

**ORDINANCE NO. 95 - 1**

**AN ORDINANCE OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT  
AMENDING CHAPTER 8 OF THE COMMUNITY FACILITIES FEE CODE, AND  
CHAPTER 14 OF THE DISTRICT WATER CODE.**

**BE IT ORDAINED** by the Board of Directors of the Rancho Murieta Community Services District, Rancho Murieta, Sacramento County, California, as follows:

**SECTION ONE:**

**Chapter 8 of the District Community Facilities Fee Code, Section 3.00 Fees** is amended, in part, as follows:

3.03

- a) **Capital Improvement Fee:** No Change.
- b) **A Community Park Fee:** No Change.
- c) **A Water Supply Augmentation Fee** in the amount of Two Thousand Nine Hundred Forty Nine Dollars (\$2949.00) per EDU to be applied to:  
(**Note:** The remainder of the paragraph is unchanged.)

**Chapter 14 of the District Water Code, Section 7.00 Rates and Charges** is amended as follows:

**7.12 Lake Chesbro Protection Fee.** The amount of the fee is:

If Townhouse lots:	\$ 8,431.00
Or if Estate lots:	\$14,989.00

(**Note:** The remainder of the paragraph is unchanged.)

**SECTION TWO:**

To the extent the terms and conditions of this Ordinance may be inconsistent or in conflict with the terms and provisions of any prior District ordinances, resolutions, rules, or regulations, the terms of this Ordinance shall prevail with respect to the terms and provisions thereof, and such inconsistent or conflicting terms and provisions of prior ordinances, resolutions, rules, and regulations are hereby repealed.

**SECTION THREE:**

This Ordinance shall be in full force and effect sixty (60) days after adoption and shall be published within 10 days of adoption in a newspaper of general circulation published within the District.

**SECTION FOUR:**

The establishment, modification, structure, restructuring and approval of the fees, rates, tolls, or other charges as set forth herein are for the purposes of continuing to meet the District's costs for operation and maintenance, supplies and equipment, financial reserves, and capital replacement needs, and are necessary to maintain service within the District's existing service area.

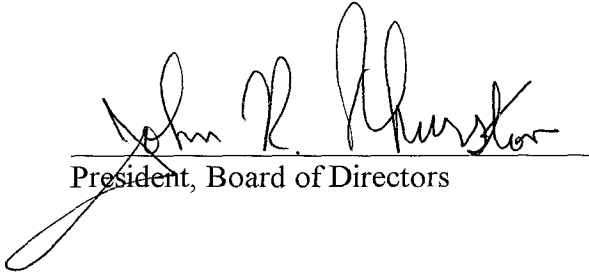
**PASSED AND ADOPTED** by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting duly held on May 17, 1995, by the following roll call vote:

AYES: Directors Thurston; Sevier; Menicucci; Lensch; Stevens

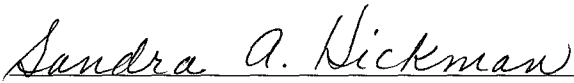
NOES:

ABSENT:

ABSTAIN:

  
\_\_\_\_\_  
President, Board of Directors

ATTEST:

  
\_\_\_\_\_  
District Secretary

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**GOVERNMENT CODE 66000 COMPLIANCE REPORT  
FOR  
LAKE CHESBRO PROTECTION SYSTEM FEE**

May 1, 1995

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This report sets forth the findings and background information required by Government Code Section 66000 for the 1995 update of the District's Lake Chesbro Protection System (LCPS) Fee. The amount of the Fee is outlined in the report to follow.

I. Purpose of Fee

The purpose of the LCPS Fee is to reimburse District funds provided for the construction of a system, as mandated by the State, to protect the potable water provided by Lake Chesbro to the Rancho Murieta community.

II. Use of Fee

Funds generated by the Fee will be used to reimburse the District for the construction costs of the protection system. The District provided the initial funds to allow for construction in 1990. The protection system consists of interceptor channels, underground pipe and drainage appurtenances.

