

ORDINANCE NO. 90-9

AN ORDINANCE OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT  
AMENDING CHAPTER 8 OF THE DISTRICT CODE RELATING TO  
COMMUNITY FACILITIES FEES

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

SECTION ONE:

The Community Facilities Fees Code, Chapter 8, Section 3.03 Amount of Community Facilities Fees is amended, in part, by amending paragraph c) as follows:

3.03 c) A Water Supply Augmentation Fee in the amount of Two Thousand Five Hundred Dollars (\$2,500) per EDU to be applied to: a) all undeveloped residential, commercial, and industrial property within the District which is subject to the Acquisition and Services 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:

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.	1.0 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

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 not less than once in a newspaper of general circulation published in the District within ten (10) days after adoption.

SECTION FOUR:


The Water Supply Augmentation Fee as set forth in Section One above is to be used to finance public facilities, the need for which is reasonably related to the development upon which the fee is imposed and the cost of which is reasonably related to the amount of the fee imposed. Such purpose, use and reasonable relationship are more particularly described in supporting documents on file with the District Secretary and are available for review on request.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting duly held on December 19, 1990, by the following roll call vote:

AYES: *Directors: Twitchell, Trench, Sevier, Reese*  
NOES: *None*  
ABSENT: *None*  
ABSTAIN: *Director Sullivan*

  
Vice President  
Board of Directors, Rancho Murieta  
Community Services District

ATTEST:

  
District Secretary  
12/13/90