



FINAL REPORT

**RANCHO MURIETA COMMUNITY SERVICES
DISTRICT SPECIAL TAX ANALYSIS**

Prepared for:

Rancho Murieta Community Services District

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TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION AND SUMMARY	1
Introduction.....	1
Purpose of this Report.....	1
Special Taxes Under Proposition 218.....	1
Summary.....	2
Organization of the Report.....	2
II. SECURITY SERVICES SPECIAL TAX RATES	5
Purpose of Analysis	5
Security Budget and Tax Rate Alternatives	5
Methodology	5
Results and Recommended Special Tax Rates	6
III. DRAINAGE RATE ANALYSIS.....	16
Purpose of Analysis	16
Methodology	16
Recommended Drainage Special Tax Rates	17

APPENDICES

- Appendix A -- Rancho Murieta CSD Parcel Acreage and Boundary Maps
- Appendix B -- Ordinance No. 98-1 and Ordinance No. 98-2

LIST OF FIGURES

	<u>Page</u>
Figure 1	Recommended Monthly Special Tax Rates for Security Services 3
Figure 2	Recommended Monthly Special Tax Rates for Drainage Maintenance Services 4
Figure 3	Security Department Patrol & Gate Costs 8
Figure 4	Security Cost Allocation Analysis 9
Figure 5	Monthly Residential Security Rates 11
Figure 6	Monthly Developed Security Rates Based on Square Footage Using Cost Allocation Formula 12
Figure 7	Monthly Undeveloped Security Rates Based on Acreage Using Cost Allocation Formula 13
Figure 8	Summary of Security Rates Using the Cost Allocation Formula and Recommended Rates 14
Figure 9	Comparison of Current Security Rate Revenue to Rate Revenue Based on Recommended Tax Rates 15
Figure 10	Drainage Cost Allocation – Residential and Undeveloped Property 19
Figure 11	Drainage Charges by Land Use Based on Cost Allocation – Developed Area 21
Figure 12	Drainage Charges by Land Use Based on Cost Allocation – Undeveloped Area 22
Figure 13	Comparison of Current Charges to Recommended Charges 23
Figure 14	Recommended Drainage Charges and Estimated Revenues 24

I. INTRODUCTION AND SUMMARY

INTRODUCTION

Rancho Murieta is a family-oriented recreational community located approximately 24 miles southeast of downtown Sacramento, roughly 10 miles south of the City of Folsom and 10 miles northeast of Elk Grove.

Rancho Murieta Community Services District (RMCS D) is authorized to provide water, drainage, security, sewage, street lighting, fire protection and garbage collection services to the residents of Rancho Murieta. RMCS D was formed on June 8, 1982, providing water, security, sewage and drainage services, and subsequently increased its range of public services.

California's voters approved Proposition 218 in November 1996. Proposition 218 significantly changed local government finance in the areas of taxes, assessments, and property related fees. As a result, RMCS D must modify the way it charges for security and drainage services. After review of various tax and assessment alternatives, RMCS D has decided to submit to the voters a special tax to fund security services and a special tax to fund maintenance of drainage facilities. Each special tax election will require a 2/3 approval. The electorate will be the registered voters within the boundaries of RMCS D. The vote will be scheduled for the June 2, 1998 general election.

PURPOSE OF THIS REPORT

The purpose of this report is to document the basis for establishing the special tax rates for security services and drainage maintenance. The report describes the estimated security and drainage maintenance budgets and the methods of allocating the costs of the services to the taxpayer groups. Security costs were allocated primarily on patrol time and gate costs. Drainage costs were allocated based on water runoff factors.

SPECIAL TAXES UNDER PROPOSITION 218

Taxes are government's most flexible revenue raising tool. A tax is a charge on an individual or business that pays for governmental services or facilities that benefit the public broadly. There need not be any direct relationship between how much tax a person pays and how much service he or she receives from government. A tax is called a "special" tax if its revenues are used for specific purposes and a "general" tax if its revenues are used for any governmental purpose. This distinction is important because it determines whether a tax must be approved by a majority vote of the electorate (general tax) – or a two-thirds vote (special tax).

Source: Understanding Proposition 218, Legislative Analysts Office, December 1996.

SUMMARY

SECURITY SERVICE TAX RATES

The monthly maximum special security tax rates are shown in **Figure 1**. The rates are based on a budget of approximately \$800,000. The rate schedule fully funds the 1997-98 budget and allows for a 5% budget increase. In order to provide protection against inflation in future budgets, the tax rate schedule would include an authorization for a 2% annual escalation rate.

The tax rate schedule shows the maximum tax rates that could be authorized in any year. RMCS D is reviewing service delivery programs that could substantially reduce the costs of providing security services. The actual tax rate levied each year would be less than the maximum authorized rates if the costs of services are reduced.

DRAINAGE MAINTENANCE TAX RATES

The recommended drainage maintenance tax rates are shown in **Figure 2**. The budget for maintenance services was set at approximately \$125,000. This budget is about \$15,000 higher than the present level of drainage costs, but allows for an increase level of service while maintaining the current rate level on residential units. Drainage costs were allocated using the water runoff coefficients for each type of land use.

ORGANIZATION OF THE REPORT

The initial chapter of the report provides an overview of the requirements to impose the special taxes for security and drainage services. The chapter also summarizes the recommended rate schedules.

Chapter II describes the basis for setting the tax rates for security services. The operating budget and the cost allocation methodology is described.

Chapter III describes the basis for setting the tax rates for the maintenance of drainage facilities. The operating budget and the cost allocation methodology is described.

Appendix A includes a list of parcels included within the RMCS D Boundaries and includes a series of maps that describe the boundaries of the CSD.

The special tax ordinances for Security Service (Ordinance No. 98-1) and Drainage Service (Ordinance No. 98-2) are found in Appendix B.

Figure 1
Rancho Murieta Community Services District
Recommended Monthly Special Tax Rates for Security Services

Item		Monthly Maximum Special Tax Rates Base Year 1998-99
DEVELOPED PROPERTY		
Residential		
Inside Gates		
- Metered	Per Lot	\$19.62
- Unmetered	Per Lot	\$15.70
Outside Gates	Per Lot	\$4.73
Non-Residential		
- Highway Retail	Per Building Sq.Ft.	\$0.175
- Other Retail/Commercial	"	\$0.021
- Industrial/Warehouse/Lt Industrial	"	\$0.041
- Office	"	\$0.011
- Institutional	"	\$0.011
- Public Utility	"	\$0.030
- Equine Complex	"	\$0.003
- RMCC	"	\$0.050
- Airport	"	\$0.014
UNDEVELOPED PROPERTY		
Inside Gates	Per Acre	\$16.59
Outside Gates	Per Acre	\$2.48

recommended rates

Note: These rates do not include the \$0.71 reserve fee.

Figure 2
Rancho Murieta Community Services District
Recommended Monthly Special Tax Rates for Drainage Maintenance Services

LAND USE		Monthly Maximum Special Tax Rates Base Year 1998-99
DEVELOPED PROPERTY		maximum rates will increase at 2% per year
Residential		
Metered Developed	Per Lot	\$3.45
Unmetered Developed	Per Lot	\$3.45
The Villas	Per Lot	\$2.30
Murieta Village	Per Lot	\$2.30
Total Residential		
Retail	Per Acre	\$17.28
Industrial/Warehouse	"	\$18.36
Light Industrial	"	\$14.04
Office	"	\$16.20
Landscaped Areas (golf course & park site)	"	\$3.24
Equine Complex	"	\$1.25
RMCC (Club house and parking)	"	\$0.00
Airport	"	\$1.44
Geyer Property	"	\$10.80
UNDEVELOPED PROPERTY		
- Uses Drainage System		
Residential & Non-Residential	Per Acre	\$2.16
- Does Not Use Drainage System		
Winncrest Lakeview	"	\$0.00
PTF Crest	"	\$0.00
PTF Green	"	\$0.00
PTF N of Consumnes	"	\$0.00

"drain_recommend_rates"

II. SECURITY SERVICES SPECIAL TAX RATES

PURPOSE OF ANALYSIS

RMCS D needs to establish special tax rates to fund the budget for security services. The tax rate must be set for existing land uses and provide for rates on new development. The following analysis provides the basis for establishing the special tax rates. It is important to note that the formulation of the special tax rates does not require a precise determination of benefit as required under assessment district proceedings. However, special tax rates should reasonably approximate a fair share of the costs being funded.

SECURITY BUDGET AND TAX RATE ALTERNATIVES

Figure 3 shows the 1997-98 Security Budget. Approximately 53% of the costs are allocated to gate expenses and 47% are allocated to patrol expenses. Gate expenses are separated by dispatch and gate pass. **Figure 3** also shows the allocation of overhead to the direct cost categories.

In the following discussion, a tax rate schedule is developed and a maximum special tax rate schedule is recommended.

The maximum special tax schedule is calculated based on a 5% increase of the FY 1997-98 budget and is the highest rate that RMCS D could levy in any year. If the budget were reduced, the actual tax rates levied would be less than the maximum rates authorized. The setting of the tax rates is an annual decision by the RMCS D Board.

METHODOLOGY

The methodology used to determine tax rates must assign the cost of services to the various benefiting land uses. The following paragraphs describe the land use program within the RMCS D boundaries and the cost allocation approach.

LAND USES

Rancho Murieta includes a diverse mix of land uses. While the area is predominately detached single family residential, there are also multi-family, commercial, industrial, special uses (golf course, airport, equine center), and a substantial amount of undeveloped property. Nearly all the residential area is within the gated area of the project. Most of the non-residential development is outside of the gates and therefore doesn't benefit from the gate management except for the dispatch services.

Residential was split into developed lots and undeveloped property. The developed lots include the Rancho Murieta North and South gated area, which also includes the Villas 38 units. FDIC owns 154 unmetered lots. Murieta Village comprises 189 lots, which lie outside of the gated area. Undeveloped property includes both North and South areas.

The non-residential property was also split into developed and undeveloped areas. The developed areas were further categorized by land use to provide a basis for consistent rates to be set. The categories are identified as highway retail, other retail/commercial, industrial/warehouse/light industrial, office (including homeowner associations), institutional, equine complex, RM Country Club, airport, and public utility.

COST ALLOCATION

Security costs are comprised of patrol time costs and gate costs. **Figure 3** details the breakdown of security expenditures. The allocation of costs to gate and patrol is based on the 1997-98 budget.

RMCS D staff analyzed the amount of patrol time for each service area. The patrol costs are apportioned to each building site, lot, or complex based on logged patrol time from the period December 1996 to November 1997.

Total security gate costs consist of gate dispatch costs and gate pass costs. The percentage share of the costs is approximately 38% and 62% respectively. Gate dispatch cost allocation is apportioned according to the same ratio as patrol minutes.

The gate pass costs apply only to those sites that lie within the gated area. One half of the gate pass costs were assigned to the developed sites and the other half was assigned to the undeveloped sites. This was in recognition that security provides a deterrent to misdemeanors on the vacant sites, and therefore, undeveloped sites receive a benefit from the gated security services.

In the cases of The Villas and Murieta Village, both of which have residential units and a Homeowners Association building, patrol minutes were divided so that the residential units benefited from 80% of the patrol time and the Homeowners Association building 20% of the patrol time.

Figure 4 shows results of the cost allocation analysis among the different land uses sites.

RESULTS AND RECOMMENDED SPECIAL TAX RATES

Figure 5 calculates the monthly security rates for residential property. A tax rate factor was used to set the unmetered lot rate at 75% of the metered lot rate. The recommended special tax rate is the same as the fiscal year 1997-98 rate for unmetered and metered lots inside the gates. Any future residential development, including multi-family units would be subject to the recommended rate. In the case of multi-family, unit charges could be paid collectively by the owner.

In order to develop consistent rates for similar types of land uses, rates were calculated using acreage for undeveloped property and square feet for developed non-residential property. The developed properties were divided into different land uses categories as shown in **Figure 6**. An average cost per square foot of building area per month was calculated, obtaining a monthly rate for each category. The HOA centers' recommended monthly rate per building square foot is set at the Office category rate.

Costs for undeveloped properties are estimated in **Figure 7**. The monthly rate for undeveloped property is \$9.78 per acre per month. The \$10 cost per acre and \$8 cost per acre of undeveloped property reflects the different costs between North and South respectively. Undeveloped non-residential properties do not have a recommended rate per acre because there is no recorded patrol time allocated to them, and as the area lies outside of the gate, there are no gate costs. Van Vleck is not assessed security charges in exchange for providing security to the off-site water storage tank.

Figure 8 provides a comparison of the 1997-98 charges with the estimated rates based on cost allocation and recommended maximum special taxes. Some sites are not comparable because the tax rate structure has changed from a flat rate amount to a rate per square foot or acre for a particular land use category. The recommended maximum special tax rates are based on the following principals:

- A 5% increase of the FY 1997-98 budget should be fully funded in setting the maximum tax rates. Actual levies may be less if security cost reductions are put in place.
- Residential rates should remain at the present levels.
- Non-residential developed rates should be set at an equal rate for each comparable land use within the land use category.

An upward adjustment was made to the undeveloped residential land rates to provide a contingency in the revenue base. Presently, the FDIC property controlled by the Federal Government may be exempt from the taxes. In order to make up any shortfall, the maximum tax rates on the undeveloped residential land were increased. The responsibility for this cost will primarily fall on the PTF properties. This approach is appropriate because PTF is responsible for the takeover of the property now controlled by the FDIC. Once the FDIC property is taxable, the tax rates on undeveloped residential property would be reduced.

Figure 9 provides a comparison between the 1997-98 charges and the recommended rate structure. Recommended tax rates allow for a 5% budget increase, \$38,248, which is split among all undeveloped properties. This allows for future patrol time on non-residential undeveloped property. Maximum monthly rates on undeveloped properties outside the gates are therefore set at \$2.48 per acre per month. Residential rates remain the same. Rates on undeveloped residential property behind the gates are increased significantly to provide the potential for non-taxable property and a contingency for budget changes. A number of non-residential properties have rate adjustments – some are increases, others are decreases.

