

ORDINANCE NO. 94- 2

AN ORDINANCE OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
AMENDING CHAPTER 8 OF THE COMMUNITY FACILITIES FEE CODE, AND
CHAPTER 14 OF THE DISTRICT WATER CODE

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

SECTION ONE:

Chapter 8 of the District Community Facilities Fee Code, Section 3.00 Fees is amended, in part, as follows:

3.03

- a) Capital Improvement Fee: No Change.
- b) A Community Park Fee in the amount of One Thousand One Hundred Eighty-Seven Dollars (\$1,187.00) per single-family or multi family dwelling unit. This fee is to be paid upon issuance by the District of a water/sewer service permit.

Note: Pursuant to that certain Parks Agreement dated September 19, 1990, dwelling units designated by Rancho Murieta Association as participants in the Rancho Murieta Association Private Recreation Program will be given a credit in the amount of \$1,187.00. Such dwelling units, as of the effective date of this ordinance, are those located on the following properties:

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

- c) A Water Supply Augmentation Fee in the amount of Two Thousand Eight Hundred Sixty Six Dollars (\$2,866.00) per EDU to be applied to: [Note: the remainder of the paragraph is unchanged]

Chapter 14 of the District Water Code, Section 7.00 Rates and Charges is amended as follows:

7.12 Lake Chesbro Protection Fee. The amount of the fee is:

If Townhouse lots:	\$ 8,010.00
Or if Estate lots:	\$14,240.00

[Note: the remainder of the paragraph is unchanged]

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 within 10 days of adoption in a newspaper of general circulation published within the District.

SECTION FOUR:

The establishment, modification, structure, restructuring and approval of the fees, rates, tolls, or other charges as set forth herein are for the purposes of continuing to meet the District's costs for operation and maintenance, supplies and equipment, financial reserves, and capital replacement needs, and are necessary to maintain service with the District's existing service area.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting duly held on May 18, 1994, by the following roll call vote:

AYES: Directors Sevier, Thurston, Trench, Sullivan, Menicucci

NOES:

ABSENT:

ABSTAIN:



President, Board of Directors

ATTEST:



District Secretary

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- 11. Rancho Murieta South Unit 2B
- 12. Rancho Murieta South Unit 3
- 13. Rancho Murieta South Unit 4
- 14. Rancho Murieta South Proposed Unit 5
- 15. Rancho Murieta South Proposed Phase II
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- 17. Rancho Murieta South Parcel 4
- 18. Rancho Murieta South Parcel 5
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AYES: Directors Sevier, Thurston, Trench, Sullivan, Menicucci

NOES:

ABSENT:

ABSTAIN:



President, Board of Directors

ATTEST:



District Secretary

**RANCHO MURIETA COMMUNITY SERVICES DISTRICT
GOVERNMENT CODE 66000 COMPLIANCE REPORT
FOR
COMMUNITY PARK FEE**

MAY 5, 1994

This report sets forth the findings and background information required by Government Code 66000 for the 1994 update of the District's Community Park Fee. The amount of this Fee is \$1,187.00 per residential dwelling unit ("DU").

I. Purpose of Fee

The purpose of the Community Park Fee (the "Fee") is to fund the public component of a mixed public/private community parks program to serve the Rancho Murieta community. The public component of the mixed public/private community parks program is currently anticipated to consist of development of community park facilities on the District owned park site located on Stonehouse Road.

II. Use of Fee

The revenues generated by the Fee will be used to fund the public portion of the costs of building a community park on the District property located on Stonehouse Road in Rancho Murieta (the "Stonehouse Community Park"). The Stonehouse Community Park is currently anticipated to consist of ball fields, hard courts, a concession building, a pool and cabana, picnic areas, landscaping, and other miscellaneous park related improvements (the "Stonehouse Community Park Facilities"). A more complete listing of the Stonehouse Community Park Facilities is provided in the budget attached to this report as Exhibit "A" (the "Public Community Park Program Budget").

III. Relationship Between the Type of Development on which the Fee Is Imposed, the Fee's Use and the Need for the Facilities Being Funded Thereby

Residential development creates need and demand for community park and recreation facilities. Such facilities play a critical role in promoting and protecting the health, safety and general welfare of the residents of Rancho Murieta.

The park and recreational facilities required to serve the residents of the District are to be addressed through a mixed public/private community parks program that will include not only the publicly funded facilities on the Stonehouse site, but also privately funded facilities to include two community centers as well as park improvements for the Clementia Valley and Clementia Lakeside park sites. Whereas the public funds generated by this Fee will be administered by the District on behalf of all residents of the District, the private funds will be administered by the Rancho Murieta Association ("RMA") on behalf of its present and future members.

IV. Relationship Between the Amount of the Fee and the Cost of Providing Facilities to Address the Needs Attributable to the Development on which the Fees Are Imposed

A. Determination of Properties to be Served

The Community Park Facilities will be provided for the use of all present and future residents of the District and all present and future residents will contribute to the provision thereof. Those facilities funded with revenues generated by this Fee, or any other public resources, will be operated and maintained by the District. The total number of private dwelling units to be served by the Community Park Facilities is 4,962.¹

As of December 1990, of these 4,962 dwelling units, the lands then annexed to RMA north of the Cosumnes River included 1,534 dwelling units and/or vacant lots. RMA agreed to contribute \$1,500,000 towards the construction of private community park facilities within the District in behalf of these 1,534 DU and/or lots. This contribution represented a fair share allocation of the cost of the community's overall community park program for these 1,534 dwelling units and/or lots. Additionally, as explained below, of the 4,962 dwelling units, 78 dwelling units within Rancho Murieta South had previously met their community park obligation.

¹The Sacramento County approved Rancho Murieta Planned Development Ordinance (PD Ordinance) authorizes not more than 5,189 residential dwelling units within the existing boundaries of the District. In calculating the number of units to be served by the Community Park Facilities, however, two types of existing residential developments have been excluded. The existing mobile home park (189 dwelling units) has its own self-contained recreational facility. Also excluded will be the Rancho Murieta Country Club Lodge with 38 dwelling units used to provide temporary lodging to guests of its members. It has been determined by the District that the mobile home park and the Lodge will place negligible recreational demand on a community park. The total remaining properties to be served by the Community Parks Program is as follows:

Rancho Murieta PD Ordinance	5,189 DU
1. Mobile Home Park	< 189 DU >
2. RMCC Lodge	< 38 DU >
Total Properties To Be Served	4,962 DU

Accordingly, the remaining number of dwelling units subject to this fee is determined as follows:

Total Properties To Be Served:	4,962 DU
Less:	
(1) RMA Units/Lots	<1,534 DU>
(2) Rancho Murieta South Lots	< 78 DU>
Properties Subject To Fee:	<u>3,350 DU</u>

B. Determination of the Community Parks Program Budget

The costs of building the Stonehouse Community Park Facilities are estimated to be \$4,056,500. A detailed breakdown of such costs is provided in the attached Exhibit A.

C. Relationship Between Public and Private Community Park Program and Funding Sources

The relationship between the public and private community parks and the source of funds to cover the costs of the Community Parks Program are explained as follows:

i. Community Park Program

In 1990 and 1991, RMA entered into a series of Park Development Agreements with the owners of all undeveloped land within the District that requires the owners of these lands to convey certain neighborhood and community park sites to RMA and to pay a per dwelling unit fee to RMA for the development of those park sites. In December 1990, under the theory that the District needed to create an enforcement mechanism to assure compliance of the parties to the Park Development Agreements, the District, also being a signatory to these agreements, adopted a Community Park Fee of a like amount to fund the development of a community park at the Stonehouse site.

The demand placed on the District for community park facilities will decrease over time pro-rata in direct relationship to the number of dwelling units that are annexed to RMA and pay RMA's community park development fee. As development of the community progresses, the District's contingent responsibility decreases pro-rata until all residential lands within the District are developed and annexed to RMA.

In the event that one or more of the parties to the private park program created by the agreements failed to meet their respective responsibilities, the District would collect fees from the then remaining undeveloped dwellings units thereby funding the construction of community park facilities on the Stonehouse site. The public community park facilities constructed through this process would fill the resulting void in the private community park facilities created by the failure of the private park program.

The proposed public community park budget is designed to yield a per dwelling unit fee equivalent to the current community park fee per dwelling unit (the "Contract Fee") then due under RMA's Park Development Agreements. Originally set at \$1,095 per dwelling unit in February 1991, these agreements included a provision that the Contract Fee would be adjusted annually pro-rata to the change in the Engineering News Record (ENR) Construction Cost Index for the San Francisco Region. Through February 1994, this Contract Fee had been adjusted to \$1,187.00 per residential dwelling unit.

Practically speaking, if, in the unlikely event that one or more of the parties default from their responsibilities under the agreements, the District would collect fees from the affected dwelling units, scale back the public community park budget accordingly and construct the needed community park facilities on the Stonehouse site. Over time, the District's "budget" for community park facilities will in effect dwindle in direct relationship to the ever declining number of yet to be developed residential dwelling units such that the resulting fee (reduced "budget" divided by the number of remaining undeveloped dwelling units) would continue to be equivalent to the amount of the per dwelling unit fee then due under the agreements.

ii. Private Funding Sources

1. RMA has agreed, on behalf of the owners of the 1,534 developed lots north of the Cosumnes River, that the Association, as of December 1990, would contribute One Million Five Hundred Thousand Dollars (\$1,500,000) towards the construction of private Community Park Facilities. (A complete listing of the properties covered by the RMA agreement is attached as Exhibit "B" to this Report.)