III. Relationship Between Need For Facilities Use of Fee and Area of Development

The LCPS Fee area as outlined on the attached layouts of Townhouse and Estate lots (Exhibits "A" and "B", respectively) represents the watershed area that provides the direct runoff tributary to Lake Chesbro. As mandated by the State of California, a drainage interception system was required to protect the integrity of Lake Chesbro since it was and continues to be the primary source of potable water of the Rancho Murieta community. Runoff from this area of development is the principal source of pollutants intended to be contained by the LCPS. By way of the Sacramento County imposed conditions of approval for the Tentative Map for Rancho Murieta Unit No. 4A (the re-subdivision of the Townhouse lots in Rancho Murieta Unit No. 4 into estate lots), the developer then agreed to provide funding for the LCPS. Since that time the tentative map has expired, but the public health threat has remained.

The area of development will benefit from the LCPS as a result of being protected from claims that the discharge of surface waters from the area into Lake Chesbro violates laws and regulations applicable to the protection of drinking water supplies and/or constitutes a public nuisance. All lots within the area of development will benefit equitably from the LCPS. All fees collected are to be used entirely to reimburse the District for the cost of the LCPS, plus interest.

IV. Relationship between the Amount of Fee and the Cost of the Facilities

All fees collected are to be used entirely to reimburse the District for the cost of the LCPS, plus interest. The amount of Fee is determined from an itemized cost estimate provided by the District's contractor plus District costs and interest expenses incurred to date.

All fees are based on that portion of the LCPS that benefits the area of development.

Cost estimate and benefit calculations are attached to this report (Exhibit "C").

V. Determination of Fee for Townhouse Lots

Exhibit "A" is a layout of 16 existing Townhouse lots within the LCPS watershed area. The LCPS Fee per townhouse lot is \$8,431.

VII. Determination of Fee for Estate Lots

Exhibit "B" is a proposed layout of nine estate lots as shown on the previously approved Tentative Map for Rancho Murieta Unit No. 4A. The LCPS Fee per estate lot is \$14,989.

VIII. Collection of Fee for Townhouses

The LCPS Fee will be collected at the time of request for water service. Basis for this collection time is reimbursement to the District in a timely manner for expenditures previously made. The completion date for the LCPS was September 1990. This will be a one time per lot fee.

IX. Collection of Fee for Estate Lots

The LCPS Fee will be collected at the time of District approval of improvement plans for any project that re-subdivides the townhouse lots. Basis for this collection time is reimbursement to the District in a timely manner for expenditures previously made. The completion date for the LCPS was September 1990. This will be a one time per lot fee.

X. Adjustment of Fee Annually

In the event development of Townhouse or Estate lots does not occur within the near future, the LCPS Fee will be adjusted from time-to-time to reimburse the District for the additional cost of financing and administering the project. This adjustment will occur in direct correlation with the District's cost of funds as measured by the interest paid by the State of California's Local Agency Investment Fund (LAIF).

EXHIBIT "A"

