



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



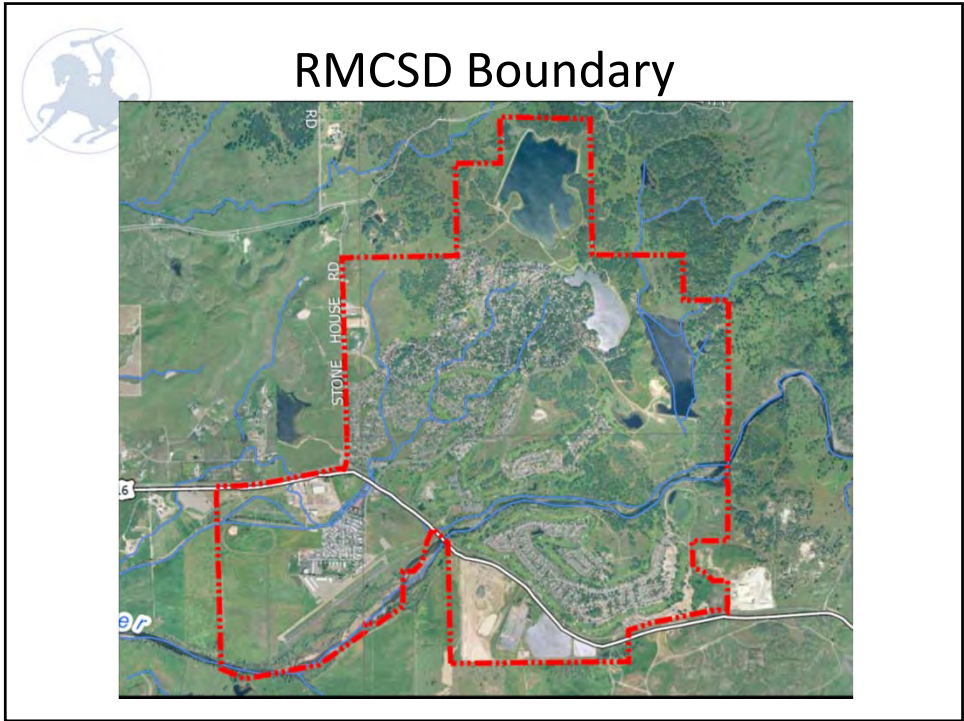
Recreation Goals & Policies

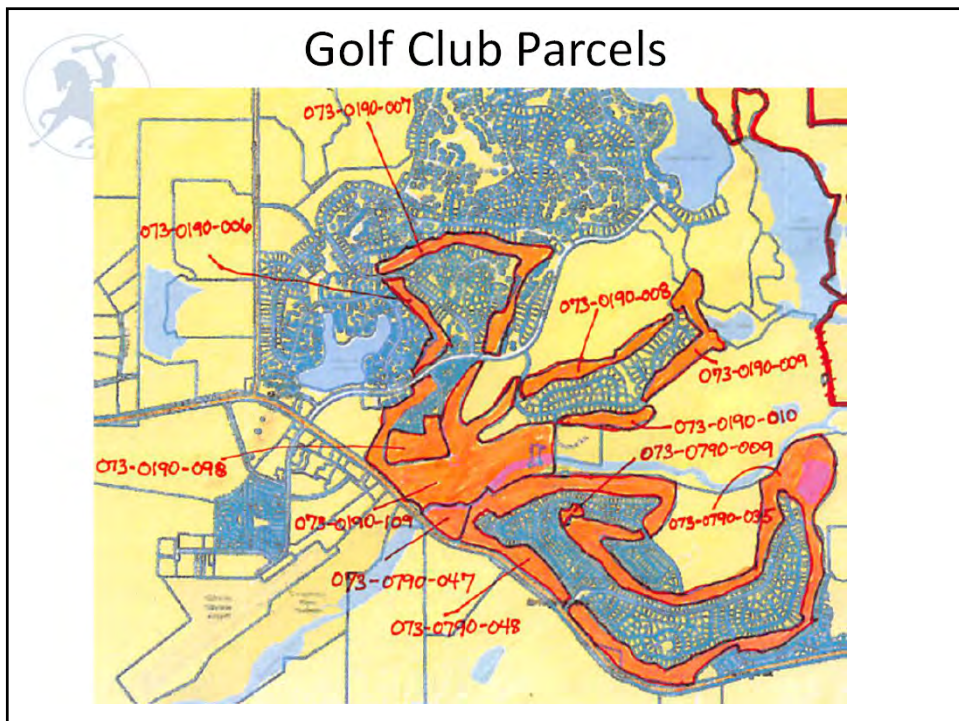
- CSD District Code
 - Chapter 23 - Public Recreation (Parks/Rec)
 - Reserved but not defined
 - Imai Wang Parks and Rec Report (1989)
 - “...preserve open space for present and future recreational needs...”
 - “plan for a park system which shall serve the needs of all ages and interest groups within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