Figure 3
Rancho Murieta Community Services District
Security Department Patrol & Gate Costs

ALT 1
1997-98 Budget

1997-98 Budget	Gate Dispatch 20%	Gate Pass 33%	Total Gate 53%	Total Patrol 47%	Total Security 100%
Direct Costs	\$110,315	\$176,815	\$287,130	\$255,325	\$542,455
Department Overhead Security General	\$21,804	\$34,947	\$56,751	\$50,465	\$107,216
District Overhead General Fund Allocation	\$23,444	\$37,576	\$61,021	\$54,261	\$115,282
Total Security Costs	\$155,563	\$249,338	\$404,902	\$360,051	\$764,953

Source: RMCSD

patrol

Figure 4
Rancho Murleta Community Services District
Security Cost Allocation Analysis

Description	Patrol Total Time (in minutes)		Adjusted Total Time	Ratio	Patrol Cost Allocation	Gate Dispatch Cost Allocation	Gate Pass Ratio	Gate Pass Cost Allocation	Annual Total Gate/Patrol Cost Allocation	Monthly Gate/Patrol Cost Allocation
	[1]	[2]								
Inside Gates										
Developed Property										
RM Gated Residential	344,398		344,398	72.66%	\$261,620	\$113,035	45.89%	\$114,416	\$489,071	\$40,755.91
The Villas - Homeowners Assoc.	966		966	0.20%	\$734	\$317	0.13%	\$921	\$1,371	\$114.27
RMCC areas	20,194		20,194	4.26%	\$15,340	\$6,628	2.69%	\$6,709	\$28,677	\$2,389.75
RMA Maintenance area	6,927		6,927	1.46%	\$5,262	\$2,274	0.92%	\$2,301	\$9,837	\$819.74
RMA Homeowners Assoc.	2,777		2,777	0.59%	\$2,110	\$911	0.37%	\$923	\$3,944	\$328.63
					subtotal					
Undeveloped Property										
PTF Calero	2,249		2,249	0.47%	\$1,708	\$738	4.85%	\$12,090	\$14,537	\$1,211.40
PTF 9th Fairway	441		441	0.09%	\$335	\$145	0.95%	\$2,373	\$2,853	\$237.75
PTF W Clementia	3,377		3,377	0.71%	\$2,565	\$1,108	7.28%	\$18,156	\$21,829	\$1,819.11
PTF N Cosumnes	5,084		5,084	1.07%	\$3,862	\$1,669	10.96%	\$27,335	\$32,865	\$2,738.79
PTF N Clementia	4,060		4,060	0.86%	\$3,084	\$1,333	8.75%	\$21,829	\$26,246	\$2,187.16
FDIC Apartment Site	331		331	0.07%	\$252	\$109	0.71%	\$1,782	\$2,143	\$178.56
FDIC School Site	257		257	0.05%	\$195	\$84	0.55%	\$1,382	\$1,661	\$138.43
PTF Unit 5-A	2,464		2,464	0.52%	\$1,872	\$809	5.31%	\$13,248	\$15,928	\$1,327.36
PTF Unit 5-B	279		279	0.06%	\$212	\$92	0.60%	\$1,502	\$1,806	\$150.47
PTF Hotel Site	0		0	0.00%	\$0	\$0	0.77%	\$1,920	\$1,920	\$160.02
					subtotal					
FN Projects A	347		347	0.07%	\$263	\$114	2.55%	\$6,356	\$6,733	\$561.08
FN Projects B	11		11	0.00%	\$8	\$4	0.09%	\$202	\$214	\$17.85
Winncrest Riverview	313		313	0.07%	\$238	\$103	2.30%	\$5,742	\$6,083	\$506.89
Winncrest Lakeview	221		221	0.05%	\$168	\$72	1.62%	\$4,045	\$4,285	\$357.08
PTF Greens	254		254	0.05%	\$193	\$83	1.87%	\$4,661	\$4,937	\$411.44
PTF Crest	112		112	0.02%	\$85	\$37	0.82%	\$2,047	\$2,169	\$180.75
					subtotal undeveloped					

alloc_sec_1

[1] These minutes are taken from the patrol logs for the period Dec 1996 - Nov 1997.

Fire Station entity has no patrol log category so an estimate was used based on the Pac Bell substation.

[2] Adjust Out Column removes amounts related to CSD from the cost allocation and re-allocates gate minutes to residential areas.

[3] The gate pass ratio is split half to the developed gated area and half to the undeveloped areas as a deterrent cost.

Figure 4 (Continued)

Rancho Murieta Community Services District
Security Cost Allocation Analysis

ALT 1
1997-98 Budget

Description	Patrol		Adjusted Total Time	Ratio	Patrol		Gate Dispatch		Gate Pass		Annual Total		Monthly	
	Total Time (in minutes)	Adjust Out			Cost Allocation	Ratio	Cost Allocation	Ratio	Cost Allocation	Cost Allocation	Gate/Pass	Cost Allocation	Gate/Pass	Cost Allocation
	[1]	[2]												
Outside Gates														
Developed Property														
Fire Station	0		0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
Murieta Plaza	16,707		16,707	3.52%	\$12,691.36		\$5,483.41				\$18,175		\$1,514.56	
Murieta Village - Residential	9,850		9,850	2.08%	\$7,482.79		\$3,233.00				\$10,716		\$892.98	
Murieta Village - Homeowners Assoc.	2,463		2,463	0.52%	\$1,870.70		\$808.25				\$2,679		\$223.25	
Equine Complex	12,223		12,223	2.58%	\$9,285.12		\$4,011.72				\$13,297		\$1,108.07	
Operating Engineers Training Center	5,620		5,620	1.19%	\$4,269.20		\$1,844.54				\$6,114		\$509.48	
Country Store / Taco Bell	10,635		10,635	2.24%	\$8,078.81		\$3,490.52				\$11,569		\$964.11	
Airport	10,500		10,500	2.22%	\$7,976.03		\$3,446.11				\$11,422		\$951.85	
Mini Storage	6,435		6,435	1.36%	\$4,888.53		\$2,112.13				\$7,001		\$583.39	
Geyer Property	155		155	0.03%	\$117.74		\$50.87				\$169		\$14.05	
Business Park 1	3,972		3,972	0.84%	\$3,017.30		\$1,303.65				\$4,321		\$360.08	
Pacific Bell Substation	170		170	0.04%	\$129.14		\$55.80				\$185		\$15.41	
CSD														
Highway 16	1,417	(1,417)	0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
Outside Agency	2,864	(2,864)	0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
CSD Patrol/Office	36,056	(36,056)	0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
CSD Wastewater Plant	4,457	(4,457)	0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
CSD Water Treatment Plant	379	(379)	0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
Undeveloped Property														
Van Vleck Ranch	181		181	0.04%	\$137.50		\$59.41				\$197		\$16.41	
South of Murieta Dr	0		0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
South of Cosumnes	0		0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
Anderson Lookout Hill	0		0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
Lookout Gazebo	0		0	0.00%	\$0.00		\$0.00				\$0		\$0.00	
TOTAL	519,147	(45,173)	473,974	100.00%	\$360,051.27		\$155,563.22		\$249,338.45	100.00%	\$764,953		\$63,746.08	
							38.4%		61.6%					

alloc_sec_2

[1] - These minutes are taken from the patrol logs for the period Dec 1996 - Nov 1997.
 [2] - Adjust Out Column removes amounts related to CSD from the cost allocation and re-allocates gate minutes to residential areas.
 [3] - Patrol time calculated by taking the percentage share of monthly total costs.
 [4], [5] - Gate dispatch and gate pass costs comprise total gate costs.

**Figure 5
Rancho Murieta Community Services District
Monthly Residential Security Rates (Inside and Outside Gates)**

Residential Property	Lots	Average Cost per Lot	Tax Rate Factor	Calculated Monthly Rate per Lot	Monthly Cost	Recommended Rate per Lot
Inside Gates			[1]			[2]
Total for lots Inside Gates	2,046					
Metered	1,578	\$19.92	1.06	\$21.13	\$40,755.91	\$19.62
Unmetered	468	\$19.92	0.80	\$15.85	\$7,415.93	\$15.70
Outside Gates						
Total for lots Outside Gates						
Murieta Village	189	\$4.72			\$909.39	\$4.73
Van Vleck	1	\$16.41			\$16.41	\$0

gated_rates

[1] The unmetered rate for lots is set at 75% of the metered rate for lots.
The factors of 1.06 and 0.8 reflect the 75% ratio.

[2] Recommended rate for residential lots inside the gate are the same as the 1997-98 charges per lot.

ALT 1
1997-98 Budget

Figure 6
Rancho Murieta Community Services District
Monthly Developed Security Rates based on Square Footage using Cost Allocation Formula

Developed Property	Sq. Ft.	Cost	Cost/Sq.Ft.	Average Cost per Sq. Ft.	Recommended Rate per Sq. Ft.
Highway Retail					
Country Store/Taco Bell	5,500	\$964.11		\$0.175	\$0.175
Other Retail/Commercial					
Murieta Plaza	72,300	\$1,514.56		\$0.021	\$0.021
Industrial/Warehouse/Lt Industrial					
Mini-Storage	14,400	\$583.39			
RMA Maintenance	9,675	\$819.74			
Total Industrial/Warehouse/Lt Industrial	24,075	\$1,403.13		\$0.058	\$0.041
Office					
Business Park	22,500	\$360.08	\$0.016		
HOA Centers					
RMA	10,000	\$328.63	\$0.033		
The Villas	3,900	\$114.27	\$0.029		
Murieta Village	8,025	\$223.25	\$0.028		
Total Office	44,425	\$1,026.22		\$0.023	\$0.011
Institutional					
Fire Station Bldg.	9,100	N.A.	N.A.		
Op Eng Training Center	47,550	\$509.48	\$0.011		
Total Institutional	56,650	\$509.48		\$0.011	\$0.011
Public Utility	2,250	\$15.41		\$0.007	\$0.030
Equine Complex	321,800	\$1,108.07		\$0.003	\$0.003
RMCC	54,425	\$2,389.75		\$0.044	\$0.050
Airport	68,530	\$951.85		\$0.014	\$0.014
Total Developed Property	647,705	\$9,867.16			

Comm. rates

Figure 7

**Rancho Murieta Community Services District
Monthly Undeveloped Security Rates based on Acreage using Cost Allocation Formula**

**ALT 1
1997-98 Budget**

Undeveloped Property	Acres	Cost	Cost per Acre	Average Cost per Acre	Recommended Rate per Acre
Inside Gates					
PTF Calero	121	\$1,211.40	\$10.03		
PTF 9th Fairway	24	\$237.75	\$10.03		
PTF W of Clementia	181	\$1,819.11	\$10.03		
PTF N of Cosumes	273	\$2,738.79	\$10.03		
PTF N of Clementia	218	\$2,187.16	\$10.03		
PTF Unit 5B	15	\$150.47	\$10.03		
PTF Unit 5A	132	\$1,327.36	\$10.03		
FDIC Apartment	18	\$178.56	\$10.03		
FDIC School	14	\$138.43	\$10.03		
PTF Hotel Site	19	\$160.02	\$8.34		
FN Phase 2-A	63	\$561.08	\$8.84		
FN Phase 2-B	2	\$17.85	\$8.84		
Winncrest Riverview	57	\$506.89	\$8.84		
Winncrest Lakeview	40	\$357.08	\$8.84		
PTF Green	47	\$411.44	\$8.84		
PTF Crest	20	\$180.75	\$8.84		
Total Inside Gates Undeveloped Property	1,245	\$12,184.15		\$9.78	\$9.78
Outside Gates					
PTF South of Murieta Dr	53	\$0.00	\$0.00		
PTF South of Cosumes	1	\$0.00	\$0.00		
Anderson Lookout Hill	18	\$0.00	\$0.00		
Anderson Lookout Gazebo	0	\$0.00	\$0.00		
Total Outside Gates Undeveloped Property	72	\$0.00		\$0.00	\$0.00

undevelop_rates

Figure 8
Rancho Murieta Community Services District
Summary of Security Rates Using the Cost Allocation Formula and Recommended Rates

Item	1997-98 Budget Rates	Monthly Rates		Recommended Max. Special Tax Rates
		Estimated rates from cost allocation		
DEVELOPED PROPERTY				
Residential				
Inside Gates				
- Metered	\$19.62		\$21.13	\$19.62
- Unmetered	\$15.70		\$15.85	\$15.70
Outside Gates	[3]		\$4.73	\$4.73
Non-Residential [1]				
- Highway Retail		Per Building Sq.Ft.	\$0.175	\$0.175
- Other Retail/Commercial		• see Figure 9 for comparisons	\$0.021	\$0.021
- Industrial/Warehouse/Lt Industrial		•	\$0.041	\$0.041
- Office		•	\$0.011	\$0.011
- Institutional		•	\$0.011	\$0.011
- Public Utility		•	\$0.030	\$0.030
- Equine Complex		•	\$0.003	\$0.003
- RMCC		•	\$0.050	\$0.050
- Airport		•	\$0.014	\$0.014
UNDEVELOPED PROPERTY [2]				
Inside Gates		Per Acre	\$9.78	\$16.59
Outside Gates		Per Acre	\$0.00	\$2.48

summary_table

[1] Current non-residential developed rates are determined on patrol time, and are not split out in to the above categories.
 [2] Rates on undeveloped residential lots are adjusted upward to provide a contingency for budget adjustments and non-taxable property (FDIC).
 [3] No consistent current monthly charge.

Note: These rates do not include the \$0.71 reserve fee.

Figure 9

Rancho Murieta Community Services District

Comparison of Current Security Rate Revenue to Rate Revenue based on Recommended Tax Rates

Recommended Rates
5% Increase in
1997-98 Budget

Description	Rate Revenue based on Recommended Rates		Current Revenue 1997-98 Rates		% Change	Annual \$ Change
	Annual	Monthly	Annual	Monthly		
Developed Property	[1]					
- Residential Inside Gates						
RM Gated Residential	\$430,682	\$35,890	\$430,682	\$35,890	0%	0
FDIC Residential	\$0	\$0	\$29,014	\$2,418	n.a.	n.a.
- Residential Outside Gates						
Murieta Village - Residential	\$10,716	\$893	\$0	\$0	n.a.	n.a.
- Non-Residential						
RMCC	\$32,655	\$2,721	\$50,674	\$4,223	-36%	-18,019
The Villas - Homeowners Assoc.	\$515	\$43	\$360	\$30	43%	155
RMA Maintenance area	\$4,760	\$397	\$5,715	\$476	-17%	-955
RMA - Homeowners Assoc.	\$1,320	\$110	\$1,411	\$118	-6%	-91
Airport [1]	\$11,513	\$959	\$15,447	\$1,287	-25%	-3,934
Mini-Storage	\$7,085	\$590	n.a.	n.a.	n.a.	n.a.
Equine Complex	\$11,585	\$965	\$8,861	\$738	31%	2,724
Murieta Village - Homeowners Assoc.	\$1,059	\$88	\$11,761	\$980	-91%	-10,702
Country Store / Taco Bell	\$11,550	\$963	\$9,311	\$776	24%	2,239
RMTC Op Eng Training Center	\$6,277	\$523	\$4,621	\$385	36%	1,655
Business Park 1	\$2,970	\$248	\$2,676	\$223	11%	294
Fire Station	\$1,201	\$100	\$903	\$75	33%	298
Pacific Bell Substation [1]	\$810	\$68	\$815	\$68	-1%	-5
Murieta Plaza	\$18,220	\$1,518	\$11,325	\$944	61%	6,894
Undeveloped Property						
- Inside Gates						
PTF N Cosumnes	\$54,368	\$4,531	\$19,657	\$1,638	177%	34,710
PTF N Clementia	\$43,417	\$3,618	\$15,698	\$1,308	177%	27,719
PTF W Clementia	\$36,111	\$3,009	\$13,056	\$1,088	177%	23,055
PTF Greens	\$9,270	\$772	\$3,352	\$279	177%	5,918
PTF Crest	\$4,072	\$339	\$1,472	\$123	177%	2,600
PTF Calero	\$24,047	\$2,004	\$8,695	\$725	177%	15,353
PTF 9th Fairway	\$4,719	\$393	\$1,706	\$142	177%	3,013
PTF Unit 5-A	\$26,349	\$2,196	\$9,527	\$794	177%	16,822
PTF Unit 5-B	\$2,987	\$249	\$1,080	\$90	177%	1,907
Winncrest Riverview	\$11,420	\$952	\$4,129	\$344	177%	7,291
Winncrest Lakeview	\$8,045	\$670	\$2,909	\$242	177%	5,136
FN Projects A	\$12,641	\$1,053	\$4,571	\$381	177%	8,070
FN Projects B	\$402	\$34	\$145	\$12	177%	257
PTF Hotel Site	\$3,819	\$318	\$1,372	\$114	178%	2,447
FDIC Apartment Site	\$0	\$0	\$1,281	\$107	n.a.	-1,281
FDIC School Site	\$0	\$0	\$994	\$83	n.a.	-994
- Outside Gates						
Church, Pac Coast Bldgs & Op Eng Trng [2]	\$0	\$0	\$648	\$54	n.a.	-648
South of Murieta Dr	\$1,570	\$131	\$3,801	\$317	-59%	-2,231
South of Cosumnes	\$30	\$2	\$72	\$6	-59%	-42
Anderson Lookout Hill	\$533	\$44	\$1,291	\$108	-59%	-758
Lookout Gazebo	\$0	\$0	\$1	\$0	-59%	0
Total Security Revenue	\$796,719	\$66,393	\$679,034	\$56,586		

[1] Current rate includes mini-storage.