2. In addition, RMA has entered into a Park Development Agreement with the owners of 1142 of the 1220 undeveloped lots south of the Cosumnes River and a series of "sister" Park Development Agreements with the owners of all of the undeveloped residential land north of the Cosumnes River (estimated to be developed into 2,208 DU) pursuant to which the Landowners originally agreed to contribute \$1,095 per dwelling unit to the RMA administered private Community Parks Program. (A complete listing of the properties subject to these Park Development Agreements is attached as Exhibit "C" to this Report.) The District has agreed to grant a credit to these Landowners in the amount of each lot's contribution to the RMA Administered Private Community Parks Program.

iii. Public Funding Sources

1. Approximately 78 of the 1220 lots south of the Cosumnes River had already met their community park funding obligations (and therefore are not subject to the Park Development Agreement) prior to execution of the Park Development Agreements in 1990 by paying the District's Community Facilities Fee then in effect of which slightly over forty percent (40%) has been allocated to park funding.

D. Determination of Fee

The Public Community Park Fee is intended to fund the costs of the public community park facilities at the Stonehouse site. The Stonehouse Community Park is expected to cost \$4,056,500. The previously mentioned 78 lots south of the Cosumnes River that are not subject to the Park Development Agreements had paid approximately \$63,960 towards the cost of the Stonehouse Community Park facilities as of October 1990. Since that time, these funds have accrued approximately \$16,790 in interest from the District's account in the State of California's Local Agency Investment Fund. The remaining costs of the Stonehouse Community Park facilities, in the amount of \$3,976,500 will be funded through the Fee. A community park fee of \$1,187.00 per dwelling unit, when applied to the 3350 dwelling units, will yield sufficient revenues (\$3,976,500) to cover such remaining costs.

E. Summary of Funding for Public Community Park Program

1. Public Community Park Program Budget:

a. Stonehouse Community Park Facilities \$4,056,500

2. Funding Sources:

a. Public Sources of Funds Community Park Fee
(3350 DU x \$1,187.00) \$3,976,500

b. Park Component of Community
Facilities Fee for 78 Southside units
not subject to Park Development Agreement
(including interest earnings) \$ 80,750

Total Public Funds Available for Public Community
Parks Program \$4,057,250

V. Determination of Credits

At any time prior to payment of the Fee, the owner of an undeveloped lot subject to the Fee may choose to participate in a Park Development Agreement with RMA. Such participants shall receive a credit towards the Fee for any amounts paid to RMA pursuant to such a Park Development Agreement, provided that RMA agrees to utilize the revenue thereby collected to construct improvements substantially similar in type and purpose to those enumerated in Exhibit A.

VI. Collection of Fee

This fee will be collected at the time of issuance of a water/sewer service permit. This will be a one time per DU fee.

EXHIBIT A

PUBLIC COMMUNITY PARK PROGRAM BUDGET

May 4, 1994

STONEHOUSE COMMUNITY PARK

Fields & Lighting

A. Ball Fields	\$	185,000	
B. Soccer Fields		105,000	
C. Ball Field Lighting		<u>255,000</u>	
SubTotal	\$		545,000

Courts & Lighting

A. Tennis	\$	65,000	
B. Basketball		50,000	
C. Lighting		<u>50,000</u>	
SubTotal	\$		165,000

Bleachers & Benches	\$		50,000
Concession Building w/Restrooms (3,000 sf @ \$60/sf)			180,000
Playground & Picnic Areas			110,000
Trails & Walks			155,000
Landscape, Irrigation & Turf			210,000
Porta John Shelter			155,000
Pool & Cabana Facilities			980,000
Development Fee Administration Expense			10,000

Site Preparation & Improvements

A. Clear, Grubb & Grading	\$	105,000	
B. Streets		105,000	
C. Parking		135,000	
D. Lighting		60,000	
E. Utilities & Drainage		130,000	
F. Misc.		<u>25,000</u>	
Subtotal	\$		<u>560,000</u>

Subtotal \$ 3,120,000

Contingency (10%)			312,500
Architecural, Engineering, Inspection & Supervision (20%)			<u>624,000</u>

TOTAL COST FOR STONEHOUSE COMMUNITY PARK \$ 4,056,500

EXHIBIT B

PROPERTIES SUBJECT TO RMA AGREEMENT

Rancho Murieta Association's agreement to contribute One Million Five Hundred Thousand Dollars (\$1,500,000) towards construction of Community Park Facilities was made on behalf of the owners of the developed lots in the following existing subdivisions:

	Recording Information or <u>APN</u>
1. Rancho Murieta Unit No. 1	95BM18
2. Rancho Murieta Unit No. 1A	111BM23
3. Rancho Murieta Unit No. 2	121BM8
4. Rancho Murieta Unit No. 3	132BM14
5. Rancho Murieta Unit No. 3A	163BM1
6. Rancho Murieta Unit No. 3B	172BM17
7. Rancho Murieta Unit No. 4	142BM9

EXHIBIT C

PROPERTIES SUBJECT TO THE PARK DEVELOPMENT AGREEMENT

The following properties are subject to the park Development Agreement:

	Recording Information or APN
1. Rancho Murieta South Unit No. 1A ²	202 BM 10
2. Rancho Murieta South Unit No. 1A ³	202 BM 11
3. Rancho Murieta South Unit No. 2A	207 BM 1
4. Rancho Murieta South Unit No. 2B	207 BM 2
5. Rancho Murieta South Unit No. 3	209 BM 4
6. Rancho Murieta South Unit No. 4	209 BM 5
7. Rancho Murieta South Unit No. 5	216 BM 11
8. Rancho Murieta South - "Phase II"	128-0080-089 & 128-0080-090
9. Rancho Murieta South - "The Crest" (Parcel 3)	123 PM 26
10. Rancho Murieta South - "The Greens" (Parcel 4)	123 PM 26
11. Rancho Murieta South - "Lakeview" (Parcel 5)	123 PM 26
12. Rancho Murieta South - "Riverview" (Parcel 6)	123 PM 26
13. Rancho Murieta North Hotel Site (Parcel A)	98 PM 23
14. Rancho Murieta North Unit No. 6	213 BM 6
15. The Villas Townhouse Site (Parcel 1)	92 PM 22
16. Rancho Murieta North Unit No. 5	073-0190-071 & 073-0190-047
17. Calero Residential (Parcel A)	801102 O.R. 842
18. Rancho Murieta North - School Site (Lot A)	95 BM 18
19. Rancho Murieta North Remainder (Parcel 7)	123 PM 26
20. Murieta "Ruins" Parcel (Parcel 12)	123 PM 26
21. Future Driving Range Site (Parcel 10)	123 PM 26

²Of the 57 recorded lots in Rancho Murieta South Unit No. 1A, only 12 lots are subject to the Park Development Agreement. The 12 lots that are subject to the Parks Development Agreement are Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 49 & 50.

³Of the 40 lots contained in Rancho Murieta South Unit No. 1B only 7 lots are subject to the Park Development Agreement. The 7 lots that are subject to the Park Development Agreement are Lots 51, 53, 58, 75, 80, 81, & 82.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**GOVERNMENT CODE 66000 COMPLIANCE REPORT
FOR
WATER SUPPLY AUGMENTATION FEE**

MAY 5, 1994

This report sets forth the findings and background information required by Government Code 66000 for the 1994 update of the District's Water Supply Augmentation Fee. The amount of this Fee is \$2,866.00 per equivalent dwelling unit.

I. Purpose of Fee

The purpose of the Water Supply Augmentation Fee is to provide funds for the orderly and timely expansion of the District's water supply system to meet the future demands of the undeveloped lands within the District's existing boundaries.

II. Use of Fee

Funds generated by the Fee will be used to develop a Water Supply Augmentation Project which is currently anticipated to consist of a system of water wells, construction of transmission facilities, construction of irrigation facilities and the performance of various studies and other miscellaneous management and administrative functions. A complete breakdown of the projected water supply augmentation facilities and costs are shown in Exhibit "A".

III. Relationship Between Need for Facilities, Use of Fee and Type of Development

Virtually all development that occurs within the District requires a potable water supply as required by the California Health and Safety Code, as well as by local agencies responsible for such services as fire protection. The current water supply facilities of the District are adequate to serve existing development, but additional water supply facilities are required to serve future development within the District. Specifically, this fee applies on an equitable basis only to those future developments that require water service, and the funds generated from this fee will be used to develop water supply facilities that will be capable of meeting the water supply needs of said future development. This Fee is established to insure the adequacy and reliability of the District's water supply as development of undeveloped lands occurs.

IV. Relationship Between Dwelling Units and Equivalent Dwelling Units

The Sacramento County approved Rancho Murieta Planned Development Ordinance (PD Ordinance) authorizes not more than 5,189 residential dwelling units (DU) and approximately 839 equivalent dwelling units (EDU) of associated municipal, commercial and industrial land uses within the existing boundaries of the District.

In order to compare residential, commercial, and industrial properties for purposes of establishing an equitable fee structure, water consumption has been evaluated on an EDU basis. Using a standard rate of 750 gallons per day (GPD) per EDU (750 GPD/EDU), the equivalent dwelling unit counts for all residential, municipal, commercial and industrial land uses can be computed. The basis for the EDU determination is the District's Water Supply Study prepared by Giberson & Associates titled "Rancho Murieta Water Supply: Planning for Future Droughts (February 1990)."