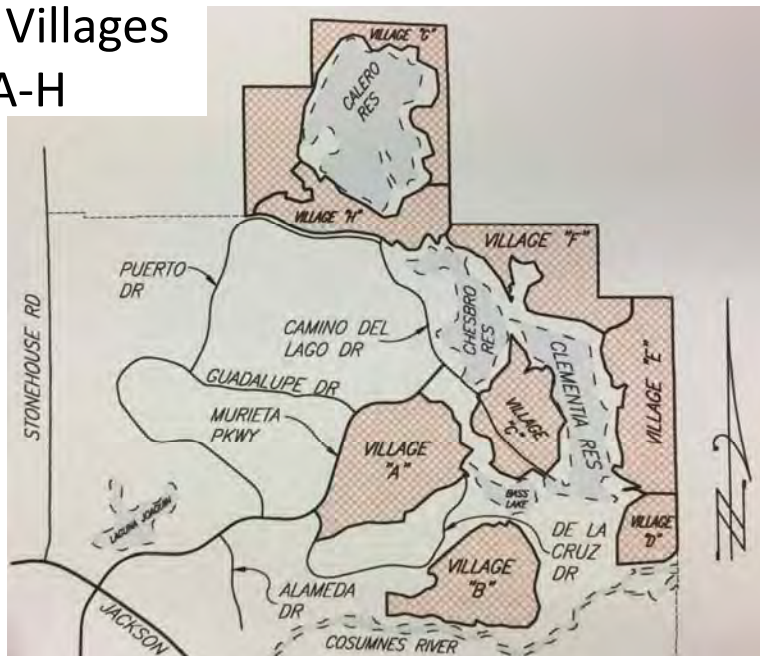


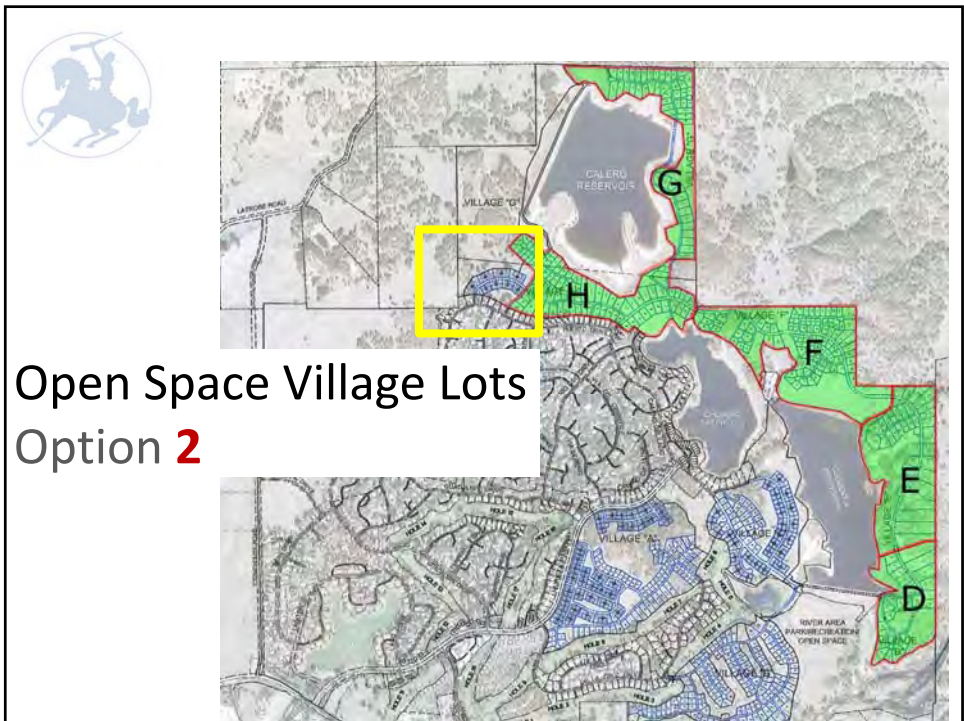
