

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Financial	Policy # P2016-02
Title:	Implementation and Use of Security Impact Fees	

PURPOSE

The Rancho Murieta Community Services District ('District') Security Impact Fee policy is a financial policy that establishes the guidelines and parameters regarding the expenditure of the Security Impact Fees collected by the District as authorized in the following Financing and Services Agreements:

- 1) dated May 27, 2014 with Cosumnes River Land, LLC, Murieta Industrial Park, LLC, Murieta Lakeside Properties, LLC, and Murieta Highlands, LLC (the 'Rancho North FSA') and
- 2) dated March 28, 2014 with CSGF Rancho Murieta, LLC (Residences East), BBC Murieta Land, LLC (Residences West), Murieta Retreats, LLC (Retreats), Elk Grove Bilby Partners, LP (Lakeview), and PCCP CSGF RB Portfolio, LLC (Riverview) ('the 670 FSA').

POLICY

1.0 Security Impact Fee

The Security Impact Fee is collected at the time of water permit issue for all new development subject to the Rancho North FSA and the 670 FSA at the following rates:

Property outside of gates	\$750 per lot (residential) \$750 per commercial/retail EDU
Property behind gates (North and South)	\$1,200 per lot (residential)

2.0 Authorization to Expend Security Impact Fees

The District's Board of Directors shall approve all expenditures of the Security Impact Fee funds.

3.0 In Lieu Offset for Developer Installed Public Security Improvements

The District's Board of Directors may consider security improvements of a public nature that are consistent with this policy and that are paid for and installed by the developer or property owner, and dedicated to the District, as in lieu offset to the payment of the Security Impact Fee. Approval of any in lieu offset is solely at the discretion of the District's Board of Directors. Any such approval is required prior to the issue of the water permit(s) for the affected property.

4.0 USE OF THE SECURITY IMPACT FEE

The Security Impact Fee funds shall be used to support and improve the provision of Security services to the Rancho Murieta community through the provision of technology, facilities, and physical assets with the fundamental goal of protecting the people and property within the District. The District will work closely with landowners and residential and commercial owners associations on the planning, design and implementation of projects approved for funding with the Security Impact Fee funds. However, final decision and approval of projects is solely at the discretion of the District's Board of Directors.

The Security Impact Fee funds shall be predominately used for non-operating expenses with the goals of protecting life safety, deploying technology in such a manner as to act as a force multiplier improving Security response, protecting property, and benefitting landowners, homeowners and property owners and businesses from which the funds are derived in addition to the entire Rancho Murieta community.

Such uses of the Security Impact Fee funds shall be for, but not limited to, items of the following nature:

- Security Surveillance Camera System Consultant studies and fees to evaluate Security Department organization and surveillance camera system design
- Purchase of one patrol vehicle (to include equipping and striping)
- Other non-operational security enhancements as identified in the future

Approved by Rancho Murieta Community Services District's Board of Directors
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September 21, 2016