Exhibit "B" contains the calculations that convert the various residential, municipal, commercial and industrial land uses to a total EDU count. The total of the proposed and existing residential, municipal, commercial and industrial land uses planned within the boundaries of the District is 5,273 EDU. Existing development within the District as of the date of creation of this fee (December 1990) generated a water demand estimated at 1,364 EDU. The properties subject to this Fee will generate a water demand estimated at 3,909 EDU.

V. Determination of Benefitted Properties

The District's Water Supply Study determined that the District's existing water supply system has the ability to provide adequate and reliable water service to approximately 3,206 EDU (estimated at 3,500 DU of various residential land uses and 451 EDU of municipal, commercial and industrial land uses). Since the District had an existing commitment to serve 1,364 EDU in December 1990, the District could then serve an additional 1,842 EDU before exceeding the existing capacity of the water supply system.

Under the terms of the District's 1986 Acquisition and Service Agreement (October 23, 1986), Rancho Murieta Properties, Inc. (RMPI), the then owner of nearly all of the undeveloped lands within the District, expressly acknowledged the potential need for additional capacity and agreed to pay for any needed additional water supply facilities. In 1990 and 1991, the 2nd Amendment to the Acquisition and Service Agreement was executed by all owners of remaining undeveloped land that was subject to the original Acquisition and Service Agreement. The 2nd Amendment established a contract fee to be paid by these landowners per EDU for water supply augmentation. Originally set at \$2,500/EDU, the 2nd Amendment included a provision that the contract fee would be adjusted annually pro-rata to the change in the U.S. Consumer Price Index (CPI). To date, the amount of the contract fee has been adjusted to \$2,866.00 per EDU. The

District recognizes that other future customers may benefit from the development of additional District water supplies to be funded by the lands subject to the Acquisition and Servers Agreement (ASA).

Accordingly, the District proposes to require all future customers to pay for their pro-rata share of the cost to improve the District's water supply system and, through enactment of the Water Supply Augmentation Fee, to impose a uniform fee upon all new development. For the purposes of the determination of the Fee, all undeveloped properties within the District subject to the 2nd Amendment of the Acquisition and Service Agreement will share the cost of improving the District's water supply system on an equitable basis. The following properties will be subject to the Fee.

1. All undeveloped lands subject to the 2nd Amendment of the Acquisition and Service Agreement.
2. The following lands which are not subject to the Acquisition and Service Agreement:
 - a. Rancho Murieta Airport
 - b. Murieta Airport Business Park
 - c. Murieta Equine Complex
 - d. Miscellaneous Park Sites Not Subject To The ASA.

VI. Determination of the Budget

There are three major water facilities that are currently anticipated to be required to augment the District's water supply system:

1. An on-site well system to be located in the southwest corner of the District.
2. An off-site well system to be located in the vicinity of Sloughouse - some five miles west of the District boundary.
3. A commercial area irrigation system to provide raw irrigation water to the landscaped portions of the commercial area. By eliminating these demands from the domestic system, additional domestic demands can be served in lieu of developing additional water supplies.

Also included within the projects to be funded by the Fee are the necessary studies and administrative costs to implement this program. A complete breakdown of the projected costs is shown in Exhibit "A".

VII. Determination of the Fee

This Fee is based on a Project composed of a combination of on-site and off-site well systems and a raw water irrigation system. These systems are anticipated to be required to assure that the District's water supply system is adequate and reliable at full build-out of the District.

Notwithstanding the annual CPI adjustment provision mentioned above, the 2nd Amendment to the Acquisition and Service Agreement also includes a provision that allows the contract amount to be adjusted to an amount necessary to augment the District's water supply system "which will provide an augmented water supply sufficient to serve" the anticipated future development. The project budget determined above was prepared to review the reliability of the CPI adjusted contract budget contained in the 2nd Amendment to the ASA and was based on current cost estimates of the water supply augmentation project contemplated in the 2nd Amendment to the ASA.

While the project budget determined above is slightly higher than the CPI adjusted contract budget contained in the 2nd Amendment to the ASA, within a reasonable margin of error, there is no significant difference between the contract budget and the project budget determined above. Accordingly, there is no justification at this time to adopt a fee amount that is in excess of the contract amount established by the CPI adjusted contract fee amount.

The proposed Water Supply Augmentation Fee is determined as follows:

o	Total Benefitted Properties	3,909 EDU
o	Total Budget	\$11,345,000
o	Water Supply Augmentation Fee (Not to exceed the \$2,866.00/EDU contract fee set forth in the 2nd Amendment to the Acquisition and Service Agreement).	\$ 2,866.00/EDU

VIII. Revision of Costs, Refunds, Agreements

As stated above, certain property owners have previously entered into the 2nd Amendment to the ASA which independently imposed the proposed fee and provided for a refund mechanism in the event that the Water Supply Project is less costly than presently contemplated. Any of the land owners subject to this Fee may similarly enter into such an Amendment providing for a refund mechanism.

IX. Collection of Fee

This Fee will be collected at the time of issuance of the Water and Sewer Service Permit. This will be a one time per EDU Fee.

EXHIBIT A

RANCHO MURIETA COMMUNITY SERVICES DISTRICT
GOVERNMENT CODE 66000
WATER SUPPLY AUGMENTATION
BUDGET & FEE DETERMINATION
May 4, 1994

The estimated cost of development of the proposed Water Supply Augmentation Project:

1. On-site Well System	
a. Wells	\$ 1,060,000
b. Right of Way	320,000
c. Transmission Mains	1,340,000
d. Contingency (20%)	536,000
e. Engineering, Inspection, Supervision & Administration (25%)	814,000
<i>Subtotal:</i>	<u>\$ 4,070,000</u>
2. Off-site Well System	
a. Wells	\$ 196,000
b. Right of Way	505,000
c. Transmission Mains	3,505,000
d. Contingency (20%)	845,000
e. Engineering, Inspection, Supervision & Administration (25%)	1,259,000
<i>Subtotal:</i>	<u>\$ 6,310,000</u>
3. Commercial Irrigation	
a. Pipe	\$ 216,000
b. Pump Station	155,000
c. Modifications	10,000
d. Contingency (20%)	82,000
e. Engineering, Inspection, Supervision & Administration (25%)	102,000
<i>Subtotal:</i>	<u>\$ 565,000</u>
4. Miscellaneous Studies & Administration	
a. Engineering Feasability Studies	\$ 55,000
b. Ground Water Exploration	75,000
c. Ground Water Testing	125,000
d. Environmental Studies	20,000
e. Legal Fees	55,000
f. Staff Time	35,000
g. Miscellaneous	35,000
<i>Subtotal:</i>	<u>\$ 400,000</u>
TOTAL BUDGET:	<u>\$ 11,345,000</u>

EXHIBIT A

RANCHO MURIETA COMMUNITY SERVICES DISTRICT
GOVERNMENT CODE 66000
WATER SUPPLY AUGMENTATION
BUDGET & FEE DETERMINATION
May 4, 1994

5. Fee Calculation:

a.	Budget Total:	\$ 11,345,000
b.	Benefiting EDU's	3,909
c.	Fee/EDU	\$ 2,902

6. Comparison of Calculated Fee to CPI Adjustment of Contract Amount Per 2nd Amendment of Acquisition and Services Agreement (ASA):

a.	Original Contract Amount:	\$ 2,500.00/EDU (1990)
b.	Updated Contract Amount Per CPI:	\$ 2,866.00/EDU (1994)

7. Fee Determination:

The fee as calculated above from the 1993 Cost Estimate is higher than the CPI adjusted contract amount from the 2nd Amendment of the ASA (\$2,902 vs \$2,866). While the project budget determined above is slightly higher than the CPI adjusted contract budget contained in the 2nd Amendment to the ASA, within a reasonable margin of error, there is no significant difference between the contract budget and the project budget determined above. Accordingly, there is no justification at this time to adopt a fee amount that is in excess of the contract amount established by the CPI adjusted contract fee amount.