[2] Rate revenue included in Business Park in recommended rate schedule.

recommended_rates_compare

Note: These rates do not include reserve fee of \$.71

III. DRAINAGE RATE ANALYSIS

PURPOSE OF ANALYSIS

RMCS D needs to establish special tax rates to fund the budget for the maintenance of drainage facilities. Under the current system, there is no specific methodology used to establish rates for any land uses. Residential lots are charged \$3.45 per month. Murieta Village and the Villas are charged \$2.30 per month. Undeveloped land is charged \$0.48 per month. Each non-residential parcel is assigned a rate for the entire parcel.

The objective of this analysis is to establish a methodology to allocate drainage costs to the land uses within the RMCS D territory. Based on the methodology, special tax rates can be established to fund the costs of the drainage maintenance.

METHODOLOGY

The 1997-98 budget serves as the basis for developing a cost allocation system. The following summarizes the 1997-98 Budget:

Drainage Costs	\$ 96,900
General Fund Overhead Allocation	\$5,135
Sewer Fund Overhead Allocation	<u>\$4,965</u>
Total 1997-98 Drainage Expenses	\$107,000

The cost allocation methodology uses runoff coefficients to spread costs to each land use. Each land use has a unique runoff coefficient based on the ratio of impervious surface to the total area of the project. Impervious surfaces are typically building areas and paved areas. Residential developments typically have a .5 runoff coefficient per acre compared to a commercial project, which may have factors between .75 and .9 per acre.

Runoff coefficients per acre are translated into equivalent dwelling units (EDUs). The EDU factors allow direct comparability between different types of land uses. An acre of residential land can be directly compared to an acre of commercial land by analyzing the EDUs per acre.

ADJUSTMENT FOR EXEMPT PROPERTY

There are two types of exempt properties. The first type of exempt property does not use any drainage system, and therefore has no drainage charges. This includes the RMCC Club house and parking area, and four undeveloped properties. The second type is for special cases; Murieta village, the airport, and equine complex. Due to their location, they do not benefit from the drainage system. They are charged for maintenance of their current drainage but are not charged for drainage services based on EDU allocation.

Total costs are therefore budgeted costs minus revenues from these three areas. The second type of exempt areas will continue to pay their current 1996-97 annual tax rate schedule. The combined EDU allocated revenues and exempt area revenues are included in the recommended tax rate schedule so that the full budget is covered.

Adjusted EDU allocation budget:

	Total 1997-98 Drainage Expenses	\$107,000
-	Murieta Village	\$5,216
-	Equine Complex	\$390
-	<u>Airport</u>	<u>\$1,316</u>
	 Total Expenses	 \$100,078

Figure 10 shows how total costs are spread amongst the different land use categories according to their share of drainage EDUs, compared to the total drainage EDUs for all land uses. Some land use categories are different from those in the security rate analysis because of the classification of runoff coefficients. Landscaped areas are the RMA Stonehouse park site and 60% of the golf course acreage. This is because approximately 40% of the golf course drains to the river and does not require drainage services. Should these areas begin using the drainage system, the land would be subject to the same charge per acre as the landscaped areas.

The estimated monthly and annual costs for each developed land use are shown in **Figure 11**. **Figure 12** shows the same information for the undeveloped areas. The allocation between developed and undeveloped land is:

Drainage Costs – Developed Areas	\$74,674
Drainage Costs – Undeveloped Areas	<u>\$25,404</u>
 Total 1997-98 Drainage Expenses	 \$100,078

RECOMMENDED DRAINAGE SPECIAL TAX RATES

RMCS staff and the budget/audit committee indicated that the current budgets for drainage maintenance is inadequate to properly maintain the drainage system. In order to provide a contingency in the budget and allow for a higher level of maintenance the budget/audit committee and staff recommended that the drainage rates be based on the following principles:

- Drainage special tax rates for developed residential lots (metered and unmetered) should be maintained at the 1997-98 levels. This is an increase from the rates suggested by the cost allocation approach funding a budget of \$107,000.
- Drainage special tax rates for all other property should be based on the cost allocation methodology using the budget of \$107,000 as indicated in Figure 13.

Figure 13 shows the change in revenue produced by current rates and recommended rates. Recommended residential monthly rates are set the same as current 1997-98 residential rates.

Unmetered lot revenue decreases because of the exclusion of 154 FDIC lots. Any future lot developed, single family or multi-family, would be subject to the maximum special tax rates recommended for developed residential property.

Non-residential rates typically increased. The greatest percentage change in developed non-residential rate revenue was for the fire station, followed by the golf course. The business park was the only non-residential property to decrease. RMCC Clubhouse and parking no longer pays for drainage with the special tax schedule. All undeveloped sites had significant increases.

Figure 14 shows the monthly maximum special tax rate schedule for drainage maintenance. The recommended monthly rate for the exempt areas is the current rate that they pay. Using this schedule as the maximum tax rates will provide for an estimated budget of approximately \$125,000 if the maximum tax rates are levied. The maximum tax rates would also include a 2% annual escalation factor to allow for increased maintenance costs in the future.

Figure 10

Rancho Murietta Community Services District
 Drainage Cost Allocation -- Residential and Undeveloped Property

Allocation Assumptions	TOTAL	DEVELOPED RESIDENTIAL				UNDEVELOPED		
		Single Family		Multi Family		North & South Residential	Van Vleck	Non-Residential
		Unmetered	Metered	The Villas	Murietta Village			
Developable Acres [1]	1,741.91							
% Distribution of Acres	100%	89.7 5.2%	440.0 25.3%	3.8 0.2%	0.0 0.0%	[2] 814.0 46.7%	18.1 1.0%	148.2 8.5%
Units	1,892.00							
% Distribution of Units	100%	314 16.6%	1,540 81.4%	38 2.0%	0 0.0%			
Drainage EDUs								
Runoff Coefficient per Acre		0.10	0.50	0.75	0.75	runoff coefficient per Acre	0.10	0.10
Estimated Units per Acre		3.50	3.50	10.00	10.00			
Runoff Coefficient per Unit/Acre		0.029	0.143	0.075	0.075			
Dwelling Unit Equivalent		0.20	1.00	0.53	0.53		0.20	0.20
Drainage EDUs	2,703.35	63	1,540	20	0	570	13	104
% Distribution of Drainage EDUs	100%	2.3%	57.0%	0.7%	0.0%	21.1%	0.5%	3.8%
Allocated Annual Costs	\$100,078	\$2,325	\$57,011	\$739	\$0	\$21,094	\$469	\$3,841
Monthly Cost per Unit		\$0.62	\$3.08	\$1.62	\$0.00	\$2.16	\$2.16	\$2.16
Monthly Cost per Acre		\$2.16	\$10.80	\$16.20	\$0.00	\$2.16	\$2.16	\$2.16

runoff_1

[1] Residential acres are estimates based on average units per acre.
 [2] Acreage inclusive of property using the drainage system only.

Note: Residential Coefficients provided by RMCSD

Figure 10 (Continued)
Rancho Murieta Community Services District
Drainage Cost Allocation - Non-Residential Developed Property

Allocation Assumptions	DEVELOPED NON-RESIDENTIAL										
	Retail	Office	Industrial / Warehouse	Light Industrial	Landscaped Areas [1]	Geyer Property [2]	RMCC Clubhouse & parking	Airport	Equine Complex		
Developable Acres	8.1	8.0	8.0	12.4	190.7	1.00	0.0	0.00	0.00		
% Distribution of Acres	0.5%	0.5%	0.5%	0.7%	10.9%	0.1%	0.0%	0.0%	0.0%		
Units											
% Distribution of Units											
Drainage EDUs											
Runoff Coefficient Per Acre	0.80	0.75	0.85	0.65	0.15	0.50	0.40	0.45	0.30		
Dwelling Unit Equivalent	5.60	5.25	5.95	4.55	1.05	3.50	2.80	3.15	2.10		
Drainage EDUs	45	42	47	56	200	4	0	0	0		
% Distribution of Drainage EDUs	1.7%	1.6%	1.7%	2.1%	7.4%	0.1%	0.0%	0.0%	0.0%		
Allocated Costs	\$1,670	\$1,553	\$1,751	\$2,083	\$7,414	\$130	\$0	\$0	\$0		
Monthly Cost per Acre	\$17.28	\$16.20	\$18.36	\$14.04	\$3.24	\$10.80	\$0.00	\$0.00	\$0.00		

runoff_2

[1] Landscaped areas include 60% of the RMCC Golf courses (169.5 acres) and RMA Stonehouse Park Site.
 [2] Geyer Property is residential but on a per acre basis.

Note: Runoff Coefficients provided by RMCCSD

Figure 11
Rancho Murieta Community Services District
Drainage Charges by Land Use based on Cost Allocation [1]

DEVELOPED AREA

Developed Property	Estimated Monthly Rate \$/Lot or Acre	Lots/Acres Subject to Tax	Monthly Revenue	Annual Revenue
Residential				
		<i>Lots</i>		
Metered Developed	\$3.08	1,540	\$4,750.90	\$57,011
Unmetered Developed	\$0.62	314	\$193.74	\$2,325
The Villas	\$1.62	38	\$61.55	\$739
Total Residential		1,892	\$5,006.18	\$60,074
Geyer Property				
	\$10.80	<i>Acres</i> 1.00	\$10.80	\$130
Highway Retail				
Country Store/Taco Bell	\$17.28	<i>Acres</i> 1.51	\$26.09	\$313
Other Retail				
Murieta Plaza	\$17.28	6.54	\$113.05	\$1,357
Subtotal Retail		8.05	\$139.14	\$1,670
Office				
Business Park	\$16.20	2.76	\$44.70	\$536
Murieta Village Homeowners Assoc	\$16.20	1.30	\$21.06	\$253
The Villas Homeowners Assoc	\$16.20	0.21	\$3.35	\$40
RMA Homeowners Assoc	\$16.20	1.60	\$25.90	\$311
Catholic Church	\$16.20	2.13	\$34.42	\$413
Subtotal Office		7.99	\$129.42	\$1,553
Light Industrial				
Fire Station	\$14.04	0.74	\$10.44	\$125
RMTC Training Center	\$14.04	11.62	\$163.11	\$1,957
Subtotal Light Industrial		12.36	\$173.55	\$2,083
Industrial/Warehouse				
RMA Maint Site	\$18.36	5.00	\$91.78	\$1,101
Mini-Storage	\$18.36	2.95	\$54.15	\$650
Subtotal Industrial/Warehouse		7.95	\$145.93	\$1,751
Landscaped Areas				
Stonehouse Park Site	\$3.24	21.19	\$68.64	\$824
RMCC Golf Course	\$3.24	169.54	\$549.17	\$6,590
Subtotal Landscaped Areas		190.73	\$617.81	\$7,414
Total Developed Property			\$6,222.82	\$74,674

"drain_dev"

[1] Does not include properties that do not use the drainage system.