# LCPS FEE AREA

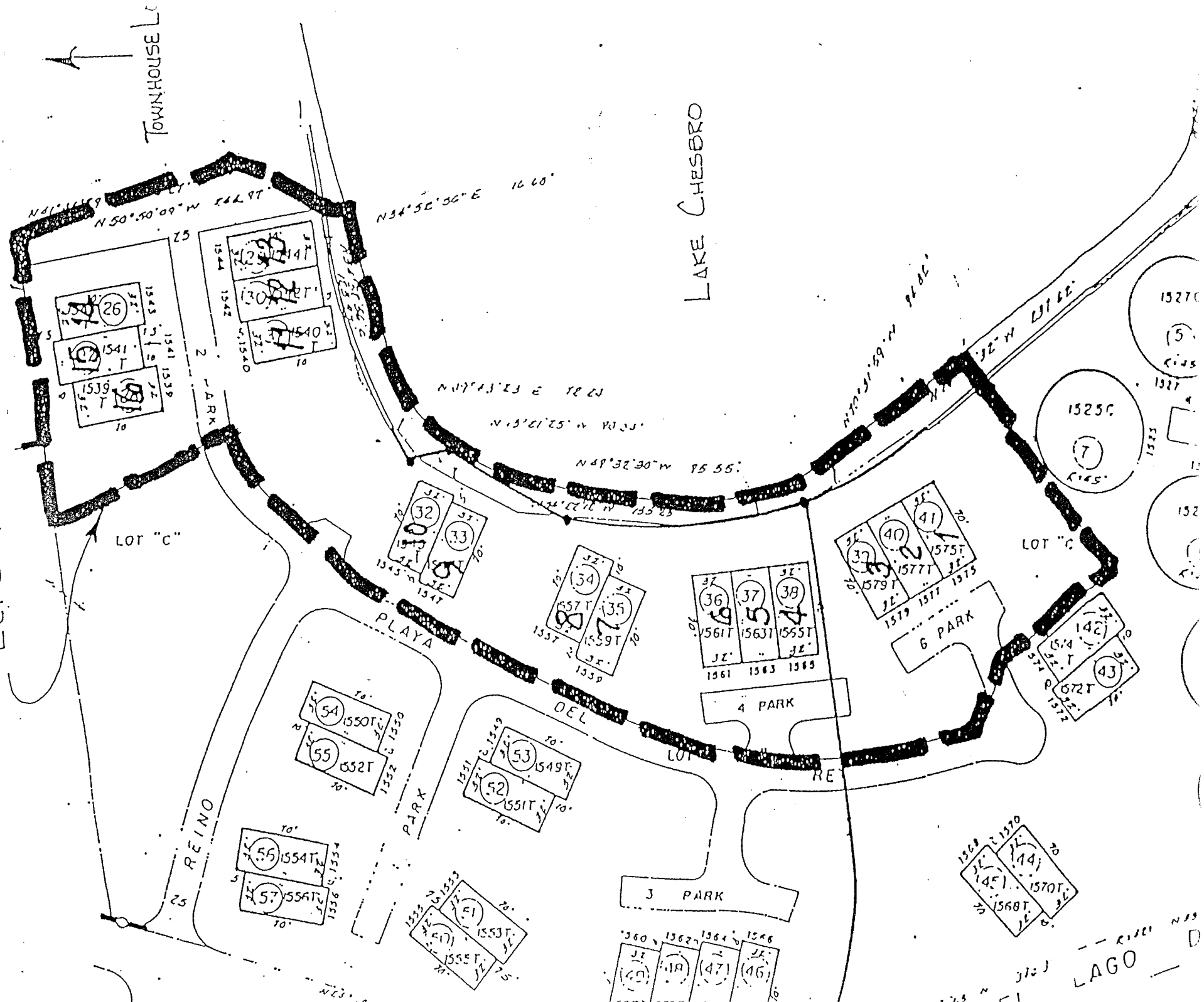




EXHIBIT C

LAKE CHESBRO PROTECTION SYSTEM  
FEE STRUCTURE  
MAY 1, 1995

**A. BENEFIT AREA CONSTRUCTION COSTS:**

Item 1	12 inch R.C.P.	\$	6,105
Item 2	15 inch R.C.P.		56,100
Item 3	S.D. Manhole		1,400
Item 4	Type "F" D.I.		1,900
Item 5	Endwall & Outlet Structure		3,654
Item 6	P.C.C. Valley Gutter (3' wide)		5,300
Subtotal:		\$	74,459
+ 5% Contingency			3,723
Subtotal:		\$	78,182
Engineering:			8,800
Staking:			2,420
+ 15% Inspection, Supervision, Etc.:			11,727
TOTAL (May 1990):		\$	101,129

**Adjusted for Financing Costs**

through March 1995 (Refer to Schedule "A" on Page 2):	\$	132,897
Plus District Administration expenses (1990 - 1993):		2,000
<b>TOTAL AMOUNT:</b>	\$	<b>134,897</b>

**B. DETERMINATION OF FEE:**

(One category or the other only)

