

ORDINANCE NO. O2022-01

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT, AMENDING CHAPTER 16A OF THE DISTRICT CODE RELATING TO DRAINAGE SPECIAL TAX; AND AMENDING CHAPTER 21 OF THE DISTRICT CODE RELATING TO SECURITY SPECIAL TAX;

The Board of Directors of the Rancho Murieta Community Services District ordains as follows:

SECTION 1. Purpose and Authority. The purpose of this ordinance is to increase the District drainage special tax and security special tax to implement the voter-authorized annual adjustments. This ordinance is adopted pursuant to California Constitution articles XIII C, section 2, and XIII D, section 6, Government Code sections 61115, 61121 and 61123, District Ordinances Nos. 98-1 and 98-2, and other applicable law.

SECTION 2. Findings. The Board of Directors finds and determines as follows:

- (a) As calculated and demonstrated in the FY 2022-23 District budget, the increased drainage and security special taxes implemented by this ordinance have been fixed in amounts as calculated and determined consistent with the annual tax adjustments as set forth in District Code chapters 16A and 21 and as authorized by the voters at the time of the approval of the special taxes.
- (b) The establishment, modification, structuring, restructuring and approval of the taxes as set forth in this ordinance are necessary and appropriate to continue to meet the District's costs for operation and maintenance, supplies and equipment, financial reserves, and capital replacement needs, and to maintain a satisfactory level of services within the District service area.

SECTION 3. Tax Adjustments; District Code Amendments

1) The Drainage Code, Chapter 16A, Section 3.00 Drainage Tax, is amended as follows: Section 3.00 Drainage Tax. Commencing July 1, 2022, property within the District shall be assessed a monthly drainage tax as follows. The maximum monthly tax rates shown reflect annual adjustments, per Section 5.00.

LAND USE		Monthly Special Tax Rates Fiscal Year 2022-23	Monthly Special Tax Rates Maximum Ceiling Rate Year 2022-23
DEVELOPED PROPERTY			
Residential			
-Metered Developed	Per Lot	\$ 5.53	5.53
-Unmetered Developed	Per Lot	\$ 5.53	5.53
-The Villas	Per Lot	\$ 3.70	3.70
-Murieta Village	Per Lot	\$ 3.70	3.70
-Murieta Gardens	Per Lot	\$ 3.70	3.70
Non-Residential			
-Retail	Per Acre	\$ 27.69	27.69
-Industrial/Warehouse	"	\$ 29.44	29.44

-Light Industrial	“	\$ 22.51	22.51
-Office	“	\$ 25.97	25.97
-Landscaped Areas (golf course & park site)	“	\$ 5.19	5.19
-Murieta Equestrian Center	“	\$ 2.01	2.01
-RMCC (club house & parking)	“	\$ 0.00	0.00
-Airport	“	\$ 2.32	2.32
-Geyer Property	“	\$ 17.32	17.32
-Hotel/Ext. Stay		\$ 27.70	27.70

UNDEVELOPED PROPERTY

Uses Drainage System

-Residential and Non-Residential	Per Acre	\$ 3.27	3.27
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II) The Security Code, Chapter 21, Section 5.00 Special Tax for Security Services, is amended as follows:

Section 5.03 Security Tax. Property within the District shall be assessed a monthly security tax as follows. The maximum tax rates shown reflect annual adjustments, per Section 5.05:

LAND USE		Monthly Special Tax Rates Fiscal Year 2022-2023	Monthly Special Tax Rates Maximum Ceiling Rate Year 2022-2023
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DEVELOPED PROPERTY

Residential

Inside Gates

- Metered	Per Lot	\$ 31.55	31.55
- Unmetered	Per Lot	\$ 24.76	24.76
Outside Gate	Per Lot	\$ 7.61	7.61

Non-Residential - Per Building Sq. Ft.

- Highway Retail		\$ 0.2845	0.2845
- Other Retail/Commercial	“	\$ 0.0306	0.0306
- Industrial/Warehouse/Lt Industrial	“	\$ 0.0669	0.0669
- Office	“	\$ 0.0161	0.0161
- Institutional	“	\$ 0.0161	0.0161
- Public Utility	“	\$ 0.0510	0.0510
- Equine Complex	“	\$ 0.0048	0.0048
- RMCC	“	\$ 0.0801	0.0801
- Airport	“	\$ 0.0204	0.0204
- Hotel/Ext. Stay	“	\$ 0.0306	0.0306

UNDEVELOPED PROPERTY

- Inside Gates	Per Acre	\$ 26.6888	26.6888
- Outside Gates	Per Acre	\$ 3.9771	3.9771

SECTION 4. Superseder. This ordinance supersedes prior inconsistent District ordinances, resolutions, policies, rules, and regulations concerning the subject matter of this ordinance.

SECTION 5. Effective Date. This ordinance shall take effect on July 1, 2022.

SECTION 6. Severability. If any section or provision of this ordinance or the application of it to any person, transaction or circumstance is held invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this ordinance that can be given effect without the invalid or unenforceable provision, and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Publication. The District Secretary is directed to publish this ordinance once in a newspaper of general circulation published in the District within 15 days after the adoption of the ordinance.

INTRODUCED by the Board of Directors on the 1st day of June 2022.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting held on the 15th day of June 2022, by the following roll call vote:

AYES: Maybee, Jenco, Merchant, Butler, Pohl

NOES: None

ABSENT: None

ABSTAIN: None



President of the Board
Rancho Murieta Community Services District

[seal]

ATTEST:



Amelia Wilder, District Secretary