Figure 12
Rancho Murieta Community Services District
Drainage Charges by Land Use based on Cost Allocation

UNDEVELOPED AREA

Undeveloped Property	Estimated Monthly Rate \$/Acre	Acres	Monthly Revenue	Annual Revenue
Property Using Drainage System				
- Residential				
PTF Calero	\$2.16	120.76	\$260.78	\$3,129
PTF 9th Fairway	\$2.16	23.70	\$51.18	\$614
PTF N of Clementia	\$2.16	218.03	\$470.84	\$5,650
PTF W of Clementia	\$2.16	181.34	\$391.60	\$4,699
PTF Unit 5A	\$2.16	132.32	\$285.74	\$3,429
PTF Unit 5B	\$2.16	15.00	\$32.39	\$389
FN Projects	\$2.16	63.48	\$137.08	\$1,645
FN Projects	\$2.16	2.02	\$4.36	\$52
Winncrest Riverview	\$2.16	57.35	\$123.85	\$1,486
Total Undeveloped Residential		814.00	\$1,757.83	\$21,094
Van Vleck	\$2.16	18.10	\$39.09	\$469
- Non-Residential				
PTF S of Cosumnes	\$2.16	1.00	\$2.16	\$26
Anderson Lookout Hill	\$2.16	17.93	\$38.72	\$465
Anderson Lookout Gazebo	\$2.16	0.01	\$0.02	\$0
PTF S of Murieta Drive	\$2.16	52.79	\$114.00	\$1,368
PTF Cantova/Murieta	\$2.16	0.28	\$0.60	\$7
PTF - Hotel Site	\$2.16	19.18	\$41.42	\$497
RMTC - Training site by CSD	\$2.16	49.81	\$107.56	\$1,291
Business Park	\$2.16	7.22	\$15.59	\$187
Total Undeveloped Non-Residential		148.22	\$320.07	\$3,841
Property Not Using Drainage System				
Winncrest Lakeview		40.40	\$0.00	\$0
PTF Crest		20.45	\$0.00	\$0
PTF Green		46.55	\$0.00	\$0
PTF N of Cosumnes		273.02	\$0.00	\$0
Total Undeveloped Property		1,360.74	\$2,116.99	\$25,404

drain_undev

Figure 13
Rancho Murieta Community Services District
Comparison of Current Charges to Recommended Charges

Description	Recommended Rate Revenue		Current Revenue 1997-87 Rates		% Change	Annual \$ Change
	Monthly	Annual	Monthly	Annual		
Developed Property						
Residential						
Metered Developed	\$5,313	\$63,756	\$5,313	\$63,756	0%	\$0
Unmetered Developed [1]	\$1,083	\$13,000	\$1,615	\$19,375	-33%	(\$6,376)
Murieta Village [3]	\$435	\$5,216	\$435	\$5,216	0%	\$0
The Villas	\$87	\$1,049	\$87	\$1,049	0%	\$0
Geyer Property (acres)	\$11	\$130	\$6	\$69	88%	\$61
Non-Residential						
Country Store	\$26	\$313	\$19	\$223	41%	\$90
Murieta Plaza	\$113	\$1,357	\$83	\$994	37%	\$363
Airport [3]	\$110	\$1,316	\$110	\$1,316	0%	\$0
Mini-Storage	\$54	\$650	\$34	\$407	60%	\$243
RMA Stonehouse Park Site	\$69	\$824	n/a	n/a	n/a	n/a
RMTC Training Center [2]	\$271	\$3,248	\$158	\$1,890	72%	\$1,358
RMCC -Club House & parking [3]	\$0	\$0	\$257	\$3,080	-100%	(\$3,080)
RMCC Golf Course	\$549	\$6,590	\$130	\$1,558	323%	\$5,032
RMA Homeowners Assoc	\$26	\$311	\$18	\$221	41%	\$90
The Villas Homeowners Assoc	\$3	\$40	n/a	n/a	n/a	n/a
Murieta Village Homeowners Assoc	\$21	\$253	n/a	n/a	n/a	n/a
Business Park [2]	\$60	\$723	\$107	\$1,290	-44%	(\$566)
Fire Station	\$10	\$125	\$2	\$26	388%	\$100
Equine Complex [3]	\$33	\$390	\$33	\$390	0%	\$0
RMA Maintenance Site	\$92	\$1,101	\$0	\$0	n/a	\$1,101
Undeveloped Property						
- Uses Drainage System						
FN Projects	\$137	\$1,645	\$30	\$365	351%	\$1,280
FN Projects	\$4	\$52	\$1	\$12	350%	\$41
Winncrest Riverview	\$124	\$1,486	\$27	\$330	351%	\$1,156
FDIC Apartment Site	\$0	\$0	\$9	\$102	n/a	(\$102)
FDIC School Site	\$0	\$0	\$7	\$79	n/a	(\$79)
PTF Calero	\$261	\$3,129	\$58	\$694	351%	\$2,435
PTF 9th Fairway	\$51	\$614	\$11	\$136	351%	\$478
PTF N of Clementia	\$471	\$5,650	\$104	\$1,254	351%	\$4,396
PTF W of Clementia	\$392	\$4,699	\$87	\$1,040	352%	\$3,659
PTF - Unit 5 - A	\$286	\$3,429	\$63	\$761	351%	\$2,668
PTF - Unit 5 - B	\$32	\$389	\$7	\$86	351%	\$302
Van Vleck	\$39	\$469	\$0	\$0	n/a	\$469
PTF S of Consumnes	\$2	\$26	\$0	\$6	350%	\$20
Anderson Lookout Hill	\$39	\$465	\$9	\$103	351%	\$362
Anderson Lookout Gazebo	\$0	\$0	\$0	\$0	0%	\$0
PTF S of Murieta Drive	\$114	\$1,368	\$25	\$304	351%	\$1,064
PTF Cantova/Murieta	\$1	\$7	\$0	\$2	365%	\$6
PTF Hotel Site	\$41	\$497	\$9	\$110	351%	\$387
Catholic Church	\$34	\$413	\$24	\$293	41%	\$120
- Does Not Use Drainage System						
Winncrest Lakeview	\$0	\$0	\$19	\$232	-100%	(\$232)
PTF Crest	\$0	\$0	\$10	\$118	-100%	(\$118)
PTF Green	\$0	\$0	\$22	\$268	-100%	(\$268)
PTF N of Consumnes	\$0	\$0	\$114	\$1,371	-100%	(\$1,371)
Total Drainage Revenue	\$10,394.19	\$124,730	\$9,044	\$108,524		

"drain_comp"

[1] Not directly comparable because of 154 FDIC unmetered lots which are not charged.

[2] Acreage comprises two types of land use.

[3] Not subject to drainage based on EDU allocation.

Figure 14
Rancho Murieta Community Services District
Recommended Drainage Charges and Estimated Revenues

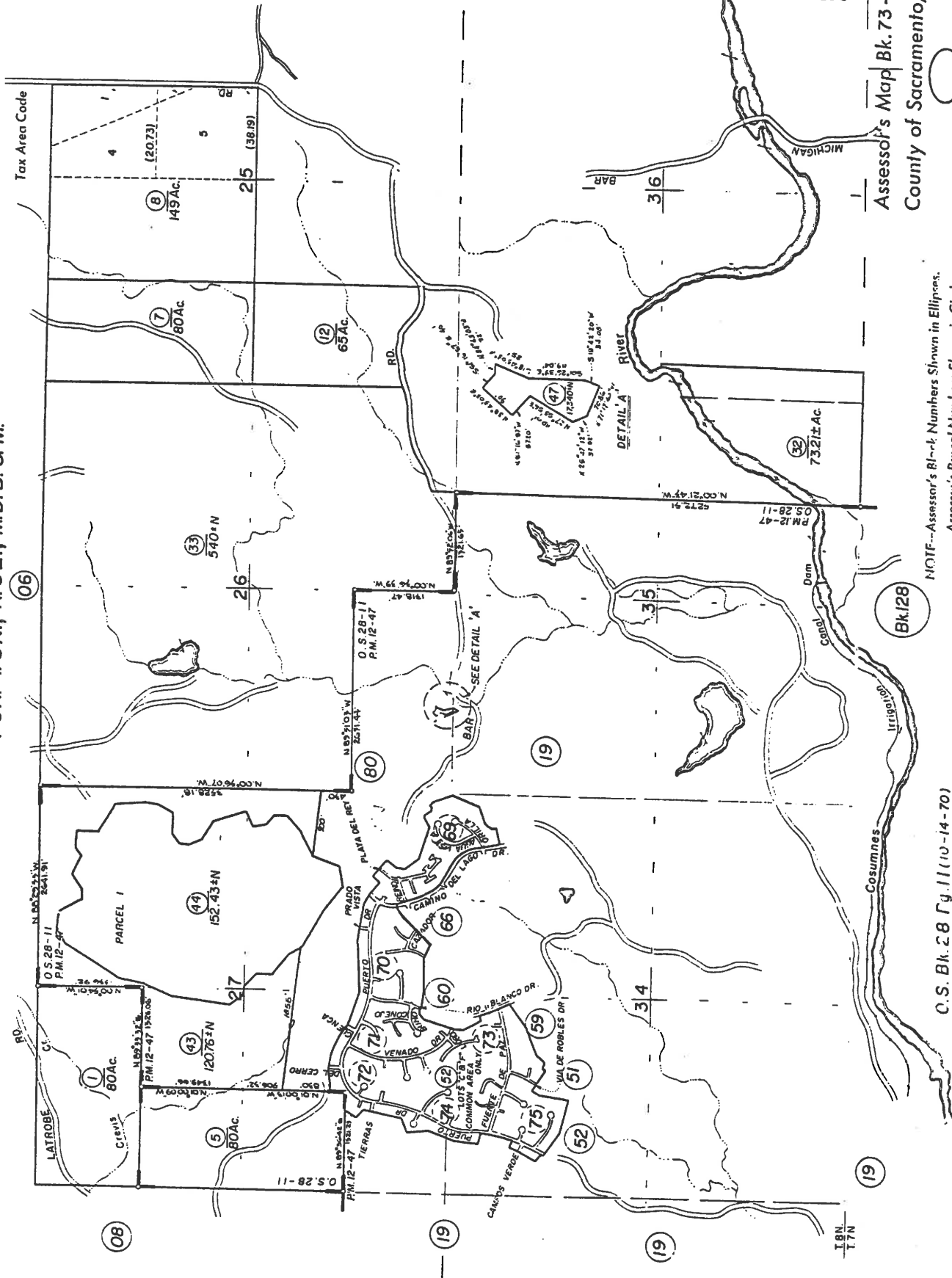
Land Use	Recommended Monthly Rate \$/lot or acre	Lots/ Acres	Monthly Revenue	Annual Revenue
DEVELOPED PROPERTY				
RESIDENTIAL				
		<i>Lots</i>		
Metered Developed	\$3.45	1,540	\$5,313	\$63,756
Unmetered Developed	\$3.45	314	\$1,083	\$13,000
The Villas	\$2.30	38	\$87	\$1,049
Murieta Village	\$2.30	189	\$435	\$5,216
TOTAL RESIDENTIAL		2,081	\$6,918	\$83,021
		<i>Acres</i>		
Retail	\$17.28	8.05	\$139	\$1,670
Industrial/Warehouse	\$18.36	7.95	\$146	\$1,751
Light Industrial	\$14.04	12.36	\$174	\$2,083
Office	\$16.20	7.99	\$129	\$1,553
Landscaped Areas (golf course & park site)	\$3.24	190.73	\$618	\$7,414
Equine Complex	\$1.25	26.00	\$33	\$390
RMCC (Club house and parking)	\$0.00	20.88	\$0	\$0
Airport	\$1.44	76.28	\$110	\$1,316
Geyer Property	\$10.80	1.00	\$11	\$130
TOTAL DEVELOPED PROPERTY		351.24	\$8,277	\$99,326
UNDEVELOPED PROPERTY				
- Uses Drainage System				
Residential & Non-Residential	\$2.16	962.22	\$2,078	\$24,935
Van Vleck	\$2.16	18.10	\$39	\$469
- Does Not Use Drainage System				
Winncrest Lakeview	\$0.00	40.40	\$0	\$0
PTF Crest	\$0.00	20.45	\$0	\$0
PTF Green	\$0.00	46.55	\$0	\$0
PTF N of Consumnes	\$0.00	273.02	\$0	\$0
TOTAL UNDEVELOPED PROPERTY		1,360.74	\$2,117	\$25,404
TOTAL ALL PROPERTY			\$10,394.19	\$124,730

drain_rec_summary

APPENDIX A

RANCHO MURIETA CSD PARCEL ACREAGE AND BOUNDARY MAPS

	A	B	C	D	E	F
1						
2						
3						01/08/98
4						
5	Description	Parcel Number	Acreage	Land Use	Run-off Factor	DU's
6	Undeveloped Residential					
7						
8	FN Projects A	128-0080-089	63.480			
9	FN Projects B	128-0080-090	2.020			
10	Winncrest Riverview	073-0790-007	57.350			
11	Winncrest Lakeview	073-0790-006	40.400			
12	PTF Greens	073-0790-019	46.550			
13	PTF Crest	073-0790-004	20.450			
14	PTF Calero	073-0090-043	120.760			
15	PTF 9th Fairway	073-0790-011	23.700			
16	PTF W Clementia	073-0800-002	181.340			
17	PTF N Cosumnes Parcel 1 of 2	073-0790-023	238.360			
18	PTF N Cosumnes Parcel 2 of 2	073-0790-022	34.660			
19	PTF N Clementia	073-0800-003	218.030			
20	PTF Unit 5-A	073-0190-071	132.320			
21	PTF Unit 5-B	073-0190-047	15.000			
22	FDIC School Site	073-0190-025	13.800			
23	FDIC Apartment Site	073-0190-069	17.797			
24						
25	Developed Commercial					
26						
27						
28	Murieta Plaza	073-0460-017	6.544			
29	RM Country Store / Taco Bell	073-0460-009	1.510			
30	RM Airport	073-0180-014	76.280			
31	Mini-Storage					
32		073-0480-015	0.757			
33		073-0480-016	0.283			
34		073-0480-002	1.280			
35		073-0480-003	0.630			
36	RMCC areas					
37	North Golf Course					
38		073-0190-006	11.940			
39		073-0190-007	27.870			
40		073-0190-009	19.260			
41		073-0190-008	16.380			
42		073-0190-010	9.570			
43	(Excluding 19.00 Acres)	073-0190-080	40.800			
44	Misc					
45	Buildings/Tennis Courts (Excluding 40.80 Acres)	073-0190-080	19.000			
46		073-0190-079	0.938			
47		073-0190-091	0.941			
48	South Golf Course					
49		073-0790-017	106.600			
50		073-0790-021	50.140			
51	RMA Maint Site	073-0190-046	5.000			
52	RMA Stonehouse Park Site	073-0190-046	21.190			
53	Business Park 1					
54	Vacant Land	073-0480-012	2.108			
55	Vacant Land	073-0480-011	2.351			
56	Existing Office Building	073-0480-010	2.760			
57	Catholic Church Site	073-0480-013	2.125			
58	Van Vleck Ranch	073-0180-025	18.100			
59	RMTC Training Center					
60	Admin Office / Misc Buildings	073-0450-003	8.750			
61	Cantova & Murieta Parkway	073-0450-005	2.410			
62	Cantova Way	073-0480-001	0.460			
63	Equine Complex					
64	26 Acres of Complex	073-0180-003	26.000			
65	Vacant Land	073-0180-003	74.730			
66	No service provided for drainage	073-0180-015	203.230			
67						
68	Undeveloped Commercial					
69						
70	RMTC Site by CSD	073-0180-020	49.810			
71	Anderson					
72	Lookout Hill	073-0460-014	17.930			
73	Lookout Gazebo	073-0460-002	0.007			
74	Fire Station Building	073-0460-013	0.744			
75	PTF Hotel Site	073-0190-092	19.180			
76	PTF Undeveloped Commercial					
77	South of Murieta Dr	073-0470-003	52.790			
78	South of Cosumnes	073-0180-009	1.000			
79	Murieta Drive & Cantova Way	073-0450-007	0.280			



