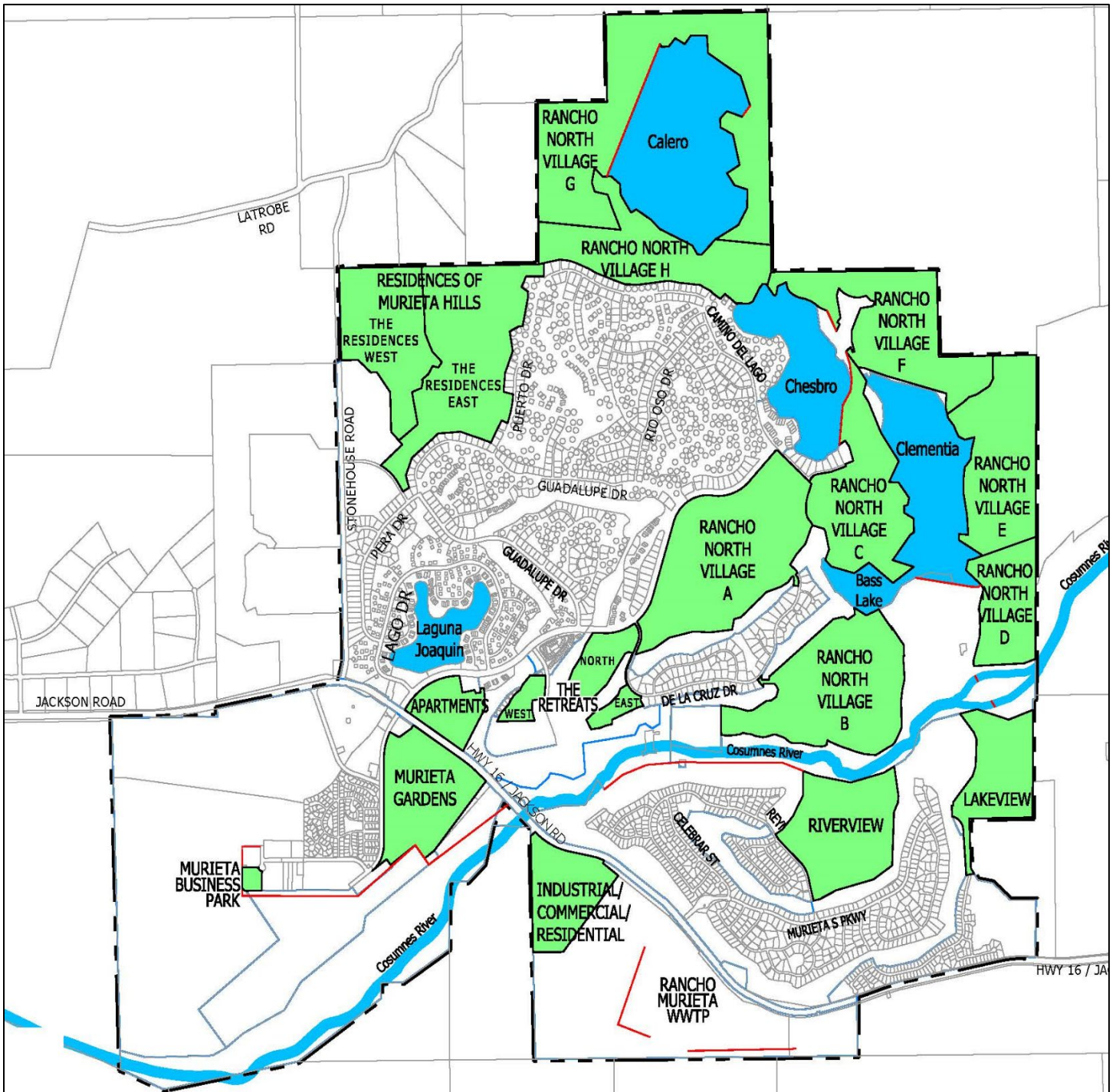


# 11/12/2020 Update

The map below is to assist in showing where current development projects are occurring, may occur, and are complete.



Updates are on following pages.

# Current Active Projects:

## Murieta Gardens

This project started out being submitted and approved as one project. Since the original approval, the developer has split the project multiple times into multiple projects. The active ones are listed below.

### MG – Extended Stay (Legacy Villas & Suites Lot 7)

The project plans have been finalized by the project’s engineer and signed by the District’s engineer at Coastland Engineering. No word yet has been given yet as to a start date.

### Project description:

The applicant is Cosumnes River Land LLC / Legacy Villas & Suites with John Sullivan as the manager. Baker-Williams Engineering Group is the engineer.

### IMPROVEMENT PLANS FOR 14865 LEGACY LANE LEGACY VILLAS AND SUITES RANCHO MURIETA, CALIFORNIA

BAKER-WILLIAMS ENGINEERING GROUP

**LEGEND:**

- PROJ. SANITARY SEWER MAIN
- EXIST. SANITARY SEWER MAIN
- PROJ. FLUSHER BRANCH
- EXIST. FLUSHER BRANCH
- PROJ. SEWER SERVICE W/CO
- PROJ. SEWER SVC. W/CO & B/W
- EXIST. SEWER SERVICE W/CO
- PROJ. MANHOLE
- EXIST. MANHOLE
- PROJ. STORM DRAIN
- EXIST. STORM DRAIN
- PROJ. DRAIN CLEANDOUT
- EXIST. DRAIN CLEANDOUT
- PROJ. DRAIN INLET
- EXIST. DRAIN INLET
- PROJ. WATER MAIN
- EXIST. WATER MAIN
- PROJ. WATER SERVICE
- EXIST. WATER SERVICE
- PROJ. WATER VALVE
- EXIST. WATER VALVE
- PROJ. BACKFLOW PREVENTER
- EXIST. BACKFLOW PREVENTER
- PROJ. PRESSURE REDUCING VALVE
- EXIST. PRESSURE REDUCING VALVE
- PROJ. BLOW-OFF VALVE
- EXIST. BLOW-OFF VALVE
- PROJ. THROTT BLOCK ON WATER MAIN
- EXIST. THROTT BLOCK ON WATER MAIN
- PROJ. FIRE HYDRANT ASSEMBLY
- EXIST. FIRE HYDRANT ASSEMBLY
- PROJ. CONTOUR LINE
- EXIST. CONTOUR LINE
- PROJ. SWALE
- EXIST. SWALE
- LIMITS OF WORK
- DEEP OVER EXCAVATION AREA
- OVERLAND RELEASE PATH
- PROJ. RECYCLED WATER (PURPLE PINK)
- EXIST. RECYCLED WATER
- PROJ. RAW WATER (PURPLE PINK)
- EXIST. RAW WATER
- PROJ. LIQUID PROPANE
- EXIST. LIQUID PROPANE
- PROJ. STREET LIGHT
- EXIST. STREET LIGHT

**SITE PLAN**

GRAPHIC SCALE 1"=100'

NOT APPROVED FOR PRIVATE UNDERGROUND FIRE SERVICE INSTALLATION

A SEPARATE PLAN SUBMITTAL IS REQUIRED BY THE INSTALLING CONTRACTOR, SEE THE SACRAMENTO METROPOLITAN FIRE DISTRICT NOTES.

**NOTE:**  
THIS PROJECT CANNOT BE ACCEPTED UNTIL THE ROAD IMPROVEMENTS ARE CONSTRUCTED AS PER THE PLANS ENTITLED "MURIETA GARDENS INFRASTRUCTURE PLANS"

**NOTE:**  
RANCHO WILL NOT/DOES NOT INSPECT/MANTAIN PRIVATE GRADE W. SS, SO, RW & RAW FACILITIES. CONTRACTOR IS RESPONSIBLE FOR INSPECTION, CONSTRUCTION, DESIGN & ACTUAL OPERATION.