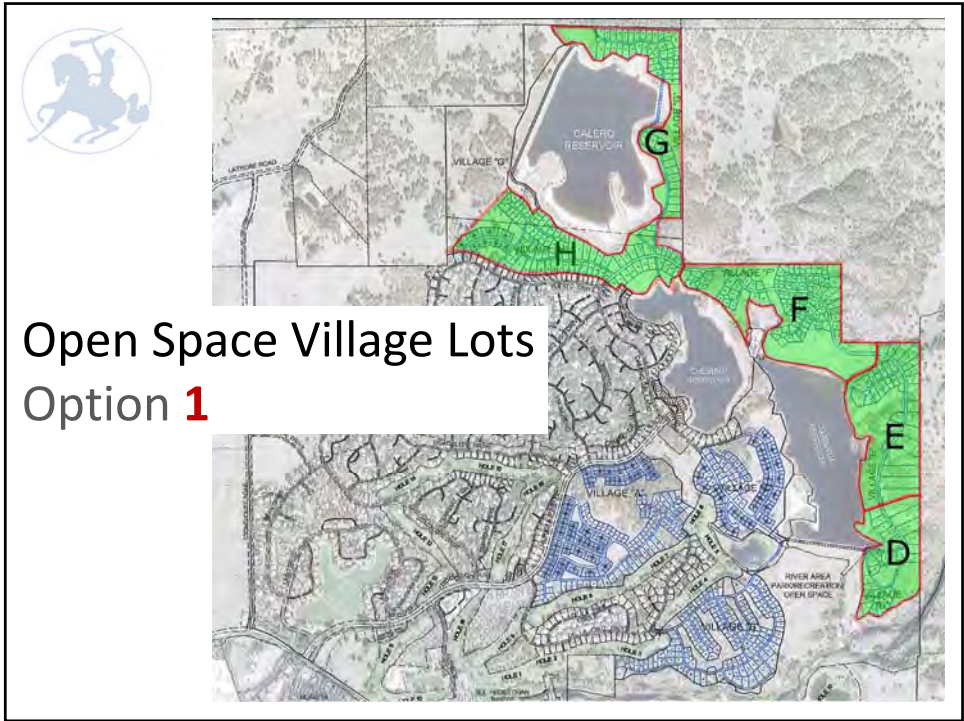




