



## Rancho Murieta CSD

### Potential Acquisition of Golf Club and Open Space

Board Meeting  
November 15, 2017



### LAFCo Recreation Latent Power Authorization

- December 2005 RMCS D Letter to LAFCo
- Resolution # 2005-17 confirming exercise of powers
- November 2017 – LAFCo Site reflects public recreation as an RMCS D power “Authorized and actually performed”
- Letter sent requesting LAFCo’s official confirmation in writing



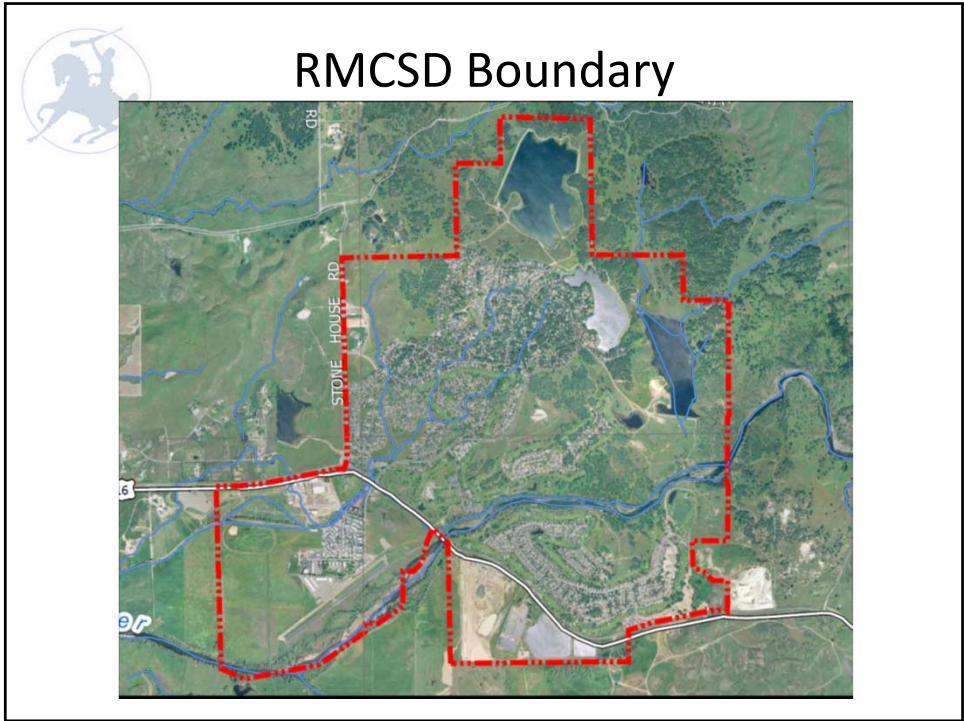
## Recreation Goals & Policies

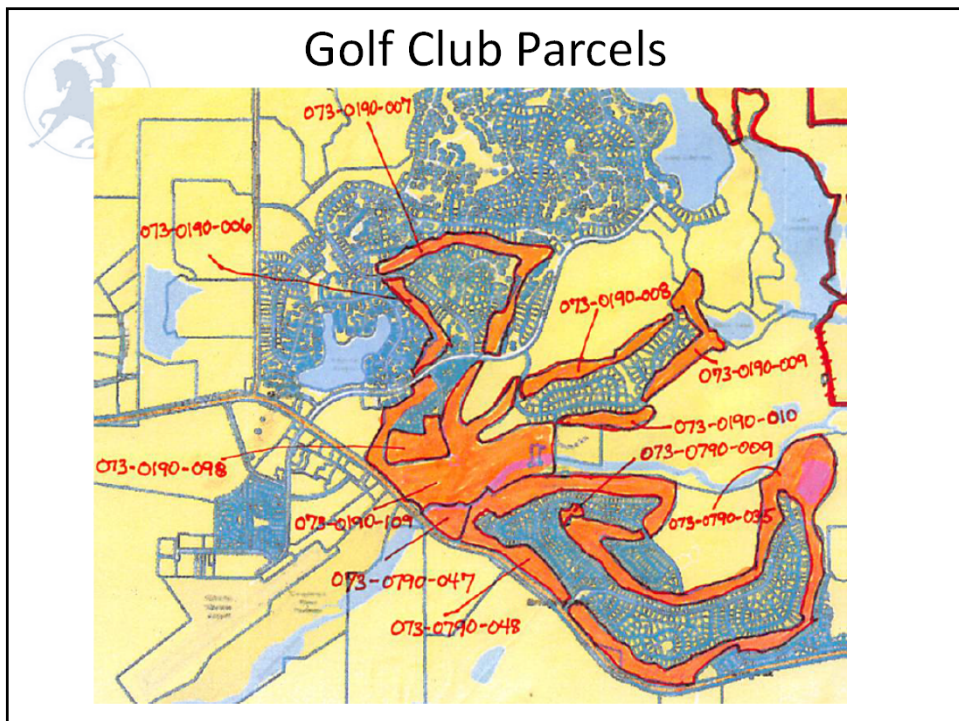
- CSD District Code
  - Chapter 23 - Public Recreation (Parks/Rec)
    - Reserved but not defined
  - Imai Wang Parks and Rec Report (1989)
    - “...preserve open space for present and future recreational needs...”
    - “plan for a park system which shall serve the needs of all ages and interest groups within the community”



## Refining the Proposal

- Lots/parcels subject for potential acquisition?
  - Minimum-maximum lot/parcel acquisition?
- Facilities to be acquired?
- Facilities/amenities to be constructed? (size and quality)
  - Community Pool(s)
  - Fitness Center
  - Community Center (Integrated with Clubhouse or stand-alone)
- Who would operate/maintain the Golf Club and its facilities?
- What model is expected for operation of the Golf Club itself?
- Who would operate/maintain pool, fitness center, community center as well as open space trails?
- Which Residential lots would be subject to assessment?

