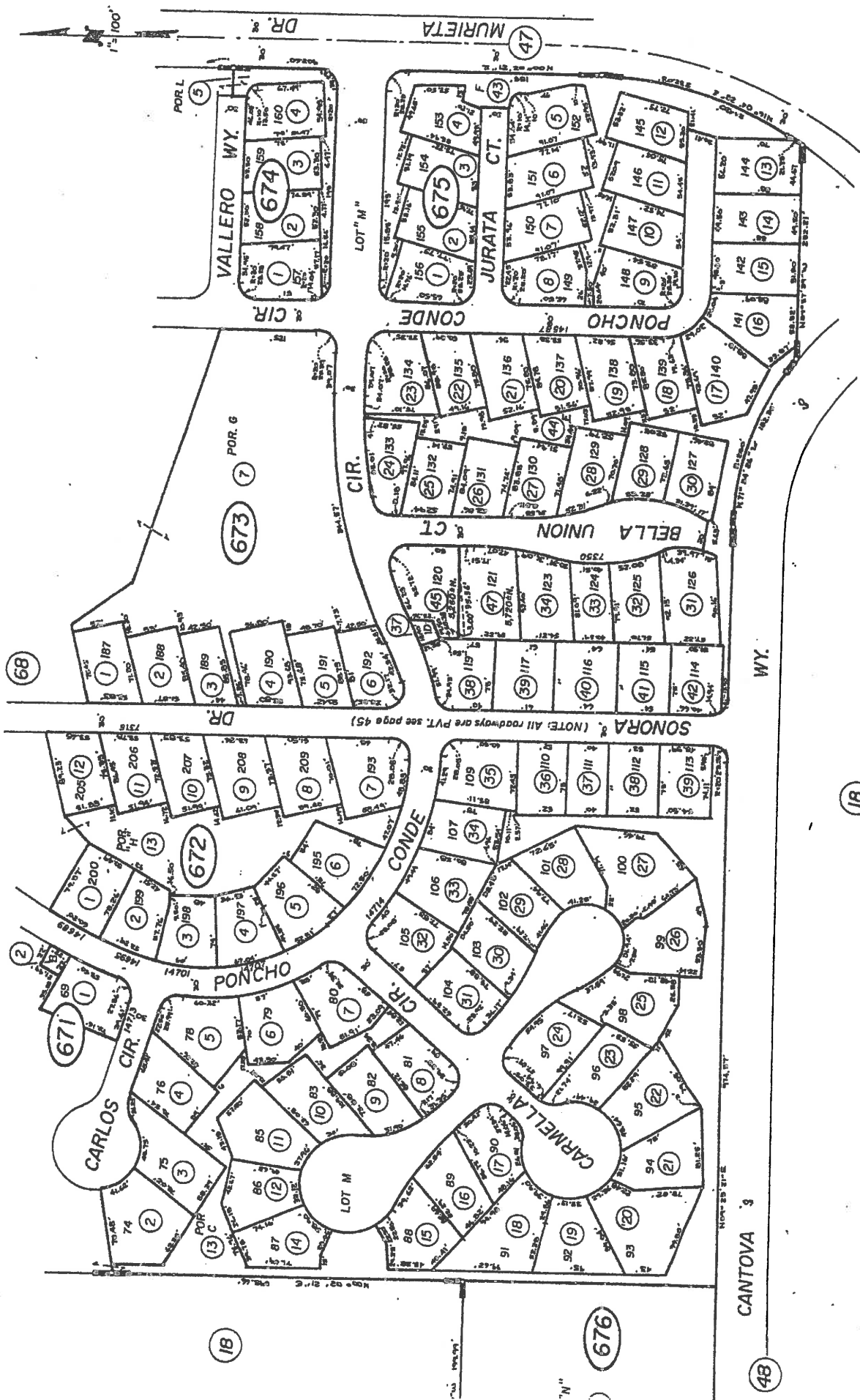
Assessor's Map Bk.128-Pg.08
County of Sacramento, Calif.

Per Rancho Murieta South Unit 3, R.M. Bk. 209, Pg. 4 (8-15 or)
O.S. Bk. 29, Pg. 4 (5-2-71)
O.S. Bk. 28, Pg. 11 (10-14-70)

NOTE: Assessor's Plots Numbered Shown in Ellipse,
Assessor's Parcel Numbers Shown in Circles

POR. SEC. 4, T. 7N., R. 8E., M.D.B. & M.

073-67



Per. Rancho Murieta Mobile Home Village, R. M. 142, Pg. 15 (10-29-60)

Assessor's Map Bk. 073, Pg. 67
County of Sacramento, Calif.



ECONOMIC & PLANNING SYSTEMS

Real Estate Economics / Regional Economics / Public Finance / Land Use Policy

APPENDIX B

ORDINANCE NO. 98-1 AND ORDINANCE NO. 98-2

ORDINANCE NO. 98-1

AN ORDINANCE OF THE RANCHO MURIETA
COMMUNITY SERVICES DISTRICT ADDING
CHAPTER 21A TO THE DISTRICT CODE
ESTABLISHING A SPECIAL TAX FOR THE
PROVISION OF SECURITY SERVICE WITHIN
THE DISTRICT SUBJECT TO THE APPROVAL OF
THE VOTERS

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE RANCHO
MURIETA COMMUNITY SERVICES DISTRICT, Rancho Murieta, Sacramento County,
California, as follows:

Section 1. Chapter 21A is hereby added to the District Code to read as follows:

CHAPTER 21A

Section 1.00. Findings.

The Board of Directors of the District hereby finds and declares that the District's ability to continue to provide security services depends on the availability of funds to support these services. The security services are a portion of the public safety or police services related to real property and provide for the security and protection of the real property and property owners within the District. The special tax levied herein, if approved by a two-thirds vote of the voters, will provide for a special and secure funding source to continue to provide security services.

Section 2.00. Authority.

This special tax is levied under each of the following authorities:

Government Code section 61615 which provides the District with the power to tax for the purpose of carrying out the operations of the District; Government Code section 61615.1 which authorizes the District to impose special taxes pursuant to Government Code section 50075, et seq.; Government Code section 50075 through section 50077 which authorizes special districts, among others, to impose special taxes; Government Code section 61622 which authorizes the District to perform all acts necessary to carry out fully the provisions of the Community Services District law; Government Code section 53978, et seq., which authorizes the District to impose a special tax for police protection services, which includes security services; and Article XIII of the California Constitution. This tax is based, to the extent practicable, upon the cost of providing security services to the properties within the District and is not an ad valorem property tax.

Section 3.00. Security Tax.

