

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

RESOLUTION NO. 83-4

SCANNED

RESOLUTION OF APPLICATION FOR A REORGANIZATION -
RANCHO MURIETA COMMUNITY SERVICES DISTRICT,
METROPOLITAN STORM DRAINAGE MAINTENANCE DISTRICT,
AND EL DORADO IRRIGATION DISTRICT

WHEREAS, the Rancho Murieta Community Services District has been duly organized to provide those certain services set forth in Resolution No. 82-146 of the Board of Supervisors of the County of Sacramento, dated February 9, 1982; and

WHEREAS, the Rancho Murieta Community Services District has applied to Sacramento Local Agency Formation Commission for authority to exercise those certain additional powers (water, sewer and storm drainage) as set forth in Resolution No. 82-2 of Rancho Murieta Community Services District, dated October 13, 1982; and

WHEREAS, Sacramento LAFCO granted authority to Rancho Murieta Community Services District to exercise those certain additional powers (water, sewer and storm drainage) as set forth in Resolution No. LAFC 810 of Sacramento LAFCO, dated November 3, 1982;

NOW, THEREFORE, the Board of Directors of Rancho Murieta Community Services District Resolves:

That this application for a reorganization be filed with Sacramento Local Agency Formation Commission as follows:

- 1) This proposal is made pursuant to the District Reorganization Act of 1965.
- 2) The nature of each proposed change of organization is:
 - (a) Detachment of Rancho Murieta Community Services District from the El Dorado Irrigation District.
 - (b) Detachment of the part of Rancho Murieta Community Services District which is within boundaries of the Metropolitan Storm Drainage Maintenance District from the Metropolitan Storm Drainage Maintenance District.
- 3)
 - (a) The territory proposed to be detached from the El Dorado Irrigation District is inhabited; a description of the exterior boundaries of the territory is contained in Exhibit B attached hereto and made a part hereof.
 - (b) The territory proposed to be detached from the Metropolitan Storm Drainage Maintenance District is inhabited; a description of the exterior boundaries of the territory is contained in Exhibit C attached hereto and made a part hereof.
- 4) This proposal for a reorganization does not request the formation of a new district.

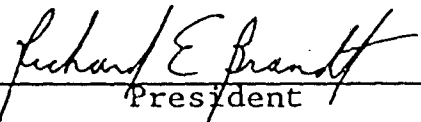
- 5) It is desired that this proposed reorganization be made subject to the proposed terms and conditions set forth in Exhibit A attached hereto and made a part hereof.
- 6) The reasons for this proposal are as follows:
 - (a) Property taxes generated at Rancho Murieta could be used for the direct benefit of residents and property owners of Rancho Murieta.
 - (b) Independence would provide opportunities for greater local control.
 - (c) Rancho Murieta Community Services District's control of its own water and sewer system would improve the overall efficiency and cost-effectiveness of the system.
 - (d) Connection fees now held by El Dorado Irrigation District, for use at Rancho Murieta, could be locally expended.
 - (e) Rancho Murieta residents may be relieved of responsibility to pay future debt service for facilities which do not benefit Rancho Murieta.
- 7) The effective date of this proposed reorganization shall be as set forth in Exhibit A.
- 8) The Sacramento Local Agency Formation Commission is hereby requested that proceedings be taken for the reorganization proposed herein.
- 9) The letter of Board Member Elliott concurring in this action be attached to this resolution.

PASSED AND ADOPTED this 13 day of April, 1983, by the following roll call vote:

AYES: Directors: Brandt, Cravens, Devlin, Dudley

NOES: NONE

ABSENT: Director Elliott



President

ATTEST:



Secretary

April 11, 1983

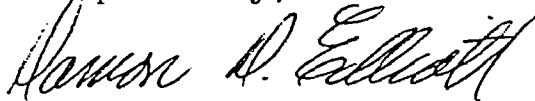
Richard Brandt, President
Board of Directors
Rancho Murieta Community Service District

Dear Dick,

I regret being unable to attend the regular G.S.D. board meeting of April 13, 1983. I will be out of town, but wish to express my view regarding detachment from the Eldorado Irrigation District.

