

ORDINANCE NO. 90-7

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

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

SECTION ONE:

The Community Facilities Fees Code, Chapter 8, Section 3.02, Time of Payment, is hereby repealed.

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

- 3.03 a) A Capital Improvement Fee in the amount of One Thousand One Hundred Eighty Dollars (\$1,180) per EDU to be applied to all undeveloped residential, commercial, and industrial property within the District. This fee is to be paid upon issuance by the District of a water/sewer service permit.

For purposes of determining the amount of the Capital Improvement Fee, the following EDU ratios are assigned by property type:

A. Residential

<u>Type of Property</u>	<u>EDU</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</u>
1. Business and Professional Office Buildings	0.3 EDU/1,000 sq. ft.

2. Retail, Commercial, Clubhouse, Community Buildings, Restaurants, Bars, Cocktail Lounges, Schools and Training Facility Buildings 0.6 EDU/1,000 sq. ft.
3. Light Industrial, Equestrian Center & Airport Buildings 0.2 EDU/1,000 sq. ft.
4. Hotel/Motel Facility Buildings 0.4 EDU/room
5. Irrigated Lands, or Other Miscellaneous Property Uses 1.6 EDU/acre

All Building Areas represent gross floor area.
All Acreages represent gross parcel area.

All properties having a private Fire Department Connection ("FDC") shall pay, in addition to the fee amounts calculated pursuant to the above EDU ratios, an amount determined in accordance with the following EDU ratios:

4" Diameter FDC	0.40 EDU/connection
6" Diameter FDC	0.50 EDU/connection
8" Diameter FDC	0.60 EDU/connection

The Community Facilities Fees Code, Chapter 8, Section 3.03 d) Community Facilities Fees for Premises Equipped for Private Fire Connection Systems is hereby repealed.

The Community Facilities Fees Code, Chapter 8, Section 3.03 e) Fees for Commercial/Light Industrial Properties, is hereby repealed.

The Community Facilities Fees Code, Chapter 8, Section 3.03 f) Capital Replacement Reserve, is hereby renumbered d).

The Community Facilities Fees Code, Chapter 8, Section 3.03 g) Administrative Services, is hereby renumbered e).

The Community Facilities Fees Code, Chapter 8, Section 3.04 Equivalent Dwelling Units for Commercial/Light Industrial Property, is hereby repealed.

SECTION TWO:

To the extent the terms and conditions of this Ordinance may be inconsistent or in conflict with the terms and provisions of any prior District ordinances, resolutions, rules, or regulations, the

terms of this Ordinance shall prevail with respect to the terms and provisions thereof, and such inconsistent or conflicting terms and provisions of prior ordinances, resolutions, rules, and regulations are hereby repealed.

SECTION THREE:

This Ordinance shall be in full force and effect sixty (60) days after adoption and shall be published not less than once in a newspaper of general circulation published in the District within ten (10) days after adoption.

SECTION FOUR:

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

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

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

Glenn Twitchell

Vice President
Board of Directors, Rancho Murieta
Community Services District

ATTEST:

Linda D. Eussler

District Secretary
12/13/90