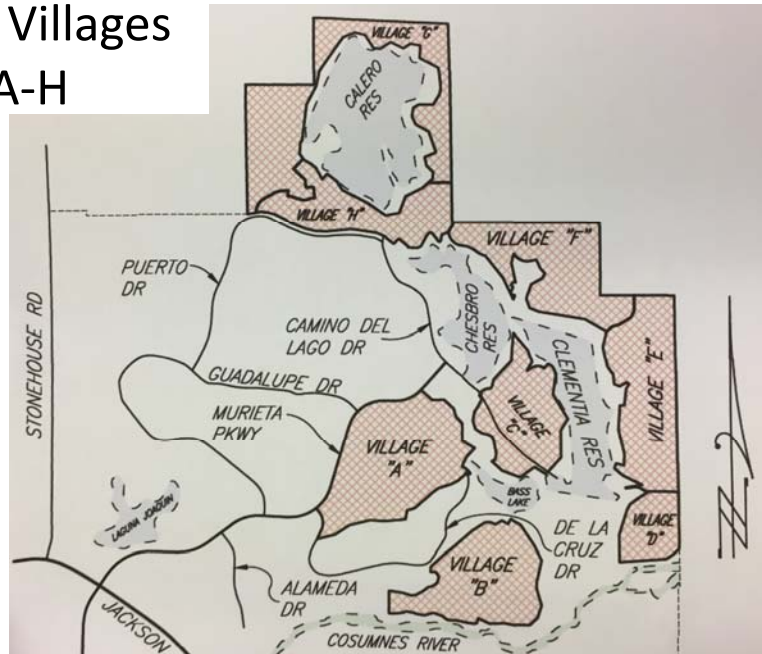


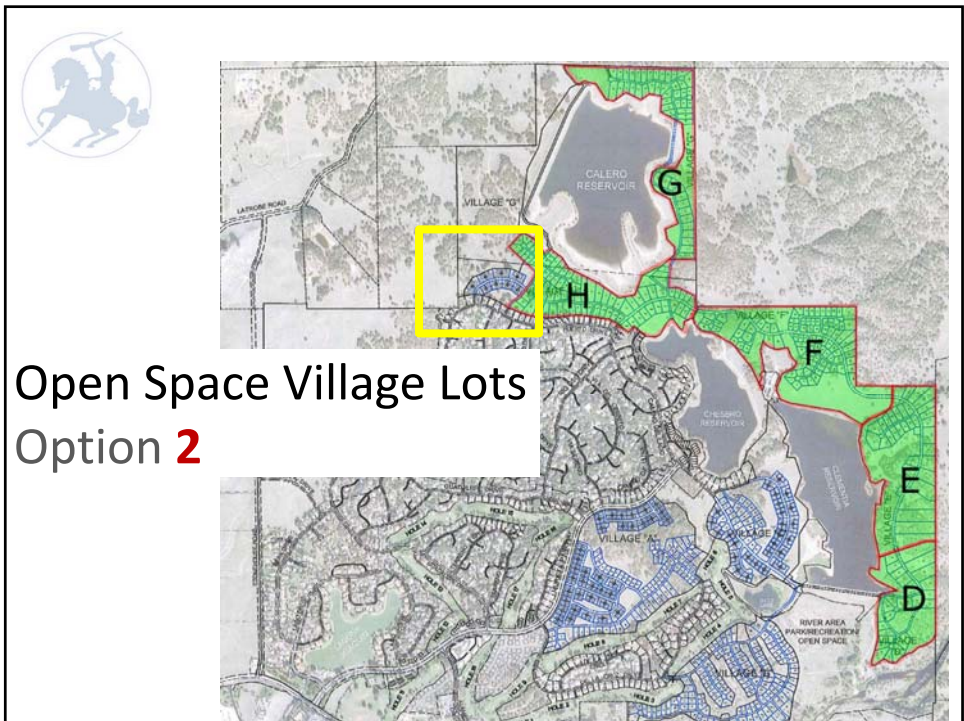