If approved by the voters, commencing July 1, 1998, property within the District shall be assessed a monthly security tax. The maximum tax rates shall be as follows:

		Monthly Maximum Special Tax Rates Base Year 1998-99
DEVELOPED PROPERTY		
		Maximum rates will Increase at 2% per year
Residential		
Inside Gates		
- Metered	Per Lot	\$19.62
- Unmetered	Per Lot	\$15.70
Outside Gate		
	Per Lot	\$ 4.73
Non-Residential		
- Highway Retail	Per Building Sq. Ft.	\$0.175
- Other Retail/Commercial	"	\$0.021
- Industrial/Warehouse/Lt Industrial	"	\$0.041
- Office	"	\$0.011
- Institutional	"	\$0.011
- Public Utility	"	\$0.030
- Equine Complex	"	\$0.003
- RMCC	"	\$0.050
- Airport	"	\$0.014
UNDEVELOPED PROPERTY		
- Inside Gates	Per Acre	\$16.59
- Outside Gates	Per Acre	\$2.48

Handwritten:
\$ 40,656
44000 PA
x 1

Charges for property and/or units not identified herein shall be determined by the Board based upon the total actual cost of providing security services to that property or unit, not to exceed the maximum charge per lot, acre, or building square foot for property identified herein.

For the fiscal year beginning July 1, 1998, and annually thereafter, the District Board shall set the actual security tax for the applicable fiscal year. The actual security tax set by the Board shall not exceed the maximum tax rate set forth in this section as adjusted pursuant to section 5.00 of this Ordinance. If necessary to meet expenses, the Board may adjust the actual tax rate during a fiscal year so long as the actual tax rate does not exceed the maximum allowable tax rate.

Section 4.00. Collection.

The Security Tax shall be collected with other monthly District taxes, fees and/or charges and shall be subject to the same penalties for non-payment as other monthly District taxes, fees and/or charges.

Section 5.00. Annual Adjustment.

Commencing July 1, 1999 and each July 1 thereafter, the amounts specified in Section 3.00 shall be increased by two percent (2%) per year. The General Manager of the District shall maintain a current schedule of maximum tax rates based on the yearly increased specified herein and shall make the same available to any interested party upon request.

Section 6.00. Disposition of Revenue.

Revenues collected under the provisions of this Ordinance shall be deposited in a special fund called the Security Tax fund and shall be used only for the provision of security services within the District. Security services include:

- (a) Operating the security gates located at the entrances to Rancho Murieta, 24 hours a day, 365 days a year, including but not limited to staffing these gates;
- (b) Providing a 24 hour a day mobile patrol of the District and its boundaries;
- (c) Operating a radio communication system to maintain contact with external police, fire and other emergency services as well as the appropriate entities within the District;
- (d) Providing assistance to other agencies providing first aid, fire fighting, police and emergency services within the District;
- (e) Monitoring, controlling and registering guests or invitees of District customers and other visitors within the District;
- (f) Conducting such other activities as the Board in its discretion may authorize for the protection of District customers and their property; and
- (g) Other incidental costs of providing the services listed above.

Section 7.00. Effective Date.

This Ordinance shall take effect July 1, 1998.

Section 8.00. Suspension of Security Fee.

Upon the effective date of the levying of the tax established by the ordinance, and except as provided herein, the District shall suspend the collection of the security fee established in and collected under District Code Chapter 21, section 5.00. To the extent that a property or property owner is or becomes legally exempt from payment of the tax established in this Ordinance, such property and/or property owner shall remain subject to and shall pay the security fee established

in and collected under District Code Chapter 21, section 5.00; and, to that extent, that security fee shall remain in effect.

Section 9.00. Appeals.

Any taxpayer aggrieved by the amount of this tax shall file a written appeal with the General Manager stating the grounds for the appeal. The General Manager shall meet with the taxpayer; they may agree to a resolution of the appeal or set the matter for determination by the Board. The Board may adopt rules for the timing, filing and hearing of appeals under this Ordinance.

Section 10.00. Severability.

If any sentence, clause, article, section, subsection, phrase or portion of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of the District hereby declare that they would have adopted the remainder of this Ordinance, including each sentence, clause, article, section, subsection, phrase or portion of this Ordinance, irrespective of the invalidity of any other sentence, clause, article, section, subsection, phrase or portion of this Ordinance.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting duly held on January 21, 1998, by the following roll call vote:

Ayes: Thurston, Menicucci, Lensch, Sevier and Stevens

Noes: None

Abstain: None

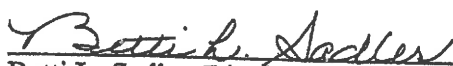
Absent: None



Elliot K. Sevier, President, Board of Directors
Rancho Murieta Community Services District

[Seal]

Attest:


Betti L. Sadler, District Secretary

ORDINANCE NO. 98-2

AN ORDINANCE OF THE RANCHO MURIETA
COMMUNITY SERVICES DISTRICT ADDING
CHAPTER 16A TO THE DISTRICT CODE
ESTABLISHING A SPECIAL TAX FOR THE
PROVISION OF DRAINAGE SERVICES WITHIN
THE DISTRICT SUBJECT TO THE APPROVAL OF
THE VOTERS

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE RANCHO
MURIETA COMMUNITY SERVICES DISTRICT, Rancho Murieta, Sacramento County,
California, as follows:

Section 1. Chapter 16A is hereby added to the District Code to read as follows:

CHAPTER 16A

Section 1.00. Findings.

The Board of Directors of the District hereby finds and declares that the District's ability to continue to provide drainage services depends on the availability of funds to support these services. The drainage services are essential to the maintenance and use of the properties within the District. Adequate and properly maintained drainage facilities are necessary to the public health, safety and welfare of the property and people within the District. The special tax levied herein, if approved by a two-thirds vote of the voters, will provide for a special and secure funding source to continue to provide drainage services.

Section 2.00. Authority.

This special tax is levied under each of the following authorities:

Government Code section 61615 which provides the District with the power to tax for the purpose of carrying out the operations of the District, Government Code section 61615.1 which authorizes the District to impose special taxes pursuant to Government Code section 50075, et seq.; Government Code section 50075 through section 50077 which authorizes special districts, among others, to impose special taxes; Government Code section 61622 which authorizes the District to perform all acts necessary to carry out fully the provisions of the Community Services District law; and Article XIII of the California Constitution. This tax is based, to the extent practicable, upon the cost of providing drainage services to the properties within the District and is not an ad valorem property tax.

Section 3.00. Drainage Tax.

