



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 JACKSON ROAD
RANCHO MURIETA, CA. 95683

SPECIAL BOARD MEETING

(*Amended June 17, 2010)

Friday, June 18, 2010
Rancho Murieta Community Services District
Administration Building
8:30 a.m.

NOTICE IS HEREBY GIVEN that the Board of Directors of the Rancho Murieta Community Services District will hold a Special Meeting on June 18, 2010 at 8:30 a.m., at the Rancho Murieta Community Services District's Board Room at 15160 Jackson Road, Rancho Murieta.

AGENDA

RUNNING TIME

1. **CALL TO ORDER** - Determination of Quorum – Roberta Belton **(Roll Call)** 8:30
2. **COMMENTS FROM THE PUBLIC** 8:35
The Board will discuss items on this agenda and may take action on those items, including informational items and continued items. The Board may also discuss other items that do not appear on this agenda, but will not act on those items unless action is urgent, and a resolution is passed by a two-thirds (2/3) vote declaring that the need for action arose after posting of this agenda.

The running times listed on this agenda are only estimates and may be discussed earlier or later than shown. At the discretion of the Board, an item may be moved on the agenda and/or taken out of order. TIMED ITEMS as specifically noted, such as Hearings or Formal Presentations of community-wide interest, will not be taken up earlier than listed.
- * 3. **ADOPT URGENCY ORDINANCE 2010-02, AN ORDINANCE AMENDING CHAPTER 14 OF THE DISTRICT CODE RELATING TO WATER; AMENDING CHAPTER 15 OF THE DISTRICT CODE RELATING TO SEWER; AMENDING CHAPTER 16 OF THE DISTRICT CODE RELATING TO DRAINAGE; AMENDING CHAPTER 16A OF THE DISTRICT CODE RELATING TO DRAINAGE TAX; AND AMENDING CHAPTER 21 OF THE DISTRICT CODE RELATING TO SECURITY** 8:40
(Discussion/Action) **(Motion) (Roll Call Vote)** (5 min.)
- * 4. **RE-INTRODUCE ORDINANCE 2010-01, AN ORDINANCE AMENDING CHAPTER 14 OF THE DISTRICT CODE RELATING TO WATER; AMENDING CHAPTER 15 OF THE DISTRICT CODE RELATING TO SEWER; AMENDING CHAPTER 16 OF THE DISTRICT CODE RELATING TO DRAINAGE; AMENDING CHAPTER 16A OF THE DISTRICT CODE RELATING TO DRAINAGE TAX; AND AMENDING CHAPTER 21 OF THE DISTRICT CODE RELATING TO SECURITY** 8:45
(Discussion/Action) **(Motion) (Roll Call Vote)** (5 min.)

5. **DRAFT INTEGRATED WATER MASTER PLAN UPDATE PRESENTATION** 8:50
6. **DRAFT 20 X 2020 COMPLIANCE PLAN PRESENTATION** 10:50
7. **COMMENTS/SUGGESTIONS – BOARD MEMBERS AND STAFF** 11:10
In accordance with Government Code 54954.2(a), Directors and staff may make brief announcements or brief reports of their own activities. They may ask questions for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda.
8. **ADJOURNMENT**

"In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting, will be made available for public inspection in the District offices during normal business hours. If, however, the document is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting."

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is June 17, 2010. Posting locations are: 1) District Office; 2) Plaza Foods; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: June 17, 2010
To: Board of Directors
From: Darlene Gillum, Director of Administration
Subject: Adopt Urgency Ordinance 2010-02, 2010-11 Proposed Rate and Special Tax Adjustments and Re-introduce Ordinance 2010-01 Proposed Rate and Special Tax Adjustments

RECOMMENDED ACTION

Adopt Urgency Ordinance 2010-02, an ordinance amending Chapter 14 of the District Code, relating to Water; amending Chapter 15 of the District Code, relating to Sewer; amending Chapter 16 of the District Code, relating to Drainage; amending Chapter 16A of the District Code relating to Drainage Tax; and amending Chapter 21 of the District Code, relating to Security.

Reintroduce Ordinance 2010-02, an ordinance amending Chapter 14 of the District Code, relating to Water; amending Chapter 15 of the District Code, relating to Sewer; amending Chapter 16 of the District Code, relating to Drainage; amending Chapter 16A of the District Code relating to Drainage Tax; and amending Chapter 21 of the District Code, relating to Security; and waive the first reading and continue to the July 21, 2010 Board meeting for adoption.

DISCUSSION

The budget previewed in March was the basis for rate adjustment notices to the community. To formally adopt new rates, various chapters of the District Code must be amended.