Therefore the fee is determined to be: \$ 2,866/EDU

EXHIBIT 'B'
(REVISED)

RANCHO MURIETA COMMUNITY SERVICES DISTRICT
GOVERNMENT CODE 66000
CALCULATIONS FOR EQUIVALENT DWELLING UNITS
WATER SUPPLY AUGMENTATION FEE

GCH20REV
84002.1
12/12/90
REV. 12/18/90

TYPE OF USE	FACILITY COUNTS	EDU RATIO	TOTAL EDU	EXISTING EDU (4)
1. RESIDENTIAL				
ESTATE LOTS-NORTH (F):	2125 DU	1.00	2,125	0
ESTATE LOTS-NORTH (E):	494 DU	1.00	494	494
ESTATE LOTS > 12,000 S.F.-SOUTH (F):	203 DU	1.00	203	0
ESTATE LOTS < 12,000 S.F.-SOUTH (F):	1037 DU	0.90	933	0
HALF PLEX LOTS-SOUTH (F):	60 DU	0.50	30	0
COTTAGE LOTS (E):	197 DU	0.70	138	138
CIRCLE LOTS (E):	457 DU	0.70	320	320
TOWNHOUSE LOTS (E):	389 DU	0.50	195	195
MOBILE HOME LOTS (E):	189 DU	0.30	57	57
R.M. LOOGE	38 DU	0.50	19	19
	SUBTOTAL		4,513	1,223
2. COMMERCIAL/INDUSTRIAL				
HOTEL:	200 ROOMS	0.5000	100	0
AIRPORT:	87,000 S.F.	0.0001	9	3
FIRE DEPT:	5,000 S.F.	0.0005	3	3
RMPI FACILITY:	7,000 S.F.	0.0001	1	1
R.M. VILLAGE (CLUBHOUSE):	5,000 S.F.	0.0005	3	3
R.M. VILLAGE (IRRIGATION):	3 ACRES	3.5000	11	11
AUXILIARY GOLF COURSE:	1 ACRE	3.5000	4	4
RMA FACILITIES:	2,500 S.F.	0.0001	0	0
PLAZA IRRIGATION (EST.):	2 ACRES	3.5000	7	7
EQUINE CENTER	120,000 S.F.	0.0002	24	24
COUNTRY STORE	4,000 S.F.	0.0002	1	1
R.M.T.C.	55,500 S.F.	0.0006	33	33
LONE PINE PONDS	1 ACRE	3.5000	4	4
LIGHT INDUSTRY:	550,000 S.F.	0.0001	55	13
RETAIL SHOPPING:	495,000 S.F.	0.0002	99	14
OFFICES:	440,000 S.F.	0.0001	44	0
CLUBHOUSE FACILITIES (E)	40,000 S.F.	0.0005	20	20
	SUBTOTAL		415	141
3. PARKS				
80 ACRES (EST.)	80 ACRES	3.5000	280	0
4. SCHOOLS				
SCHOOLS W/O SHOWERS (EST.):	1,200 STUDEN	0.0200	24	0
SCHOOLS W/ SHOWERS (EST.):	2,000 STUDEN	0.0200	40	0
TOTALS			5,273	1,364
			LESS EXISTING EDU	(1,364)
NOTES:			TOTAL NEW EDU	3,909

1. CALCULATION FOR THE TOTAL EDU COUNTS IS AS FOLLOWS:
EDU = (FACILITY COUNT) * (EDU RATIO)
2. ALL BUILDING AREAS REPRESENT GROSS FLOOR AREA.
3. ALL ACREAGES REPRESENT GROSS PARCEL AREAS.
4. EXISTING EDU ARE NOT SUBJECT TO THE FEE.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT
 WATER SUPPLY AUGMENTATION FEE EDU RATIO CALCULATION

DECEMBER 12, 1990

PAGE 1 OF 1

NO.	LAND USE TYPE	UNIT	WATER USE (GPD)	CONSUMPTION PER EDU	EDU RATIO (1)	PROPOSED EDU RATIO
A. RESIDENTIAL LAND USES =====						
1.	ESTATE LOT > 12,000 SQ. FT.	DWELLING UNIT	750	750	1.00	1.0
2.	ESTATE LOT < 12,000 SQ. FT.	DWELLING UNIT	650	750	0.87	0.9
3.	COTTAGE LOT	DWELLING UNIT	500	750	0.67	0.7
4.	CIRCLE LOT	DWELLING UNIT	550	750	0.73	0.7
5.	HALF PLEX LOT	DWELLING UNIT	400	750	0.53	0.5
6.	TOWNHOSE LOT	DWELLING UNIT	350	750	0.47	0.5
7.	MURIETA VILLAGE LOT	DWELLING UNIT	200	750	0.27	0.3
8.	COUNTRY CLUB LODGE LOT	DWELLING UNIT	400	750	0.53	0.5
B. NON-RESIDENTIAL LAND USES =====						
1.	BUSINESS & PROFESSIONAL OFFICE BUILDINGS	1,000 SQ. FT.	80	750	0.11	0.1
2.	RETAIL & COMMERCIAL BUILDINGS	1,000 SQ. FT.	180	750	0.24	0.2
3.	CLUBHOUSE BUILDINGS	1,000 SQ. FT.	400	750	0.53	0.5
4.	COMMUNITY BUILDINGS	1,000 SQ. FT.	400	750	0.53	0.5
5.	RESTAURANTS, BARS & COCKTAIL LOUNGES	1,000 SQ. FT.	1,500	750	2.00	2.0
6.	SCHOOL BUILDINGS	100 STUDENTS	1,500	750	2.00	2.0
7.	TRAINING FACILITY BUILDINGS	100 STUDENTS	500	750	0.67	0.6
8.	LIGHT INDUSTRIAL BUILDINGS	1,000 SQ. FT.	40	750	0.05	0.1
9.	EQUESTRAIN CENTER BUILDINGS	1,000 SQ. FT.	175	750	0.23	0.2
10.	AIRPORT BUILDINGS	1,000 SQ. FT.	30	750	0.04	0.1
11.	MOTEL/HOTEL FACILITIES	ROOM	245	750	0.33	0.3
12.	IRRIGATED LANDS & MISCELLANEOUS PROPERTY USES	ACRE	2,600	750	3.47	3.5

FOOTNOTES:

- =====
- EDU RATIO = WATER USE IN GPD PER UNIT / (750 GPD/EDU)
 - AN EDU IS DEFINED AS A SINGLE FAMILY HOME LOCATED ON AN ESTATE LOT GREATER THAN 12,000 SQ. FT. WITH AN AVERAGE WATER CONSUMPTION RATE OF 750 GPD.
 - ALL BUILDING AREAS REPRESENT GROSS FLOOR AREA.
 - ALL ACREAGES REPRESENT GROSS PARCEL AREA.

GIBERSON & ASSOCIATES
 FILE: WATEREDU.WQ1

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

GOVERNMENT CODE 66000 COMPLIANCE REPORT

FOR

CAPITAL IMPROVEMENT FEE

MAY 1, 1994

This report sets forth the findings and background information required by Government Code 66000 for updating of the Districts' Capital Improvement Fee. The current amount of this Fee is \$1,180 per equivalent dwelling unit of new development.

The District has independently adopted a Community Park Fee to fund the acquisition and/or construction of community park facilities and a Water Supply Augmentation Fee to fund the expansion of the District's water supply. The funds generated by this Capital Improvement Fee are not intended to be used for and shall not be used to fund water storage projects or park development.

I. PURPOSE OF FEE

The purpose of the Capital Improvement Fee (the "Fee") is to provide funds for the orderly and timely expansion of the District facilities to meet future demand and to maintain and/or improve the District's existing level of service.

II. USE OF FEE

Funds generated by the Fee will be used to acquire and/or construct various capital facilities, plant and equipment for the provision of water, wastewater, drainage, security and administrative services. A complete breakdown of the projected capital facilities and costs is shown in Exhibit "A".

The capital facilities shown in Exhibit "A" have been divided into two categories. Category I facilities include those capital facilities that are required to serve future users resulting from new development within the District. Category II facilities include those facilities that are required to serve both existing and future users within the District.

III. RELATIONSHIP BETWEEN USE OF FEE AND TYPE OF DEVELOPMENT

Virtually all development that occurs within the District requires the use of District facilities, plant and equipment for public services. This Fee is established to insure the adequacy and reliability of such facilities, plant and equipment as development of undeveloped land occurs.

IV. RELATIONSHIP BETWEEN DWELLING UNITS AND EQUIVALENT DWELLING UNITS

In order to compare residential, commercial, and industrial properties for purposes of establishing an equitable capital improvement fee structure, properties within the District have been assigned the following EDU ratios in accordance with the EDU ratio calculation shown in Exhibit "B":

A. RESIDENTIAL

<u>Type of Property</u>	<u>EDU Ratio</u>
1. Estate, Cottage, Circle (70' or 90'), or Halfplex Lot	1.0 EDU/lot
2. Townhouse, Murieta Village or Country Club Lodge Lot	0.5 EDU/lot

B. COMMERCIAL/INDUSTRIAL/MUNICIPAL

<u>Type of Property</u>	<u>EDU Ratio</u>
1. Business and Professional Offices	0.3 EDU/1,000 sq. ft.
2. Retail, Commercial, Clubhouse, Community Buildings, Restaurants, Bars, Cocktail Lounges, Schools & Training Facilities	0.6 EDU/1,000 sq. ft.

<u>Type of Property</u>	<u>EDU Ratio</u>
3. Light Industrial, Equestrian Center & Airport Buildings	0.2 EDU/1,000 sq. ft..
4. Motel/Hotel Facility Buildings	0.4 EDU/room
5. Irrigated Lands, or Other Miscellaneous Property Uses	1.6 EDU/acre

Non-residential 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 Connection	0.40 EDU/connection
6" Diameter FDC Connection	0.50 EDU/connection
8" Diameter FDC Connection	0.60 EDU/connection

These ratios reflect the relative demand placed upon the District for community facilities to be funded by this Fee as a function of land use.

The Rancho Murieta Planned Development Ordinance (PD Ordinance), approved Sacramento County, authorizes not more than 5,189 residential dwelling units (DU) and approximately 1,018 equivalent dwelling units (EDU) of associated municipal, commercial and industrial land uses within the existing boundaries of the District. Exhibit "C" includes a breakdown of the total and existing EDU's within the District

V. DETERMINATION OF BENEFITTED PROPERTIES

All undeveloped properties within the District will share the cost of providing Category I facilities based on the EDU ratios set forth above. All properties within the District, whether developed or undeveloped, will share the cost of providing Category II facilities based on the EDU ratios set forth above.