If approved by the voters, commencing July 1, 1998, property within the District shall be assessed a monthly drainage tax. The maximum monthly tax rates shall be as follows:

Monthly Maximum Special
Tax Rates

LAND USE
DEVELOPED PROPERTY

Base Year 1998-99

Maximum rates will increase at
2% per year

Residential		
-Metered Developed	Per Lot	\$ 3.45
-Unmetered Developed	Per Lot	\$ 3.45
-The Villas	Per Lot	\$ 2.30
-Murieta Village	Per Lot	\$ 2.30
Total Residential		
-Retail	Per Acre	\$17.28
-Industrial/Warehouse	"	\$18.36
-Light Industrial	"	\$14.04
-Office	"	\$16.20
-Landscaped Areas (golf course & park site)	"	\$ 3.24
-Equine Complex	"	\$ 1.25
-RMCC (club house & parking)	"	\$ 0.00
-Airport	"	\$ 1.44
-Geyer Property	"	\$10.80

40 AC.

UNDEVELOPED PROPERTY

Uses Drainage System

-Residential and Non-Residential	Per Acre	\$2.16
----------------------------------	----------	--------

Does Not Use Drainage System

-Winncrest Lakeview	"	\$0.00
-PTF Crest	"	\$0.00
-PTF Green	"	\$0.00
-PTF N of Cosumnes	"	\$0.00

Charges for property and/or units not identified herein shall be determined by the Board based upon the total actual cost of providing drainage services to that property or unit, not to exceed the maximum charge per lot, acre, or building square foot for property identified herein.

For the fiscal year beginning July 1, 1998 and annually thereafter, the District Board shall set the actual security tax for the applicable fiscal year. The actual security tax set by the Board shall not exceed the maximum tax rate set forth in this section as adjusted pursuant to section 5.00 of this Ordinance. If necessary to meet expenses, the Board may adjust the actual tax rate during a fiscal year so long as the actual tax rate does not exceed the maximum allowable tax rate.

Section 4.00. Collection.

The Drainage Tax shall be collected with other monthly District taxes, fees and/or charges and shall be subject to the same penalties for non-payment as other monthly District taxes, fees and/or charges.

Section 5.00. Annual Adjustment of Maximum Tax Rates.

Commencing July 1, 1999 and each July 1 thereafter, the maximum tax rates specified in Section 3.00 shall be increased by two percent (2%) per year. The General Manager of the District shall maintain a current schedule of maximum tax rates based on the yearly increase specified herein and shall make the same available to any interested party upon request.

Section 6.00. Disposition of Revenue.

Revenues collected under the provisions of this Ordinance shall be deposited in a special fund called the Drainage Tax fund and shall be used only for the provision of drainage services within the District.

- (a) Drainage services include:
- (1) Operation and maintenance of the drainage system, including but not limited to, culverts, constructed and natural channels, pipes, catch basins, including those below the grate on private streets, manholes, pump stations, floodways and all other appropriate facilities.
 - (2) Replacement, reconstruction, and expansion of the drainage system as necessary to serve or safeguard properties within the District.
- (b) Revenues may be used to defray any and all costs for the provision of drainage services within the District, including but not limited to:
1. Power costs;
 2. Provision of Customer services;
 3. Administration;
 4. Employee costs;
 5. Overhead;
 6. Debt Service;
 7. Engineering expenses;
 8. Legal expenses;
 9. Charges and assessments in lieu of taxes; and
 10. Other incidental costs of providing the services listed above.

Section 7.00. Effective Date.

This Ordinance shall take effect July 1, 1998.

Section 8.00. Suspension of Drainage Fee.

Upon the effective date of the levying of the tax established by the ordinance, the District shall suspend the collection of the drainage fee established in and collected under District Code Chapter 16. To the extent that a property or property owner is or becomes legally exempt from payment of the tax established in this Ordinance, such property and/or property owner shall remain subject to and shall pay the drainage fee established in and collected under District Code Chapter 16; and, to the extent, that drainage fee shall remain in effect.

Section 9.00. Appeals.

Any taxpayer aggrieved by the amount of this tax shall file a written appeal with the General Manager stating the grounds for the appeal. The General Manager shall meet with the taxpayer; they may agree to a resolution of the appeal or set the matter for determination by the Board. The Board may adopt rules for the timing, filing and hearing of appeals under this Ordinance.

Section 10.00. Severability.

If any sentence, clause, article, section, subsection, phrase or portion of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of the District hereby declare that they would have adopted the remainder of this Ordinance, including each sentence, clause, article, section, subsection, phrase or portion of this Ordinance, irrespective of the invalidity of any other sentence, clause, article, section, subsection, phrase or portion of this Ordinance.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting duly held on January 21, 1998, by the following roll call vote:

Ayes: Thurston, Sevier, Menicucci, Stevens and Lensch

Noes: None


Abstain: None

Absent: None



Elliot K. Sevier, President, Board of Directors
Rancho Murieta Community Services District

[Seal]
Attest:



Betti L. Sadler, District Secretary

(he for he)
reverts

RAMA
CC:R
enforcement

AGENDA
MURIETA TOWNHOUSES, INC.
BOARD OF DIRECTORS MEETING
May 12, 1998 - 4 p.m.
Rancho Murieta Administration Building

- ◆ Please wait to be acknowledged by Chairperson rather than speaking at random.
- ◆ Limit conversation to the subject under discussion.

- I. CALL MEETING TO ORDER
 - A. Roll Call, Establish Quorum
 - B. Approve Agenda (Board members are encouraged to suggest additions to agenda.)
 - D. Approve Minutes of previous meeting on 4/14/98 (Attachment #1)

- II. COMMENTS FROM THE PUBLIC
(Members are requested to announce their name and lot #. Comments should be limited to 3 minutes.)

- III. REVIEW FINANCIALS
 - A. Current invoices
 - B. Balance Sheet and Income Statement
 - C. Accounts Receivable
 - D. Investment Report

- IV. COMMITTEE REPORTS
 - A. Construction Defects
 - B. Insurance
 - C. Investments
 - D. Reserves
 - E. Townhouse Areas
 - F. CC&R Revisions
 - G. ARC - Bill Barnes

- V. CORRESPONDENCE

- VI. MANAGEMENT REPORT

- VII. MAINTENANCE

- VIII. OLD BUSINESS
 - A. Maintenance and Repair Policy
 - B. Architectural Procedures - Approval process

- IX. NEW BUSINESS
 - A. Schedule & Selection of Paint/Decks/Rails
(Additions to Paint/Deck replacement candidate list)
 - B. Lot #855 (Rhonda Papas) - Request for reimbursement
 - C. Lots #896, #661, #131 - Construction Bids

- X. ANNOUNCEMENTS

- XI. EXECUTIVE SESSION
 - A. FDIC settlement and the Board's legal position

- XII. ADJOURNMENT

**SACRAMENTO COUNTY VOTER REGISTRATION AND ELECTIONS
FORM FOR SUBMITTING AN ARGUMENT
IN FAVOR OF A MEASURE**

Argument in Favor of Measure K

A TWO-THIRD VOTE OF APPROVAL IS REQUIRED TO MAINTAIN OUR CURRENT LEVEL OF DRAINAGE SERVICES.

This issue is on the ballot because the passage of Proposition 218 in November 1996 required the Community Services District to reevaluate all fees, charges and assessments for services. As part of that review, it was clear the current monthly fee for drainage services did not comply with the new requirements of Proposition 218 property related fees.

The CSD Board, recognizing the limitations placed upon their ability to extend the current drainage fee because of Proposition 218, has put before the voters a special tax to fund this service.