Ordinance 2010-01 was originally introduced at the May 2010 Board Meeting. However, due to revisions in the rates that occurred after introduction of Ordinance 2010-01, including the Board's direction at the June 16 regular meeting, it is now necessary to reintroduce Ordinance 2010-01 and adopt Urgency Ordinance 2010-02 both of which contain the revised rates.

The urgency ordinance is necessary so that the rate adjustments will go into effect immediately effective with the July 2011 billing cycle. The immediate adjustments are needed to protect the public peace, health and safety by ensuring that essential water, sewer, drainage, and security services provided by Rancho Murieta Community Services District continue to be provided without interruption due to lack of operating funds, which would likely occur if new rates are not in effect for July 2011.

Urgency Ordinance 2010-02 would take effect immediately upon a four-fifths vote by the Board of Directors.

Ordinance 2010-01 is identical to Urgency Ordinance 2010-02, and is drafted so that it will repeal Urgency Ordinance 2010-02 upon becoming effective. It is a common practice to adopt an urgency ordinance, and then subsequently introduce an identical ordinance, that will become effective thirty (30) days after adoption. This is done to protect against any challenges to the urgency ordinance.

Urgency Ordinance 2010-02 is attached for your reference. In addition, two copies of Ordinance 2010-01 are attached. The red-line version shows the changes made to the ordinance from the first reading in May 2010. The clean copy of Ordinance 2010-01 is the final version which is requested to be reintroduced.

Rate Adjustment Overview

This year, based on Board dialogue, staff presented three rate increase scenarios for board consideration:

- 1) the first scenario recommended rate and special tax increases required to support the operational budget without the addition of debt service for the WTP1 rehab or the VVR permanent irrigation fields;
- 2) the second scenario recommended rate and special tax increases required to support the operational budget and both debt service projects; WTP1 rehab and VVR permanent irrigation fields; and
- 3) the third scenario recommended rate and special tax increases required to support the operational budget and debt service for the VVR permanent irrigation fields.

At the June 16, 2010 board meeting, the Board of Directors selected the second scenario which includes operational budget requirements and debt service for both debt service projects; WTP1 rehab and VVR permanent irrigation fields. The average increase in a residential metered lot's monthly bill is approximately 5.12% as a result of these recommended rate increases.

Rate sheets for Water, Sewer, Drainage and Security are also included to indicate specifically by rate type the monthly increase to rates for residential and non-residential customers compared to last year's adopted rates.

URGENCY ORDINANCE NO. 2010-02

AN URGENCY ORDINANCE OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT, AMENDING CHAPTER 14 OF THE DISTRICT CODE, RELATING TO WATER; AMENDING CHAPTER 15 OF THE DISTRICT CODE RELATING TO SEWER; AMENDING CHAPTER 16 OF THE DISTRICT CODE RELATING TO DRAINAGE; AMENDING CHAPTER 16A OF THE DISTRICT CODE RELATING TO DRAINAGE TAX; AND AMENDING CHAPTER 21 OF THE DISTRICT CODE RELATING TO SECURITY 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: FINDING:

In order to protect the public peace, health and safety by ensuring that essential water, sewer, drainage, and security services provided by Rancho Murieta Community Services District continue to be provided without interruption due to lack of operating funds it is necessary that the Board of Directors adopt Urgency Ordinance No. 2010-02.

SECTION TWO:

I) The Water Code, Chapter 14, Section 7.00 Rates and Charges is amended as follows:

Section 7.05 Rates for Metered Service.

(a) General metered service shall be as follows:

MONTHLY CHARGES

Basic service charge	\$23.13/mo
Debt service	\$ 0.43/mo
Reserve contribution	<u>\$ 5.74/mo</u>

Total Basic Service Charge	\$29.30/mo
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Usage charge per cubic foot:

Basic volumetric rate	\$0.0113/cu. ft.
Debt service volumetric rate	<u>\$.0002/cu.ft.</u>

Total Usage Charge per cubic foot	\$.0115/cu.ft.
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(b) Metered service to residential lots at Murieta Village shall be as follows:

MONTHLY CHARGES

Basic service charge	\$23.13/mo
Debt service	\$ 0.43/mo
Reserve contribution	<u>\$ 5.74/mo</u>

Total Basic Service Charge	\$29.30/mo
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Usage charge per cubic foot:

Basic volumetric rate	\$0.0113/cu. ft.
Debt service volumetric rate	<u>\$.0002/cu.ft.</u>

Total Usage Charge per cubic foot	\$.0115/cu.ft.
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(c) Non-Residential metered service shall be as follows:

MONTHLY CHARGES

Basic service charge for non-residential shall be based on an EDU basis

Monthly Charges

Basic service charge for non-residential metered service shall be calculated on number of meters and an EDU basis for each customer multiplied by the basic service charge reflected in Section 7.05 a. above.