VI. DETERMINATION OF THE BUDGET

There are several types of capital facilities that will be required by the District in the future to maintain the existing level of service as build-out of the District occurs. These facilities can be generally grouped into the following types:

A. WATER/WASTEWATER FACILITIES

These facilities include electrical control replacements, sewer main cleaning equipment, air compressors, water meter retrofit, telemetry and central control facilities, material and equipment warehouses, drainage ditch maintenance equipment, bulk storage bunkers, utility and service vehicles, reservoir protection system, drainage and channel improvements, facility triangulation control system, hydro-electric generation facilities and appurtenances, reservoir road grading, air injection system, storm water monitoring and testing equipment, algae induction system, risk management protection system.

B. SECURITY FACILITIES

These facilities include a security center in the District administrative complex, security vehicles, north gate improvements, gate computer network, gate video operation link, equipment identification system, radio equipment and appurtenances.

C. ADMINISTRATIVE & COMMUNITY FACILITIES

These facilities include a District administrative center, accounting computer and software, record storage/retrieval system, board meeting recording equipment and appurtenances.

Also included within the projects to be funded by the Fee are the necessary architectural and engineering studies and designs and administrative costs to implement these projects. A complete breakdown of the projected costs is shown in Exhibit "A".

VII. DETERMINATION OF THE FEE

This Fee is based on the projected cost of the capital facilities included in Exhibit "A". These capital facilities are anticipated to be required to assure that the District maintains its existing level of service at full build-out of the District.

The proposed Capital Improvement Fee is determined as shown below and in Exhibit "A". The amount of this Fee is \$1,180 per EDU.

CATEGORY I FACILITIES

Total Budget	\$ 1,395,000
Total Benefitted Properties	4,356 EDU
Category I Component of Fee	\$ 320/EDU

CATEGORY II FACILITIES

Total Budget	\$ 5,073,832
Total Benefitted Properties	5,899 EDU
Category II Component of Fee	\$ 860/EDU
Category I Component of Fee	\$ 320/EDU
Category II Component of Fee	<u>860/EDU</u>
Total Community Facilities Fee	\$ 1,180/EDU

VIII. ALLOCATION OF CAPITAL COSTS BETWEEN EXISTING AND NEW DEVELOPMENT

A. CATEGORY I IMPROVEMENTS

The facilities that make up Category I of Exhibit "A" are capital improvements that would not be required but for the additional service requirements imposed upon the District by new users. These improvements include both new facilities and facilities required to replace deteriorated portions of existing plant and equipment that have sat idle since their original construction, where such idle capacity was reserved to serve future users.

B. CATEGORY II IMPROVEMENTS

The facilities that make up Category II of Exhibit "A" are capital improvements that will serve both existing and future users.

C. EXISTING USER CONTRIBUTION

As of March 1, 1994, the District had 1,593 users that generate an equivalent demand for capital improvements of 1,543 EDU. These users have paid a total of \$1,830,276 in capital and community facilities fees. The average fee paid by the existing users is \$1,186/EDU.

As of that same date, the District had expended \$932,861 of these funds on various capital facilities. The fund had received interest earnings in the amount of \$437,527. The balance of the fund as of March 1, 1994 was \$1,334,942.

D. ALLOCATION OF CATEGORY II FACILITY COSTS BETWEEN EXISTING AND FUTURE USERS

The per user share of Category II costs allocated among both existing and future users on a pro-rata basis is \$860 per EDU:

Total Category II Costs	\$5,073,832
Total EDUs at Build out	5,899
Cost Allocation per EDU = \$ 860	

The existing users collective share of total Category II costs equals \$1,326,980:

Existing User Count	=	1,543 EDU
(As of March 1, 1994)		
x Cost Allocation per EDU	\$	860
Existing Users		
Collective Share	=	\$1,326,980

As noted in Section VIII-C, the District currently has available for use in financing the Category II facilities, \$1,334,942 in capital facilities funds attributable to fees collected from existing users. This remaining balance is sufficient to cover the existing users collective share of the costs of the Category II facilities (\$1,326,980).

IX. TOTAL EQUIVALENT DWELLING UNITS

The total number of equivalent dwelling units at ultimate buildout may be reduced due to development constraints or other unforeseen circumstances. In this event, the amount of dollars collected may be less than projected and not all projects will be able to be funded. Therefore, the District has prioritized the projects in the capital improvement program to insure the completion of projects in the order of importance to the community.

While the ultimate number of EDU's within the District cannot be calculated with absolute certainty at this time, it has been determined that the methodology utilized in the development of this Fee yields a reasonable estimate of the total number of EDUs that will be built within the District. Correspondingly, the amount of this Fee is deemed to be, within a reasonable margin of error, a reasonable estimate of the amount that this Fee would be if the ultimate number of EDUs within the District was known with certainty at this time.

X. COLLECTION OF FEE

This Fee will be collected at the time of issuance of the Water and Sewer Service Permit. This will be a one time per EDU Fee.

EXHIBIT "B"
 RANCHO MURIETA COMMUNITY SERVICES DISTRICT
 CAPITAL IMPROVEMENT FEE EDU RATIO CALCULATION

NOVEMBER 14, 1990

PAGE 1 OF 2

NO.	LAND USE TYPE	UNIT	PEOPLE PER UNIT	OCCUPANCY (HRS/WEEK)	PERCENT OCCUPIED (1)	OCCUPANCY RATIO (2)	EDU RATIO (3)	PROPOSED EDU RATIO	REMARKS
A. RESIDENTIAL LAND USES									
1.	ESTATE LOT	DWELLING UNIT	2.75	123	73%	0.73	1.00	1.0	OCCUP. = (168 - (5x9))
2.	COTTAGE LOT	DWELLING UNIT	2.60	123	73%	0.69	0.95	1.0	OCCUP. = (168 - (5x9))
3.	CIRCLE LOT	DWELLING UNIT	2.60	123	73%	0.69	0.95	1.0	OCCUP. = (168 - (5x9))
4.	HALF PLEX LOT	DWELLING UNIT	2.60	123	73%	0.69	0.95	1.0	OCCUP. = (168 - (5x9))
5.	TOWNHOSE LOT	DWELLING UNIT	1.50	123	73%	0.40	0.55	0.5	OCCUP. = (168 - (5x9))
6.	MURIETA VILLAGE LOT	DWELLING UNIT	1.50	123	73%	0.40	0.55	0.5	OCCUP. = (168 - (5x9))
7.	COUNTRY CLUB LODGE LOT	DWELLING UNIT	1.75	105	63%	0.40	0.54	0.5	OCCUP. = (7x15)
B. NON-RESIDENTIAL LAND USES									
1.	BUSINESS & PROFESSIONAL OFFICE BUILDINGS	1,000 SQ. FT.	3.00	40	24%	0.26	0.35	0.3	OCCUP. = (5x8)
2.	RETAIL & COMMERCIAL BUILDINGS	1,000 SQ. FT.	4.00	54	32%	0.47	0.64	0.6	OCCUP. = (6x9)
3.	CLUBHOUSE BUILDINGS	1,000 SQ. FT.	5.00	42	25%	0.45	0.62	0.6	OCCUP. = (7x6)
4.	COMMUNITY BUILDINGS	1,000 SQ. FT.	5.00	42	25%	0.45	0.62	0.6	OCCUP. = (7x6)
5.	RESTAURANTS, BARS & COCKTAIL LOUNGES	1,000 SQ. FT.	5.00	42	25%	0.45	0.62	0.6	OCCUP. = (7x6)
6.	SCHOOL BUILDINGS	1,000 SQ. FT.	5.00	40	24%	0.43	0.59	0.6	OCCUP. = (5x8)
7.	TRAINING FACILITY BUILDINGS	1,000 SQ. FT.	2.00	100	60%	0.43	0.59	0.6	OCCUP. = ((5x24)-(5x4))
8.	LIGHT INDUSTRIAL BUILDINGS	1,000 SQ. FT.	2.00	40	24%	0.17	0.24	0.2	OCCUP. = (5x8)
9.	EQUESTRAIN CENTER BUILDINGS	1,000 SQ. FT.	1.00	84	50%	0.18	0.25	0.2	OCCUP. = (7x12)
10.	PORT BUILDINGS	1,000 SQ. FT.	1.50	40	24%	0.13	0.18	0.2	OCCUP. = (5x8)
11.	TEL/HOTEL FACILITIES	GUEST ROOM	1.50	84	50%	0.27	0.37	0.4	OCCUP. = (8x5)
12.	IRRIGATED LANDS & MISCELLANEOUS PROPERTY USES	ACRE	N/A	N/A	N/A	N/A	N/A	1.6	SEE FOOTNOTE (4)

EXHIBIT "B"
RANCHO MURIETA COMMUNITY SERVICES DISTRICT
CAPITAL IMPROVEMENT FEE EDU RATIO CALCULATION

NOVEMBER 14, 1990

PAGE 2 OF 2

FOOTNOTE:

1. PERCENT OCCUPANCY = (OCCUPANCY HOURS PER WEEK / 168 HOURS PER WEEK) * 100
2. OCCUPANCY RATIO = (PEOPLE PER UNIT / 2.75 PEOPLE PER EDU) * PERCENT OCCUPANCY
3. EDU RATIO = (OCCUPANCY RATIO FOR A PARTICULAR LAND USE TYPE / OCCUPANCY RATIO FOR ESTATE LOT)
THIS FORMULA INDEXES THE OCCUPANCY RATIO FOR EACH LAND USE TYPE TO AN
EDU RATIO OF 1.00 FOR A SINGLE FAMILY HOME ON AN ESTATE LOT.
4. EDU RATIO IS EQUAL TO 10% OF THE AVERAGE OF THE EDU RATIOS FOR OFFICE,
RETAIL & COMMERCIAL, AND LIGHT INDUSTRIAL BUILDINGS:

OFFICE BUILDINGS	0.3 PER 1,000 SQ. FT.
COMMERCIAL/RETAIL BUILDINGS	0.6 PER 1,000 SQ. FT.
LIGHT INDUSTRIAL BUILDINGS	0.2 PER 1,000 SQ. FT.
TOTAL =	1.1 PER 1,000 SQ. FT.
AVERAGE EDU RATIO =	0.3667 PER 1,000 SQ. FT.
X 10% =	0.0367 PER 1,000 SQ. FT.
=	1.5972 PER ACRE
USE	1.60 PER ACRE

5. AN EDU IS DEFINED AS A SINGLE FAMILY HOME WITH 2.75 RESIDENTS LOCATED ON AN ESTATE LOT.
6. ALL BUILDING AREAS REPRESENT GROSS FLOOR AREA.
7. ALL ACREAGES REPRESENT GROSS PARCEL AREA.