Flood protection and drainage services are currently provided by the Community Services District. The Cosumnes River flows through our community. A flood protection and drainage system, including levees, provides 100-year event flood protection.

Your drainage system includes natural ditches and channels draining into Laguna Joaquin. Underground piping, pump stations, and the levees along the river are maintained by CSD which provide flood protection, safety, and peace of mind.

Effective operation and yearly maintenance of the levees and drainage systems enabled the community to withstand the storm events of January 1997 without any flooding.

Revenue from Measure K provides the following:

- Maintains internal drainage system
- Flood protection facilities
- Replacement, expansion or reconstruction of the system

Your existing drainage rates will *not* increase. The maximum tax rate is the current monthly residential charge. This measure puts a lid on the special tax and allows only a maximum 2% yearly increase in the future.

Residents who itemize their deductions, this special tax may be tax deductible, whereas the current fee is not.

Failure to approve this measure may result in Sacramento County or the homeowners' association providing these services.

Please vote for Measure K.

FORM STATEMENT

The undersigned proponent(s) or author(s) of the primary argument in favor of ballot measure K at the PRIMARY election for the RANCHO MOKETA CSD to be held

on JUNE 2, 1998 hereby state that such argument is true and correct to the best of my knowledge and belief.

Signed Jordan Date 3-18-98
Signed J. LANSMAN

Signed Marion C. Craven Date 3-18-98
Signed Marion C. Craven

Signed Carlene R. Dalton Date 3-18-98
Signed CARLENE R. DALTON

Signed Ted T. Hart Date 3-19-98
Signed TED T. HART

Signed Elliot K. Sevier Date 3-18-98
Signed ELLIOT K. SEVIER

IMPORTANT INFORMATION
on
MEASURE J

EXHIBIT	5
WITNESS _____	
DATE _____	
L. AXELSEN, C.S.R.	

Background

Passage of Proposition 218 in November 1996 required the Rancho Murieta Community Services District to reevaluate its basis and structure of all fees, charges and assessments for services. As part of that review, it was clear the current monthly fee for security services did not comply with the new requirements of Proposition 218.

After months of research, analysis and discussions, the CSD Board, recognizing the limitations placed on their ability to extend the current security fee, elected to allow the voters to decide on a special tax to fund the security department instead of a Proposition 218 type fee.

Purpose Of The Special Tax

The tax will fund continuation of the security service, including *(as excerpted from the ballot measure)*:

- (a) Operating the security gates located at the entrances to Rancho Murieta, 24 hours a day, 365 days a year, including but not limited to staffing these gates;
- (b) Providing a 24 hour a day mobile patrol of the District and its boundaries;
- (c) Operating a radio communication system to maintain contact with external police, fire and other emergency services as well as the appropriate entities within the District;
- (d) Providing assistance to other agencies providing first aid, fire fighting, police and emergency services within the District;
- (e) Monitoring, controlling and registering guests or invitees of District customers and other visitors within the District;
- (f) Conducting such other activities as the Board in its discretion may authorize for the protection of District customers and their property; and
- (g) Other incidental costs of providing the services listed above.

NO
(MUTUAL AID
REGISTERED
GUEST
OTHER
ACTIVITIES)

How Much Is The Special Tax?

The monthly *maximum* tax rate is:

Residential Inside Gates			
- Metered	Per Lot	\$19.62	No Increase
- Unmetered	Per Lot	\$15.70	No Increase
Residential Outside Gates			
	Per Lot	\$ 4.73	No Increase

Non residential uses range from \$0.011 to \$0.175 per building square foot per month. Undeveloped property rates will increase from \$6.00 to \$16.59 per acre per month.

The maximum tax rate can never be increased beyond 2% per year without another vote.

Note: You may be able to deduct the amount of the Special Tax you pay if you itemize your deductions. Please consult your tax preparer for individual advice.

Vote on Security
June 2, 1998

Yes or No?

On June 2, 1998 all registered voters in Rancho Murieta will have the chance to vote yes or no on **Measure J** to establish a *special tax* to fund security services.

A Yes Vote Means

The special tax for security services will continue to fund:

- 24 hour gate operation
- 24 hour mobile patrol
- Assistance to outside agencies
- Controlling and registering guests

A No Vote Means

- Fees not in compliance with Prop. 218
- No funding for security operations
- Change in service provider

More information & public awareness

Cable Broadcast – Watch for an interview and presentation of facts on Channel 5 in early May.

Public Meetings – Coffee receptions at the CSD Administration Building

- April 21 7-9 a.m.
- May 16 7-9 p.m.

Speakers Bureau – If you would like someone from the CSD to present facts about **Measure J** at your club or community group, please call 354-3700.

Reports – Copies of the *Special Tax Rate Analysis* report dated February 23, 1998, prepared by Economic & Planning Systems, are available for review at the CSD Administration Building.

Who Can Vote?

Only registered voters, residing in the district, whether or not they are property owners can vote. Property owners who do not live in the Rancho Murieta can *not* vote in this election.

You must be registered voter to be able to vote in the June general election. *Please register early.*

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

MEASURE J

YES	SPECIAL TAX
NO	Shall Ordinance No. 98-1, an ordinance of the Rancho Murieta Community Services District be approved authorizing a special tax for security services to fund continuation of security service by the District, including but not limited to operating 24-hour security gates, providing 24-hour mobile patrol, both 365 days a year, together with ancillary services including assistance to outside agencies, and other services authorized by the Board to protect its customers and their property?

COMPLETE TEXT OF MEASURE J

ORDINANCE NO. 98-1

Section 1.00. Findings.

The Board of Directors of the District hereby finds and declares that the District's ability to continue to provide security services depends on the availability of funds to support these services. The security services are a portion of the public safety or police services related to real property and provide for the security and protection of the real property and property owners within the District. The special tax levied herein, if approved by a two-thirds vote of the voters, will provide for a special and secure funding source to continue to provide security services.

Section 2.00. Authority.

This special tax is levied under each of the following authorities:

Government Code section 61615 which provides the District with the power to tax for the purpose of carrying out the operations of the District; Government Code section 61615.1 which authorizes the District to impose special taxes pursuant to Government Code section 50075, et seq.; Government Code section 50075 through section 50077 which authorizes special districts, among others, to impose special taxes; Government Code section 61622 which authorizes the District to perform all acts necessary to carry out fully the provisions of the Community Services District law; Government Code section 53978, et seq., which authorizes the District to impose a special tax for police protection services, which includes security services; and Article XIII of the California Constitution. This tax is based, to the extent practicable, upon the cost of providing security services to the properties within the District and is not an ad valorem property tax.

Section 3.00. Security Tax.

If approved by the voters, commencing July 1, 1998, property within the District shall be assessed a monthly security tax. The maximum tax rates shall be as listed in the tax rate statement.

Charges for property and/or units not identified herein shall be determined by the Board based upon the total actual cost of providing security services to that property or unit, not to exceed the maximum charge per lot, acre, or building square foot for property identified herein.

