



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

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SECURITY COMMITTEE

Regular Meeting

September 2, 2016 at 8:30 a.m.

All persons present at District meetings will place their cellular devices in silent and/or vibrate mode (no ringing of any kind). During meetings, these devices will be used only for emergency purposes and, if used, the party called/calling will exit the meeting room for conversation. Other electronic and internet enabled devices are to be used in the "silent" mode. Under no circumstances will recording devices or problems associated with them be permitted to interrupt or delay District meetings.

AGENDA

1. **Call to Order**
2. **Comments from the Public**
3. **Monthly Updates**
 -  Operations
 -  Incidents of Note
 -  RMA Citations/Admonishments
 -  RMA Compliance/Grievance/Safety Committee
 -  Updating Security Data
 -  Incident Map
 -  Emergency Exit
4. **Review Security Impact Fee Policy**
5. **Directors & Staff Comments/Suggestions [no action]**
6. **Adjournment**

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the District offices during normal business hours. If, however, the document is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting.

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is August 29, 2016. Posting locations are: 1) District Office; 2) Rancho Murieta Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: August 30, 2016
To: Security Committee
From: Paul Wagner, Security Chief
Subject: Security Report for the Month of August 2016

OPERATIONS

New Gate Officer started August 20, 2016 and is doing an excellent job. I believe she will be an excellent addition to the team.

Patrol Officer Interviews were held and a candidate has been made an offer of employment. The new Gate Officer has many years of Law Enforcement as a Police Officer in the Central Valley as well as Security Supervisor experience. He will start his training September 17, 2016.

Purchase of a new District Patrol Vehicle (Jeep Patriot). The signage and equipment are in the process of being installed. Once the new vehicle has been signed, the "old" Patriot will be taken to the company that installs the radio equipment and lights. In turn, once that vehicle has been completed, the new vehicle will have the equipment installed. I expect both new vehicles will be fully patrol ready within 2-3 weeks.

After some research and consideration regarding the use and authority for amber lights to be mounted and displayed, we have come to the conclusion that there is a Vehicle Code Section that does apply to the District having them, thus legally allowing their use. Vehicle Code Section 25277 states:

Any vehicle used by any police department, sheriff's office, or other governmental agency for the purpose of enforcing parking laws contained in the Vehicle Code or in a local ordinance or regulation may display flashing or revolving amber warning lights to the front, sides, or rear of the vehicle when actually engaged in the enforcement of such laws and when either necessarily stopped on a street, or when moving at a speed slower than the normal flow of traffic.

I forwarded this section to District Council, Richard Shanahan, who agreed with my finding. He stated in an email, "Section 25277 is a good find. The District is a government agency and, as you explain, the District from time to time enforces parking laws. Additionally, the Community Services District Law contains a special provision that authorizes the District to enforce the homeowners association CCRs (Govt. Code § 61105(e)) and the RMA CCRs include parking regulations and restrictions. I concur that section 25277 applies to the District for the parking enforcement-related purposes described in the statute and that it provides authority to justify and authorize the existence of the light bar on the security vehicles."

I have an existing quote from "Emergency Vehicles Outfitters" in Elk Grove for the complete install of the radios/light bar and equipment for each of the new Patriots at \$2,814 per vehicle. I estimate that each light bar (\$1,100 included in the estimate) will last approximately 10 years of service and several patrol vehicles and can be removed and installed on new vehicles.

INCIDENTS OF NOTE

August 2, assist at the Country Store for a stolen vehicle pulled over by California Highway Patrol (CHP).

August 12, domestic incident at Country Store parking lot. Male and female argument with both parties separating and family picking up the female half from the store.

August 20, hit and run. Unknown vehicle backed into victim's vehicle in driveway. No subject vehicle information.

August 22, trespass at the Murieta Village pool. Resident was notified by management regarding revoked access of the common areas, and was inside the pool area. Subject was advised by Sergeant Scarzella and left.

August 24, suspicious circumstance. Intoxicated WFA attempted to enter a residence she thought was hers. The female was contacted by Security Patrol and became argumentative and slightly combative. Sacramento County Sheriff's Department (SSD) was called and took the WFA into custody for 647 (f) PC (Public Intoxication).

RANCHO MURIETA ASSOCIATION COMPLIANCE/GRIEVANCE/SAFETY COMMITTEE MEETING

The meeting is scheduled to be held on the 12th of September. I will be on vacation at that time, however Sergeant Scarzella will attend.

SECURITY DATA UPDATE

All of the security data update forms have been sent out and we have received almost all of them back. We are in the process of inputting them into the system (ABDI) and should be done soon.

INCIDENT MAP AND EMERGENCY EXIT MAP

I am still in the process of creating and finalizing the emergency map as well as the incident map. The plan is to add an Incident Map and Emergency Exit Map to the District website. The Incident Map will show locations of incidents of note, such as thefts and vandalism. This will help track any patterns of incidents to help direct patrol resources to those areas. The Emergency Exit Map will show additional exit locations, such as locked gates, that could allow vehicle traffic out of the North and South residential areas in the event of an emergency.



**RMA Rule Violations
Citations
August 2016**

Stop Sign	7
Driveway Parking	3
Overnight Street Parking	17
Speeding	5
Unlicensed Driver	0
Back Area w/o Resident	0
Unauthorized Vehicle	7
Total	12

Note: A *complaint* of a violation does NOT necessarily mean a violation occurred. The complaint may have been unfounded, officers were unable to locate the complaint, or the complaint was not actually a RMA Rule violation.



**RMA Rule Violations
Admonishments/Complaints
August 2016**

Open Garage Door	9
Loose/Off Leash Dogs	11
Barking Dogs	5
Parking	5
Unlicensed Driver	3
Speeding	5
Stop Sign	14
Back Area w/o Resident	4
Overloaded Golf Cart	1
Unsafe Driving	7
Park Hours	14
Motorcycle	0
Construction Hours	0
Fishing License	1
Gate Entrance	13
Fireworks	0
Total	142

MEMORANDUM

Date: September 1, 2016
To: Security Committee
From: Darlene J. Thiel Gillum, General Manager
Subject: Review Security Impact Fee Policy

RECOMMENDED ACTION

Review District Policy P2016-02, Implementation and Use of Security Impact Fees and forward to the District's September 21, 2016 Board of Directors meeting for adoption.

BACKGROUND

The attached is the first draft of the Security Impact Fee Policy for the implementation and use of the Security Impact Fee funds. The Security Impact Fee is defined and authorized for collection in the 670 Financing and Services Agreement (FSA) and the Rancho North FSA. The District has started the collection of this fee and currently has \$30,314 in the fund. This policy needs to be approved and adopted prior to expending any of the Security Impact Fee funds. The first proposed project for the use if these funds is the consulting engagement for the evaluation of the Security Department organization and design of the proposed surveillance camera system.

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 consistent with the May 2015 Surveillance Camera Implementation, Integration, and Expansion Plan (to include, cost of design and implementation of the system and necessary infrastructure)
- Consultant studies and fees to evaluate Security Department organization and surveillance camera system design
- Purchase of one patrol vehicle (to include equipping and striping)
- New locker room/training room
- 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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