**SHEET INDEX:**

- COVER SHEET
- GENERAL NOTES
- SPECIAL PROJECT CONDITIONS
- DETAILS
- UTILITY "A" PLAN & PROFILE
- UTILITY NOTES & DETAILS
- UTILITY PLAN
- WATER PLAN
- GRADING SECTIONS & DETAILS
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN
- EROSION & SEDIMENT CONTROL NOTES & DETAILS
- SITE & STRIPING & SIGNAGE PLAN
- FIRE ACCESS PLAN

RANCHO MURIETA COMMUNITY SERVICES DISTRICT APPROVED FOR SEWER, STORM DRAIN, WATER, RECYCLED WATER WATER QUALITY

DISTRICT ENGINEER	EXPIRES IN ONE YEAR	DATE
SACRAMENTO METRO FIRE DISTRICT		

BY	DATE
UTILITY REPRESENTATIVES	

UTILITY	REPRESENTATIVE	PHONE NO.
CABLE TV	COMCAST	848-8310
U.S.A.	SEE NOTE #5 ON SMT. NO.2	800-227-2606
GAS-PROPANE	PRIVATE	N/A
ELECTRICITY	SKUD	732-5799
TELEPHONE	AT&T	530-621-6917
WATER/RECYCLED WATER	PAUL SIENSGHIN	354-3700
SEWER	PAUL SIENSGHIN	354-3700
DRAINAGE	PAUL SIENSGHIN	354-3700
FIRE	SACRAMENTO METRO FIRE DISTRICT	859-4319

SACRAMENTO COUNTY MUNICIPAL SERVICES AGENCY  
PROJECT TITLE: 14865 LEGACY LANE LEGACY VILLAS AND SUITES  
ASSESSOR'S PARCEL NO: 073-0890-007  
CALIFORNIA MAP COORDINATES: N302,000 E2,259,000

APPROVED: \_\_\_\_\_  
ORDER NUMBER: 7  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

**RMCS (MS4) WQ**  
ORDER NO. 2013-0001-DWQ  
WDID: 5A34N00037  
WDID: 5S34C380636

PREPARED: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCALE: 1"=100'

**FEMA PANEL NO. 06067C0376J DATED: 7-19-18**

BUILDING CONSTRUCTION ANALYSIS:					
BUILDING AREA (SF)	OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE	NUMBER OF STORIES	SPRINKLERED	
16	LABORATORY	III	V	2	Y

APPLICABLE CODES: 2018 CBC, 2018 IFC

**POST CONSTRUCTION STORM WATER QUALITY NOTE:**  
THIS PROJECT IS WITHIN THE MURIETA GARDENS I & II WATER QUALITY BASIN SHEET. THEREFORE, NO ONSITE POST-STORM WATER QUALITY TREATMENT IS NEEDED.

**EARTHWORK QUANTITIES**

500 C.Y.	0 C.Y.
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ALL PLANS ASSOCIATED WITH THIS PROJECT ARE SUBJECT TO THE CONDITIONS OF MITIGATION MONITORING AND REPORTING PROGRAM 2012-00168. FOR ANY QUESTIONS REGARDING COMPLIANCE WITH

### MG - Lot 4 (El Dorado Savings Bank) & Lot 5 (Starbucks) "shops C & D"

This project has been signed off as substantially complete. This item will be in the completed section of the next development update.

### Project description:

The applicant is Cosumnes River Land, LLC, with John Sullivan the contact, and Baker-Williams Engineering Group the engineer. The project is to develop multiple commercial structures on two lots and a drive aisle into the marketplace. Lot 5 is noted to have a Starbucks as a future tenant.

Sacramento County Planning website link for Lot 4 "Shop D" (Starbucks):

<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=7045&communityID=4>

Sacramento County Planning website link for Lot 5 (El Dorado Savings Bank)

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2020-00171>

### MG - Murieta Marketplace

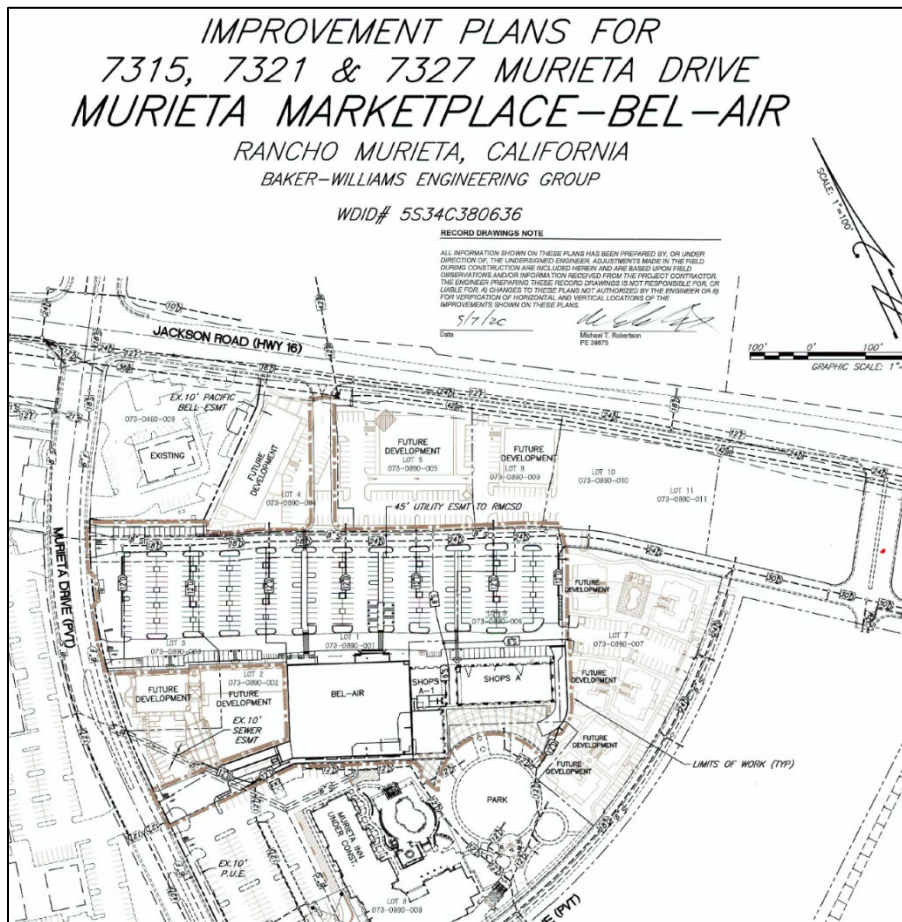
This project has been accepted by the District to accommodate the developer to allow the grocery store to proceed with opening, however the drainage basin which is a part of this project remains active as a stormwater best management practice for the development site keeping it somewhat active.

### Project Description:

The applicant is Cosumnes River Land, LLC, with John Sullivan the contact, and Baker-Williams Engineering Group the engineer. The project is to develop multiple commercial structures with Murieta Gardens Lots 1, 2, 3, 6, & 9 and the Murieta Gardens drainage basin. Lots 4 & 5 were originally within this project but requested to be separated out by Mr. Sullivan.