For the fiscal year beginning July 1, 1998, and annually thereafter, the District Board shall set the actual security tax for the applicable fiscal year. The actual security tax set by the Board shall not exceed the maximum tax rate set forth in this section as adjusted pursuant to section 5.00 of this Ordinance. If necessary to meet expenses, the Board may adjust the actual tax rate during a fiscal year so long as the actual tax rate does not exceed the maximum allowable tax rate.

Section 4.00. Collection.

The Security Tax shall be collected with other monthly District taxes, fees and/or charges and shall be subject to the same penalties for non-payment as other monthly District taxes, fees and/or charges.

Section 5.00. Annual Adjustment.

Commencing July 1, 1999 and each July 1 thereafter, the amounts specified in Section 3.00 shall be increased by two percent (2%) per year. The General Manager of the District shall maintain a current schedule of maximum tax rates based on the yearly increased specified herein and shall make the same available to any interested party upon request.

Section 6.00. Disposition of Revenue.

Revenues collected under the provisions of this Ordinance shall be deposited in a special fund called the Security Tax fund and shall be used only for the provision of security services within the District. Security services include:

- (a) Operating the security gates located at the entrances to Rancho Murieta, 24 hours a day, 365 days a year, including but not limited to staffing these gates;
- (b) Providing a 24 hour a day mobile patrol of the District and its boundaries;
- (c) Operating a radio communication system to maintain contact with external police, fire and other emergency services as well as the appropriate entities within the District;
- (d) Providing assistance to other agencies providing first aid, fire fighting, police and emergency services within the District;
- (e) Monitoring, controlling and registering guests or invitees of District customers and other visitors within the District;
- (f) Conducting such other activities as the Board in its discretion may authorize for the protection of District customers and their property; and
- (g) Other incidental costs of providing the services listed above.

Section 7.00. Effective Date.

This Ordinance shall take effect July 1, 1998.

Section 8.00. Suspension of Security Fee.

Upon the effective date of the levying of the tax established by the ordinance, and except as provided herein, the District shall suspend the collection of the security fee established in and collected under District Code Chapter 21, section 5.00. To the extent that a property or property owner is or becomes legally exempt from payment of the tax established in this Ordinance, such property and/or property owner shall remain subject to and shall pay the security fee established in and collected under District Code Chapter 21, section 5.00; and, to that extent, that security fee shall remain in effect.

COUNTY OF SACRAMENTO
VOTER REGISTRATION AND ELECTIONS

RECEIVED
JUN 26 1998

BOARD OF SUPERVISORS
COMMUNITY SERVICES DISTRICT

We proudly conduct elections with accuracy, integrity and dignity.

ERNEST R. HAWKINS
Registrar of Voters

JERRY NEELEY
Chief Deputy Registrar of Voters

AL FAWCETT
Administrative Services Officer

June 24, 1998


Betti Sadler, Secretary
Rancho Murieta Community Services District
P O. Box 1050
Rancho Murieta, CA 95683

Dear Ms. Sadler:

Enclosed are the "Certificate of Facts" pertaining to the June 2, 1998 Special Election in the Rancho Murieta Community Services District.

A "Statement of the Vote" containing precinct-by-precinct results is being published, and will be forwarded to you as soon as possible.

Respectfully yours,



Justine Garibay
Campaign Services Manager

jc:\OFFICE\WPWIN\WPDQCS\CERT\FCT.ELCU98CERL1.WPD

STATE OF CALIFORNIA)
) ss.
County of Sacramento)

CERTIFICATE OF FACTS

I, Ernest R. Hawkins, Registrar of Voters of the County of Sacramento, State of California, do hereby certify that Measure "J" (shown below) was submitted to the known qualified electors of the Rancho Murieta Community Services District, at the Primary Election held on Tuesday, June 2, 1998.

The results of the Official Canvass conducted by this office are as follows:

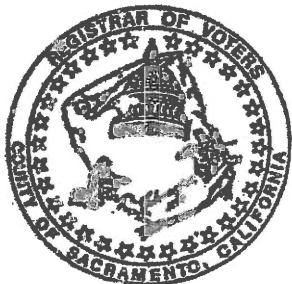
MEASURE J
(Special Tax)

Shall Ordinance No. 98-1, an ordinance of the Rancho Murieta Community Services District be approved authorizing a special tax for security services to fund continuation of security service by the District, including but not limited to operating 24-hour security gates, providing 24-hour mobile patrol, both 365 days a year, together with ancillary services including assistance to outside agencies, and other services authorized by the Board to protect its customers and their property?

YES VOTES	NO VOTES
1,349	411

And that the conduct of the election and canvass of the ballots was in every respect in accordance with the election laws of the State of California.

WITNESS MY HAND AND SEAL THIS 22ND DAY OF JUNE, 1998.



Ernest R. Hawkins
ERNEST R. HAWKINS
REGISTRAR OF VOTERS
County of Sacramento
State of California

STATE OF CALIFORNIA)

County of Sacramento) ss.
)

CERTIFICATE OF FACTS

I, Ernest R. Hawkins, Registrar of Voters of the County of Sacramento, State of California, do hereby certify that Measure "K" (shown below) was submitted to the known qualified electors of the Rancho Murieta Community Services District at the Primary Election held on Tuesday, June 2, 1998.

The results of the Official Canvass conducted by this office are as follows:

**MEASURE K
(Special Tax)**

Shall Ordinance No. 98-2, an ordinance of the Rancho Murieta Community Services District be approved authorizing a special tax for drainage services to fund continuation of drainage service by the District, including operation, maintenance, repair or replacement of the drainage system, including culverts, natural and constructed channels, pipes, drain inlets, pump stations, floodways, levees and all other appropriate facilities, and pay for, including but not limited to, power, customer service, administration, overhead, and debt service?

YES VOTES

NO VOTES


1,398

363

And that the conduct of the election and canvass of the ballots was in every respect in accordance with the election laws of the State of California.

WITNESS MY HAND AND SEAL THIS 22ND DAY OF JUNE, 1998.




ERNEST R. HAWKINS
REGISTRAR OF VOTERS
County of Sacramento
State of California

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**DISTRICT CODE
CHAPTER 21**

SECURITY SERVICES CODE

**POLICES REGULATING THE PROVISION
OF AND TAXES FOR SECURITY
SERVICE BY THE DISTRICT**



**AMENDED AUGUST 21, 2019
ORDINANCE O2019-03**

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DISTRICT CODE

CHAPTER 21

POLICIES REGULATING THE PROVISION OF AND TAXES FOR SECURITY SERVICES BY THE DISTRICT

Section 1.00 General Provisions

1.01 Title

This Chapter shall be known as the "Security Services Code" and may be cited as such.

1.02 Applicability

This Chapter shall apply to security services in or affecting the territory of the Rancho Murieta Community Services District. The provisions of this Chapter define the type of security services provided by the District, the special tax levied to fund those services, the methods of collecting the special tax and other charges, penalties for violations of the provisions of this Chapter, and all other related matters concerning the provision of security services within Rancho Murieta Community Services District.