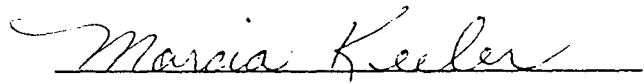
Should the Board take action on this issue, my vote would be in favor of detachment.

Respectfully,



Damon D. Elliott

I hereby certify that the above is the full, true and correct copy of a letter submitted by Director Elliott regarding Resolution No. 83-4 duly adopted and passed by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting thereof, held on the 13th of April, 1983.



Marcia Keeler, Secretary

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EXHIBIT A

TERMS & CONDITIONS

The proposed reorganization shall be subject to the following terms and conditions:

1. Effective Date.

The effective date of the reorganization shall be the later date of July 1, 1983; or the first day of the month following the date of recording of the reorganization in the official records of the County of Sacramento, provided that there shall be at least one week between the date of recording of the reorganization and the first day of the following month.

2. Taxes and Assessments.

(a) On and after the effective date of the reorganization, lands in Rancho Murieta Community Services District shall not be subject to any taxes or assessments of El Dorado Irrigation District or Metropolitan Storm Drainage Maintenance District.

(b) On and after the effective date of the reorganization, taxes or assessments which have previously been paid to El Dorado Irrigation District or Metropolitan Storm Drainage Maintenance District to provide water, sewer and storm drainage services shall be paid to Rancho Murieta Community Services District, which shall be the new provider of these services.

(c) On and after the effective date of the reorganization, lands in the Rancho Murieta Community Services District shall not be subject to any taxes or assessments of El Dorado Irrigation District to repay costs of the El Dorado Irrigation District Distribution System, or any other voter-approved debt of El Dorado Irrigation District. Pursuant to Government Code Section 56470(c), the Rancho Murieta Community Services District and property located within the Rancho Murieta Community Services District shall be exempt from payment to the El Dorado Irrigation District

or the Metropolitan Storm Drainage Maintenance District of all or any part of principal, interest and any other amounts which shall become due on account of all or any part of any outstanding or any authorized but presently unissued bonds, including revenue bonds, or other contracts or obligations of said districts, or any improvement districts therein and the levying or fixing and the collection of any (1) taxes or assessments, or (2) service charges, rentals, or rates, or (3) both, as may be necessary to provide for such payment.

(d) Taxes or assessments allocated to El Dorado Irrigation District or Metropolitan Storm Drainage Maintenance District for fiscal year 1983-1984 from taxes or assessments paid by property owners within Rancho Murieta Community Services District shall be paid to each district providing water, sewer and storm drainage services in proportion to the number of months of the fiscal year that each district provides the service, so that the Rancho Murieta Community Services District will receive funds allocated for water and sewer services and funds allocated for storm drainage services in proportion to the time it provides such services during fiscal year 1983-1984.

3. Ownership of Facilities.

(a) Water and sewer facilities at Rancho Murieta constructed and paid for by Rancho Murieta and now in the ownership of El Dorado Irrigation District, including but not limited to lands, easements, water and sewer pipe lines, pumping stations and treatment plants, as well as any and all contract rights arising out of any letters of understanding, contracts or similar formal or informal agreements and relating to water and sewer facilities and/or service, shall be the property and/or contract rights of Rancho Murieta Community Services District, and El Dorado Irrigation District shall cease to own such facilities and/or contract rights.

(b) Storm drain facilities at Rancho Murieta constructed and paid for by Rancho Murieta and now in the ownership of Metropolitan Storm Drainage Maintenance District, including but not limited to lands, easements, and pipe lines, as well as any and all contract rights arising out of any letters of understanding, contracts or similar formal or informal agreements and relating to storm drainage facilities and/or services, shall be the property and/or contract rights of Rancho Murieta Community Services District, and Metropolitan Storm Drainage Maintenance District shall cease to own such facilities and/or contract rights.