Usage charge per cubic foot:	
Basic volumetric rate	\$0.0113/cu. ft.
Debt service volumetric rate	<u>\$.0002/cu.ft.</u>
Total Usage Charge per cubic foot	\$.0115/cu.ft.

II) The Sewer Code, Chapter 15, Section 7.00 Rates and Charges, is amended as follows:
Section 7.03 Rates and Charges for Service. The monthly service charge for each premise receiving sewer service from the District shall be:

Residential or other premises, each unit	
Base rate	\$34.34 per month
Debt service	\$ 2.00 per month
Reserve contribution	\$ 6.64 per month
CDO Reimbursement	<u>\$ 1.92</u> per month
Total monthly service charge	\$44.90 per month

Murieta Village, per unit	
Base rate	\$34.34 per month
Debt service	\$ 2.00 per month
Reserve contribution	\$ 6.64 per month
CDO Reimbursement	<u>\$ 1.92</u> per month
Total monthly service charge	\$44.90 per month

Non-Residential

Monthly service charge for non-residential sewer service shall be calculated on an EDU basis for each customer multiplied by the residential service charge.

III) The Drainage Code, Chapter 16, Section 7.00 Rates and Charges, is amended as follows:
Section 7.01 Rates and Charges: Drainage charges for operation and maintenance of the District's system shall be as set forth in Chapter 16A, Section 3.00.

The Drainage Code, Chapter 16A, Section 3.00 Drainage Tax, is amended as follows:
Section 3.00 Rates and Charges for Operation and Maintenance of the District's system shall be:

Commencing July 1, 2010, property within the District shall be assessed a monthly drainage tax as follows. The maximum monthly tax rates shown reflect annual adjustments, per Section 5.00.

LAND USE		Monthly Special Tax Rates Fiscal Year 2010-11	Monthly Special Tax Rates Maximum Ceiling Rate Year 2010-11
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DEVELOPED PROPERTY

Residential			
-Metered Developed	Per Lot	\$ 4.20	4.37
-Unmetered Developed	Per Lot	\$ 4.20	4.37
-The Villas	Per Lot	\$ 2.80	2.92
-Murieta Village	Per Lot	\$ 2.80	2.92
Non-Residential			
-Retail	Per Acre	\$ 20.993	21.841
-Industrial/Warehouse	"	\$ 22.304	23.205
-Light Industrial	"	\$ 17.055	17.744
-Office	"	\$ 19.680	20.475
-Landscaped Areas (golf course & park site)	"	\$ 3.936	4.095
-Equine Complex	"	\$ 1.519	1.580
-RMCC (club house & parking)	"	\$ 0.000	0.000
-Airport	"	\$ 1.749	1.820
-Geyer Property	"	\$ 13.120	13.650

UNDEVELOPED PROPERTY

Uses Drainage System

-Residential and Non-Residential	Per Acre	\$ 2.481	2.581
Does Not Use Drainage System			
-Winncrest Lakeview	"	\$ 0.00	0.00
-PTF N of Cosumnes	"	\$ 0.00	0.00

IV) The Security Code, Chapter 21, Section 5.00 Security Tax, is amended as follows:
Commencing July 1, 2010, property within the District shall be assessed a monthly security tax as follows. The maximum tax rates shown reflect annual adjustments, per Section 5.00:

		Monthly Special Tax Rates Fiscal Year 2010-11	Monthly Special Tax Rates Maximum Ceiling Rate Year 2010-11
DEVELOPED PROPERTY			
Residential			
Inside Gates			
- Metered	Per Lot	\$ 24.07	24.87
- Unmetered	Per Lot	\$ 18.89	19.90
Outside Gate	Per Lot	\$ 5.80	6.00

Non-Residential			
- Highway Retail	Per Building Sq. Ft.	\$ 0.2169	0.2240
- Other Retail/Commercial	"	\$ 0.0234	0.0242
- Industrial/Warehouse/Lt Industrial	"	\$ 0.0511	0.0527
- Office	"	\$ 0.0122	0.0125
- Institutional	"	\$ 0.0122	0.0125
- Public Utility	"	\$ 0.0389	0.0402
- Equine Complex	"	\$ 0.0034	0.0036
- RMCC	"	\$ 0.0612	0.0631
- Airport	"	\$ 0.0156	0.0161

UNDEVELOPED PROPERTY

- Inside Gates	Per Acre	\$20.3784	21.0438
- Outside Gates	Per Acre	\$ 3.0367	3.1359

SECTION THREE:

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 FOUR:

This Ordinance shall be in full force and effect immediately to be effective with the July 2011 billing cycle upon adoption by the Board of Directors.