1.03 Implementation

The provisions of this Chapter shall be implemented by such policies and procedures as shall be developed from time to time by the Board and/or District staff at the direction of the Manager.

Section 2.00 Definitions

For the purposes of this Chapter, the following terms shall have the following meanings.

2.01 Board

Board shall mean the Board of Directors of the Rancho Murieta Community Services District.

2.02 Customer

Customer shall mean a District resident or property owner to whom District service is provided.

2.03 District

District shall mean the Rancho Murieta Community Services District.

2.04 District Property

District Property shall mean real property owned, leased or otherwise controlled by the District.

2.05 Manager

Manager shall mean the General Manager of the Rancho Murieta Community Services District.

2.06 Premises

Premises shall mean a parcel of real estate, including any improvements thereon, which is determined by the District to be a single unit for purposes of receiving, using and paying for security services. In making this determination, the District shall take into consideration such factors as whether the unit could reasonably be subdivided and whether the unit is being used for a single commercial enterprise or residential unit.

2.07 Security Chief

Security Chief shall mean that person designated as the head of District Security Services.

2.08 Security Gate Officers

Security Gate Officers shall mean those individuals hired by the District to perform duties related to the control and monitoring of access to gated portions of the District, after receiving the appropriate training and certifications as determined by the Security Chief and Manager.

2.09 Security Patrol Officers

Security Patrol Officers shall mean those persons, including the Security Chief and the Security Sergeant, hired by the District to provide patrol services, and other security services identified herein in accordance with District policies and procedures, after receiving the appropriate training and certifications as determined by the Security Chief and Manager.

2.10 Security Sergeant

Security Sergeant shall mean that person hired by the District to participate in and supervise the activities of Security Gate Officers and Security Patrol Officers, and other security services identified herein in accordance with District policies and procedures, after receiving the appropriate training and certifications as determined by the Security Chief and Manager.

2.11 Security Services

Security Services shall mean the security services provided by the District, as identified in Section 3.00 herein.

Section 3.00 Scope of Security Services

3.01 Authority and Scope of Security Services

Pursuant to Section 61100(j) of the Government Code and authorization of the Local Agency Formation Commission, the District provides Security Services necessary to protect lives and property within the boundaries of the District. Security Gate Officers and Security Patrol Officers are responsible for protecting lives and property by seeking to prevent an incident or offense from occurring in the District. In situations where prevention of an incident or offense is not possible, the function of Security Gate Officers or Security Patrol Officers is to observe and report the incident to a law enforcement agency, such as the Sacramento County Sheriff's Department, except as otherwise authorized by this Chapter. Security Gate Officers and Security Patrol Officers are not peace officers, and except in limited circumstances as authorized in this Chapter, are not responsible for any law enforcement activities, including but not limited to: chasing; apprehending or detaining suspected criminals; investigating criminal acts; or enforcing state or county laws, including traffic regulations.

3.02 Gate and Patrol Services

The District shall provide gate and patrol services, at such level or to such extent as the Board may authorize as part of the annual budget process, or from time to time as the Board deems appropriate. The gate and patrol services shall generally include:

- a. Operating and staffing security gates located at the entrances to the Rancho Murieta community on a year-round basis;
- b. Providing twenty-four-(24) hour a day mobile patrol of all area within the boundaries of the District;

- c. Operating a communication system to maintain contact with local law enforcement, fire and other emergency services as well as appropriate entities within the District; and
- d. Registering guests or invitees of District Customers and other visitors within the District, in cooperation with Rancho Murieta Association or other homeowners' associations within the District as appropriate.

3.03 Enforcement of District Rules and Ordinances

Pursuant to Government Code Section 61064(b), Security Patrol Officers may enforce the rules, regulations, and ordinances adopted by the Board and may issue citations for violation of any such rule, regulation or ordinance to be processed as an infraction in accordance with subdivision (d) of Section 17 of the Penal Code.

3.04 Enforcement of Covenants, Conditions and Restrictions

Pursuant to Government Code Section 61105(e), the District may enforce covenants, conditions and restrictions ("CC&Rs"), and hereby authorizes Security Patrol Officers to enforce those non-architectural CC&Rs related to the provision of Security Services adopted for each tract within the boundaries of the District.

The Manager and/or the Board is hereby authorized to establish rules, regulations and procedures in cooperation with any homeowner's association within the District boundaries, including but not limited to, the Rancho Murieta Association, for the enforcement of non-architectural CC&Rs which shall be published and made available to the Board and Customers, including amendments thereto.

3.05 Enforcement of State and County Law on District Property

Security Patrol Officers may make arrests in accordance with Penal Code Section 836.5, and/or issue citations for misdemeanor or infraction violations of state law, county ordinances, or district rules, regulations, or ordinances when such violation is committed on District Property and in the presence of the District Security Officer making the arrest or issuing the citation pursuant to Government Code Section 61064(c).

3.06 Contracting Authority

Subject to Board approval and appropriation of funds, the District may contract or enter into any joint or cooperative arrangement with Rancho Murieta Association or any other entity or person, including the Sacramento County Sheriff's Department, to provide security services to District Customers.

3.07 Violations of Chapter

Pursuant to Government Code section 61064(a), a violation of a provision of this Chapter is a misdemeanor punishable by imprisonment in the county jail not exceeding six months, or by fine not exceeding one thousand dollars (\$1,000), or by both.

3.08 Penalty for Obstructing District Security Officer

Any person who willfully interferes with a Security Patrol Officer in the performance of his or her duties pursuant to Section 3.03 and/or 3.05 of this Code may be punished by a fine, not exceeding one thousand dollars (\$1,000), or by imprisonment in the county jail not exceeding one year, or by both such fine and imprisonment, in accordance with the provisions of Section 148 of the Penal Code.

Section 4.00 Special Event Notification

Prior to conducting or holding any event or activity within the District which is reasonably expected to involve twenty (20) or more participants, spectators, or similar persons, excluding District Customers, the sponsor of such event or activity shall notify the District Security Chief ten (10) days in advance of such event or activity. If Security Services are needed for the event, the event sponsor may request such services as provided for in Section 6.04 of this Chapter.

Section 5.00 Special Tax for Security Services

5.01 Findings

The Board of Directors of the District hereby finds and declares that the District’s ability to continue to provide Security Services depends on the availability of funds to support these services. The Security Services are a portion of the public safety services related to real property and provide for the security and protection of the real property, property owners, and residents within the District. The special tax [referred to as the "Security Tax"] was approved by two-thirds vote of the District voters in 1998. (See District Ordinance No. 98-1.) The Security Tax provides for a special and secure funding source to continue to provide Security Services.