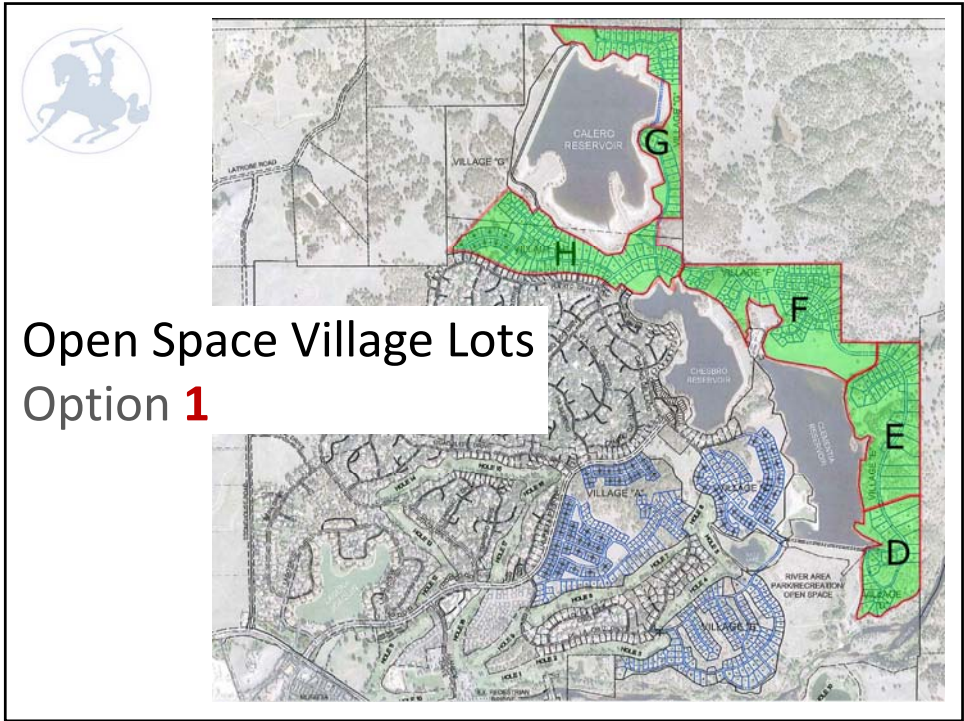