Sacramento County Planning link:

<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=4070&communityID=4>

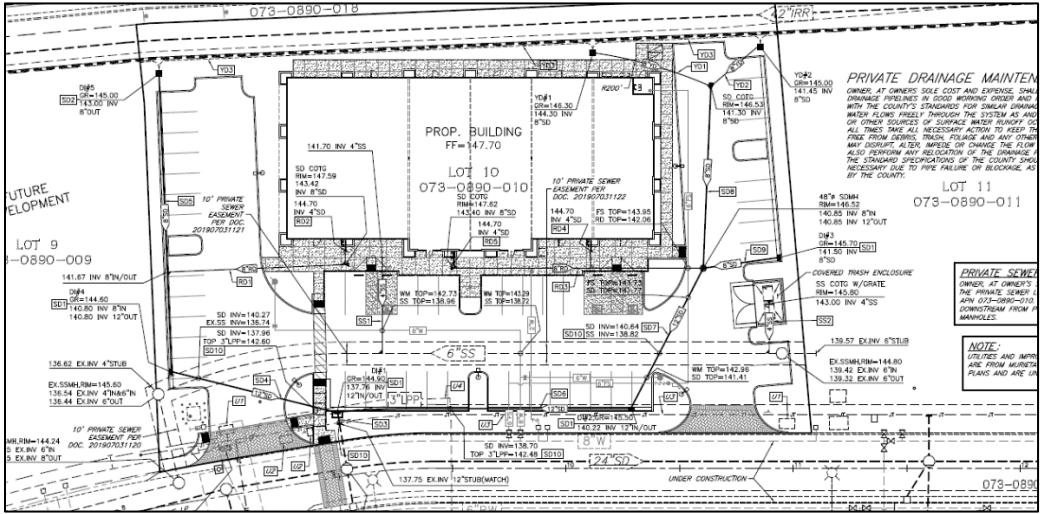


**MG -Lot 10 (PDF Office)**

No update. Last update: Coastland provided submittal plan check comments back to the project and the project plan review is done, but signatures are done pending fees being paid to the District.

**Project description:**

The applicant is Paul Frank for PDF Murieta Marketplace LLC, with Baker-Williams Engineering Group the engineer. The project is to build a business structure within the lot.

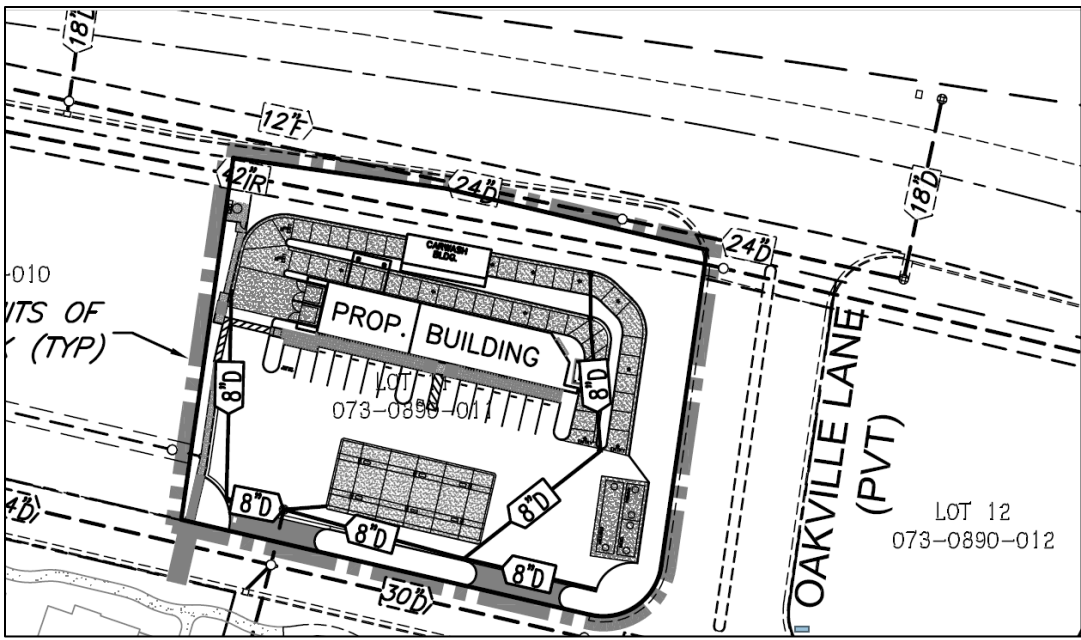


**MG – Lot 11 (Circle K Convenience/Carwash/Subway)**

No update. Last update: Coastland provided submittal plan check comments back to the project but has yet to hear back.

**Project description:**

The applicant is Bhupinder Sandhu with Baker-Williams Engineering Group the engineer. This project is to develop a gas station/minimart and carwash on the east side of Oakville Lane off of Highway 16.

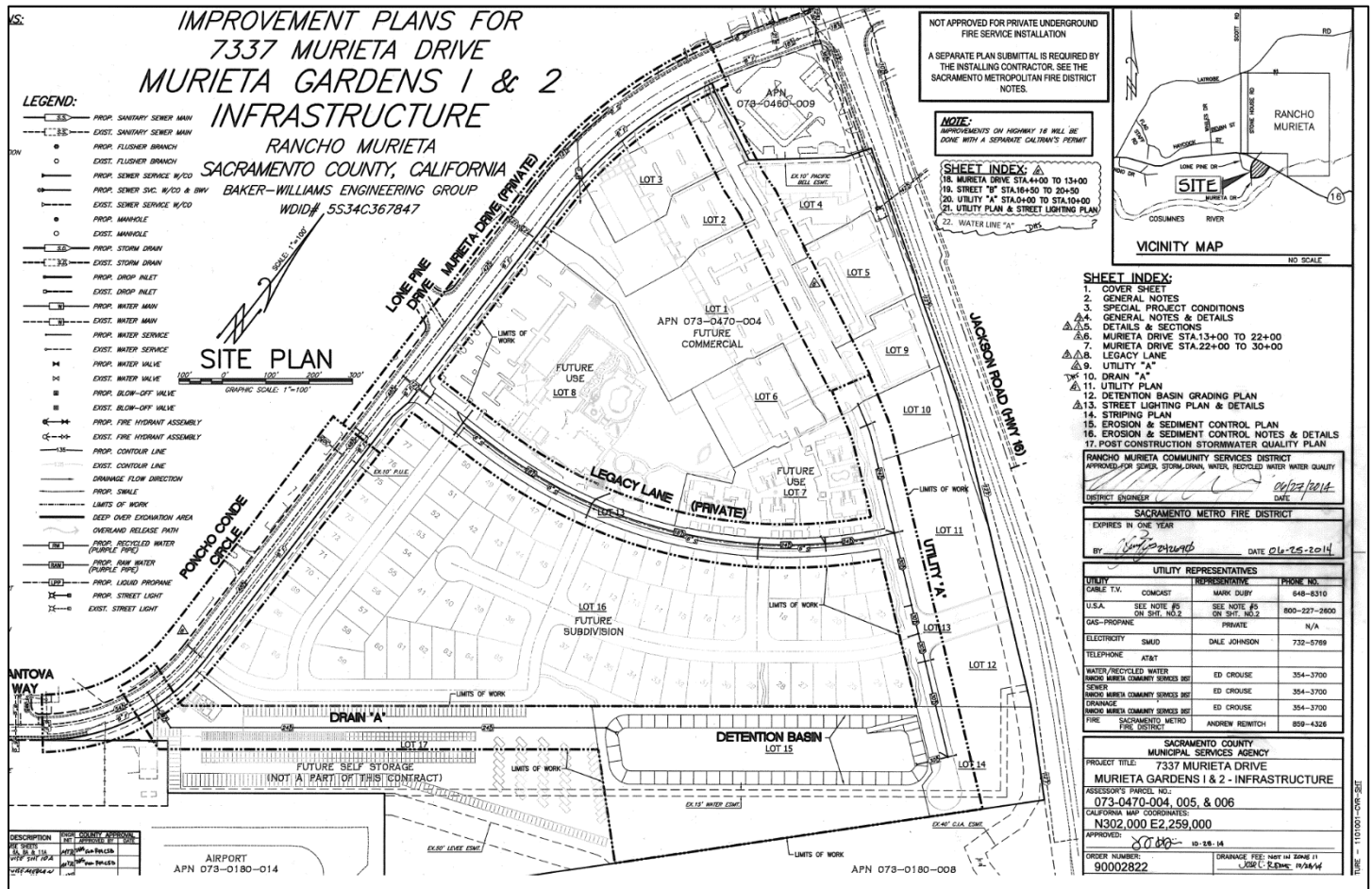


# The Murieta Gardens I & II – Infrastructure

This project is nearing completion with the project calling for final inspections of the punchlist. Coastland’s inspector is reviewing the items needed with the project before final acceptance.