SECTION FIVE:

The establishment, modification, structuring, 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 held on June 17, 2010, by the following roll call vote:

- AYES:**
NOES:
ABSENT:
ABSTAIN:

 Roberta Belton, President
 Rancho Murieta Community Services District

[seal]

ATTEST:

 Suzanne Lindenfeld, District Secretary

ORDINANCE NO. 2010-01

AN ORDINANCE OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT, AMENDING CHAPTER 14 OF THE DISTRICT CODE, RELATING TO WATER; AMENDING CHAPTER 15 OF THE DISTRICT CODE RELATING TO SEWER; AMENDING CHAPTER 16 OF THE DISTRICT CODE RELATING TO DRAINAGE; AMENDING CHAPTER 16A OF THE DISTRICT CODE RELATING TO DRAINAGE TAX; AND AMENDING CHAPTER 21 OF THE DISTRICT CODE RELATING TO SECURITY 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:

l) The Water Code, Chapter 14, Section 7.00 Rates and Charges is amended as follows:

Section 7.05 Rates for Metered Service.

(a) General metered service shall be as follows:

MONTHLY CHARGES

Basic service charge	\$23.13/mo
Debt service	\$ 0.43/mo
Reserve contribution	<u>\$ 5.74/mo</u>

Total Basic Service Charge \$29.30/mo

Usage charge per cubic foot:

Basic volumetric rate	\$ 0.0113/cu. ft.
Debt service volumetric rate	<u>\$.0002/cu.ft.</u>

Total Usage Charge per cubic foot \$.0115/cu.ft.

(b) Metered service to residential lots at Murieta Village shall be as follows:

MONTHLY CHARGES

Basic service charge	\$23.13/mo
Debt service	\$ 0.43/mo
Reserve contribution	<u>\$ 5.74/mo</u>

Total Basic Service Charge \$29.30/mo

Usage charge per cubic foot:

Basic volumetric rate	\$ 0.0113/cu. ft.
Debt service volumetric rate	<u>\$.0002/cu.ft.</u>

Total Usage Charge per cubic foot \$.0115/cu.ft.

(c) Non-Residential metered service shall be as follows:

MONTHLY CHARGES

Basic service charge for non-residential shall be based on an EDU basis

Monthly Charges

Basic service charge for non-residential metered service shall be calculated on number of meters and an EDU basis for each customer multiplied by the basic service charge reflected in Section 7.05 a. above.

Usage charge per cubic foot:	
Basic volumetric rate	\$ 0.0113/cu. ft.
Debt service volumetric rate	<u>\$.0002/cu.ft.</u>
Total Usage Charge per cubic foot	\$.0115/cu.ft.

II) The Sewer Code, Chapter 15, Section 7.00 Rates and Charges, is amended as follows:
Section 7.03 Rates and Charges for Service. The monthly service charge for each premise receiving sewer service from the District shall be:

Residential or other premises, each unit

Base rate	\$34.34 per month
Debt service	\$ 2.00 per month
Reserve contribution	\$ 6.64 per month
CDO Reimbursement	<u>\$ 1.92 per month</u>
Total monthly service charge	\$44.90 per month

Murieta Village, per unit

Base rate	\$34.34 per month
Debt service	\$ 2.00 per month
Reserve contribution	\$ 6.64 per month
CDO Reimbursement	<u>\$ 1.92 per month</u>
Total monthly service charge	\$44.90 per month

Non-Residential

Monthly service charge for non-residential sewer service shall be calculated on an EDU basis for each customer multiplied by the residential service charge.

III) The Drainage Code, Chapter 16, Section 7.00 Rates and Charges, is amended as follows:
Section 7.01 Rates and Charges: Drainage charges for operation and maintenance of the District's system shall be as set forth in Chapter 16A, Section 3.00.

The Drainage Code, Chapter 16A, Section 3.00 Drainage Tax, is amended as follows:
Section 3.00 Rates and Charges for Operation and Maintenance of the District's system shall be:

Commencing July 1, 2010, property within the District shall be assessed a monthly drainage tax as follows. The maximum monthly tax rates shown reflect annual adjustments, per Section 5.00.