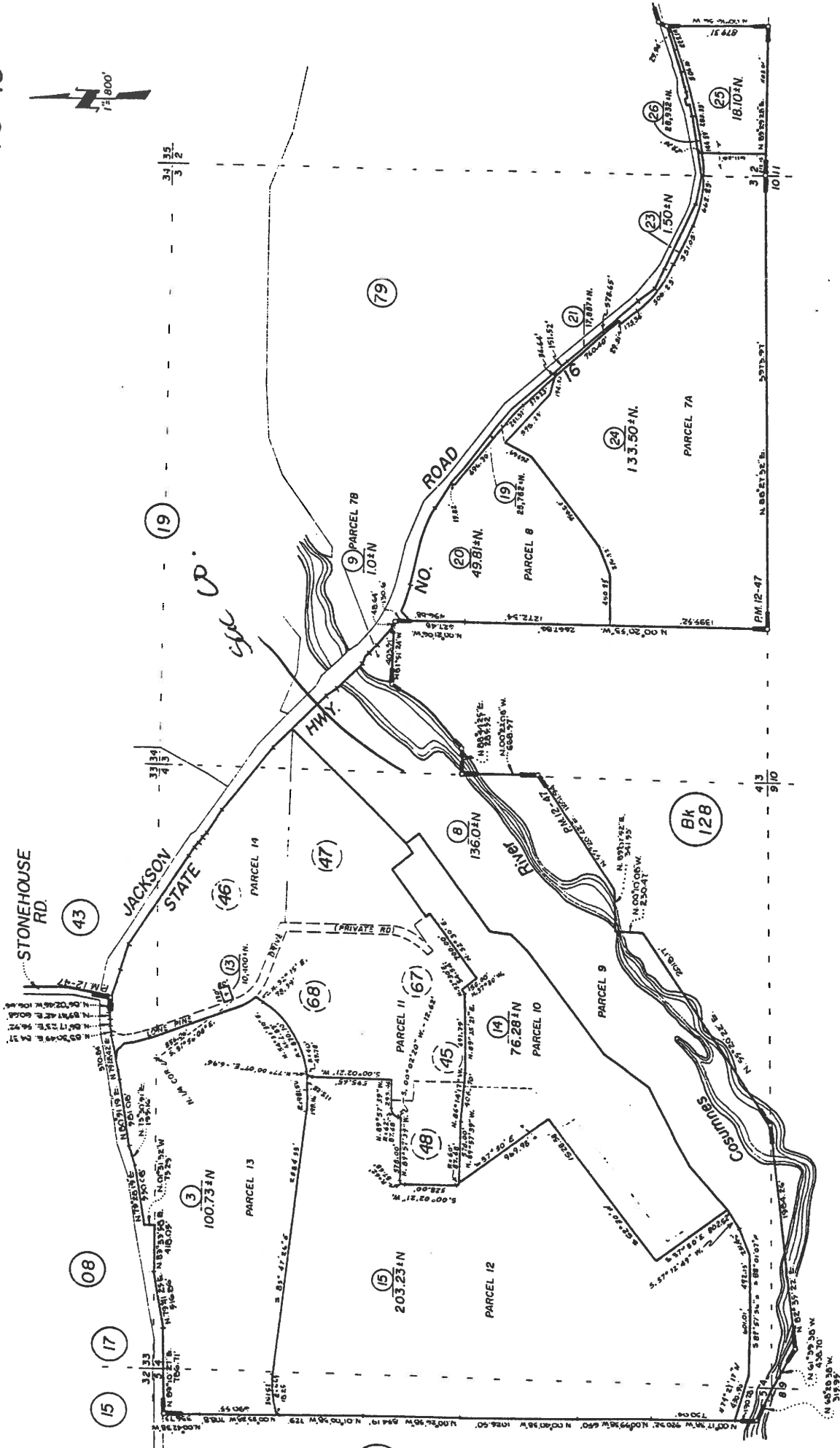
NOTE--Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

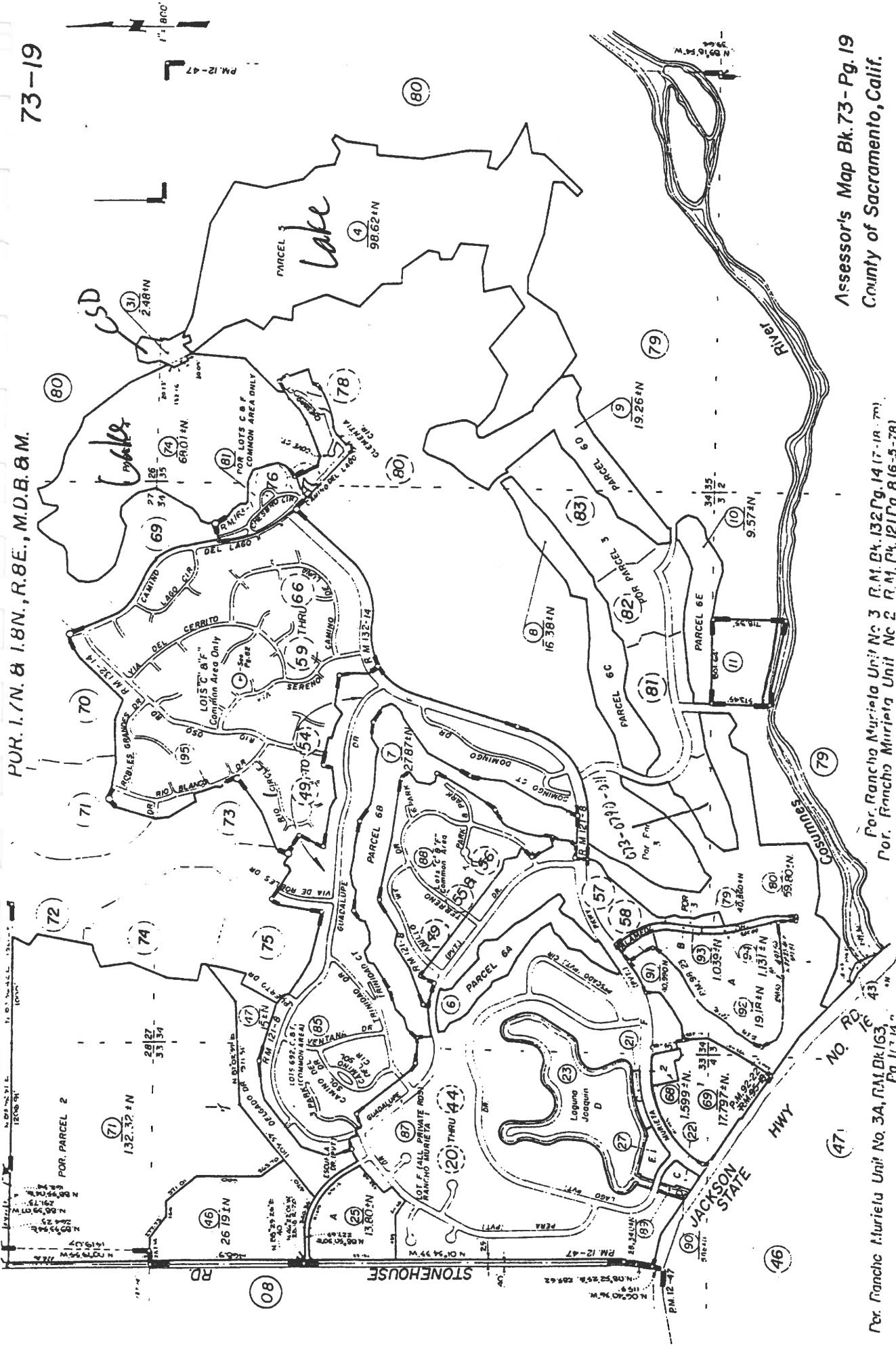
C.S. Bk. 28 Pg. 11 (10-14-70)

Assessor's Map Bk. 73 - Pg. 09
County of Sacramento, Calif.

Bk. 128

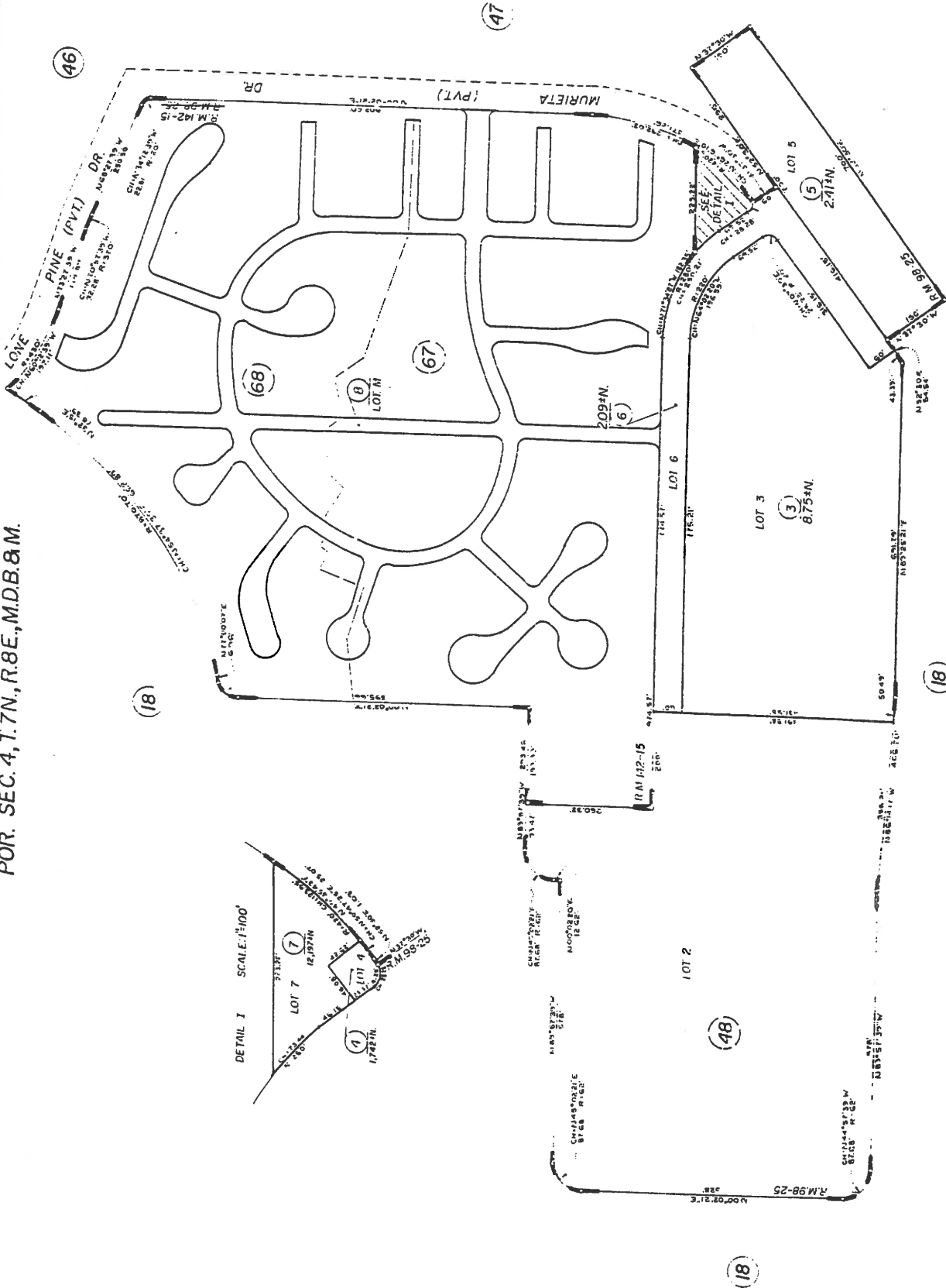
Bk. 128





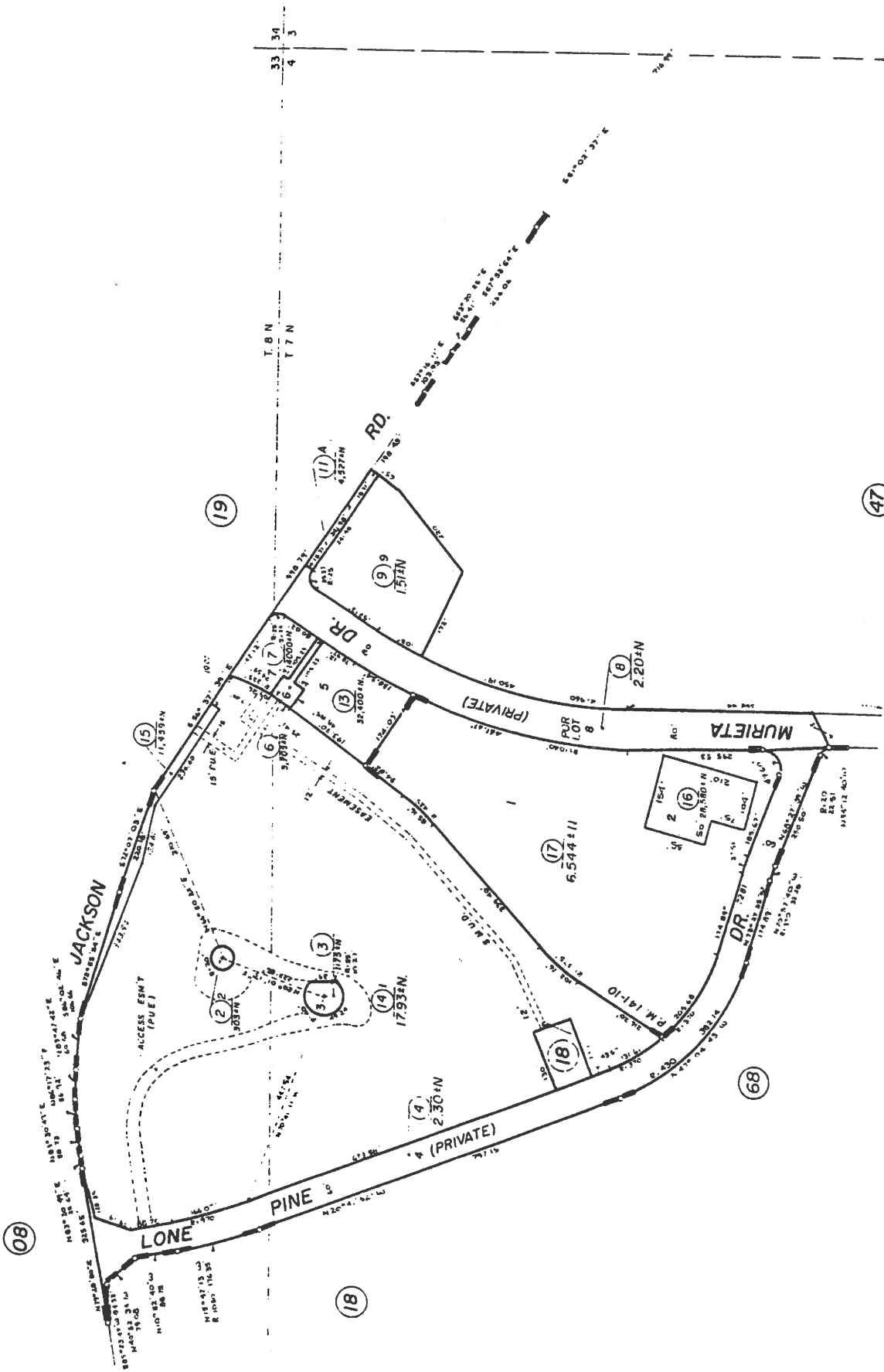
Por. Rancho Murietta Unit No. 3 R.M. Bk. 132 Pg. 14 (17-18-77)
Por. Rancho Murietta Unit No. 2 R.M. Pl. 121 Pg. 8 (6-5-78)

Por. Rancho Murietta Unit No. 3A, R.M. Bk. 163
Pg. 17-14



Por. Rancho Murieta Mobile Home Village, R.M. Bk. 142, Pg. 15 (10-29-80)
Subdivision of Parcel No. II, Rancho Murieta, R.M. Pk. 08, Pg. 25 (2-28-74)

POR. SEC. 33, 1.8 N., K.8 E., M.D.B.&M.
POR. SEC. 384 T.7 N., R.8 E., M.D.B.&M.