PROPOSED OPEN SPACE

RMN Villages A-H







Residential Lots for Bond Option 1*

* Assumes Rancho Murieta North reduced by 316 lots

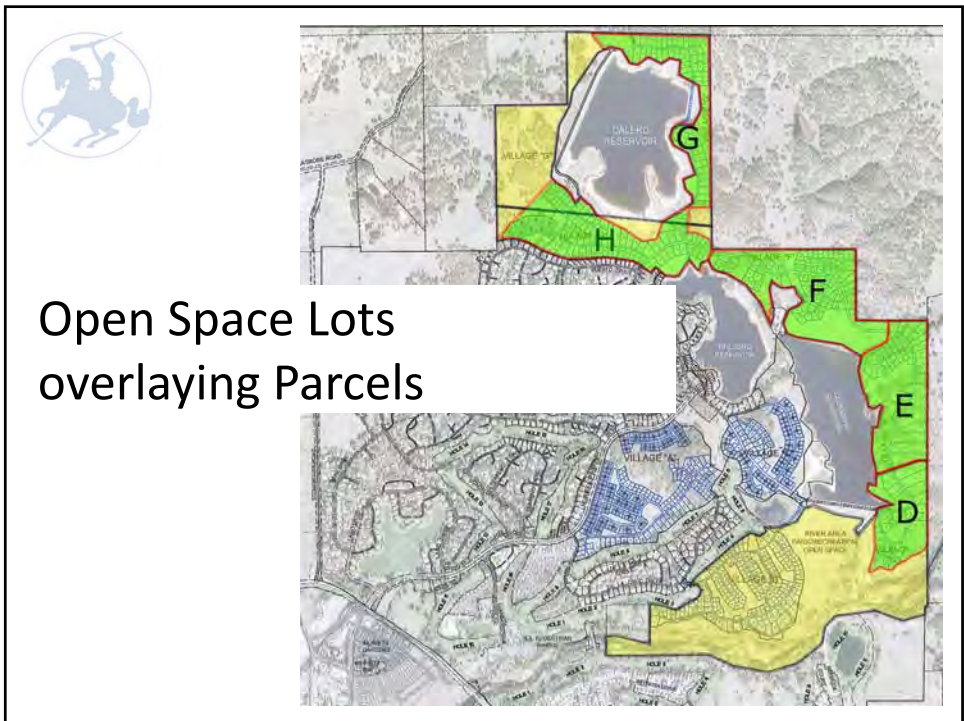
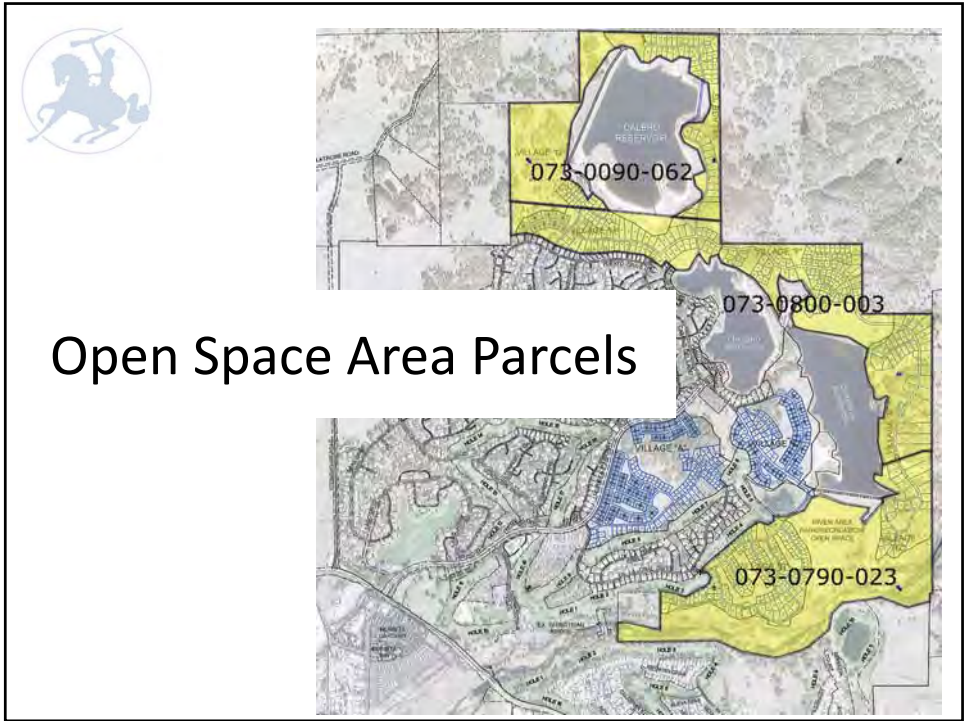
Within RM Gates	2,360
Murieta Village	<u>189</u>
EXISTING	2,549
670 Residential Projects	620
Rancho Murieta North – (925 minus 316)	<u>609</u>
TO BE CONSTRUCTED	1,229
TOTAL	3,778



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	2,549
670 Residential Projects	620
Rancho Murieta North – (925 minus 292)	<u>633</u>
TO BE CONSTRUCTED	1,253
TOTAL	3,802