4. Capital Connection Fees and Related Fees.

Capital Connection Fees initiated by the Board of Directors of El Dorado Irrigation District on May 16, 1978

(Resolution No. 78-41, as amended), and collected at the time of construction of homes and other facilities at Rancho Murieta and not expended for capital improvements for the water and sewer facilities of Rancho Murieta shall be transferred to the Rancho Murieta Community Services District no later than three (3) months after the effective date of the reorganization. As of December 31, 1982, the amount of Capital Connection Fees to be transferred by El Dorado Irrigation District to Rancho Murieta Community Services District was \$ 165,618.67; this amount to be transferred shall be increased by the sum of any Capital Connections Fees or similar fees paid by Rancho Murieta Community Services District, or property owners within its boundaries, to El Dorado Irrigation District between January 1, 1983; and the effective date of the reorganization, inclusive.

5. Transfer of Vehicles, Equipment and Supplies.

Vehicles, equipment and supplies used for operation and maintenance of water and sewer facilities at Rancho Murieta shall be transferred to Rancho Murieta Community Services District for continued use and operation and maintenance of facilities at Rancho Murieta. The vehicles, equipment and supplies to be transferred are: (a) one 1980 Ford Courier, license no. E759865, costing \$3,425; (b) one 1980 Ford Courier, license no. E759866, costing \$3,425; and (c) one multi-gas detector, costing \$1,500. The fee to be paid by Rancho Murieta Community Services District to El Dorado Irrigation District to fully reimburse El Dorado Irrigation District for the cost of such vehicles, equipment and supplies is \$8,350.00. Said sum shall be paid by Rancho Murieta Community Services District to El Dorado Irrigation District no later than three (3) months after the effective date of the reorganization.

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EXHIBIT B

The description of the exterior boundaries of territory to be detached from the El Dorado Irrigation District is as follows:



RAYMOND VAIL AND ASSOCIATES

1410 ETHAN WAY • SACRAMENTO, CALIFORNIA 95825 (916) 929-3323
 MAIL ADDRESS P.O. BOX 13815, SACRAMENTO, CALIFORNIA 95813

ENGINEERS
 PLANNERS
 SURVEYORS

RANCHO MURIETA
 COMMUNITY SERVICE DISTRICT DESCRIPTION

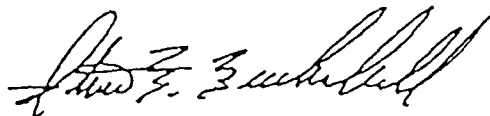
BEING A POR. SEC. 2, 3, 4, 5, & 9 T. 7N, R8E. & Sec. 34 & A POR. OF SEC. 26, 27, 28, 33 & 35 T. 8N., R8E., M.D.B.

All that portion of Sections 2, 3, 4, 5 and 9, Township 7 North, Range 8 East, and Section 34 and portions of Sections 26, 27, 28, 33 and 35, Township 8 North, Range 8 East, Mount Diable Meridian, Sacramento County, California, described as follows:

Beginning at the Northeast corner of said Section 27; thence, from said POINT OF BEGINNING, along the East line of said Section 27, South 00°56'07" East 3,958.18 feet to the Northwest corner of the South one-half of the Southwest one-quarter of said Section 26; thence, along the North and East lines thereof, South 89°51'03" East 2,651.44 feet and South 00°36'39" East 1,318.47 feet to the North one-quarter corner of said Section 35; thence, along the North line of said Section 35, South 89°52'06" East 1,321.65 feet to the Northeast corner of the West one-half of the East one-half of said Section 35; thence, along the East line thereof, South 00°21'43" East 5,272.51 feet to the Southeast corner thereof; thence, along the South line thereof, North 89°18'54" West 39.64 feet; thence, leaving said line, South 00°28'36" West 1,749.33 feet; thence, West 1,051.25 feet; thence, South 02°54'46" East 788.84 feet; thence, South 30°39'35" East 199.78 feet; thence, South 75°47'12" East 274.74 feet; thence, South 49°27'43" East 393.84 feet; thence, North 89°32'26" East 392.13 feet; thence, South 00°59'39" West 749.57 feet to a point on the North line of Jackson Road; thence, along said line, the following seven (7) courses: (1) North 86°01'50" West 323.52 feet; (2) South 78°40'11" West 129.27 feet; (3) South 78°54'05" West 646.66 feet; (4) South 78°49'49" West 55.47 feet; (5) South 77°39'15" West 1,160.56 feet; (6) South 76°44'59" West 96.61 feet; and (7) South 71°19'14" West 237.62 feet; thence, leaving said line, South 00°16'36" East 962.19 feet to a point on the Southerly line of said Section 2; thence, along said line, South 89°29'28" West 1,315.14 feet to the Southeast corner of said Section 3; thence, along the South line thereof, South 88°27'32" West 3,973.97 feet to the Southeast corner of the West one-half of the Southwest one-quarter of said Section 3; thence, along the East line thereof, North 00°20'53" West 2,667.86 feet to the Northeast corner thereof; thence, along the East line of the West one-half of the Northwest one-quarter of said Section 3, North 00°21'06" West 627.48 feet; thence, leaving said line, North 87°51'24" West 505 feet, more or less, to a point on the Southerly bank of the Cosumnes River; thence, along the Southerly bank thereof, Westerly a distance of 800 feet, more or less, to a point on

Rancho Murieta
Annexation Description

the East-West centerline of said Section 3; thence, along said East-West centerline, South 88°44'25" West 235 feet, more or less, to the East one-quarter corner of said Section 4; thence, along the east line thereof, South 00°22'08" East 668.57 feet; thence, leaving said line, South 55°20'22" West 1,201.94 feet; thence, South 89°07'52" West 341.53 feet; thence, South 00°10'08" East 230.47 feet; thence, South 55°20'22" West 2,018.17 feet; thence, South 82°35'22" West 1,984.26 feet; thence, North 61°39'38" West 438.70 feet to the corner common to Sections 4, 5, 8 and 9; thence, North 68°28'38" West 315.95 feet; thence, North 00°17'38" West 920.32 feet; thence, North 00°59'38" West 650.00 feet; thence, North 00°40'38" West 1,026.50 feet; thence, North 00°26'38" West 854.19 feet; thence, North 01°00'38" West 729.00 feet; thence, North 00°33'38" West 708.80 feet; thence, North 00°42'38" West 336.73 feet to a point on the South line of said Jackson Road; thence, along said South line, North 89°10'27" East 786.71 feet; thence, continuing along said line, North 79°41'25" East 516.86 feet to a point on the North line of said Section 4; thence, leaving said North line, North 79°41'20" East 422.92 feet to a point on the Southerly prolongation of the West line of Parcel 4 as shown and so designated on that certain parcel map filed in the office of the Recorder of said county in Book 6 of Parcel Maps at Page 17; thence, coincident with the West and North lines thereof, North 01°34'28" West 5,198.46 feet; thence, North 89°36'24" East 1,437.63 feet; to the North one-quarter (1/4) corner of said Section 33; thence, South 89°40'55" East 569.14 feet to the centerline of Stone House Road; thence, along the centerline of Stone House Road, North 01°34'35" West 1,326.86 feet to a point on the North line of the South one-half of the Southeast one-quarter of said Section 28; thence, leaving said centerline and along said North line, North 89°52'57" East 2,084.93 feet to the Northeast corner of said South one-half; thence, along the South and East lines of the Northwest one-quarter of the Southwest one-quarter of said Section 27, North 89°36'42" East 1,321.25 feet; and North 01°00'13" West 1,336.32 feet to the Northeast corner thereof; thence, along the West and North lines of the Southeast one-quarter of the Northwest one-quarter of said Section 27, North 01°00'09" West 1,349.66 feet, and North 89°33'32" East 1,326.06 feet to the Northeast corner thereof; thence, along the North-South centerline of said Section 27, North 00° 54'01" West 1,356.92 feet to the North one-quarter corner of said Section 27; thence, along the North line of said Section, South 88°29'53" East 2,641.91 feet to the point of beginning, and containing 3786 acres, more or less.