## Project description:

This portion of the project is for the installation of a stormdrain from the drainage basin to Murieta Drive, Murieta Drive water and stormdrain tie-ins, sewer tie-in at the north end of Murieta Drive, Legacy Lane storm drain, a portion of sewer on Legacy lane, addition of the 6 inch recycled water line extension, temporary 8 inch water tie-in and backflow to recycled water infrastructure, and water, sewer, recycled water, and drainage main lines in areas marked out as “Utility A” of various plan sets.

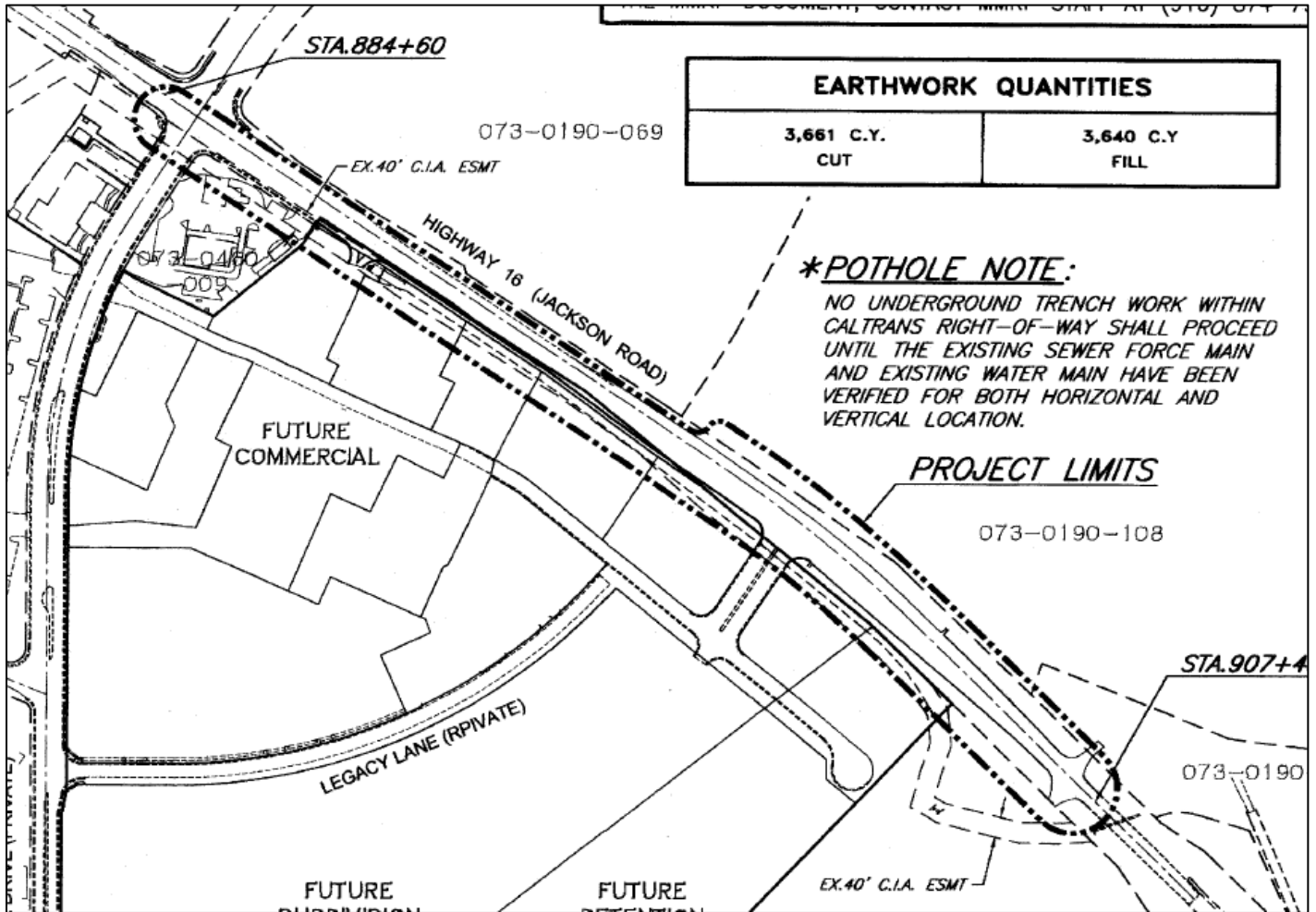


# The Murieta Gardens – Highway 16 Off-Site Improvements

This project has been accepted by the District and put in the completed section for the subsequent updates.

## Project description:

The applicant is Cosumnes River Land, LLC, with John Sullivan the contact, and Baker-Williams Engineering Group the engineer. This project is to pipe the Cosumnes Irrigation Association ditch in a 42-inch pipe, create new drainage along Highway 16, and to improve Highway 16 with an ingress and egress from the Murieta Gardens development onto Highway 16 on Lot 13.

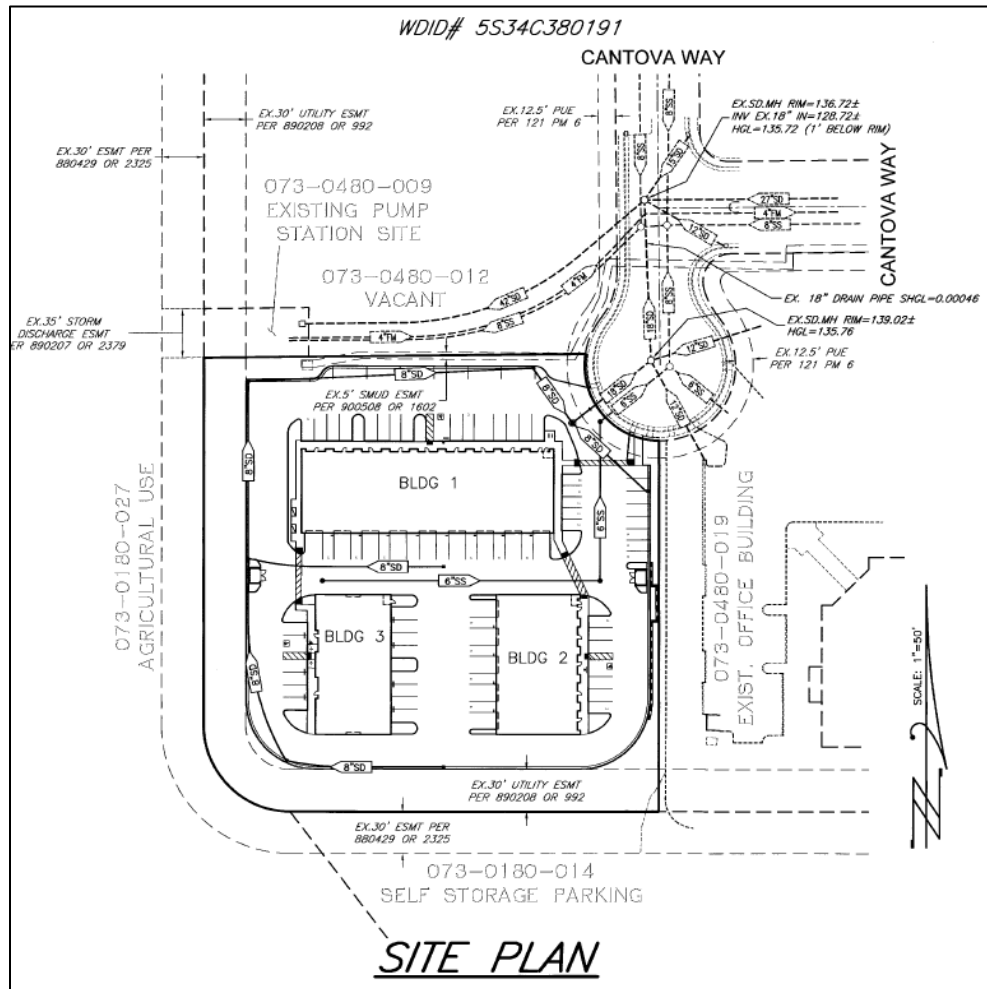


## FAA Business Park

This project is nearly complete.