# PROPOSED OPEN SPACE

## RMN Villages A-H







## Residential Lots for Bond Option 1\*

\* Assumes Rancho Murieta North reduced by 316 lots

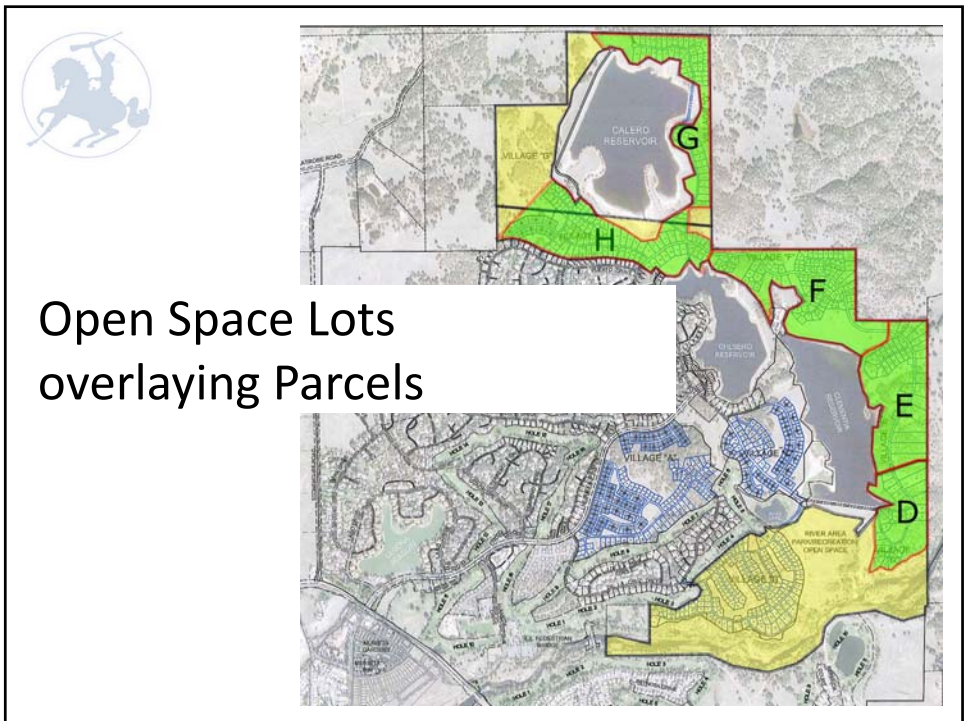
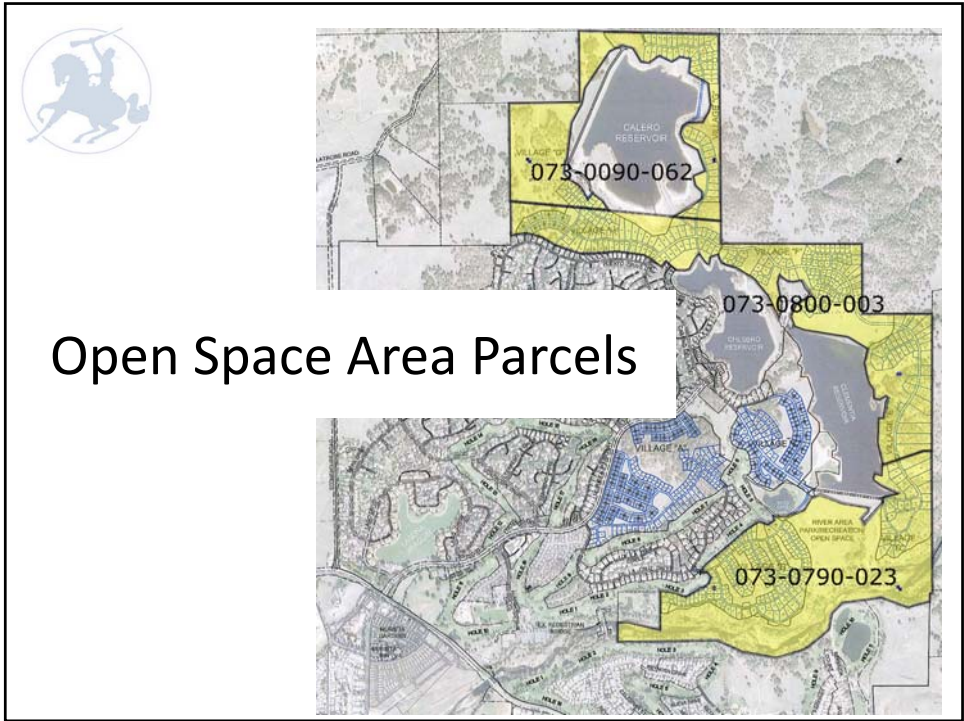
Within RM Gates	2,360
Murieta Village	<u>189</u>
EXISTING	<b>2,549</b>
670 Residential Projects	620
Rancho Murieta North – (925 minus 316)	<u>609</u>
TO BE CONSTRUCTED	<b>1,229</b>
<b>TOTAL</b>	<b>3,778</b>