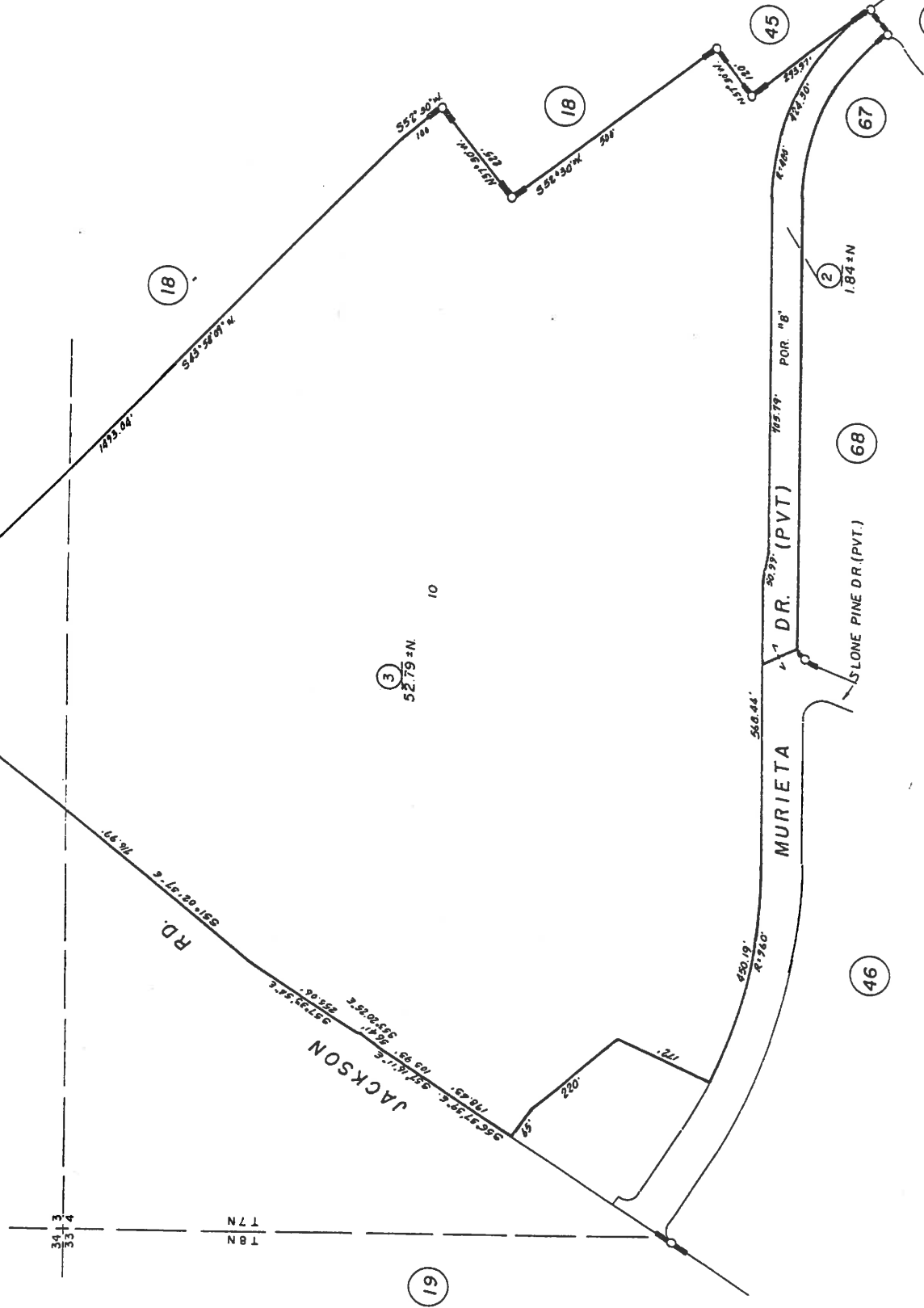


Assessor's Map Bk. 73, Pg. 46
County of Sacramento, Calif.

Subdivision of Parcel 14, Rancho Murieta, P.M., Bk. 103, Pg. 16. (5-19-76)

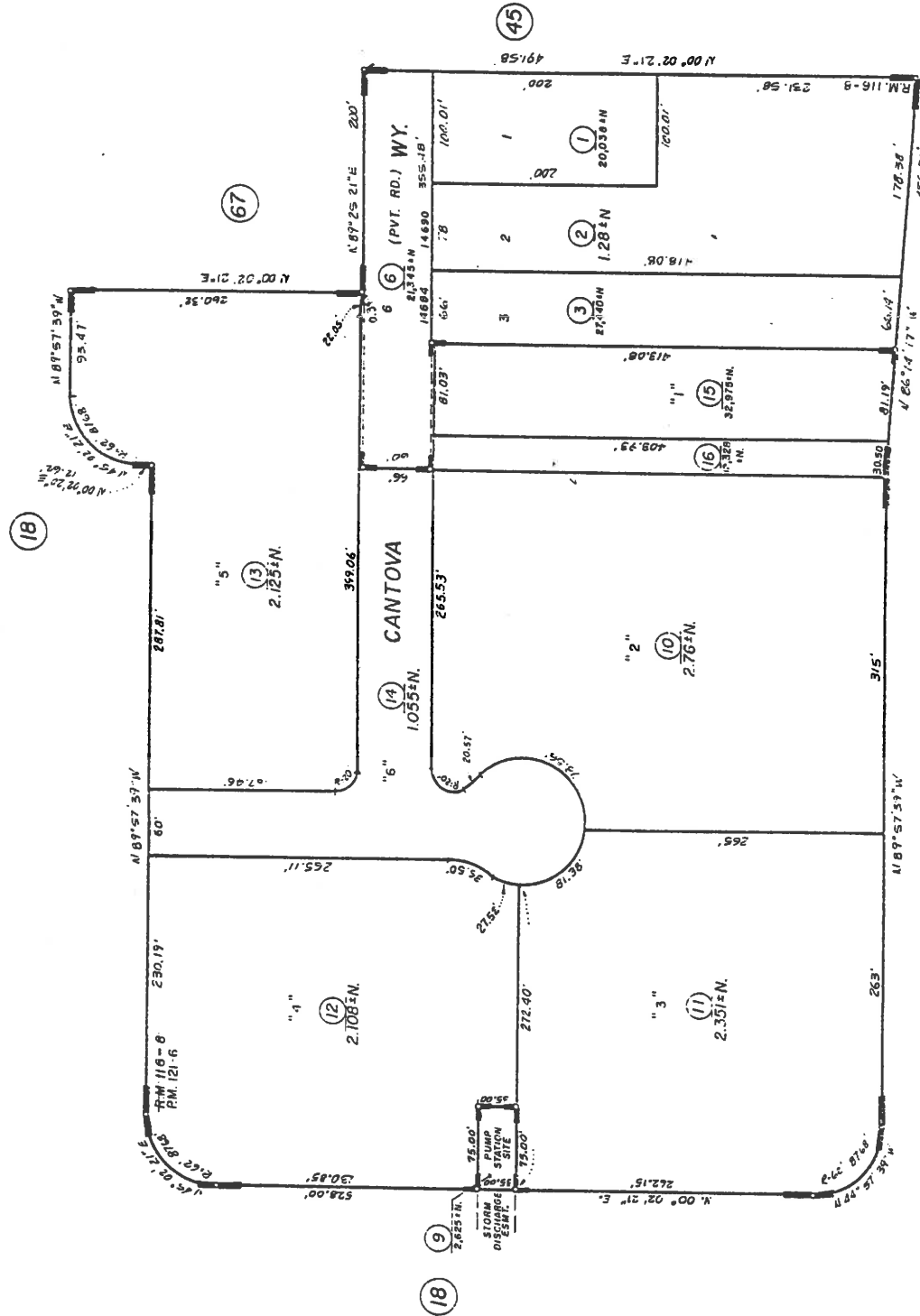


WILSON H. OLE. WILD & M.



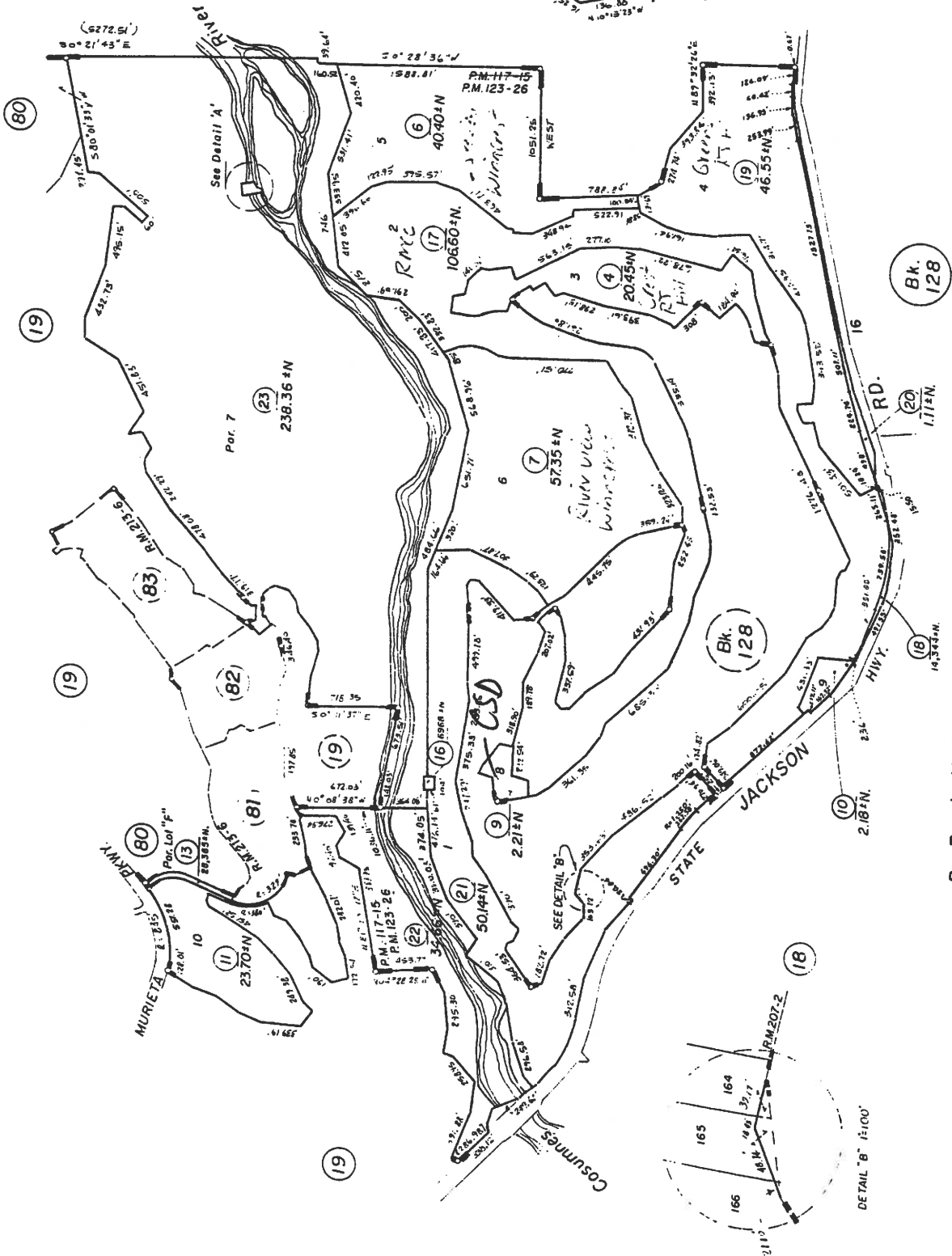
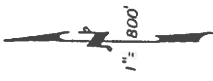
Assessor's Map Bk. 73 Pg. 47
County of Sacramento, Calif.

Subdivision of Parcel 14, Rancho Murieta, R.M.D. 103 Pg. 16 (5 to 75)



Assessor's Map Bk. 73, Pg. 48
County of Sacramento, Calif.