LAND USE		Monthly Special Tax Rates Fiscal Year 2010-11	Monthly Special Tax Rates Maximum Ceiling Rate Year 2010-11
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DEVELOPED PROPERTY

Residential			
-Metered Developed	Per Lot	\$ 4.20	4.37
-Unmetered Developed	Per Lot	\$ 4.20	4.37
-The Villas	Per Lot	\$ 2.80	2.92
-Murieta Village	Per Lot	\$ 2.80	2.92
Non-Residential			
-Retail	Per Acre	\$ 20.993	21.841
-Industrial/Warehouse	"	\$ 22.304	23.205
-Light Industrial	"	\$ 17.055	17.744
-Office	"	\$ 19.680	20.475
-Landscaped Areas (golf course & park site)	"	\$ 3.936	4.095
-Equine Complex	"	\$ 1.519	1.580
-RMCC (club house & parking)	"	\$ 0.000	0.000
-Airport	"	\$ 1.749	1.820
-Geyer Property	"	\$ 13.120	13.650

UNDEVELOPED PROPERTY

Uses Drainage System

-Residential and Non-Residential	Per Acre	\$ 2.481	2.581
Does Not Use Drainage System			
-Winncrest Lakeview	"	\$ 0.00	0.00
-PTF N of Cosumnes	"	\$ 0.00	0.00

IV) The Security Code, Chapter 21, Section 5.00 Security Tax, is amended as follows:

Commencing July 1, 2010, property within the District shall be assessed a monthly security tax as follows. The maximum tax rates shown reflect annual adjustments, per Section 5.00:

		Monthly Special Tax Rates Fiscal Year 2010-11	Monthly Special Tax Rates Maximum Ceiling Rate Year 2010-11
DEVELOPED PROPERTY			
Residential			
Inside Gates			
- Metered	Per Lot	\$ 24.07	24.87
- Unmetered	Per Lot	\$ 18.89	19.90
Outside Gate	Per Lot	\$ 5.80	6.00
Non-Residential			
- Highway Retail	Per Building Sq. Ft.	\$ 0.2169	0.2240
- Other Retail/Commercial	"	\$ 0.0234	0.0242

- Industrial/Warehouse/Lt Industrial	“	\$ 0.0511	0.0527
- Office	“	\$ 0.0122	0.0125
- Institutional	“	\$ 0.0122	0.0125
- Public Utility	“	\$ 0.0389	0.0402
- Equine Complex	“	\$ 0.0034	0.0036
- RMCC	“	\$ 0.0612	0.0631
- Airport	“	\$ 0.0156	0.0161

UNDEVELOPED PROPERTY

- Inside Gates	Per Acre	\$20.3784	21.0438
- Outside Gates	Per Acre	\$ 3.0367	3.1359

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 thirty (30) days after adoption and shall be published not less than once in a newspaper of general circulation published in the District within ten (10) days after adoption. Upon the effective date of this Ordinance, Ordinance 2010-02 shall be automatically repealed.

SECTION FOUR:

The establishment, modification, structuring, 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 held on July 21, 2010, 2010, by the following roll call vote:

- AYES:**
NOES:
ABSENT:
ABSTAIN:

Roberta Belton, President
Rancho Murieta Community Services District

[seal]

ATTEST:

Suzanne Lindenfeld, District Secretary

ORDINANCE NO. 2010-01

AN ORDINANCE OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT, AMENDING CHAPTER 14 OF THE DISTRICT CODE, RELATING TO WATER; AMENDING CHAPTER 15 OF THE DISTRICT CODE RELATING TO SEWER; AMENDING CHAPTER 16 OF THE DISTRICT CODE RELATING TO DRAINAGE; AMENDING CHAPTER 16A OF THE DISTRICT CODE RELATING TO DRAINAGE TAX; AND AMENDING CHAPTER 21 OF THE DISTRICT CODE RELATING TO SECURITY 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:

I) The Water Code, Chapter 14, Section 7.00 Rates and Charges is amended as follows:

Section 7.05 Rates for Metered Service.

(a) General metered service shall be as follows:

MONTHLY CHARGES

~~Basic service charge: \$ 29.74~~
~~Usage charge per cubic foot: \$ 0.0118~~

<u>Basic service charge</u>	<u>\$23.13/mo</u>
<u>Debt service</u>	<u>\$ 0.43/mo</u>
<u>Reserve contribution</u>	<u>\$ 5.74/mo</u>

Total Basic Service Charge \$29.30/mo

Usage charge per cubic foot:

<u>Basic volumetric rate</u>	<u>\$0.0113/cu. ft.</u>
<u>Debt service volumetric rate</u>	<u>\$.0002/cu.ft.</u>

Total Usage Charge per cubic foot \$.0115/cu.ft.