### Project description:

The applicant is Hart Snyder Holdings LLC, Jon Snyder the manager, with Baker-Williams Engineering Group the engineer. The project is to build three business buildings. It is an approximately 21,800 square foot multi-tenant office warehouse complex, consisting of units ranging in size from 1,200 square feet to 5,600 square feet.



Sacramento County Planning link:

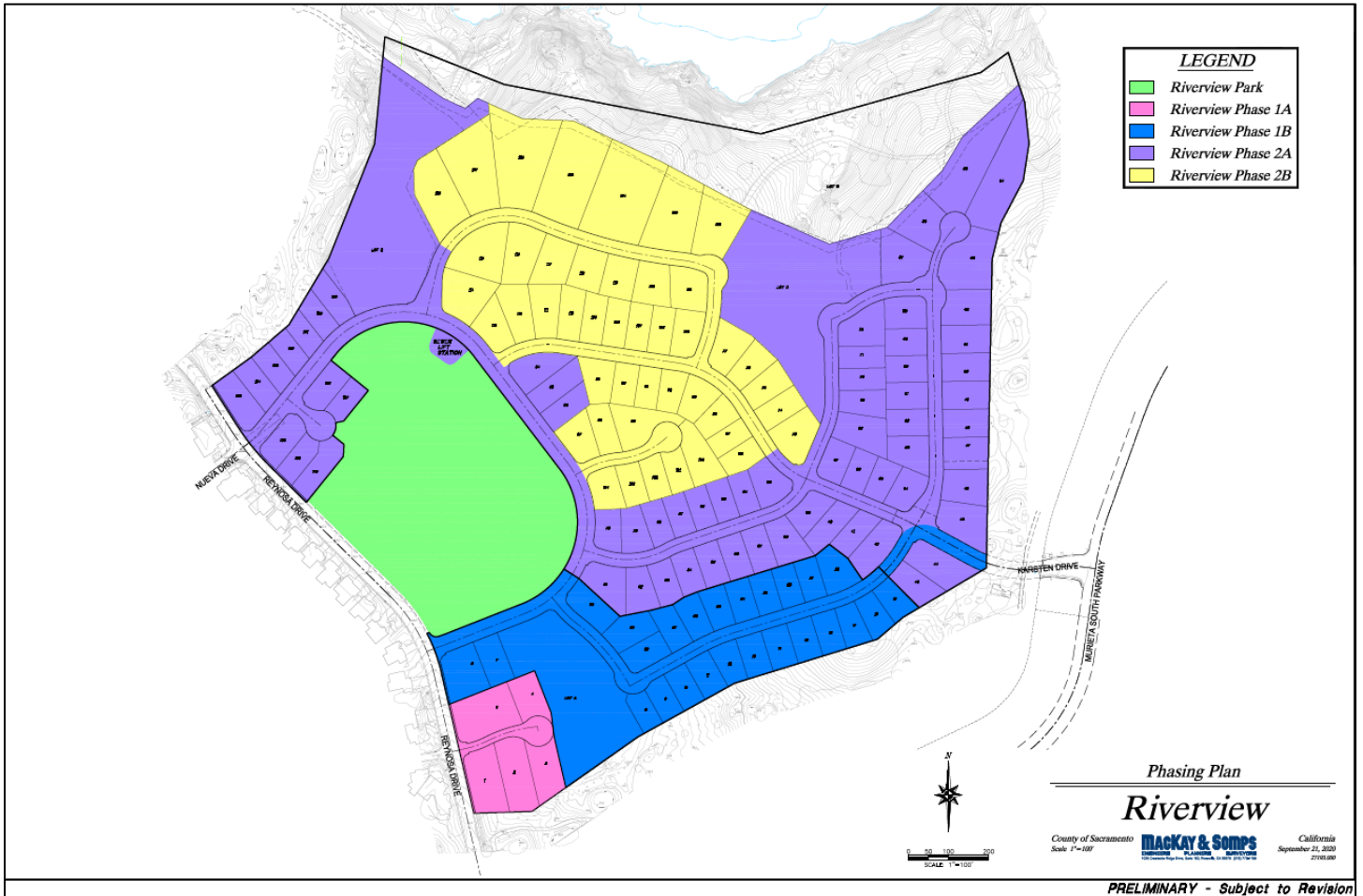
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=4079&communityID=4>



## Riverview

Update: The project is active with a goal of grading the entire site and developing their phase 1A site as shown in the exhibit drawing below. The project has provided a second submittal of the Riverview's Phase 1A plans, water study, and storm drain study for review on September 22. Coastland is still in the processes of review. Sacramento County is reviewing drainage plans now as well. The project set up a construction trailer just east of the Riverview park.

Preliminary phasing plan is shown below.



Water Resources requires that drainage studies are reviewed and approved prior to submittal of improvement plans. To prevent delays with the improvement plans, I recommend submitting the drainage study for Phase 1B sufficiently in advance of the improvement plans to allow time for Water Resources to review the study and for any necessary corrections to the study.

### Project description:

This a planned development of 140 residential lots on 57.35 acres located in the south community. The applicant is RB Riverview LLC, with Les Hock the manager, and MacKay & Soms Civil Engineers Inc. the engineering firm.

### Sacramento County planning link:

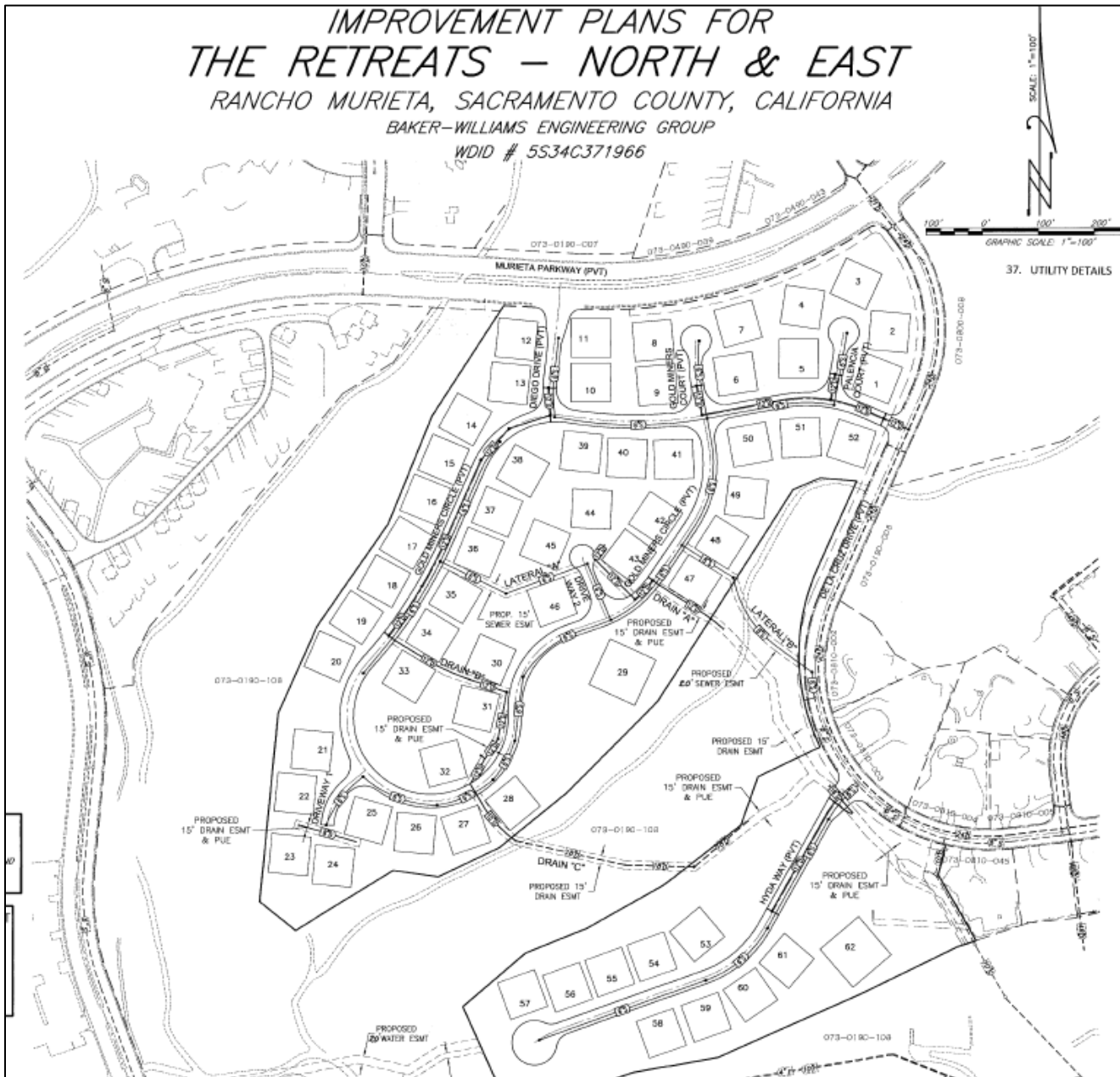
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=6657&communityID=4> &  
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=4199&communityID=4>



