

MEMORANDUM

Date: February 26, 2021
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Information regarding Riverview Conditions of Approval

Tom Hennig and I had a conference call with the Sacramento County Planning Department staff on February 4, 2021 to discuss projects in Rancho Murieta. We also briefly discussed how the conditions of approval (COAs) and mitigated monitoring and reporting plan (MMRP) for a project are reviewed and tracked. They noted there are several County departments involved which includes theirs at Planning, Office of Planning and Environmental Review (PER), County Engineering- Site Improvement and Permit Section (SIPS), County Engineering- Survey Section, and Sacramento County Regional Parks. Our District has a small part of the COAs to respond to, which are ensuring water, sewer, and drainage services. We are working to figure out how to coordinate with these various County departments and local stakeholders to ensure that all the conditions are met.

I reached out to the Sacramento Office of Planning and Environmental Review regarding when we need to respond to the following MMRPs listed below and got a response as follows:

Each measure has its own timing. The developer has civil/improvement plans in now, so the water quality runoff control facilities should be available to CSD for review (as required by HY-1). Measure HY-1 has the following requirement “the final design of the water quality runoff control facilities shall be subject to approval by the Sacramento County Water Resources Division and the Rancho Murieta Community Services District. The Source Controls recommended in the “Conceptual Runoff Water Quality Management Plan” are not under the jurisdiction of the project developer/owner and therefore are not required mitigation for this project.”

Once the developer finishes improvements they will be applying for building permits and trying to record their final map.

I requested further clarification as to specific timing for responses and am currently waiting to hear back.

The MMRPs the District needs to respond to are;

MITIGATION MEASURE PU-2: SEWER SERVICE

To avoid significant impacts related to the provision of sewer service, the following shall apply:

Prior to the issuance of building permits, the applicant shall submit engineer-certified documentation from the CSD demonstrating that the wastewater treatment facility has adequate treatment, storage, and disposal capacity to accept wastewater from the lots for which building permits are requested without resulting in detectable degradation of ground or surface water quality (or exacerbation of existing degradation), and that such determination has been made based on recent actual wastewater flows, as well as projected flows from other projects for which building permits have been issued.

MITIGATION MEASURE PU-3: WATER TREATMENT PLANT UPGRADE

The Water Treatment Plant expansion from 3.5 mgd to 5.0 mgd shall be online prior to the issuance of the building permit for the 741st dwelling unit within Rancho Murieta South (i.e. the area on the Master Plan for Rancho Murieta shown south of the Cosumnes River and north of State Highway 16) unless verification is provided by the Rancho Murieta Community Services District that adequate water treatment capacity is

available to serve additional units, or that the project has already been allocated water supply and thus the connection will not impact the current cap.

MITIGATION MEASURE HY-1: INSTALL STORMWATER FACILITIES

Implement the “Conceptual Runoff Water Quality Management Plan” contained in the “Rancho Murieta South Runoff Water Quality Study” (see Appendix M of the prior EIR). Prior to issuance of any building permits for the project site, the water quality runoff control facilities shall be constructed and operational. Plate HY-2 of the SEIR depicts the drainage basins and associated water quality runoff facilities. The final design of the water quality runoff control facilities shall be subject to approval by the Sacramento County Water Resources Division and the Rancho Murieta Community Services District. The Source Controls recommended in the “Conceptual Runoff Water Quality Management Plan” are not under the jurisdiction of the project developer/owner and therefore are not required mitigation for this project.

MITIGATION MEASURE HY-2: MAINTAIN STORMWATER FACILITIES

Prior to recordation of the Final Map, the project developer/owner shall execute an agreement with the Rancho Murieta Community Services District for the long-term maintenance and operation of the water quality runoff control facilities.

MITIGATION MEASURE HY-4: STORMWATER FACILITIES AGREEMENT

Prior to recordation of the Final Map, prepare and submit a “Facility Maintenance Program” for review and comment by the Department of Environmental Review and Assessment and approval by the Rancho Murieta Community Services District. The “Facility Maintenance Program” shall describe the specific long-term maintenance activities to be implemented in conjunction with the water quality runoff control facilities, including: trash and debris removal, structural maintenance and inspections, sediment sampling and removal, and vegetation management. The project developer/owner shall be responsible for carrying out the “Facility Maintenance Program” until such time that these responsibilities are transferred to an appropriate entity through an executed agreement.