## Residential Lots for Bond Option 2\*

\* Assumes Rancho Murieta North reduced by 292 lots

Within RM Gates	2,360
Murieta Village	<u>189</u>
EXISTING	<b>2,549</b>
670 Residential Projects	620
Rancho Murieta North – (925 minus 292)	<u>633</u>
TO BE CONSTRUCTED	<b>1,253</b>
<b>TOTAL</b>	<b>3,802</b>







## Open Space (OS) Numbers

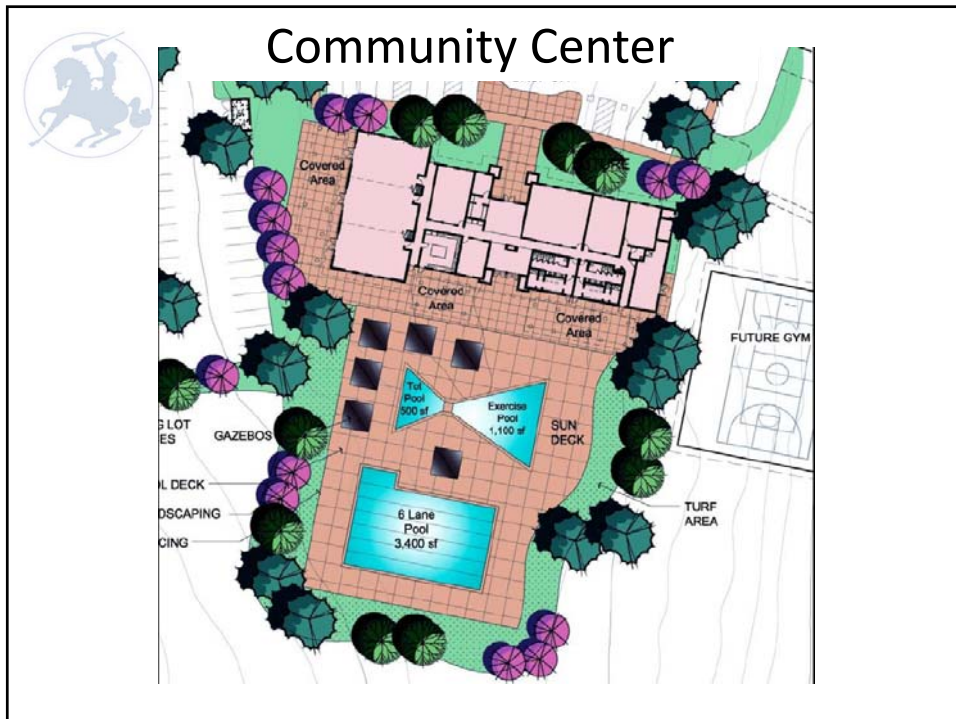
- OS Option 1
  - 316 Lots removed from Development
  - ~170 Acres (Residential lots only)
- OS Option 2
  - 292 Lots removed from Development
  - ~158 Acres (Residential lots only)
- OS Parcels (3)
  - 558 Total Acres