GIBERSON & ASSOCIATES
CAPEDUZ.WQ1

EXHIBIT "C"
 RANCHO MURIETA COMMUNITY SERVICES DISTRICT
 GOVERNMENT CODE 66000
 CALCULATIONS FOR EQUIVALENT DWELLING UNITS

94cmlnc.wb1
 84002.1
 As of 3/1/94

TYPE OF USE	FACILITY COUNTS	EDU RATIO	TOTAL EDU	EXISTING EDU
1. RESIDENTIAL				
ESTATE LOTS-NORTH (F):	2125 DU	1.00	2,125	29
ESTATE LOTS-NORTH (E):	494 DU	1.00	494	417
ESTATE LOTS-SOUTH (F):	1300 DU	1.00	1,300	179
COTTAGE LOTS (E):	197 DU	1.00	197	167
CIRCLE LOTS (E):	457 DU	1.00	457	356
TOWNHOUSE LOTS (E):	389 DU	0.50	195	98
MOBILE HOME LOTS (E):	189 DU	0.50	94	92
R.M. LODGE	38 DU	0.50	19	19
SUBTOTAL	5,189		4,881	1,357
2. COMMERCIAL/INDUSTRIAL				
HOTEL:	200 ROOMS	0.4000	80	0
AIRPORT:	87,000 S.F.	0.0002	17	5
FIRE DEPT:	5,000 S.F.	0.0006	3	3
RMA HEADQUARTERS:	7,000 S.F.	0.0003	2	2
R.M. VILLAGE (CLUBHOUSE):	5,000 S.F.	0.0006	3	3
R.M. VILLAGE (IRRIGATION):	3 ACRES	1.6000	5	5
AUXILIARY GOLF COURSE:	1 ACRE	1.6000	2	2
OFFICES @ FIRE STATION:	2,500 S.F.	0.0003	1	1
PLAZA IRRIGATION (EST.):	2 ACRES	1.6000	3	3
EQUESTRIAN CENTER BUILDINGS:	120,000 S.F.	0.0002	24	24
COUNTRY STORE :	4,000 S.F.	0.0006	2	2
TRAINING FACILITY BUILDINGS:	55,500 S.F.	0.0006	33	33
LONE PINE PONDS:	1/2 ACRE	1.6000	1	2
LIGHT INDUSTRIAL BUILDINGS:	550,000 S.F.	0.0002	110	27
RETAIL SHOPPING:	495,000 S.F.	0.0006	297	42
OFFICES IN COMMERCIAL AREA:	440,000 S.F.	0.0003	132	0
CLUBHOUSE FACILITIES (E):	40,000 S.F.	0.0006	24	24
MISC PROP. USES (IRRIGATION):	1/2 ACRES	1.6000	1	2
SUBTOTAL			740	180
3. PARKS				
80 ACRES (EST.)	80 ACRES	1.6000	128	6
4. SCHOOLS				
SCHOOLS W/O SHOWERS (EST.):	150,000 S.F.	0.0006	90	0
SCHOOLS W/ SHOWERS (EST.):	100,000 S.F.	0.0006	60	0
TOTALS			5,899	1,543
LESS EXISTING EDU			(1,543)	
TOTAL NEW EDU			4,356	

NOTES:

1. CALCULATION FOR THE TOTAL EDU COUNTS IS AS FOLLOWS:

$$\text{EDU} = (\text{FACILITY COUNT}) * (\text{EDU RATIO})$$

		PRIORITY	BUDGETED	STATUS	ACTUAL	ADJUSTED	PROJECTED	PROPOSED	CURRENT
		NOTE 3	AMOUNT		AMOUNT	BUDGET	DU OR	COST/	COST/
					SPENT		EDU	DU	DU
1. CATEGORY 1 FACILITIES									
1	SECURITY PATROL VEHICLES (2 TOTAL)	1	NOTE 1	OPEN		\$40,000			\$9
2	DISTRICT RADIO TRANSMITTER STATION	1		OPEN		15,000			3
3	3/4 TON SERVICE PICKUP (2 TOTAL)	1	NOTE 2	OPEN	22,404	40,000			9
4	HYDOPNEUMATIC STATION AIR COMPRESSOR	1		OPEN		15,000			3
5	GRANLESS RAW WATER PUMP STATION ELECTRICAL	2		OPEN		60,000			14
6	UTILITY TRUCK (2 TOTAL)	1		OPEN		30,000			7
7	ACCOUNTING COMPUTER SERVER & SOFTWARE	1		OPEN		20,000			5
8	FACILITIES TRIANGULATION CONTROL SYSTEM	3		OPEN		51,000			12
9A	TELEMETRY & CENTRAL CONTROL BUILDING	1		OPEN		438,000			101
9B	TELEMETRY & CENTRAL CONTROL SYSTEM	4		OPEN		500,000			115
10	RECORD STORAGE/RETRIEVAL SYSTEM	1		OPEN		35,000			6
11	SECURITY GATES COMPUTER NETWORK	1		OPEN		15,000			3
12	SECURITY GATES VIDEO OPERATION LINK	1		OPEN		76,000			13
13	AUTOMATIC EQUIPMENT IDENTIFICATION SYSTEM	1		OPEN		60,000			14
	SUBTOTAL				\$22,404	\$1,395,000	4,356	\$320	\$160

2. CATEGORY 2 FACILITIES									
1	LAKE CHESBRO PROTECTION SYSTEM	0		COMPLETED	\$21,112	\$21,112			\$4
2	WASTEWATER RESERVOIR ROAD GRADING	1		OPEN		35,000			6
3	LAGUNA JOAQUIN DRAINAGE CHANNEL LINING	4		OPEN		850,000			144
4	STONEHOUSE WASTEWATER PLANT CLOSEOUT	2		OPEN		60,000			10
5	COMMERCIAL AREA DRAINAGE SLIDE GATE AUTOMATION	1		OPEN		50,000			8
6	HYDOELECTRIC GENERATION FACILITY	1		OPEN		335,000			61
7	DISTRICT HEADQUARTERS	3		OPEN		2,130,000			361
8	NORTH GATE SECURITY IMPROVEMENTS	1		OPEN		485,000			82
9	WATER METER RETROFITS	1		OPEN	143,500	145,000			25
10	SEWER/DRAINAGE HYDRO CLEANING TRUCK	2		OPEN		150,000			25
11	DAM MAINTENANCE ROAD GRADING	1		OPEN		75,000			13
12	MATERIAL & EQUIPMENT WAREHOUSE	3		OPEN		250,000			42
13	WATER TREATMENT ACCESS ROAD GRADING	0		COMPLETED	21,782	21,782			4
14	SEWER LINE RODDING EQUIPMENT	2		OPEN		40,000			7
15	CHESBRO AIR INJECTION SYSTEM	1		OPEN		60,000			10
16	DITCH MAINTENANCE TRACTOR/MOWER	1		OPEN		75,000			13
17	MATERIAL BULK STORAGE BUNKERS	1		OPEN		25,000			4
18	1.5 TON TILT BED DUMP TRUCK	0		COMPLETED	22,938	22,938			4
19	STORM WATER MONITORING AND TESTING EQUIPMENT	1		OPEN		50,000			8
20	LAKE ALGAE INDUCTION SYSTEM	1		OPEN		35,000			6
21	DRAINAGE DITCH CLEANING FROM HAY BARN TO RIVER	1		OPEN		80,000			14
22	RISK MANAGEMENT PROTECTION PROGRAM	1		OPEN		28,000			5
23	BOARD MEETING SOUND AND RECORDING EQUIPMENT	1		OPEN		5,000			1
24	CAPITAL IMPROVEMENT FEE SOFTWARE	1		OPEN		20,000			3
	SUBTOTAL				\$209,332	\$5,073,832	5,899	\$860	\$1,018
	GRAND TOTAL				\$231,736	\$6,468,832		\$1,180	\$1,178

NOTE 1 - BOTH SECURITY VEHICLES HAVE BEEN ORDERED ONE HAS BEEN RECEIVED BUT THE OTHER ONE WILL PROBABLY NOT BE RECEIVED UNTIL LATER THIS MONTH.