Open Space (OS) Numbers

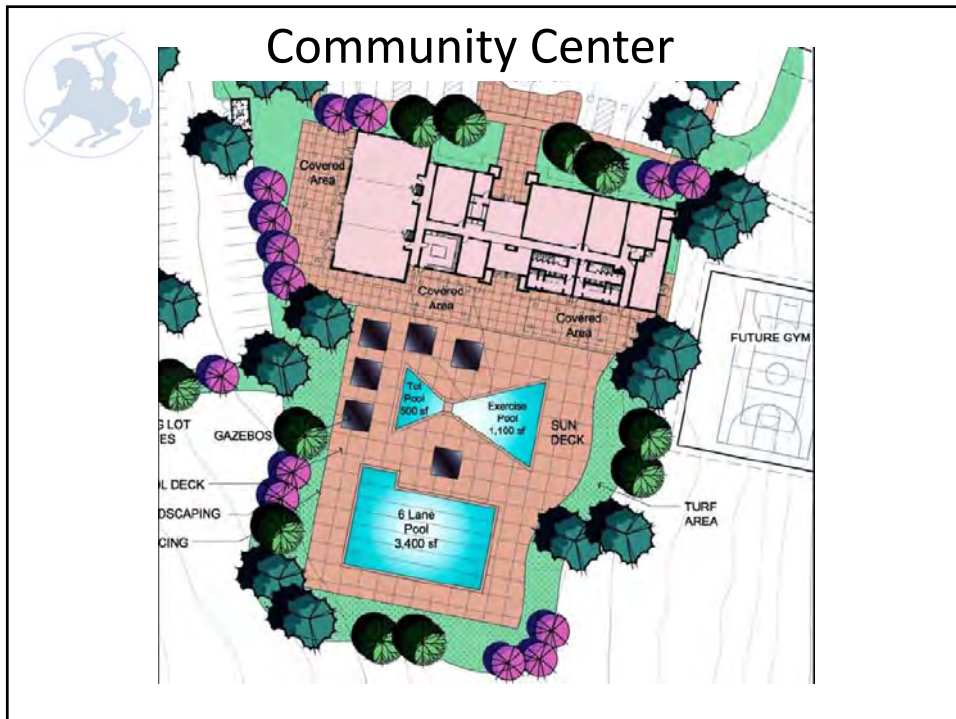
- OS Option 1
 - 316 Lots removed from Development
 - ~170 Acres (Residential lots only)
- OS Option 2
 - 292 Lots removed from Development
 - ~158 Acres (Residential lots only)
- OS Parcels (3)
 - 558 Total Acres





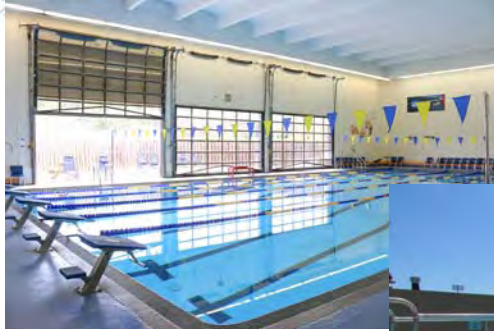


POTENTIAL AMENITIES



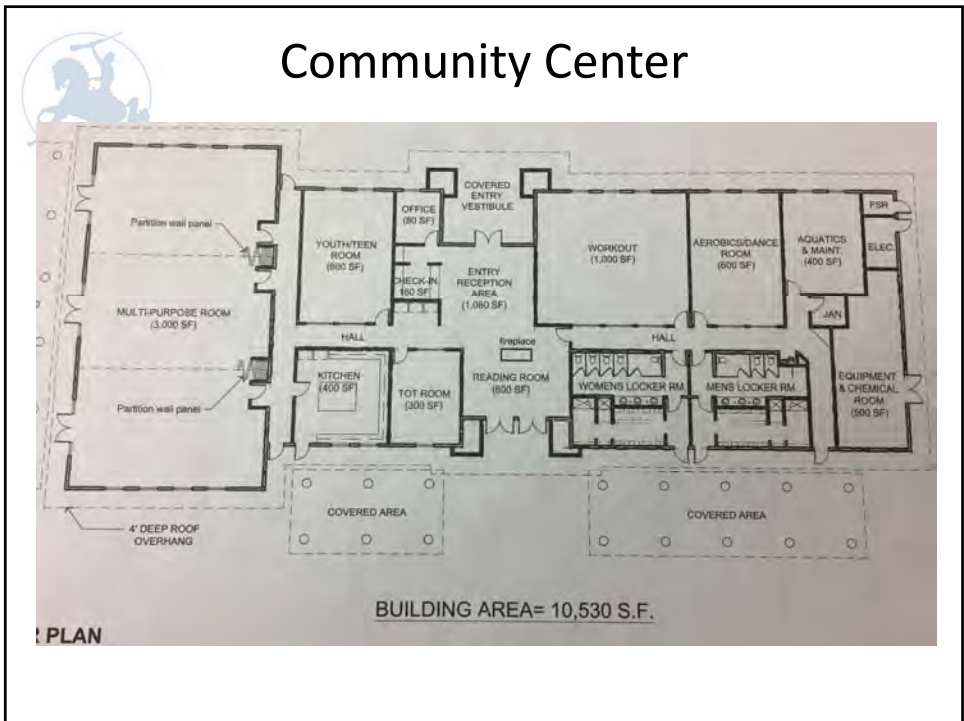


25 Meter Pool



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



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?

DISCUSSION