Steven M. Mendenhall
L.S. 4444

May 18, 1981

NOTES

THE REVISION OF THIS SURVEY IS IDENTICAL TO THAT CERTAIN RECORD OF SURVEY FILED IN THE SACRAMENTO COUNTY RECORDERS OFFICE IN BOOK 28 OF SURVEYS, AT PAGE 11.

REPRESENTATION HAS BEEN FOUND AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 28 OF SURVEYS, AT PAGE 11.

THIS SURVEY IS BASED ON TITLE INFORMATION AS SHOWN IN FIRST AMERICAN TITLE COMPANY OF SACRAMENTO TITLE REPORTS 213218 AND 213224.

ALL BEARINGS AND DISTANCES SHOWN ON CURVED LINES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

PARCEL AREAS SEE SHEET NO. 2

SIGN

BEARINGS FOUND AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 28 OF SURVEYS AT PAGE 11

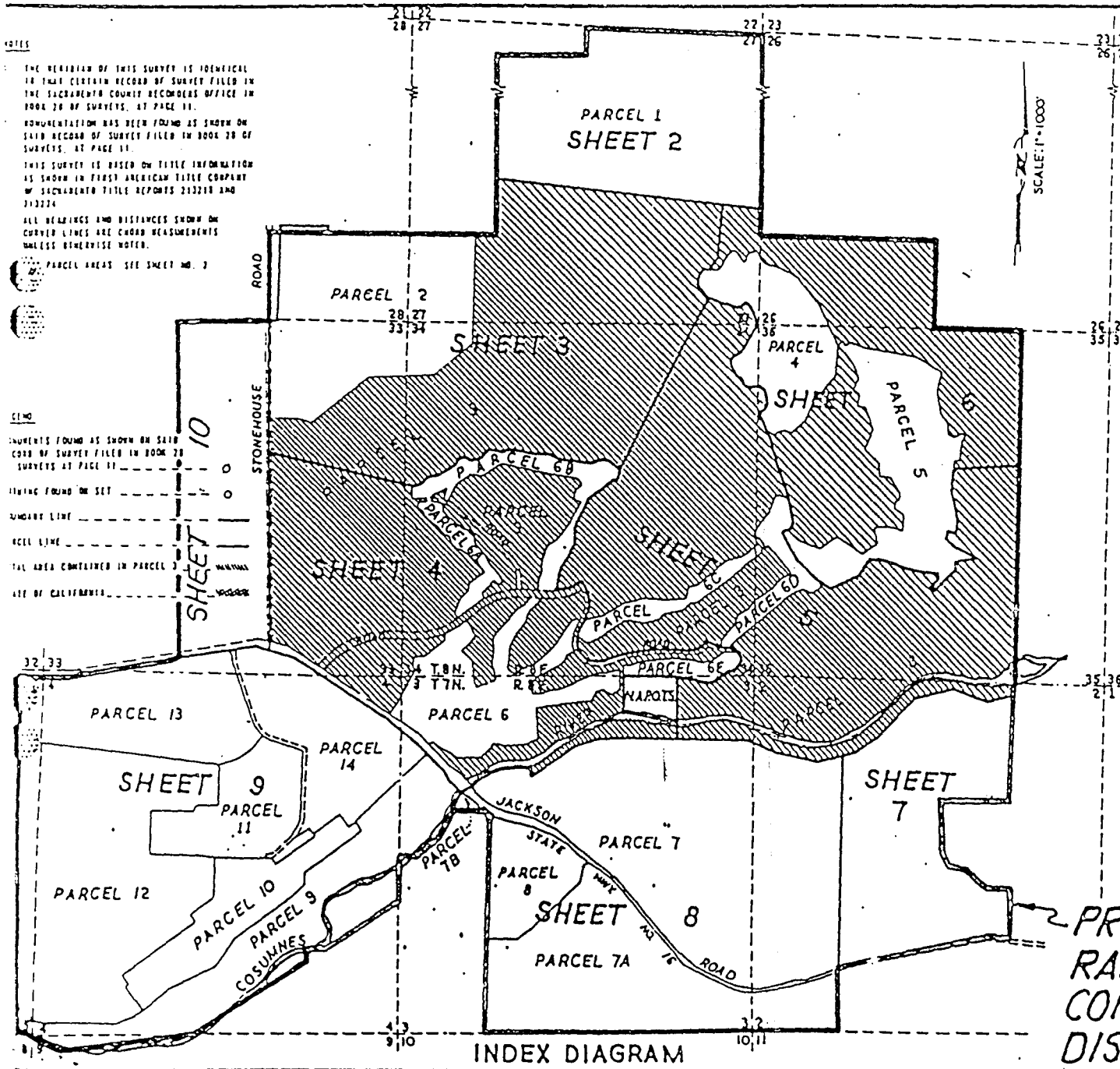
LINE FOUND ON SET

SHADOW LINE

WELL LINE

TOTAL AREA CONTAINED IN PARCEL 3

STATE OF CALIFORNIA



INDEX DIAGRAM

PARCEL MAP
OF
RANCHO MURIETA

BEING A PORTION OF SECTIONS 2,3,4,5 & 9 C
T.7 N., R.8 E.; & SECTION 34 & A PORTION OF
SECTIONS 26,27,28,33 & 35 OF T.8 N., R.8 E., M.D.

COUNTY OF SACRAMENTO, CALIFORNIA

MAY 1973 SCALE: 1" = 1000'

RAYMOND VAIL & ASSOCIATES

SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF RAY HENDERSON IN APRIL, 1973. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF. THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Clayton Parker
CLAYTON C. PARKER, L. S. 15283