NOTE 2 - ONE WATER/SEWER SERVICE VEHICLE HAS BEEN PURCHASED.

PRIORITY - 0 = COMPLETED, 1 = 0-5 YEARS, 2 = 5-10 YEARS, 3 = 10-15 YEARS, 4 = 15-20 YEARS, 5 = 25-30 YEARS

PANCHO MURIETA COMMUNITY SERVICES DISTRICT

04/08/94

INCLUDES THESE RESERVE CATEGORIES:

- WATER CAPITAL IMPROVEMENT CONNECTION FEES
- SEWER CAPITAL IMPROVEMENT CONNECTION FEES
- PRE 1/89 CAPITAL IMPROVEMENT FEES
- POST 1/89 CAPITAL IMPROVEMENT FEES

BALANCE, JULY 1, 1985 213,528

TRANSFERS IN:

- COLLECTED DURING YEAR 230,574
- INTEREST EARNED 28,174
- USE OF FUNDS (7,934)

BALANCE, JUNE 30, 1986 464,342

TRANSFERS IN:

- COLLECTED DURING YEAR 290,326
- INTEREST EARNED 46,680
- USE OF FUNDS 0

BALANCE, JUNE 30, 1987 801,348

TRANSFERS IN:

- COLLECTED DURING YEAR 258,070
- INTEREST EARNED 58,583
- USE OF FUNDS 0

BALANCE, JUNE 30, 1988 1,118,001

TRANSFERS IN:

- COLLECTED DURING YEAR 197,900
- INTEREST EARNED 83,254
- USE OF FUNDS (165,164)

BALANCE, JUNE 30, 1989 1,233,991

TRANSFERS IN:

- COLLECTED DURING YEAR 285,581
- INTEREST EARNED 81,064
- USE OF FUNDS (196,243)

BALANCE, JUNE 30, 1990 1,404,393

TRANSFERS IN:

- COLLECTED DURING YEAR 197,650
- INTEREST EARNED 53,921
- USE OF FUNDS (286,538)

BALANCE, JUNE 30, 1991 1,369,426

TRANSFERS IN:

- COLLECTED DURING YEAR 103,840
- INTEREST EARNED 27,781
- USE OF FUNDS (114,994)

BALANCE, JUNE 30, 1992 1,386,053

TRANSFERS IN:

- COLLECTED DURING YEAR 34,928
- INTEREST EARNED 30,163
- RECLASS UNSPENT EID FUNDS (124,057)
- USE OF FUNDS (22,435)

BALANCE, JUNE 30, 1993 1,304,652

TRANSFERS IN:

- COLLECTED THRU FEB 28 17,879
- INTEREST EARNED 27,907
- USE OF FUNDS (15,496)

BALANCE, FEB 28, 1994 1,334,942

-----SUMMARY-----

TOTAL COLLECTIONS	1,830,276
TOTAL INTEREST EARNED	437,527
TOTAL RECLASS UNSPENT EID FUN	(124,057)
TOTAL USE OF FUNDS	(808,804)
	<u>1,334,942</u>

CUSTOMER CATEGORIES		
SOURCE #	DESCRIPTION	# OF CUSTOMERS
01	COTTAGE LOTS	167
02	CIRCLE LOTS	356
03	ESTATE LOTS > 12,000	446
04	ESTATE LOTS < 12,000	139
05	TOWNHOUSE LOTS	196
06	HALF PLEX LOTS	40
07	MOBILE HOME LOTS	183
09	SMALL USERS	48
10	LARGE USERS	18
		<u>1,593</u>

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**GOVERNMENT CODE 66000 COMPLIANCE REPORT
FOR
LAKE CHESBRO PROTECTION SYSTEM FEE**

MAY 5, 1994

This report sets forth the findings and background information required by Government Code Section 66000 for the 1994 update of the District's Lake Chesbro Protection System (LCPS) Fee. The amount of the Fee is outlined in the report to follow.

I. Purpose of Fee

The purpose of the LCPS Fee is to reimburse District funds provided for the construction of a system, as mandated by the State, to protect the potable water provided by Lake Chesbro to the Rancho Murieta community.

II. Use of Fee

Funds generated by the Fee will be used to reimburse the District for the construction costs of the protection system. The District provided the initial funds to allow for construction in 1990. The protection system consists of interceptor channels, underground pipe and drainage appurtenances.

III. Relationship Between Need For Facilities, Use of Fee and Area of Development

The LCPS Fee area as outlined on the attached layouts of Townhouse and Estate lots (Exhibits "A" and "B", respectively) represents the watershed area that provides the direct runoff tributary to Lake Chesbro. As mandated by the State of California, a drainage interception system was required to protect the integrity of Lake Chesbro since it was and continues to be the primary source of potable water of the Rancho Murieta community. Runoff from this area of development is the principal source of pollutants intended to be contained by the LCPS. By way of the Sacramento County imposed conditions of approval for the Tentative Map for Rancho Murieta Unit No. 4A (the re-subdivision of the Townhouse lots in Rancho Murieta Unit No. 4 into estate lots), the developer then agreed to provide funding for the LCPS. Since that time the tentative map has expired, but the public health threat has remained.

The area of development will benefit from the LCPS as a result of being protected from claims that the discharge of surface waters from the area into Lake Chesbro violates laws and regulations applicable to the protection of drinking water supplies and/or constitutes a public nuisance. All lots within the area of development will benefit equitably from the LCPS. All fees collected are to be used entirely to reimburse the District for the cost of the LCPS, plus interest.

IV. Relationship between the Amount of Fee and the Cost of the Facilities

All fees collected are to be used entirely to reimburse the District for the cost of the LCPS, plus interest. The amount of Fee is determined from an itemized cost estimate provided by the District's contractor plus District costs and interest expenses incurred to date.

All fees are based on that portion of the LCPS that benefits the area of development.

Cost estimate and benefit calculations are attached to this report (Exhibit "C").

V. Determination of Fee for Townhouse Lots

Exhibit "A" is a layout of 16 existing Townhouse lots within the LCPS watershed area. The LCPS Fee per townhouse lot is \$8,010.

VII. Determination of Fee for Estate Lots

Exhibit "B" is a proposed layout of nine estate lots as shown on the previously approved Tentative Map for Rancho Murieta Unit No. 4A. The LCPS Fee per estate lot is \$14,240.

VIII. Collection of Fee for Townhouses

The LCPS Fee will be collected at the time of request for water service. Basis for this collection time is reimbursement to the District in a timely manner for expenditures previously made. The completion date for the LCPS was September 1990. This will be a one time per lot fee.

IX. Collection of Fee for Estate Lots

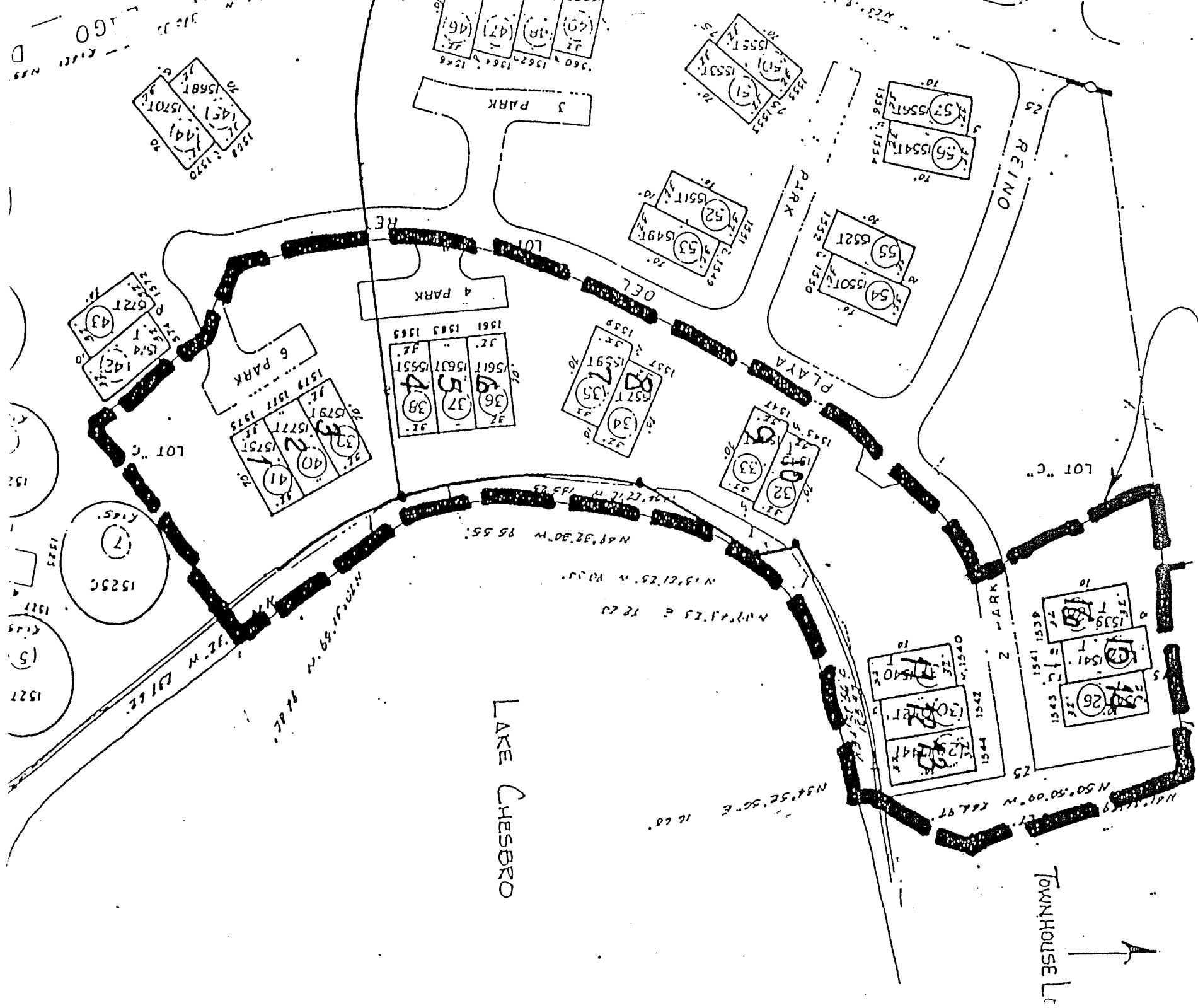
The LCPS Fee will be collected at the time of District approval of improvement plans for any project that re-subdivides the townhouse lots. Basis for this collection time is reimbursement to the District in a timely manner for expenditures previously made. The completion date for the LCPS was September 1990. This will be a one time per lot fee.