(b) Metered service to residential lots at Murieta Village shall be as follows:

MONTHLY CHARGES

~~Basic service charge: \$ 29.74~~
~~Usage charge per cubic foot: \$ 0.0118~~

<u>Basic service charge</u>	<u>\$23.13/mo</u>
<u>Debt service</u>	<u>\$ 0.43/mo</u>
<u>Reserve contribution</u>	<u>\$ 5.74/mo</u>

Total Basic Service Charge \$29.30/mo

Usage charge per cubic foot:

<u>Basic volumetric rate</u>	<u>\$0.0113/cu. ft.</u>
<u>Debt service volumetric rate</u>	<u>\$.0002/cu.ft.</u>

Total Usage Charge per cubic foot \$0.0115/cu.ft.

(c) Non-Residential metered service shall be as follows:

MONTHLY CHARGES

Basic service charge for non-residential shall be based on an EDU basis

Monthly Charges

Basic service charge for non-residential metered service shall be calculated on number of meters and an EDU basis for each customer multiplied by the basic service charge reflected in Section 7.05 a. above.

~~Usage charge per cubic foot: \$0.0118~~ Usage charge per cubic foot:

Basic volumetric rate \$0.0113/cu. ft.

Debt service volumetric rate \$.0002/cu.ft.

Total Usage Charge per cubic foot \$0.0115/cu.ft.

II) The Sewer Code, Chapter 15, Section 7.00 Rates and Charges, is amended as follows:

Section 7.03 Rates and Charges for Service. The monthly service charge for each premise receiving sewer service from the District shall be:

Residential or other premises, each unit

~~\$45.57~~

<u>Base rate</u>	<u>\$34.34 per month</u>
<u>Debt service</u>	<u>\$ 2.00 per month</u>
<u>Reserve contribution</u>	<u>\$ 6.64 per month</u>
<u>CDO Reimbursement</u>	<u>\$ 1.92 per month</u>
<u>Total monthly service charge</u>	<u>\$44.90 per month</u>

Murieta Village, per unit

~~\$45.57~~

<u>Base rate</u>	<u>\$34.34 per month</u>
<u>Debt service</u>	<u>\$ 2.00 per month</u>
<u>Reserve contribution</u>	<u>\$ 6.64 per month</u>
<u>CDO Reimbursement</u>	<u>\$ 1.92 per month</u>
<u>Total monthly service charge</u>	<u>\$44.90 per month</u>

Non-Residential

Monthly service charge for non-residential sewer service shall be calculated on an EDU basis for each customer multiplied by the residential service charge.

III) The Drainage Code, Chapter 16, Section 7.00 Rates and Charges, is amended as follows:

Section 7.01 Rates and Charges: Drainage charges for operation and maintenance of the District's system shall be as set forth in Chapter 16A, Section 3.00.

The Drainage Code, Chapter 16A, Section 3.00 Drainage Tax, is amended as follows:

Section 3.00 Rates and Charges for Operation and Maintenance of the District's system shall be:

Commencing July 1, 2010, property within the District shall be assessed a monthly drainage tax as follows. The maximum monthly tax rates shown reflect annual adjustments, per Section 5.00.

LAND USE		Monthly Special Tax Rates Fiscal Year 2010-11	Monthly Special Tax Rates Maximum Ceiling Rate Year 2010-11
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DEVELOPED PROPERTY

Residential

-Metered Developed	Per Lot	\$ 4.208	4.37
-Unmetered Developed	Per Lot	\$ 4.208	4.37
-The Villas	Per Lot	\$ 2.806	2.92
-Murieta Village	Per Lot	\$ 2.806	2.92

Non-Residential

-Retail	Per Acre	\$ 20.9934.413	21.841
-Industrial/Warehouse	"	\$ 22.304750	23.205
-Light Industrial	"	\$ 17.055396	17.744
-Office	"	\$ 19.68020.074	20.475
-Landscaped Areas (golf course & park site)	"	\$ 3.9364.015	4.095
-Equine Complex	"	\$ 1.5191.549	1.580
-RMCC (club house & parking)	"	\$ 0.000	0.000
-Airport	"	\$ 1.74984	1.820
-Geyer Property	"	\$ 13.120382	13.650

UNDEVELOPED PROPERTY

Uses Drainage System

-Residential and Non-Residential	Per Acre	\$ 2.481534	2.581
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Does Not Use Drainage System

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

IV) The Security Code, Chapter 21, Section 5.00 Security Tax, is amended as follows:

Commencing July 1, 2010, property within the District shall be assessed a monthly security tax as follows. The maximum tax rates shown reflect annual adjustments, per Section 5.00:

		Monthly Special Tax Rates Fiscal Year 2010-11	Monthly Special Tax Rates Maximum Ceiling Rate Year 2010-11
--	--	--	---

DEVELOPED PROPERTY

Residential

Inside Gates

- Metered	Per Lot	\$ 24.037	24.87
- Unmetered	Per Lot	\$ 18.899.13	19.90
Outside Gate	Per Lot	\$ 5.808	6.00

Non-Residential

- Highway Retail	Per Building Sq. Ft.	\$ 0.216996	0.2240
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- Other Retail/Commercial	“	\$ 0.023 4 ⁷	0.0242
- Industrial/Warehouse/Lt Industrial	“	\$ 0.051 1 ⁷	0.0527
- Office	“	\$ 0.012 2 ³	0.0125
- Institutional	“	\$ 0.012 2 ³	0.0125
- Public Utility	“	\$ 0.03 8 ⁹ ₄	0.0402
- Equine Complex	“	\$ 0.003 4 ⁵	0.0036
- RMCC	“	\$ 0.061 2 ⁹	0.0631
- Airport	“	\$ 0.015 6 ⁸	0.0161

UNDEVELOPED PROPERTY

- Inside Gates	Per Acre	\$20. 3784 ⁶³¹²	21.0438
- Outside Gates	Per Acre	\$ 3.0 367 ⁷⁴⁴	3.1359

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 thirty (30) days after adoption and shall be published not less than once in a newspaper of general circulation published in the District within ten (10) days after adoption. Upon the effective date of this Ordinance, Ordinance 2010-02 shall be automatically repealed.

SECTION FOUR:

The establishment, modification, structuring, 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 held on ~~June 16,~~ July 21, 2010, 2010, by the following roll call vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

 Roberta Belton, President
 Rancho Murieta Community Services District

[seal]

ATTEST:

Suzanne Lindenfeld, District Secretary

Rancho Murieta CSD

Summary Monthly Water Base Rates

6/17/2010

Property Type	Water Base Charges	
	2009-10 Current	2010-11 Proposed
Single Family	\$27.36	\$29.30
Airport (Buildings)	\$45.32	\$48.86
Airport (Irrigation)	\$67.42	\$71.76
Burger King/Car Wash	\$36.87	\$39.16
Business Park	\$24.98	\$26.84
Catholic Church	\$71.58	\$76.06
Community Church	\$22.88	\$24.66
Country Store/Gas Station	\$100.68	\$105.27
Equine Complex	\$290.25	\$301.68
Mini-Storage	\$21.92	\$23.66
Murieta Plaza (Buildings)	\$200.58	\$212.58
Murieta Plaza (Irrigation)	\$91.06	\$96.25
Murieta Village (Clubhouse, Pool, Laundry,RV)	\$95.28	\$102.53
Murieta Village (Irrigation)	\$480.28	\$510.95
RMA (Admin Building)	\$26.67	\$28.59
RMA Maintenance Area	\$27.36	\$29.30
RMA Common Area (Irrigation)	\$423.01	\$451.61
RMCC (Buildings)	\$286.36	\$306.22
RMTC Training Center (Buildings)	\$322.91	\$342.19
RMTC (Irrigation)	\$230.82	\$241.06
Sac Metro Fire Dept	\$24.14	\$25.96
SMUD	\$23.39	\$25.18
The Villas (Buildings)	\$129.38	\$136.91
The Villas (Irrigation)	\$65.36	\$69.62
Total (non-residential only)	\$3,108.50	\$3,296.90

Monthly Increase \$188.40
 Annual Increase \$2,260.83

Rancho Murieta Community Services District
Drainage Rates for Fiscal Year Budget 2010-11

