

RANCHO MURIETA
COMMUNITY SERVICES DISTRICT

“The Community Facilities Fee Code”

DISTRICT CODE
CHAPTER 8

Amended August 19, 2009
Ordinance 2009-02

TABLE OF CONTENTS

SECTION 1.00	General Provisions	
1.01	Title	3
1.02	Scope of Chapter	3
1.03	Violation Unlawful	3
SECTION 2.00	Definitions	
2.01	Applicant	3
2.02	Board	3
2.03	Customer	4
2.04	District	4
2.05	General Manager	4
2.06	Permit	4
2.07	Person	4
2.08	Premises	4
SECTION 3.00	Fees	
3.01	Community Facility Fees	4
3.02	Time of Payment	4
3.03	Amount of Community Facilities Fees	4
a.	Capital Improvement Fee	5
b.	A Community Park Fee	6
c.	A Water Supply Augmentation Fee	7

DISTRICT CODE

CHAPTER 8
COMMUNITY FACILITIES FEES CODE

SECTION 1.00 General Provisions

- 1.01 Title: This Chapter shall be known as the "Community Facilities Fee Code" or "Community Fee Code" and may be cited as such.
- 1.02 Scope of Chapter: The provisions of this Chapter shall apply to water service, sewer service, storm drainage service, and all services provided by Rancho Murieta Community Services District.
- 1.03 Violation Unlawful: Following the effective date of this Ordinance, it shall be unlawful for any person to receive any District service without complying with this Chapter and paying the fees set forth herein.

SECTION 2.00 Definitions

For the purposes of this Chapter, the following terms shall have the following meanings, unless the context clearly indicates otherwise.

- 2.01 Applicant shall mean the owner or the agent of the owner of the property for which District service is requested.
- 2.02 Board shall mean the Board of Directors of the Rancho Murieta Community Services District.
- 2.03 Customer shall mean the owner or agent of the owner of the property receiving service.
- 2.04 District shall mean the Rancho Murieta Community Services District.
- 2.05 General Manager shall mean the person appointed by the Board to the position of General Manager of Rancho Murieta Community Services District.
- 2.06 Permit shall mean the District's written approval or authorization of an action. A permit may only be issued by the District upon the completion of the appropriate District application form for the action sought, payment of all applicable fees and regulations, as well as local, state and federal laws.
- 2.07 Person shall mean any human being, individual, firm, company, partnership, association, private corporation or other entity.
- 2.08 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 service. 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 enterprise, apartment or dwelling.

SECTION 3.00 Fees

3.01 Community Facilities Fees: The Community Fees specified herein shall be used by the District for capital expenditures to help insure the continued availability of facilities for the services provided by the District and other related costs.

3.02 Time of Payment: The Community Facilities Fee shall be paid by the applicant or customer at or prior to the time of the District's issuance of the permit for the service requested or the District's provision of service, whichever occurs first.

3.03 Amount of Community Facilities Fees: The Community Facilities Fees are as follows:

a. A Capital Improvement Fee in the amount of One Thousand One Hundred Eighty Dollars (\$1,180) per EDU to be applied to all undeveloped residential, commercial, and industrial property within the District. This fee is to be paid upon issuance by the District of a water/sewer service permit. For purposes of determining the amount of the Capital, the following EDU ratios are assigned by property type:

1. Residential

<u>Type of Property</u>	<u>EDU</u>
Estate, Cottage, Circle 970's or 9(Y) or Halfplex Lot	0 EDU/lot
Townhouse, Murieta Village or Country Club Lodge Lot	0.5 EDU/lot

2. Commercial/Industrial/Municipal

<u>Type of Property</u>	<u>EDU</u>
Business and Professional Office Building	0.3 EDU/1,000 sq. ft.
Retail, Commercial, Clubhouse, Community Buildings, Restaurants, Bars, Cocktail Lounges, Schools, and Training Facility Buildings	0.6 EDU/1,000 sq. ft.
Light Industrial, Equestrian Center & Air port Buildings	0.2 EDU/1,000 sq. ft.

Hotel/Motel Facility Buildings	0.4 EDU/room
Irrigated Lands or Other Miscellaneous Property Uses	1.6 EDU/acre

All Building Areas represent gross floor area.
All Acreage represents gross parcel area.

