

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

MEASURE A

Shall the Rancho Murieta Community Services District include the provision (1) of enforcing the covenants, conditions, and restrictions adopted for each tract within the boundaries of the District, and assume the duties of the architectural control committee for each tract within the boundaries of the District, and for any other tracts as may be annexed from time to time, for the purpose of maintaining uniform standards of development within the District, as adopted in the covenants, conditions, and restrictions; (2) of acquiring, constructing, improving, maintaining, or operating television receiving, translating, or distribution facilities, providing television and television-related services to the District and its inhabitants; and constructing and operating a cable television system to serve the District and its inhabitants by franchise or lease; (3) of acquiring, constructing, improving, maintaining, or operating telecommunication facilities; providing telecommunication services to the District and its inhabitants; and constructing and operating a telecommunication system to serve the District and its inhabitants; (4) constructing, maintaining, and operating hydroelectric power-generating facilities and transmission lines for the conveyance of that power, as additional District purposes for which all the powers of the District may be exercised as provided in the Community Services District law?

YES

NO

**IMPARTIAL ANALYSIS OF MEASURE A BY
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**

This measure submits to a vote of the people of the Rancho Murieta Community Services District (hereinafter referred to as the "District") the question of whether the District should be authorized to exercise additional powers in order to provide other services as specified.

The District was created by a vote of the people on June 8, 1982, and was authorized to perform only certain services, to wit: Police protection and security; Road construction and maintenance; Landscape maintenance; Drainage construction and maintenance; Public recreation; and Street lighting.

Additional latent powers were authorized by a vote of the people on March 8, 1983, to wit: Water for domestic use, irrigation, sanitation, industrial use, fire protection and recreation; Collection, treatment or disposal of sewage of the District and its inhabitants; Collection, treatment or disposal of waste and storm water of the District and its inhabitants.

The District was also authorized to perform additional latent powers by a vote of the people on June 5, 1984, to wit: Fire protection service; Ambulance service; Collection and disposal of garbage or refuse matters; Mosquito abatement; Library service; Construction and improvement of bridges, culverts, curbs, gutters, drains and works incidental to road construction and maintenance; Conversion of existing overhead electric and communication facilities to underground locations; Provision and maintenance of public airports and landing places for aerial traffic; Transportation services.

This proposal to exercise additional latent powers is authorized by the Government Code. An election in the District is the final step in the process to authorize the District to exercise the additional powers and services. The measure must be approved by a majority of the voters voting within the District in order to become effective.

The measure asks whether the District's Board shall have the following additional powers: (1) Enforcing the covenants, conditions, and restrictions adopted for each tract within the boundaries of the District, and to assume the duties of the architectural control committee for each such tract, and for any other tracts as may be annexed from time to time, for the purpose of maintaining uniform standards of development within the District, as adopted in the covenants, conditions, and restrictions; (2) Acquiring, constructing, improving, maintaining, or operating television receiving, translating, or distribution facilities; providing television and television-related services to the District and its inhabitants; and authorizing the construction and operation of a cable television system to serve the District and its inhabitants by franchise or lease; (3) Acquiring, constructing, improving, maintaining, or operating telecommunication facilities, providing telecommunication services to the District and its inhabitants; and constructing and operating a telecommunication system to serve the District and its inhabitants; and (4) Constructing, maintaining, and operating hydroelectric power-generating facilities and transmission lines for the conveyance of that power.

A "yes" vote on the proposition indicates the voter is in favor of the District having and exercising the additional powers and services. A "no" vote indicates the voter is opposed to the additional powers and services. The vote will have no effect on the powers and services previously authorized by the voters.

ARGUMENTS IN FAVOR OF MEASURE A

The Rancho Murieta CSD is the agency that represents all of the interests at Rancho Murieta--residents, lot owners, developers and commercial interests. The CSD is the only Rancho Murieta agency that can provide public services. Voters are best served if the CSD has the power to provide additional public services whenever the need to do so may arise. The importance of the CSD having this authority was demonstrated just last year when the CSD assumed responsibility for utility services.

The CSD has a possible opportunity to develop hydroelectric power, which can be sold to help pay for some of our services instead of property owners and users paying all the costs. A "Yes" vote will allow the CSD to pursue this opportunity.

Currently, the Homeowners' Association operates the cable TV systems. It may be desirable for CSD to operate the TV systems, particularly if it can provide increased security service. A "Yes" vote will make it possible for either the Homeowners' Association or the CSD to provide TV service -- whichever is best for the residents of Rancho Murieta.

At present, Rancho Murieta Association enforces the community CC&R's but finds it difficult to obtain compliance with speed limits and other "public interest" aspects of the CC&R's because of lack of enforcement powers. A "Yes" vote will allow the CSD to use its public agency enforcement powers to insure compliance with community standards, which will benefit all the people who have an interest within the District boundaries.

The Board of Directors of the CSD urges you to vote "Yes" on this measure.

s/Richard E. Brandt, President
Board of Directors
Rancho Murieta Community Services District

**NO ARGUMENT AGAINST THIS MEASURE
WAS SUBMITTED**