5.02 Authority

This special tax is levied under each of the following authorities:

Government Code Section 61121 which provides the District with the power to tax for the purpose of carrying out the operations of the District; and which authorizes the District to impose special taxes pursuant to Government Code Section 50075, et seq.; Government Code Section 50075 through Section 50077; Government Code Section 61060(n) which authorizes the District to perform all acts necessary to carry out fully the provisions of the Community Services District law; and Article XIII C of the California Constitution. This tax is based, to the extent practicable, upon the cost of providing security services to the properties within the District and is not an ad valorem property tax.

5.03 Security Tax

Property within the District shall be assessed a monthly security tax as follows. The maximum tax rates shown reflect annual adjustments, per Section 5.05:

		Monthly Special Tax Rates Fiscal Year 2019-20	Monthly Special Tax Rates Maximum Ceiling Rate Year 2019-20
Residential			
Inside Gates			
- Metered	Per Lot	\$ 29.73	29.73
- Unmetered	Per Lot	\$ 23.79	23.79
Outside Gate	Per Lot	\$ 7.17	7.17
Non-Residential - Per Building Sq. Ft.			
- Highway Retail		\$ 0.2681	0.2681
- Other Retail/Commercial	"	\$ 0.0289	0.0289
- Industrial/Warehouse/Lt Industrial	"	\$ 0.0630	0.0630

- Office	“	\$ 0.0152	0.0152
- Institutional	“	\$ 0.0152	0.0152
- Public Utility	“	\$ 0.0480	0.0480
- Equine Complex	“	\$ 0.0045	0.0045
- RMCC	“	\$ 0.0755	0.0755
- Airport	“	\$ 0.0192	0.0192
- Hotel/Ext. Stay	“	\$ 0.0289	0.0289

UNDEVELOPED PROPERTY

- Inside Gates	Per Acre	\$25.1494	25.1494
- Outside Gates	Per Acre	\$ 3.7477	3.7477

The Security Tax for property and/or units not identified herein shall be determined by the Board based upon the total actual cost of providing security services to that property or unit, not to exceed the maximum charge per lot, acre, or building square foot for property identified herein.

For the fiscal year beginning July 1, 1998, and annually thereafter, the District Board shall set the actual security tax for the applicable fiscal year. The actual security tax set by the Board shall not exceed the maximum tax rate set forth in this section as adjusted pursuant to section 5.05. If necessary, to meet expenses, the Board may adjust the actual tax rate during a fiscal year so long as the actual tax rate does not exceed the maximum allowable tax rate.

5.04 Collection

The Security Tax shall be collected with other monthly District taxes, fees and/or charges and shall be subject to the same penalties for non-payment as other monthly District taxes, fees, and/or charges.

5.05 Annual Adjustment

Commencing July 1, 1999 and each July 1st thereafter, the amounts specified in Section 5.03 shall be increased by two percent (2%) per year. The General Manager shall maintain a current schedule of maximum tax rates based on the yearly increase specified herein and shall make the same available to any interested party upon request.

5.06 Disposition of Revenue

Revenues collected under the provisions of this Chapter shall be deposited in a special fund called the Security Tax fund and shall be used only for the provision of security services within the District. Security services include:

- a. Operating the security gates located at the entrances of Rancho Murieta, 24 hours a day, 365 days a year, including but not limited to staffing these gates;
- b. Providing a 24 hour a day mobile patrol of the District and its boundaries;
- c. Operating a radio communication system to maintain contact with external police, fire, and other emergency services as well as the appropriate entities within the District;
- d. Providing assistance to other agencies providing first aid, fire-fighting, police and emergency services within the District;
- e. Monitoring, controlling and registering guests or invitees of District customers and other visitors within the District;

- f. Conducting such other activities as the Board in its discretion may authorize for the protection of District customers and their property; and
- g. Other incidental costs of providing the services listed above.

5.07 Effective Date

The Security Tax shall take effect July 1, 1998.

5.08 Appeals

Any taxpayer aggrieved by the amount of this tax shall file a written appeal with the General Manager stating the grounds for the appeal. The General Manager shall meet with the taxpayer; they may agree to a resolution of the appeal or set the matter for determination by the Board. The Board may adopt rules for the timing, filing and hearing of appeals under this Chapter.

5.09 Severability

If any sentence, clause, article, section, subsection, phrase or portion of this Chapter is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Chapter. The voters of the District hereby declare that they would have adopted the remainder of this Chapter, including each sentence, clause, article, section, subsection, phrase or portion of this Chapter, irrespective of the invalidity of any other sentence, clause, article, section, subsection, phrase or portion of this Chapter.

Section 6.00 Billing Procedures

6.01 General Billing Procedures

Except as otherwise specified herein, the Security Tax for District Security Services shall be collected together with, and not separately from the charges for other services and facilities rendered by the District to a Customer. All District special taxes and charges shall be billed on the same bill and collected as one item. Except as otherwise specified herein, the District shall bill directly each individual Customer receiving security service and such bill shall be due and payable upon receipt.

6.02 Composite Billing Procedures

The District may elect to send a composite bill for the Security Tax only to groups of customers when each of the following conditions are met:

- a. The owners of the property receiving services have formally organized by writing into a homeowners' association or similar group;
- b. The homeowners' association or similar group, through properly executed covenants, conditions, articles of incorporation, bylaws, or contract has the power to act as the sole agent for the owners or customers concerning the Security Tax in a manner which binds the individual owners or customers, and;
- c. The association or group enters into a written agreement with the District which provides, among other matters, that:
 - 1. The association or group shall be responsible for and guarantee payment of all such Security Taxes within the time required by the District's rules and regulations, regardless of whether any single owner or customer has paid the owners or customer's share of such charges to the association or group;

2. The District shall apply to and the association or group shall pay all delinquent, penalty and interest charges on the composite bill,
3. The District's bill or other notices to the association or group shall constitute a bill or other notice to each individual owner or customer, who shall agree that no other notice or bill to the individual owner or customer shall be necessary for, or a prerequisite to, the District's exercise of its powers to terminate service, place liens on the owner's property, or exercise any of the other legal remedies necessary to collect delinquent bills and charges; and
4. The bill shall consist of the sum of the total monthly Security Taxes for each owner or customer represented by the association or group, as well as Security Services to any common area or other unit represented by the association or group.

6.03 Bill Payment

Bills for the Security Tax are due and payable when mailed or delivered. A bill for services is delinquent if not paid and received at the Rancho Murieta Community Services District office by the 25th day of the month following the month in which the bill was mailed.

6.04 Security Services for Special Events

The District may provide Security Services on a contractual or fee-for-service basis for any special event, as described in Section 4.00, or for any other activity within the District's boundaries which requires Security Services other than that routinely provided by the District.

6.05 Additional Fees and Charges

Additional fees and charges may be required as part of an agreement or contract for additional Security Services, such as pursuant to Section 6.04 above.