Rancho Muirco, R.M. Pk. 116, Pg. 8 (11-1-77)



Bk. 128

Bk. 128

Bk. 128

Bk. 128

Bk. 128

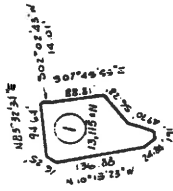
Bk. 128

Bk. 128

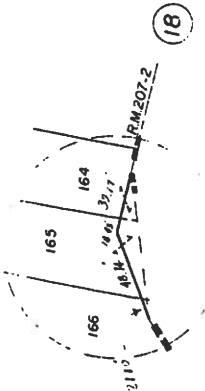
Bk. 128

Bk. 128

Bk. 128



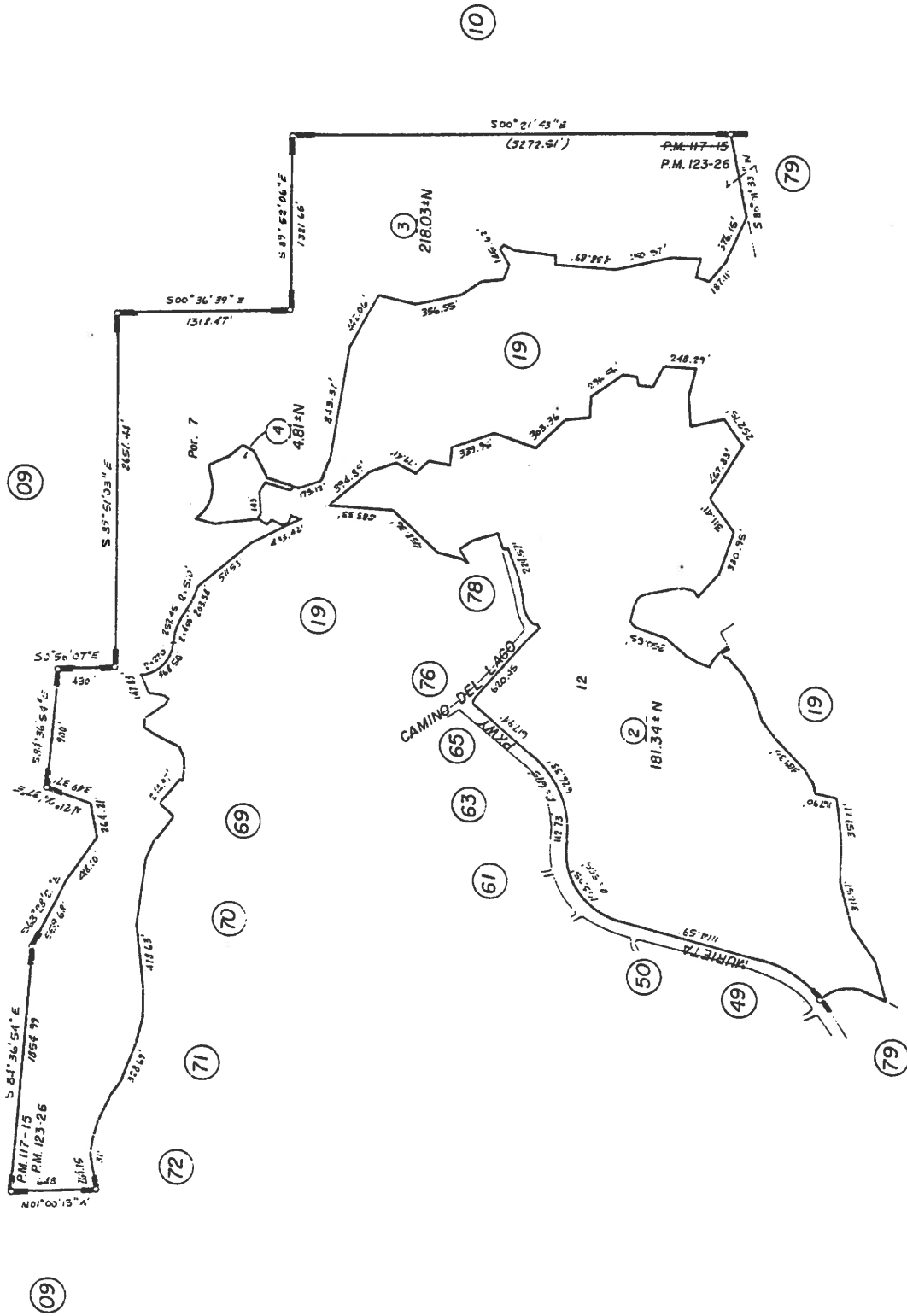
Detail "A" 1" = 200'



DETAIL "B" 1" = 100'

Assessor's Map Bk. 073, Pg. 79
County of Sacramento, Calif.

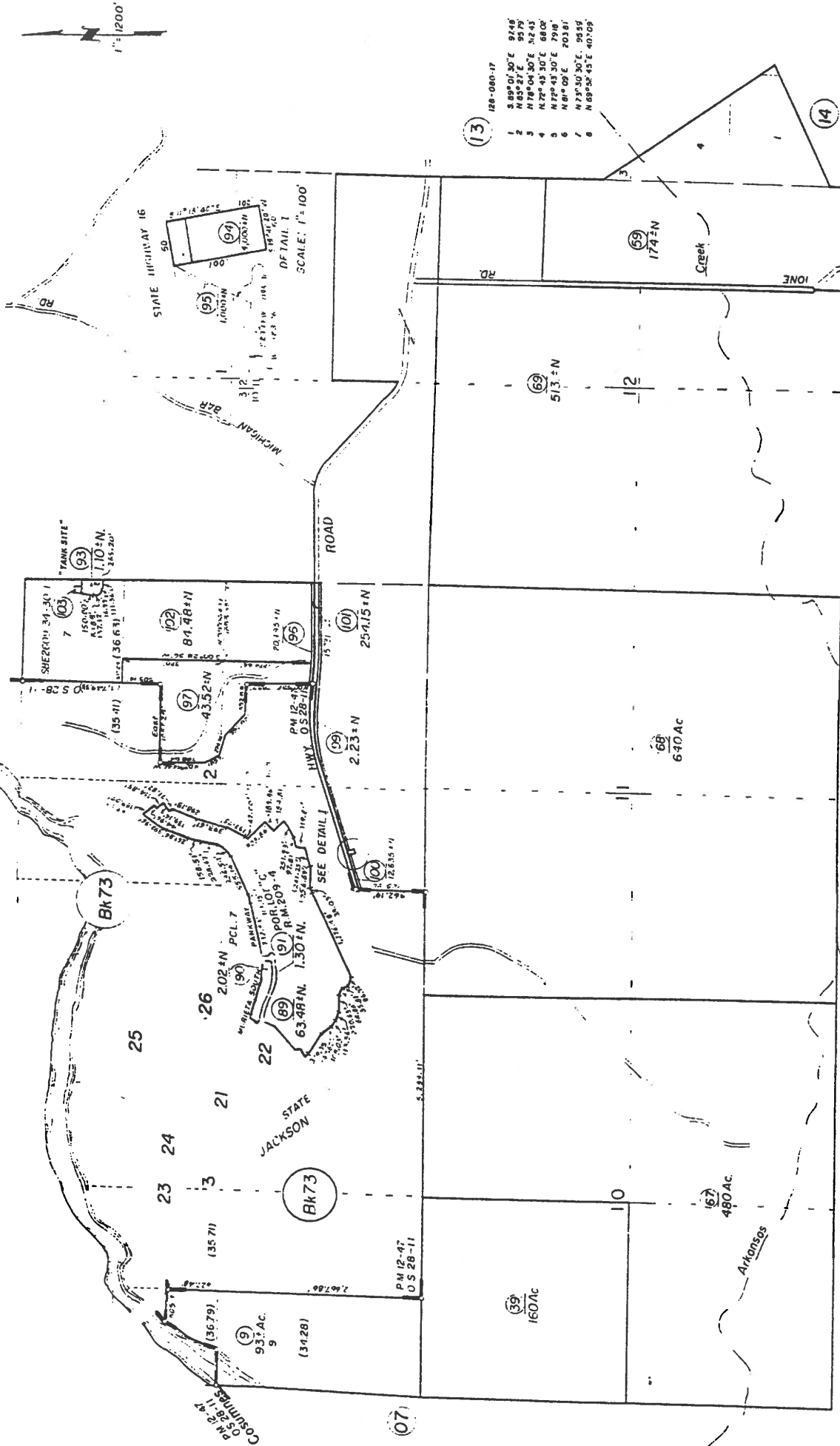
Por. Rancho Murieta South Unit 2B, R.M. Bk. 207, Pg. 2 (7-11-90)
Por. Rancho Murieta Unit No. 6, R.M. Bk. 213, Pg. 6 (1-e-91)



POR. T.7N.,R.8E., M.D.B.&M.

Tax Area Code

128-08

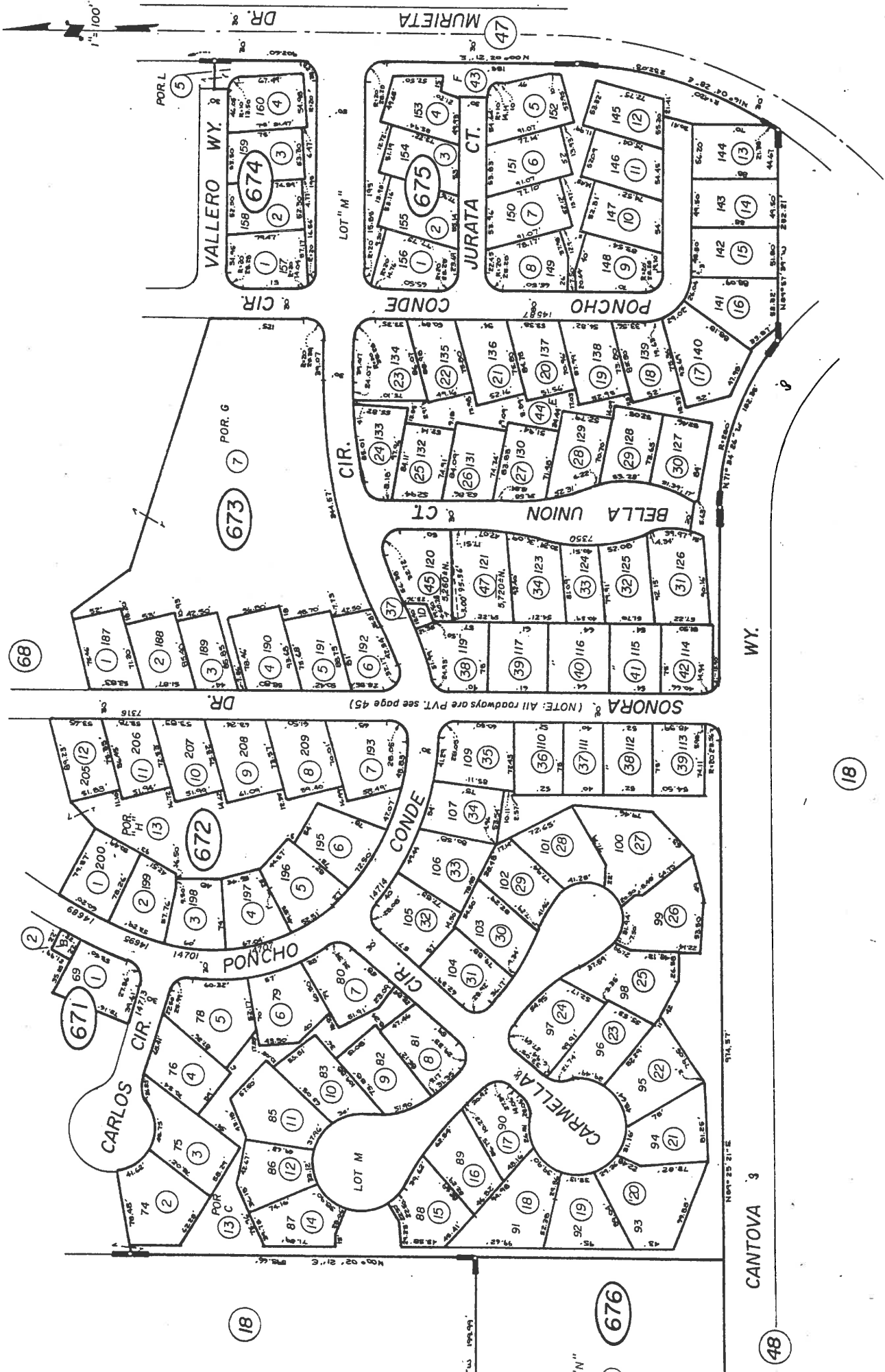


- 128-080-17
- 1 S 89° 01' 30" E 97.48'
 - 2 N 63° 27' E 95.79'
 - 3 N 78° 04' 30" E 82.43'
 - 4 N 72° 43' 30" E 68.00'
 - 5 N 72° 43' 30" E 79.18'
 - 6 N 81° 09' E 203.81'
 - 7 N 73° 30' 30" E. 95.59'
 - 8 N 69° 56' 45" E 407.09'

Assessor's Map Bk.128-Pg.08
County of Sacramento, Calif.

NOTE: Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

For Rancho Marieta South Unit 3, R.M. Bk. 209, Pg. 4 (B-15 90)
O.S. Bk. 29, Pg. 4 (5-2-71)
O.S. Bk. 28, Pg. 11 (10-14-70)



APPENDIX B

ORDINANCE NO. 98-1 AND ORDINANCE NO. 98-2

ORDINANCE NO. 98-1

AN ORDINANCE OF THE RANCHO MURIETA
COMMUNITY SERVICES DISTRICT ADDING
CHAPTER 21A TO THE DISTRICT CODE
ESTABLISHING A SPECIAL TAX FOR THE
PROVISION OF SECURITY SERVICE WITHIN
THE DISTRICT SUBJECT TO THE APPROVAL OF
THE VOTERS

**BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE RANCHO
MURIETA COMMUNITY SERVICES DISTRICT, Rancho Murieta, Sacramento County,
California, as follows:**

Section 1. Chapter 21A is hereby added to the District Code to read as follows:

CHAPTER 21A

Section 1.00. Findings.

The Board of Directors of the District hereby finds and declares that the District's ability to continue to provide security services depends on the availability of funds to support these services. The security services are a portion of the public safety or police services related to real property and provide for the security and protection of the real property and property owners within the District. The special tax levied herein, if approved by a two-thirds vote of the voters, will provide for a special and secure funding source to continue to provide security services.

Section 2.00. Authority.

This special tax is levied under each of the following authorities:

Government Code section 61615 which provides the District with the power to tax for the purpose of carrying out the operations of the District; Government Code section 61615.1 which authorizes the District to impose special taxes pursuant to Government Code section 50075, et seq.; Government Code section 50075 through section 50077 which authorizes special districts, among others, to impose special taxes; Government Code section 61622 which authorizes the District to perform all acts necessary to carry out fully the provisions of the Community Services District law; Government Code section 53978, et seq., which authorizes the District to impose a special tax for police protection services, which includes security services; and Article XIII of the California Constitution. This tax is based, to the extent practicable, upon the cost of providing security services to the properties within the District and is not an ad valorem property tax.

Section 3.00. Security Tax.

If approved by the voters, commencing July 1, 1998, property within the District shall be assessed a monthly security tax. The maximum tax rates shall be as follows:

	Monthly Maximum Special Tax Rates Base Year 1998-99
--	---

DEVELOPED PROPERTY

Maximum rates will
 Increase at 2% per year

Residential

Inside Gates

- <i>Metered</i>	Per Lot	\$19.62
- <i>Unmetered</i>	Per Lot	\$15.70
Outside Gate	Per Lot	\$ 4.73

Non-Residential

- <i>Highway Retail</i>	Per Building Sq. Ft.	\$0.175
- <i>Other Retail/Commercial</i>	“	\$0.021
- <i>Industrial/Warehouse/Lt Industrial</i>	“	\$0.041
- <i>Office</i>	“	\$0.011
- <i>Institutional</i>	“	\$0.011
- <i>Public Utility</i>	“	\$0.030
- <i>Equine Complex</i>	“	\$0.003
- <i>RMCC</i>	“	\$0.050
- <i>Airport</i>	“	\$0.014

UNDEVELOPED PROPERTY

- Inside Gates	Per Acre	\$16.59
- Outside Gates	Per Acre	\$2.48

Charges for property and/or units not identified herein shall be determined by the Board based upon the total actual cost of providing security services to that property or unit, not to exceed the maximum charge per lot, acre, or building square foot for property identified herein.

For the fiscal year beginning July 1, 1998, and annually thereafter, the District Board shall set the actual security tax for the applicable fiscal year. The actual security tax set by the Board shall not exceed the maximum tax rate set forth in this section as adjusted pursuant to section 5.00 of this Ordinance. If necessary to meet expenses, the Board may adjust the actual tax rate during a fiscal year so long as the actual tax rate does not exceed the maximum allowable tax rate.