## The Retreats East and North

This project extended their tentative maps on file with Sacramento County. No update has been given as to if or when this project will proceed.

Project description: This planned development is for medium to low density residential homes. The applicant is The Retreats LLC, with John Sullivan the manager, and the engineer is Baker-Williams Engineering Group. Per the last submitted plans the North portion had 52 lots and the East portion had 10 lots, shown below.



Sacramento County Planning link:

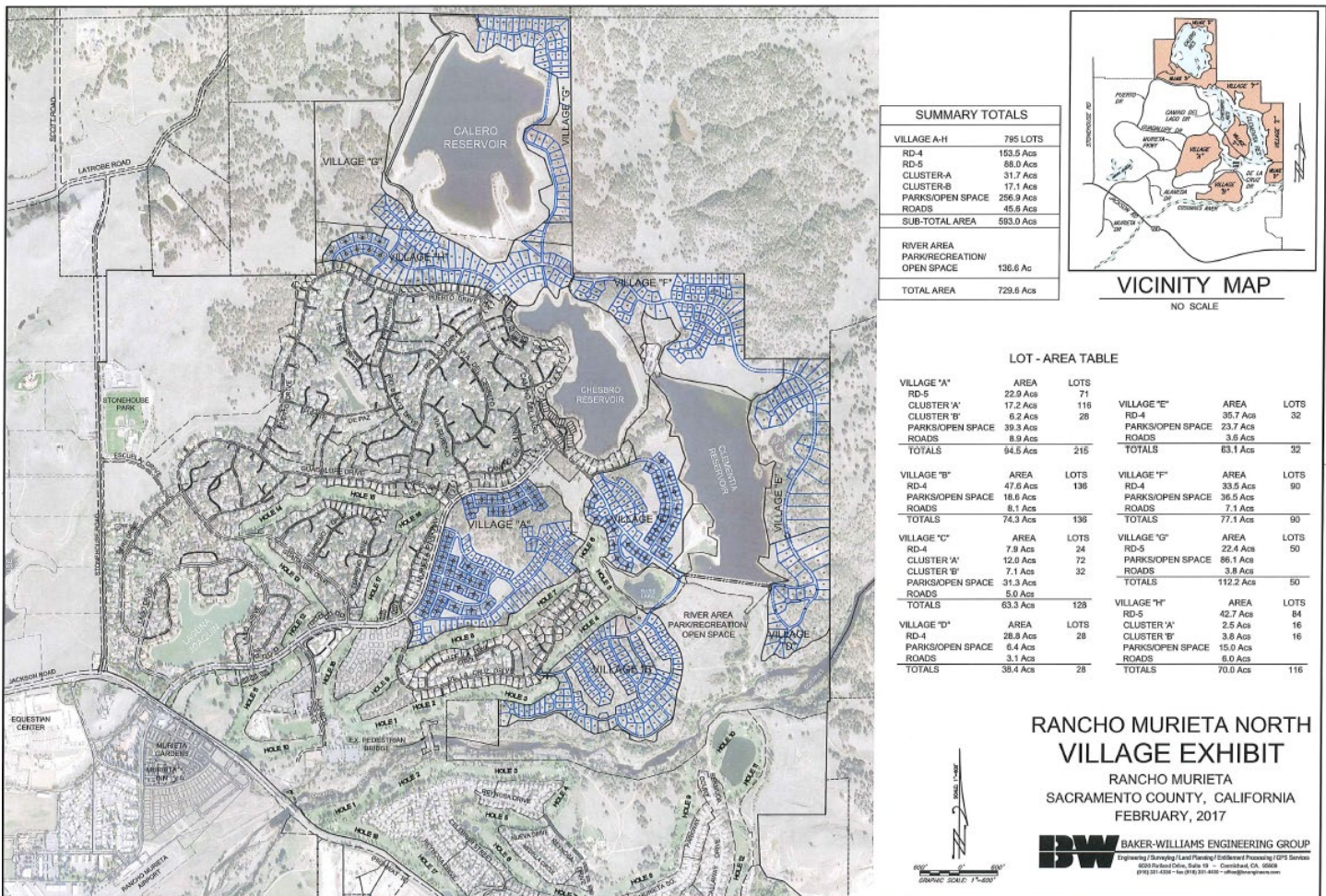
<http://www.planningdocuments.sacounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2020-00169>

## Rancho Murieta North – Development Project

No new information has been submitted to the District, however the project reports that they are continuing work on a traffic study, greenhouse gas study, and schedule and notice of preparation. A notice of preparation (NOP) is a brief notice sent by the lead agency to notify the responsible agencies that the lead agency plans to prepare an Environmental Impact Review, commonly referred to as EIR.

This project is still listed as pending with Sacramento County and on hold with the District.

Project description: The applicant is Rancho Murieta Properties LLC, with John Sullivan the manager, and the engineer is Baker-Williams Engineering Group. The properties are located on approximately 772.2 acres in the north portion of the community. The project currently consists of 827 single-family residential lots of medium to low density residential homes within 297.1 acres, with each project subdivided into various villages as generally shown in 2017 exhibit below, 435.3 acres of open space, and 39.8 acres of commercial.



Sacramento County Planning link:

<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=1792&communityID=4>

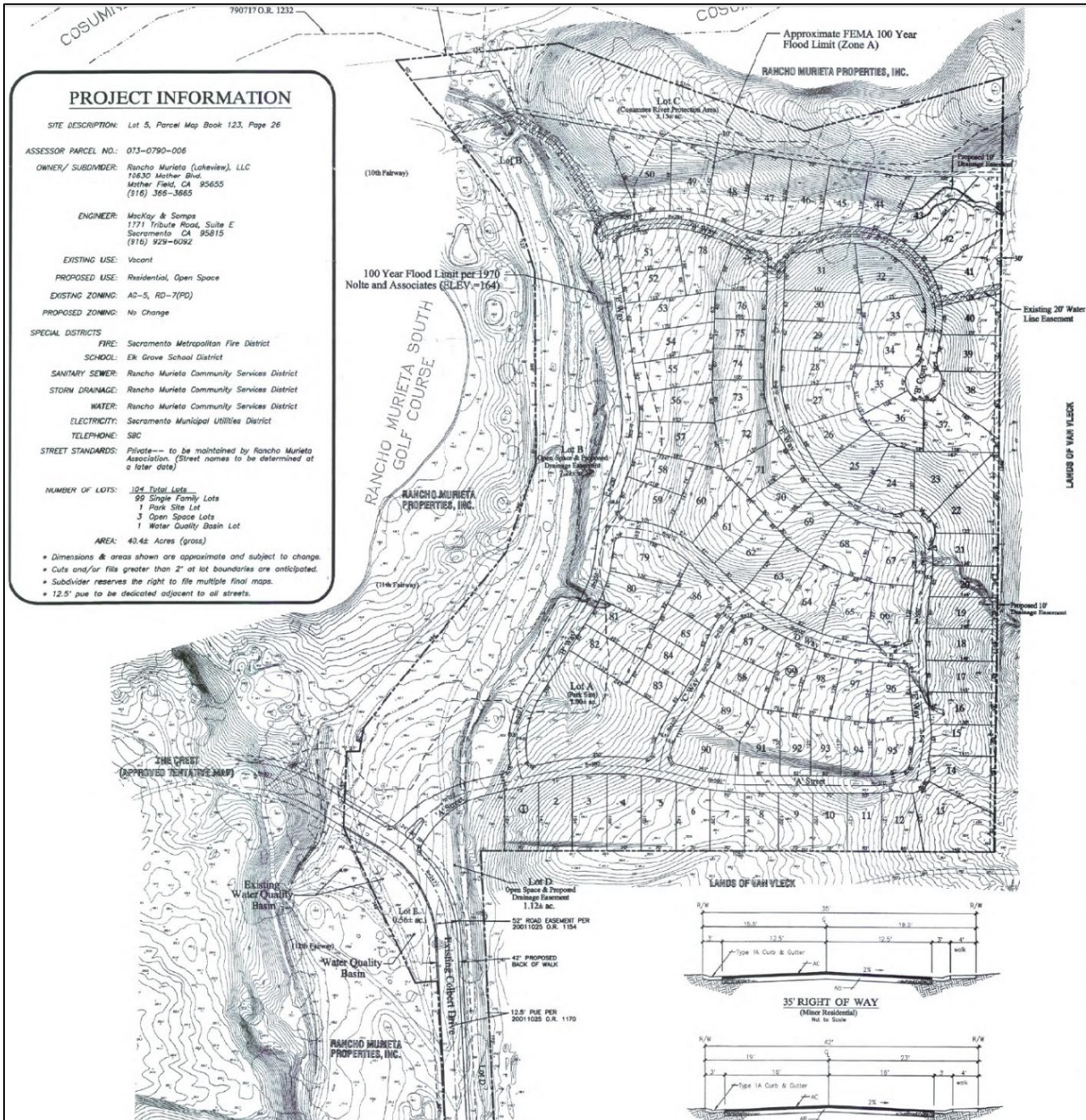
# Projects that are not active

## Lakeview

This project is not active with the District and no information is available on the Sacramento County Planning website.

### Project description:

This was a planned development for 99 single-family residential lots, one park site lot, and five open space/drainage easement/water quality basin lots in Murieta South on 40.4 acres by Rancho Murieta Lakeview, LLC. The engineer was Mackay and Soms.

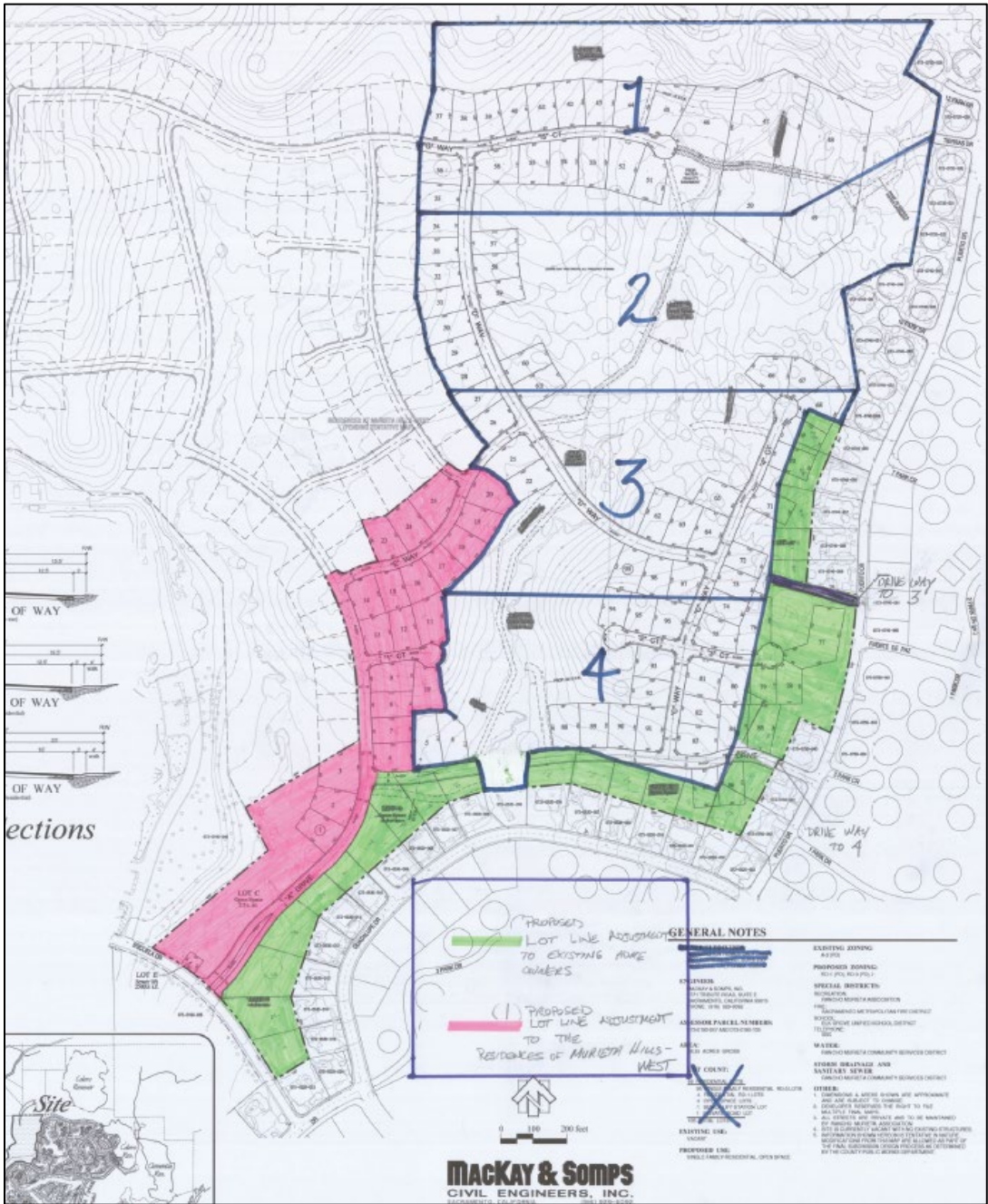


# The Residences of Murieta Hills East

Tom Hennig has answered a series of questions for Bob Keil and requested that for any further work to occur he would need to submit a developer deposit and application to the District to make this project active with the District.

## Project description:

This was a planned development for 99 residential lots. The applicant is MRK Development Inc., with Bob Keil the manager. The site plan engineer was MacKay & Soms Civil Engineers Inc.. The properties are located on approximately 86.2 acres in the north portion of the community. The project revision proposed by Bob Keil is to reduce the lots to 4 as shown below.