Section 7.00 Collection of Special Tax

7.01 Penalty for Late Payment

A one-time basic penalty of ten percent (10%) of the delinquent taxes shall be added to each delinquent bill for the first month the charge is delinquent. Thereafter, an additional penalty of one percent (1%) per month shall be added to all delinquent taxes and basic penalties remaining unpaid, until the District requests the County Auditor to include the amount of the delinquent taxes and penalties for collection on the County property tax roll as set forth in Section 7.03. Monies paid when any portion of an account is delinquent shall first be credited to interest and penalties, then to the delinquent portion of the bill, and then to the current portion of the bill. *(Amended by Ordinance O2019-03)*

7.02 Imposition of Lien

Delinquent special taxes and charges remaining unpaid after thirty (30) days may be recorded as a lien with the County in accordance with Section 61115 of the Government Code and, after recordation, shall constitute a lien upon all real property owned or thereafter acquired by the property owner in the County. The District shall include a statement to this effect on its bills to each property owner.

The District may compile lists of such delinquent charges and record them with the County Recorder as liens.

7.03 Process for Collection of Delinquent Charges

All special taxes, charges, penalties and interest which remain delinquent as of June 30th of each year may be collected in the same manner as the general taxes for the District for the forthcoming fiscal year, as follows:

- a. The District shall prepare a written report, which shall be filed by the District Secretary. The report shall describe each parcel of real property for which there are any delinquencies in any charges for services rendered to each premise during the preceding year, and the amount of the delinquency. The report of delinquent security service charges may be combined with the report of any other delinquent charges, as long as the report identifies the delinquent charges for each service for each premise.
- b. The District Secretary shall publish notice of the report's filing and of the time and place of hearing on the report, prior to the date set for the hearing. The notice shall be published at least once a week for two weeks. The District Secretary shall also mail written notice of the report's filing to each property owner whose property or premises is identified as being subject to delinquent charges setting forth individually each property and each of the services and charges due for that property.
- c. At the time stated in the notice, the Board shall hear and consider all objections or protests, if any, to the report concerning the delinquencies. Thereafter, the Board may adopt, revise, change, reduce, or modify any delinquency or overrule any or all objections thereto. The Board shall then make its determination on each delinquency identified in the report; the Board's determination shall be final.
- d. On or before August 10th of each year following the Board's hearing, the District Secretary shall file with the County Auditor a copy of the report, signed by the Secretary, stating the Board has adopted the report. The Secretary shall request the County Auditor to include the amount of delinquencies on the bills for taxes levied against the properties identified in the report.

7.04 Attorneys' Fees

In the event the District is required to bring legal action to enforce any provision of this Chapter, including but not limited to the collection of delinquent special taxes, charges or penalties, the District shall be entitled to recover its reasonable attorneys' fees, interest, court costs, and any other costs incurred by the District in bringing such action.

7.05 Discontinuance of Service

As an alternative method of enforcing the provisions of this Chapter or of any other District ordinance, rule or regulation, the District shall have the authority pursuant to Government Code Section 61115 to discontinue any and all services provided by the District to a customer if all or part of any bill is not paid. Such discontinuance of service shall be in the following manner:

- a. At least ten days before the proposed discontinuance, the District shall provide written notice to the customer and the Property owner, if other than the customer, of the District's intent to discontinue service and the procedure for, and the availability of, an opportunity to discuss the reasons for the proposed discontinuance of service.
- b. Before discontinuing service, the customer or property owner shall have the opportunity to discuss the reason for the proposed Discontinuance with an employee designated by the Manager who shall be empowered to dispute bills, rectify any errors, and settle controversies

pertaining to the review discontinuance of service.

- c. When service has been discontinued as provided in this section, the customer or property owner shall pay all unpaid special taxes, charges, including penalties and interest, plus all District expenses and charges for the discontinuance and restoration of service, prior to the restoration of the discontinued service.
- d. No service shall be discontinued on any Saturday, Sunday, legal holiday, or at any time during which the District's business offices are not open to the public.

7.06 Remedies Cumulative

All remedies set forth herein for the collection and enforcement of special taxes, charges, and penalties are cumulative and may be pursued alternatively or consecutively.

7.07 Declaration of Procedures

The District hereby declares the foregoing procedures are established as a means of enforcing the terms and conditions of the District's ordinances, rules and regulations and shall not be construed as penalties.

Section 8.00 Prohibited Activities on District Property

The following activities are prohibited on District Property pursuant to the authority provided in Section 3.05 of this Code and Government Code Sections 61060 and 61064.

8.01 Trespasses

No person shall enter upon District Property, except for the purpose of conducting District business, to attend publicly noticed District meetings, or as otherwise authorized by law or District staff.

8.02 Defacing Property

No person shall deface, damage or destroy District Property. The terms deface, damage and destroy as used in this Section shall include graffiti.

8.03 Loitering

No person shall loiter upon District Property. As used in this Section, the word "loiter" means entering and remaining on District Property under such circumstances that a reasonable person would conclude that the person who has entered and remained on such premises does not have a purpose legitimately connected with District or otherwise authorized allowed by law.

8.04 Use of Motor Vehicles:

- a. No person shall drive or operate a motor vehicle on District Property except to conduct District business, attend a publicly noticed District meeting or as otherwise authorized by law or District staff.
- b. No person shall park a motor vehicle on District Property except in areas specifically designated as parking areas. In no case shall any person park a motor vehicle on District Property in a manner that presents a hazard to the public.
- c. No person shall park or otherwise allow a motor vehicle to remain on District Property during hours that the District Property is closed without a permit from the District.
- d. No person shall abandon any motor vehicle on District Property.

8.05 Use of Skateboards

No person shall ride or propel a skateboard on District Property.

8.06 Animals

No person shall bring an animal onto District Property, except for the purpose of aiding or assisting persons with disabilities.

8.07 Disposal of Refuse

No person shall dump, deposit, or release any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, refuse, or trash in or upon District Property, except that refuse which is incidental to the use of the facility which may be deposited into the receptacles as provided therefore.

8.08 Consumption of Alcoholic Beverages

No person shall possess any can, bottle or other receptacle containing any alcoholic beverage which has been opened, or a seal broken, or the contents of on or within District Property, unless otherwise authorized by the Manager.

8.09 Firearms

No person shall bring a firearm onto District Property, except for law enforcement or District Security Officers.

8.10 Fireworks

No person shall possess or ignite any firecracker or fireworks on District Property, unless otherwise authorized by the Manager.

8.11 Use of Bridge

No person shall dive or jump from any bridge owned or authorized for use by the District, including, but not limited to, the Yellow Bridge and the Pedestrian Bridge.

Section 9.00 False Alarm Service Fee

9.01 False Alarm Fee

All persons operating an alarm system within the District shall pay a false alarm fee of \$100 per false alarm to reimburse the District for costs incurred by the District Security Department resulting from false alarms. Such fee shall apply to false alarms in excess of one false alarm per calendar month.

9.02 Collection

Fees for false alarms shall be collected in the same manner as set forth in Section 6.00 of this Chapter.