6/17/2010

DRAINAGE		Proposed Monthly Special Tax Rates Maximum ceiling rates Fiscal Year 2010-11	Proposed Monthly Special Tax Rates Fiscal Year 2010-11	Current Monthly Special Tax Rates Fiscal Year 2009-10
LAND USE				
DEVELOPED PROPERTY				
Maximum ceiling rates increased 2%				
Residential				
<i>Metered Developed</i>	Per Lot	\$4.37	\$4.20	\$4.20
<i>Unmetered Developed</i>	Per Lot	\$4.37	\$4.20	\$4.20
<i>The Villas</i>	Per Lot	\$2.92	\$2.80	\$2.80
<i>Murieta Village</i>	Per Lot	\$2.92	\$2.80	\$2.80
Non Residential				
1 <i>Retail</i>	Per Acre	\$21.841	\$20.993	\$20.993
2 <i>Industrial/Warehouse</i>	"	\$23.205	\$22.304	\$22.304
3 <i>Light Industrial</i>	"	\$17.744	\$17.055	\$17.055
4 <i>Office</i>	"	\$20.475	\$19.680	\$19.680
5 <i>Landscaped Areas (golf course & park site)</i>	"	\$4.095	\$3.936	\$3.936
6 <i>Equine Complex</i>	"	\$1.580	\$1.519	\$1.519
7 <i>RMCC (Club house and parking)</i>	"	\$0.000	\$0.000	\$0.000
8 <i>Airport</i>	"	\$1.820	\$1.749	\$1.749
9 <i>Geyer Property</i>	"	\$13.650	\$13.120	\$13.120
UNDEVELOPED PROPERTY				
- Uses Drainage System				
Residential & Non-Residential	Per Acre	\$2.581	\$2.481	\$2.481
- Does Not Use Drainage System				
River Canyon Estates	"	\$0.00	\$0.00	\$0.00
Estates at Lake Calero	"	\$0.00	\$0.00	\$0.00
PTF Cantova/Murieta	"	\$0.00	\$0.00	\$0.00
Estates at Lake Clementia / Chesbro	"	\$0.00	\$0.00	\$0.00
PTF S of Murieta Drive	"	\$0.00	\$0.00	\$0.00
The Terrace / Highlands	"	\$0.00	\$0.00	\$0.00
RMTC South / West of Cosumnes	"	\$0.00	\$0.00	\$0.00
Rancho Murieta LLC Lakeview	"	\$0.00	\$0.00	\$0.00

The Terrace has 100 acres subject to Drainage Charges

Rancho Murieta CSD

Summary Monthly Sewer Rates

6/17/2010

Property Type	2009-10 Current Sewer Rates	2010-11 Proposed Sewer Rates
		(includes reserve & Debt Service)
Single Family	\$41.57	\$44.90
Airport	\$58.86	\$63.60
Burger King/Car Wash	\$219.61	\$237.21
Business Park	\$91.12	\$98.41
Catholic Church	\$41.57	\$44.90
Community Church	\$41.57	\$44.90
Country Store/Gas Station	\$900.16	\$972.28
Equine Complex	\$1,080.82	\$1,167.40
Mini-Storage	\$41.57	\$44.90
Murieta Plaza	\$3,584.57	\$3,871.72
Murieta Village - Homeowners Association	\$188.98	\$159.20
Pac Bell Substation	\$41.57	\$44.90
Post Office	\$41.57	\$44.90
RMA - Homeowners Association	\$452.91	\$399.39
RMA Maintenance Area	N/A	\$0.00
RMCC	\$1,645.75	\$1,776.75
RMTC Training Center	\$2,293.43	\$2,477.01
RV Lot	\$41.57	\$44.90
Sac Metro Fire Dept	\$42.78	\$46.19
The Villas - Homeowners Association	\$91.12	\$98.41
Total (non-residential only)	\$10,899.53	\$11,636.96

Rancho Murieta Community Services District
Security Rates for Fiscal Year Budget 2010-11

SECURITY		Special Tax Rates Maximum ceiling rates Fiscal Year 2010-11	Proposed Monthly Special Tax Rates Fiscal Year 2010-11	Current Monthly Special Tax Rates Fiscal Year 2009-10
LAND USE				
DEVELOPED PROPERTY		Maximum ceiling rates increased 2%		
Residential				
Inside Gates				
- Metered	Per Lot	\$24.87	\$24.07	\$23.89
- Unmetered	Per Lot	\$19.90	\$18.89	\$18.75
Outside Gates	Per Lot	\$6.00	\$5.80	\$5.76
Non-Residential				
1 - Highway Retail	Per Building Sq.Ft.	\$0.2240	\$0.2169	\$0.2153
2 - Other Retail/Commercial	"	\$0.0242	\$0.0234	\$0.0232
3 - Industrial/Warehouse/Lt Industrial	"	\$0.0527	\$0.0511	\$0.0507
4 - Office	"	\$0.0125	\$0.0122	\$0.0121
5 - Institutional	"	\$0.0125	\$0.0122	\$0.0121
6 - Public Utility	"	\$0.0402	\$0.0389	\$0.0386
7 - Equine Complex	"	\$0.0036	\$0.0034	\$0.0034
8 - RMCC	"	\$0.0631	\$0.0612	\$0.0607
9 - Airport	"	\$0.0161	\$0.0156	\$0.0155
UNDEVELOPED PROPERTY				
Inside Gates	Per Acre	\$21.0438	\$20.3784	\$20.2267
Outside Gates	Per Acre	\$3.1359	\$3.0367	\$3.0141