Section 4.00. Collection.

The Security Tax shall be collected with other monthly District taxes, fees and/or charges and shall be subject to the same penalties for non-payment as other monthly District taxes, fees and/or charges.

Section 5.00. Annual Adjustment.

Commencing July 1, 1999 and each July 1 thereafter, the amounts specified in Section 3.00 shall be increased by two percent (2%) per year. The General Manager of the District shall maintain a current schedule of maximum tax rates based on the yearly increased specified herein and shall make the same available to any interested party upon request.

Section 6.00. Disposition of Revenue.

Revenues collected under the provisions of this Ordinance shall be deposited in a special fund called the Security Tax fund and shall be used only for the provision of security services within the District. Security services include:

- (a) Operating the security gates located at the entrances to Rancho Murieta, 24 hours a day, 365 days a year, including but not limited to staffing these gates;
- (b) Providing a 24 hour a day mobile patrol of the District and its boundaries;
- (c) Operating a radio communication system to maintain contact with external police, fire and other emergency services as well as the appropriate entities within the District;
- (d) Providing assistance to other agencies providing first aid, fire fighting, police and emergency services within the District;
- (e) Monitoring, controlling and registering guests or invitees of District customers and other visitors within the District;
- (f) Conducting such other activities as the Board in its discretion may authorize for the protection of District customers and their property; and
- (g) Other incidental costs of providing the services listed above.

Section 7.00. Effective Date.

This Ordinance shall take effect July 1, 1998.

Section 8.00. Suspension of Security Fee.

Upon the effective date of the levying of the tax established by the ordinance, and except as provided herein, the District shall suspend the collection of the security fee established in and collected under District Code Chapter 21, section 5.00. To the extent that a property or property owner is or becomes legally exempt from payment of the tax established in this Ordinance, such property and/or property owner shall remain subject to and shall pay the security fee established

in and collected under District Code Chapter 21, section 5.00; and, to that extent, that security fee shall remain in effect.

Section 9.00. Appeals.

Any taxpayer aggrieved by the amount of this tax shall file a written appeal with the General Manager stating the grounds for the appeal. The General Manager shall meet with the taxpayer; they may agree to a resolution of the appeal or set the matter for determination by the Board. The Board may adopt rules for the timing, filing and hearing of appeals under this Ordinance.

Section 10.00. Severability.

If any sentence, clause, article, section, subsection, phrase or portion of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of the District hereby declare that they would have adopted the remainder of this Ordinance, including each sentence, clause, article, section, subsection, phrase or portion of this Ordinance, irrespective of the invalidity of any other sentence, clause, article, section, subsection, phrase or portion of this Ordinance.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting duly held on January 21, 1998, by the following roll call vote:

Ayes: Thurston, Menicucci, Lensch, Sevier and Stevens

Noes: None

Abstain: None


Absent: None



Elliot K. Sevier, President, Board of Directors
Rancho Murieta Community Services District

[Seal]

Attest:


Betti L. Sadler, District Secretary

ORDINANCE NO. 98-2

AN ORDINANCE OF THE RANCHO MURIETA
COMMUNITY SERVICES DISTRICT ADDING
CHAPTER 16A TO THE DISTRICT CODE
ESTABLISHING A SPECIAL TAX FOR THE
PROVISION OF DRAINAGE SERVICES WITHIN
THE DISTRICT SUBJECT TO THE APPROVAL OF
THE VOTERS

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT, Rancho Murieta, Sacramento County, California, as follows:

Section 1. Chapter 16A is hereby added to the District Code to read as follows:

CHAPTER 16A

Section 1.00. Findings.

The Board of Directors of the District hereby finds and declares that the District's ability to continue to provide drainage services depends on the availability of funds to support these services. The drainage services are essential to the maintenance and use of the properties within the District. Adequate and properly maintained drainage facilities are necessary to the public health, safety and welfare of the property and people within the District. The special tax levied herein, if approved by a two-thirds vote of the voters, will provide for a special and secure funding source to continue to provide drainage services.

Section 2.00. Authority.

This special tax is levied under each of the following authorities:

Government Code section 61615 which provides the District with the power to tax for the purpose of carrying out the operations of the District, Government Code section 61615.1 which authorizes the District to impose special taxes pursuant to Government Code section 50075, et seq.; Government Code section 50075 through section 50077 which authorizes special districts, among others, to impose special taxes; Government Code section 61622 which authorizes the District to perform all acts necessary to carry out fully the provisions of the Community Services District law; and Article XIII of the California Constitution. This tax is based, to the extent practicable, upon the cost of providing drainage services to the properties within the District and is not an ad valorem property tax.

Section 3.00. Drainage Tax.

If approved by the voters, commencing July 1, 1998, property within the District shall be assessed a monthly drainage tax. The maximum monthly tax rates shall be as follows:

Monthly Maximum Special
Tax Rates

LAND USE

Base Year 1998-99

DEVELOPED PROPERTY

Maximum rates will increase at
2% per year

Residential

-Metered Developed	Per Lot	\$ 3.45
-Unmetered Developed	Per Lot	\$ 3.45
-The Villas	Per Lot	\$ 2.30
-Murieta Village	Per Lot	\$ 2.30

Total Residential

-Retail	Per Acre	\$17.28
-Industrial/Warehouse	"	\$18.36
-Light Industrial	"	\$14.04
-Office	"	\$16.20
-Landscaped Areas (golf course & park site)	"	\$ 3.24
-Equine Complex	"	\$ 1.25
-RMCC (club house & parking)	"	\$ 0.00
-Airport	"	\$ 1.44
-Geyer Property	"	\$10.80

UNDEVELOPED PROPERTY

Uses Drainage System

-Residential and Non-Residential	Per Acre	\$2.16
----------------------------------	----------	--------

Does Not Use Drainage System

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

Charges for property and/or units not identified herein shall be determined by the Board based upon the total actual cost of providing drainage services to that property or unit, not to exceed the maximum charge per lot, acre, or building square foot for property identified herein.

For the fiscal year beginning July 1, 1998 and annually thereafter, the District Board shall set the actual security tax for the applicable fiscal year. The actual security tax set by the Board shall not exceed the maximum tax rate set forth in this section as adjusted pursuant to section 5.00 of this Ordinance. If necessary to meet expenses, the Board may adjust the actual tax rate during a fiscal year so long as the actual tax rate does not exceed the maximum allowable tax rate.

Section 4.00. Collection.

The Drainage Tax shall be collected with other monthly District taxes, fees and/or charges and shall be subject to the same penalties for non-payment as other monthly District taxes, fees and/or charges.

Section 5.00. Annual Adjustment of Maximum Tax Rates.

Commencing July 1, 1999 and each July 1 thereafter, the maximum tax rates specified in Section 3.00 shall be increased by two percent (2%) per year. The General Manager of the District shall maintain a current schedule of maximum tax rates based on the yearly increase specified herein and shall make the same available to any interested party upon request.

Section 6.00. Disposition of Revenue.

Revenues collected under the provisions of this Ordinance shall be deposited in a special fund called the Drainage Tax fund and shall be used only for the provision of drainage services within the District.

- (a) Drainage services include:
- (1) Operation and maintenance of the drainage system, including but not limited to, culverts, constructed and natural channels, pipes, catch basins, including those below the grate on private streets, manholes, pump stations, floodways and all other appropriate facilities.
 - (2) Replacement, reconstruction, and expansion of the drainage system as necessary to serve or safeguard properties within the District.
- (b) Revenues may be used to defray any and all costs for the provision of drainage services within the District, including but not limited to:
1. Power costs;
 2. Provision of Customer services;
 3. Administration;
 4. Employee costs;
 5. Overhead;
 6. Debt Service;
 7. Engineering expenses;
 8. Legal expenses;
 9. Charges and assessments in lieu of taxes; and
 10. Other incidental costs of providing the services listed above.

Section 7.00. Effective Date.

This Ordinance shall take effect July 1, 1998.

Section 8.00. Suspension of Drainage Fee.

Upon the effective date of the levying of the tax established by the ordinance, the District shall suspend the collection of the drainage fee established in and collected under District Code Chapter 16. To the extent that a property or property owner is or becomes legally exempt from payment of the tax established in this Ordinance, such property and/or property owner shall remain subject to and shall pay the drainage fee established in and collected under District Code Chapter 16; and, to the extent, that drainage fee shall remain in effect.

Section 9.00. Appeals.

Any taxpayer aggrieved by the amount of this tax shall file a written appeal with the General Manager stating the grounds for the appeal. The General Manager shall meet with the taxpayer; they may agree to a resolution of the appeal or set the matter for determination by the Board. The Board may adopt rules for the timing, filing and hearing of appeals under this Ordinance.

Section 10.00. Severability.

If any sentence, clause, article, section, subsection, phrase or portion of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of the District hereby declare that they would have adopted the remainder of this Ordinance, including each sentence, clause, article, section, subsection, phrase or portion of this Ordinance, irrespective of the invalidity of any other sentence, clause, article, section, subsection, phrase or portion of this Ordinance.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting duly held on January 21, 1998, by the following roll call vote:

Ayes: Thurston, Sevier, Menicucci, Stevens and Lensch

Noes: None

Abstain: None


Absent: None



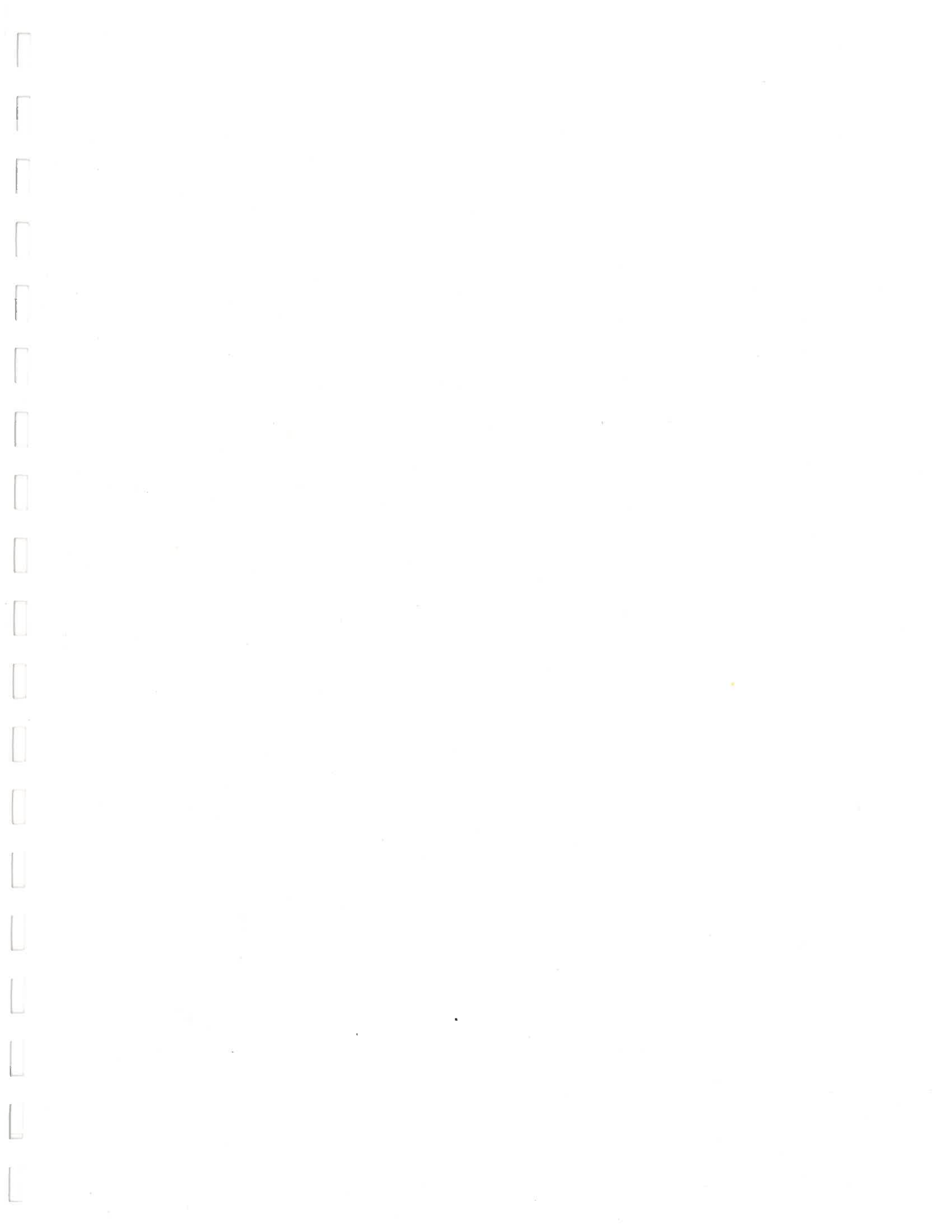
Elliot K. Sevier, President, Board of Directors
Rancho Murieta Community Services District

[Seal]

Attest:



Betti L. Sadler, District Secretary



AGENDA
MURIETA TOWNHOUSES, INC.
BOARD OF DIRECTORS MEETING
May 12, 1998 - 4 p.m.
Rancho Murieta Administration Building

- ◆ Please wait to be acknowledged by Chairperson rather than speaking at random.
- ◆ Limit conversation to the subject under discussion.

- I. CALL MEETING TO ORDER
 - A. Roll Call, Establish Quorum
 - B. Approve Agenda (Board members are encouraged to suggest additions to agenda.)
 - D. Approve Minutes of previous meeting on 4/14/98 (**Attachment #1**)

- II. COMMENTS FROM THE PUBLIC
(Members are requested to announce their name and lot #. Comments should be limited to 3 minutes.)

- III. REVIEW FINANCIALS
 - A. Current invoices
 - B. Balance Sheet and Income Statement
 - C. Accounts Receivable
 - D. Investment Report

- IV. COMMITTEE REPORTS
 - A. Construction Defects
 - B. Insurance
 - C. Investments
 - D. Reserves
 - E. Townhouse Areas
 - F. CC&R Revisions
 - G. ARC - Bill Barnes

- V. CORRESPONDENCE

- VI. MANAGEMENT REPORT

- VII. MAINTENANCE

- VIII. OLD BUSINESS
 - A. Maintenance and Repair Policy
 - B. Architectural Procedures - Approval process

- IX. NEW BUSINESS
 - A. Schedule & Selection of Paint/Decks/Rails
(Additions to Paint/Deck replacement candidate list)
 - B. Lot #855 (Rhonda Papas) - Request for reimbursement
 - C. Lots #896, #661, #131 - Construction Bids

- X. ANNOUNCEMENTS

- XI. EXECUTIVE SESSION
 - A. FDIC settlement and the Board's legal position

- XII. ADJOURNMENT