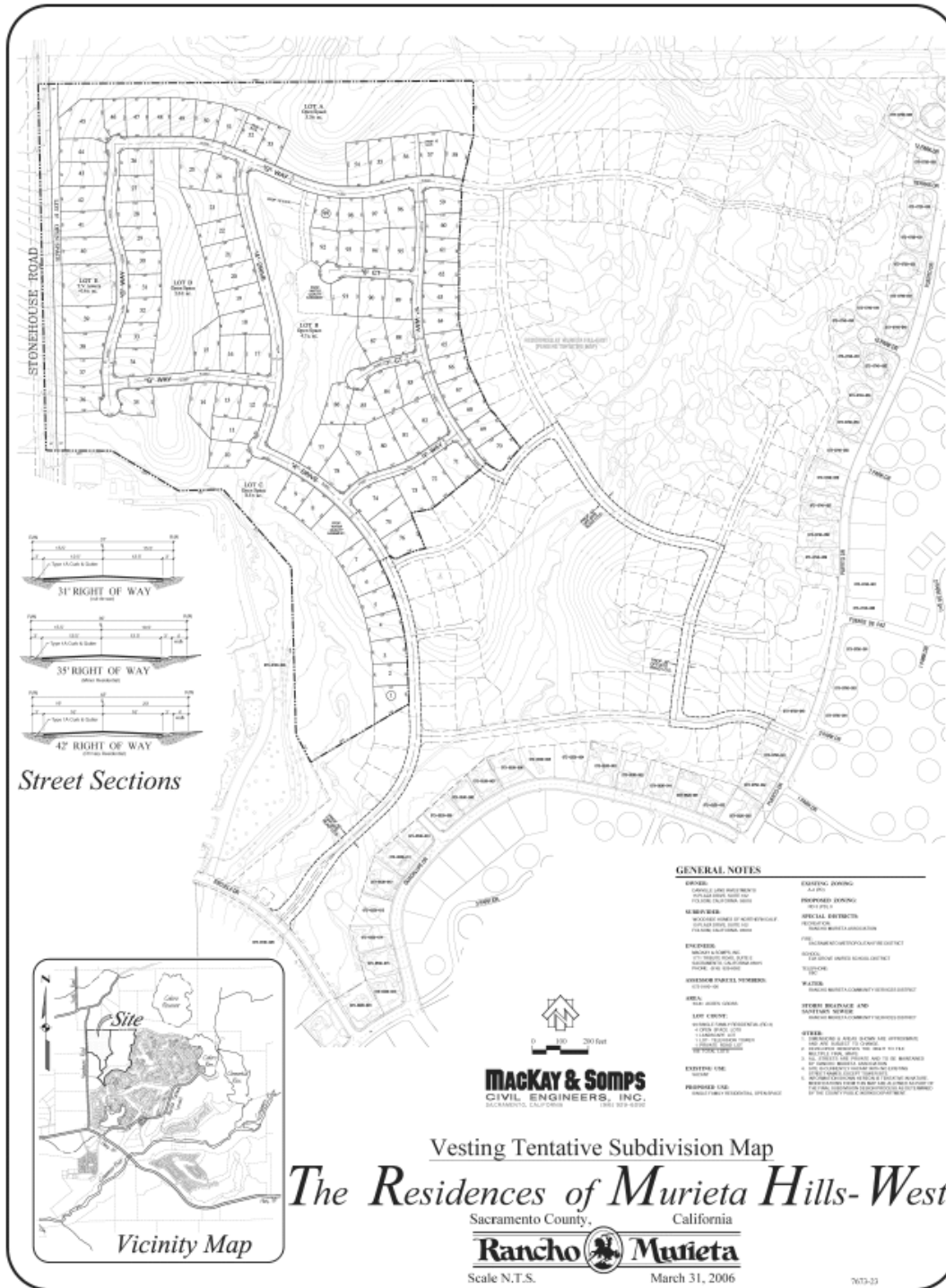


Sacramento County planning link:

<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=6560&communityID=4>

Residences of Murieta Hills West

This project is not active with the District and the tentative maps may have expired.



**Project description:**

This was a planned development for 99 single family residential lots, four open space lots, and one television tower lot. The applicant is BBC Murieta Land LLC.. The site plan engineer was Mackay & Soms Civil Engineers Inc..

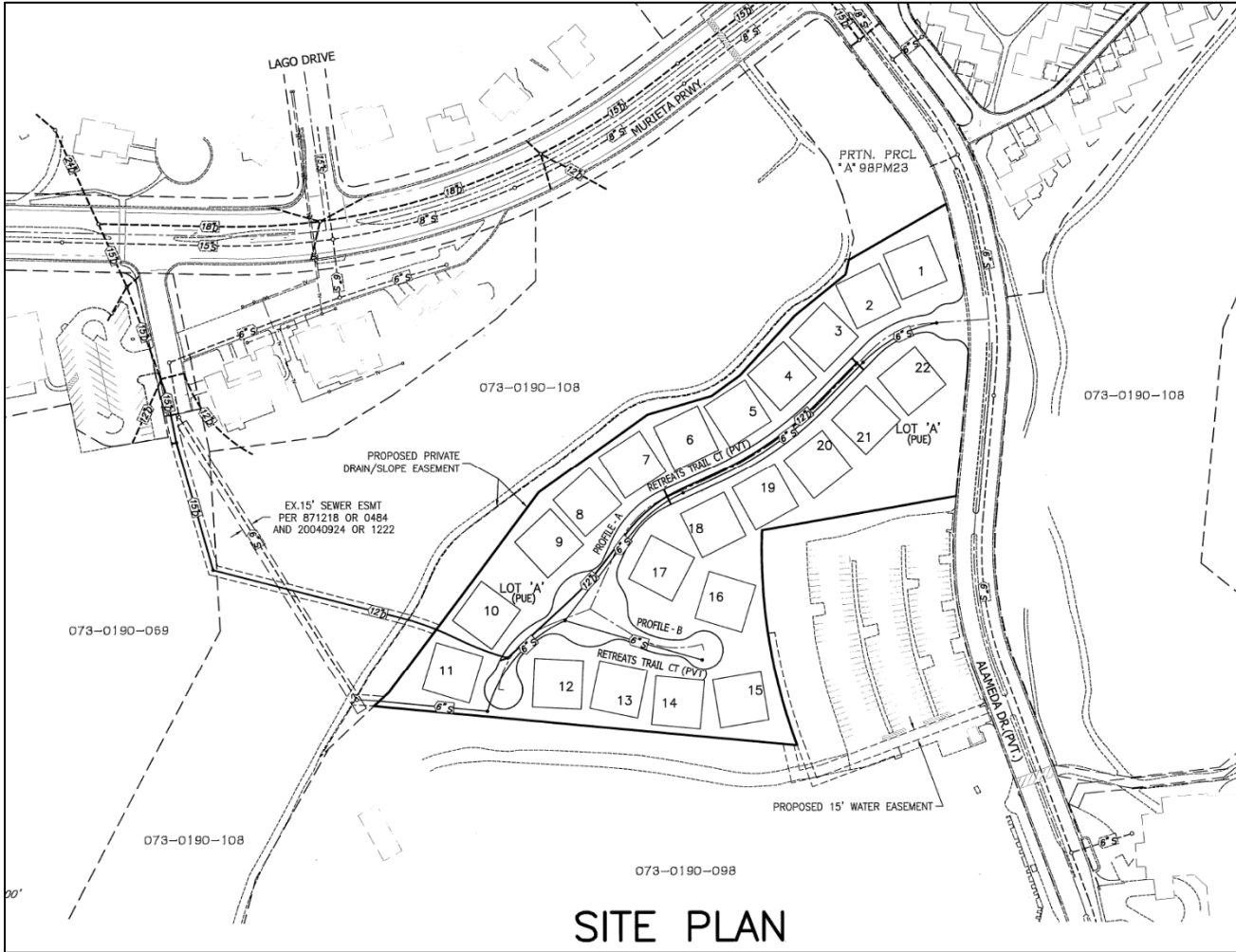
**Sacramento County planning link:**

<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=4163&communityID=4>

# Completed Projects:

## The Retreats West

This project built 22 single family residential lots and is complete.





# Murieta Inn

## Project Description:

This project was to build the Murieta Inn and the infrastructure to support it. This project was the first of the Murieta Gardens projects to be completed.