All properties having a private Fire Department Connection ("FDC") shall pay, in addition to the fee amounts calculated pursuant to the above EDU ratios, an amount determined in accordance with the following EDU ratios:

4" Diameter FDC	0.40 EDU/connection
6" Diameter FDC	0.50 EDU/connection
8" Diameter FDC	0.60 EDU/connection

- b. A Community Park Fee in the amount of One Thousand Seven Hundred Seventy Dollars and Ninety-six Cents (\$1,770.96) per single family or multi-family dwelling unit. This fee is to be paid upon issuance by the District of a water/sewer service permit. (Amended June 19, 2007 by Ordinance 2009-02)

Note: Pursuant to that certain Parks Agreement, dated September 19, 1990, dwelling units designated by Rancho Murieta Association as participants in the Rancho Murieta Association. Private Recreation Program will be given a credit in the amount of \$1,213.15. Such dwelling units, as of the effective date of this Ordinance, are those located on the following properties:

1. Rancho Murieta Unit 1 – except lots A and B
2. Rancho Murieta Unit 1 A
3. Rancho Murieta Unit 2
4. Rancho Murieta Unit 3
5. Rancho Murieta Unit 3 A
6. Rancho Murieta Unit 3 B
7. Rancho Murieta Unit 4
8. Rancho Murieta South Unit 1 A
9. Rancho Murieta South Unit 1 B
10. Rancho Murieta South Unit 2 A
11. Rancho Murieta South Unit 2 B
12. Rancho Murieta South Unit 3
13. Rancho Murieta South Unit 4
14. Rancho Murieta South Proposed Unit 5
15. Rancho Murieta South Proposed Phase II
16. Rancho Murieta South Parcel 3
17. Rancho Murieta South Parcel 4
18. Rancho Murieta South Parcel 5
19. Rancho Murieta South Parcel 6

- c. A Water Supply Augmentation Fee in the amount of Four Thousand One Hundred Eighty-seven Dollars (\$4,187.00) per EDU to be applied to: a) all undeveloped residential, commercial, and industrial property within the District which is subject to the Acquisition and Service Agreement (the ASA) recorded in Book 861028 of Official Records at Page 1529, and b) the following properties which are not subject to the ASA: (Amended August 20, 2008 by Ordinance 2008-02)
1. Rancho Murieta Airport
 2. Murieta Airport Business Park
 3. Murieta Equine Complex
 4. Miscellaneous park sites or portions thereof not otherwise subject to the ASA

This fee is to be paid upon issuance by the District of a water/sewer service permit.

For purposes of determining the amount of the Water Supply Augmentation Fee, the following EDU ratios are assigned by property type:

A. Residential

<u>Type of Property</u>	<u>EDU</u>
Estate lots equal to or greater than 12,000 sq. ft.	.0 EDU/lot
Estate lots less than 12,000 sq. ft.	0.9 EDU/lot
Cottage and Circle (70' or 90') lots	0.7 EDU/lot
Townhouse, Halfplex or Country Club Lodge lot	0.5 EDU/lot
Murieta Village Lot	0.3 EDU/lot

B. Commercial/Industrial/Municipal

<u>Type of Property</u>	<u>EDU</u>
Business and Professional Office, Airport and Light Industrial Buildings	0.1 EDU/1,000 sq. ft.
Retail, Commercial, Equestrian Center Buildings	0.2 EDU/1,000 sq. ft.
Clubhouse, Community and Motel/Hotel Facility Buildings	0.5 EDU/1,000 sq. ft.
School Buildings	2.0 EDU/100 Students (ADA)

Training Facility Buildings	0.6 EDU/1,000 sq. ft.
Restaurant, Bar and Cocktail Lounge Buildings	2.0 EDU/1,000 sq. ft.
Irrigated Lands or Other Miscellaneous Property uses	3.5 EDU/acre

All Building Areas represent gross floor area.
All Acreage represents gross parcel area.

All properties having a private Fire Department Connection ("FDC") shall pay, in addition to the fee amounts calculated pursuant to the above EDU ratios, an amount determined in accordance with the following EDU ratios:

4" Diameter FDC	0.40 EDU/connection
6" Diameter FDC	0.50 EDU/connection
8" Diameter FDC	0.60 EDU/connection