# POTENTIAL AMENITIES



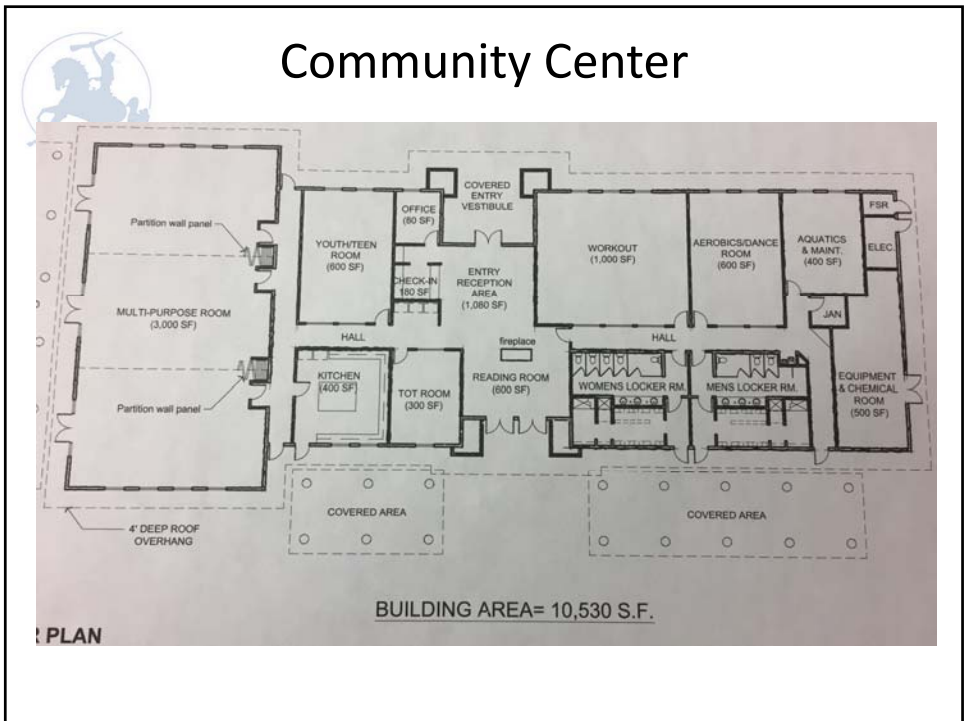


## 25 Meter Pool



## Community Center





## Legal Questions

- **Bond Issue: Question of ability to restrict access**
  - restrict golf course use to residents only,
  - allow for use by residents and nonresidents, with preferential rights of use for residents
  - structure and approve a fee and pricing schedule that distinguishes between residents and nonresidents
- **Reclaimed Water Usage Agreement if Bankruptcy of Club Occurs**
  - Chapter 11 – Restructure (of value/beneficial)
  - Chapter 7 – Potential liquidation (severance)



## Financing

- **Community Facilities District (CFD)**
  - Special Tax
  - Acquisition & Construction
  - Assessment to all residential lots within CSD District
  - 2/3 vote of district voters voting
- **Landscape and Lighting District or CFD for Operations/Maintenance**



## Financial Considerations

- Acquisition of lands
  - Tax, fee and financial impacts to CSD
    - Property taxes
    - Security fees
    - New Insurance Risk
    - Reduced spread of facilities financing
- Acquisition of facilities
  - Deferred maintenance?
  - Construct new?
- Golf Club Operation
  - Long-term viability
- CFD 14-1 for upgraded Water Treatment Plant
  - Obligation to repay acquired Open Space portion
- Cost to pursue Bond election – Source of funds?

## Benefits of Action

- Reduce CC Expense basis (property taxes and basic maintenance/operation)
- Maintain CC sprayfields for recycled water
- Maintain amenity of golf within the community
- Increase Amenities to create a family resort atmosphere
- Keep the watershed to reservoirs natural
- Reduce development impact
- Enhance property values



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DISCUSSION