**1. Townhouse Lots:**

Total Fee:	\$	134,897
Number of Lots:		16
<b>Fee/Lot:</b>	\$	<b>8,431</b>

**2. Estate Lots:**

Total Fee:	\$	134,897
Number of Lots:		9
<b>Fee/Lot:</b>	\$	<b>14,989</b>

EXHIBIT C

SCHEDULE A

**LAKE CHESBRO PROTECTION SYSTEM COST**  
 ADJUSTED FOR FINANCING COSTS THROUGH MAR 1995

01-May-95

Page 2 of 2

PERIOD	MONTHS	LAIF INTEREST RATE(APR)	EQUIV. MONTHLY RATE	PERIOD COMPOUNDING FACTOR	PROJECT COST (INCL. INTEREST)	
MAY 1990					\$101,129.00	FEE SHARE OF LCPS ORIGINAL COST
3QTR90	3	8.39%	0.70%	1.0211	\$103,265.05	
4QTR90	3	8.27%	0.69%	1.0208	\$105,414.80	
1QTR91	3	7.97%	0.66%	1.0201	\$107,529.17	
2QTR91	3	7.38%	0.62%	1.0186	\$109,525.31	
3QTR91	3	7.00%	0.58%	1.0176	\$111,453.20	
4QTR91	3	6.52%	0.54%	1.0164	\$113,279.78	
1QTR92	3	5.87%	0.49%	1.0147	\$114,950.31	
2QTR92	3	5.45%	0.45%	1.0137	\$116,523.63	
3QTR92	3	4.97%	0.41%	1.0125	\$117,977.44	
4QTR92	3	4.67%	0.39%	1.0117	\$119,360.19	
1QTR93	3	4.64%	0.39%	1.0116	\$120,750.13	
2QTR93	3	4.51%	0.38%	1.0113	\$122,116.71	
3QTR93	3	4.44%	0.37%	1.0111	\$123,477.23	
4QTR93	3	4.36%	0.36%	1.0109	\$124,828.03	
1QTR94	3	4.25%	0.35%	1.0107	\$126,159.03	
2QTR94	3	4.62%	0.39%	1.0116	\$127,622.73	
3QTR94	3	5.11%	0.43%	1.0128	\$129,258.78	
4QTR94	3	5.37%	0.45%	1.0135	\$131,001.86	
1QTR95	3	5.76%	0.48%	1.0145	\$132,897.35	FEE SHARE OF LCPS ORIGINAL COST (including interest)



**THE DAILY RECORDER**

...Since 1911...

1115 H Street P.O. Box 1048  
Sacramento, California 95812  
Telephone (916) 444-2355  
Fax (916) 444-0636

*This space for filing stamp only*

SANDRA HICKMAN  
RANCHO MURIETA COMM SVC (SAC)  
P.O. Box 1050  
Rancho Murieta Ca 95683

DJC8909930

**Proof of Publication**

**(2015.5 C.C.P.)**

State of California )  
County of Sacramento ) ss

ORDINANCE NO. 95-1

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

05/24/95

EXECUTED ON : 05/24/95  
AT LOS ANGELES, CALIFORNIA

**ORDINANCE NO. 95-1**  
AN ORDINANCE OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT AMENDING CHAPTER 8 OF THE COMMUNITY FACILITIES FEE CODE, AND CHAPTER 14 OF THE DISTRICT WATER CODE.

BE IT ORDAINED by the Board of Directors of the Rancho Murieta Community Services District, Rancho Murieta, Sacramento County, California, as follows:

**SECTION ONE:**

Chapter 8 of the District Community Facilities Fee Code, Section 3.00 Fees is amended, in part, as follows:

- 3.03
  - a) Capital Improvement Fee: No Change.
  - b) A Community Park Fee: No Change.
  - c) A Water Supply Augmentation Fee in the amount of Two Thousand Nine Hundred Forty Nine Dollars (\$2949.00) per EDU to be applied to: (Note: The remainder of the paragraph is unchanged.)
- Chapter 14 of the District Water Code, Section 7.00 Rates and Charges is amended as follows:

- 7.12 Lake Chesbro Protection Fee. The amount of the fee is:  
If Townhouse lots: \$8,431.00  
Or if Estate lots: \$14,989.00  
(Note: The remainder of the paragraph is unchanged.)

**SECTION TWO:**

To the extent the terms and conditions of this Ordinance may be inconsistent or in conflict with the terms and provisions of any prior District ordinances, resolutions, rules, or regulations, the terms of this Ordinance shall prevail with respect to the terms and provisions thereof, and such inconsistent or conflicting terms and provisions of prior ordinances, resolutions, rules, and regulations are hereby repealed.

SAC-DJC8909930/951

05/24

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

.....  
*C. Hickman*  
Signature

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...Since 1911...

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RANCHO MURIETA COMM SVC (SAC)  
P.O. Box 1050  
Rancho Murieta Ca 95683

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**Proof of Publication**

**(2015.5 C.C.P.)**

State of California )  
County of Sacramento ) ss

ORDINANCE NO. 95-1

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SAC-DJC8909930/951  
05/24

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

C. BRAMBILA  
.....  
Signature