X. Adjustment of Fee Annually

In the event development of Townhouse or Estate lots does not occur within the near future, the LCPS Fee will be adjusted from time-to-time to reimburse the District for the additional cost of financing and administering the project. This adjustment will occur in direct correlation with the District's cost of funds as measured by the interest paid by the State of California's Local Agency Investment Fund (LAIF).

EXHIBIT "A"

LCPS FEE AREA



LAKE CHESSRO

TOWNHOUSE Lc

160
RIDE NBS

1527
1525
1527
1527
1527

N 72° W 121.65'
N 72° W 96.42'
N 48° 32' 30\"/>

N 19° 17' 25\"/>

N 48° 32' 30\"/>

N 50° 50' 09\"/>

N 72° W 121.65'
N 72° W 96.42'
N 48° 32' 30\"/>

N 65° 14' 51\"/>

N 57° 2' 15\"/>

N 52° 12' 49\"/>

N 55° 15' 33\"/>

N 55° 15' 33\"/>

N 56° 2' 15\"/>

N 56° 2' 15\"/>

EXHIBIT "B"



LCPS FEE AREA

ESTATE LOTS

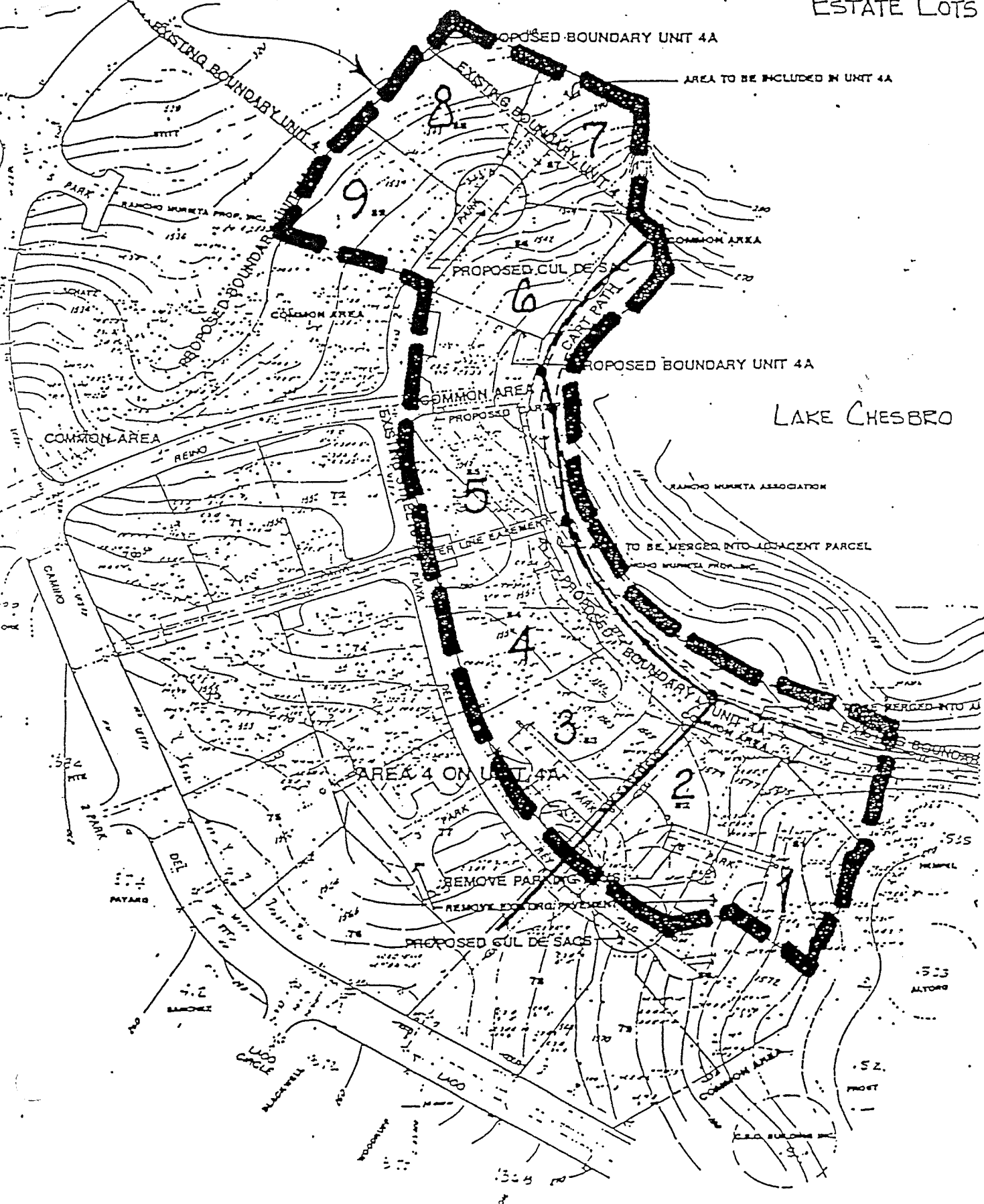


EXHIBIT C

LAKE CHESBRO PROTECTION SYSTEM
FEE STRUCTURE

May 4, 1994

A. BENEFIT AREA CONSTRUCTION COSTS:

Item 1	12 inch R.C.P.	\$	6,105
Item 2	15 inch R.C.P.		56,100
Item 3	S.D. Manhole		1,400
Item 4	Type "F" D.I.		1,900
Item 5	Endwall & Outlet Structure		3,654
Item 6	P.C.C. Valley Gutter (3' wide)		5,300
Subtotal:		\$	74,459
+ 5% Contingency			3,723
Subtotal:		\$	78,182
Engineering:			8,800
Staking:			2,420
+15% Inspection, Supervision, Etc.:			11,727
TOTAL (May 1990):		\$	101,129

Adjusted for Financing Costs		\$	126,159
through May 1994 (Refer to Schedule "A" on Page 2):			2,000
Plus District Administration expenses (1990 - 1993):		\$	128,159
TOTAL AMOUNT:		\$	128,159

B. DETERMINATION OF FEE:
(One category or the other only)

1. Townhouse Lots:

Total Fee:	\$	128,159
Number of Lots:		16
Fee/Lot:	\$	8,010

2. Estate Lots:

Total Fee:	\$	128,159
Number of Lots:		9
Fee/Lot:	\$	14,240

EXHIBIT C

SCHEDULE A

LAKE CHESBRO PROTECTION SYSTEM COST
ADJUSTED FOR FINANCING COSTS THROUGH MAR 1994

05-May-94
Page 2 of 2

PERIOD	MONTHS	LAIF INTEREST RATE(APR)	EQUIV. MONTHLY RATE	PERIOD COMPOUNDING FACTOR	PROJECT COST (INCL. INTEREST)
MAY 1990					\$101,129.00 FEE SHARE OF LCPS ORIGINAL COST
3QTR90	3	8.39%	0.70%	1.0211	\$103,265.05
4QTR90	3	8.27%	0.69%	1.0208	\$105,414.80
1QTR91	3	7.97%	0.66%	1.0201	\$107,529.17
2QTR91	3	7.38%	0.62%	1.0186	\$109,525.31
3QTR91	3	7.00%	0.58%	1.0176	\$111,453.20
4QTR91	3	6.52%	0.54%	1.0164	\$113,279.78
1QTR92	3	5.87%	0.49%	1.0147	\$114,950.31
2QTR92	3	5.45%	0.45%	1.0137	\$116,523.63
3QTR92	3	4.97%	0.41%	1.0125	\$117,977.44
4QTR92	3	4.67%	0.39%	1.0117	\$119,360.19
1QTR93	3	4.64%	0.39%	1.0116	\$120,750.13
2QTR93	3	4.51%	0.38%	1.0113	\$122,116.71
3QTR93	3	4.44%	0.37%	1.0111	\$123,477.23
4QTR93	3	4.36%	0.36%	1.0109	\$124,828.03
1QTR94	3	4.25%	0.35%	1.0107	\$126,159.03 FEE SHARE OF LCPS ORIGINAL COST (including interest)