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 8 DAY OF JUNE, 1973, IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 15275 OF THE SUBDIVISION MAP ACT.

Lee D. Kio
COUNTY SURVEYOR

55679

RECORDERS CERTIFICATE

FILED THIS 11 DAY OF JUNE, 1973, AT 3:29 PM, IN BOOK 12 OF PARCEL MAPS, AT PAGE 411 AT THE REQUEST OF RAYMOND VAIL AND ASSOCIATES.

Leonard J. Hooper
COUNTY RECORDER, SACRAMENTO COUNTY

Donald P. Swartz
DEPUTY

PROPOSED
RANCHO MURIETA
COMMUNITY SERVICES
DISTRICT BOUNDARY

RESOLUTION NO. 83-4

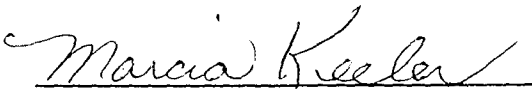
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EXHIBIT C

The description of the exterior boundaries of territory to be detached from the Metropolitan Storm Drainage Maintenance District is as follows:

All that real property lying within the exterior boundaries of Rancho Murieta Unit No. 1, recorded in the office of the Recorder of Sacramento County, California, on February 25, 1974, in Book 95 of Maps, Map No. 18.

I hereby certify that the foregoing is the full, true and correct copy of a resolution duly adopted and passed by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting thereof, held on the 13th day of April, 1983.

A handwritten signature in cursive script that reads "Marcia Keeler". The signature is written in dark ink and is positioned above a horizontal line.

Marcia Keeler, Secretary