



## RANCHO MURIETA COMMUNITY SERVICES DISTRICT

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### IMPROVEMENTS COMMITTEE




*(Directors Randy Jenco and Martin Pohll)*

Regular Meeting

March 2, 2021 at 8:00 a.m.

**This meeting will be held via ZOOM** video conference only pursuant to Gov. Newsom Executive Order N-29-20. You can join the conference by (1) logging on to <https://us02web.zoom.us/j/86558010735>, entering Meeting ID no. 865 5801 0735, and using the audio on your computer, or (2) dialing into 1-669-900-9128 and entering the meeting code 865 5801 0735. Those wishing to join with audio only can simply call the telephone number above and enter the code. Participants wishing to join the call anonymously have the option of dialing \*67 from their phone. Please refer to your telephone service provider for specific instructions. **PLEASE NOTE – MOBILE DEVICE USERS MAY NEED TO INSTALL AN APP PRIOR TO USE AND MAC AND PC DESKTOP AND LAPTOP USES WILL REQUIRE YOU TO RUN A ZOOM INSTALLER APPLICATION – PLEASE FOLLOW DIRECTIONS AS PROVIDED BY ZOOM. IT IS RECOMMENDED YOU ATTEMPT TO LOGIN AT LEAST 5 MINUTES BEFORE THE START OF THE MEETING.**

### AGENDA

1. **Call to Order**
2. **Comments from the Public**
3. **Review Monthly Updates**
  -  District Projects
  -  Reserve Study update
  -  Development
4. **Discuss Rancho Murieta Association's Architectural Review Committee Plan Review by District Staff**
5. **Discuss Laguna Joaquin Related Activity**
6. **Discuss Riverview COAs & MMRP**
7. **Review On-Call Electrical Services RFP Results**
8. **Director and Staff Comments/Suggestions [no action]**
9. **Adjournment**



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In compliance with the Americans with Disabilities Act and Executive Order No. N-29-20, if you are an individual with a disability and you need a disability-related modification or accommodation to participate in this meeting or need assistance to participate in this teleconference meeting, please contact the District Office at 916-354-3700 or [awilder@rmcsd.com](mailto:awilder@rmcsd.com). Requests must be made as soon as possible.

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is February 26, 2021. Posting locations are: 1) District Office; 2) Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

## MEMORANDUM

Date: February 26, 2021  
To: Improvements Committee  
From: Paul Siebensohn, Director of Field Operations  
Subject: Monthly Development, Project & other Updates

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### General Update

#### Water Regulations

The State is proposing **New Indoor Legislation: AB 1434** (if approved) that would reduce the indoor standard from 55 gallons to 48 gallons in 2023 and 50 to 40 gallons in 2030. From the water use data shared for local area water Districts through the Regional Water Authority (RWA), no District is near being that low. Implementing and enforcing that would very impractical and onerous on families.

#### Information release on this from the RWA:

[Assembly Bill 1434](#) was introduced by Member Friedman on February 19th. This bill would further decrease the indoor standard outlined in Senate Bill 606 and Assembly Bill 1668 (aka Conservation Legislation) as it relates to each supplier's water use objective/budget. Below is a summary of the changes.

#### Current - SB 606/AB 1668

- *The standard for residential indoor use shall be:*
  - *55 gallons per person per day between January 1, 2023 through January 1, 2025*
  - *52.5 gallons per person per day between January 1, 2025 through January 1, 2030*
  - *50 gallons per person per day after January 1, 2030*

#### Proposed - AB 1434

- *The standard for residential indoor use shall be*
  - *48 gallons per person per day between January 1, 2023 through January 1, 2025*
  - *44 gallons per person per day between January 1, 2025 through January 1, 2030*
  - *40 gallons per person per day after January 1, 2030*

As you might expect, this is concerning for several reasons including:

- *lack of justification for why the SB 606/AB 1668 standards are not sufficient when they haven't even been implemented yet,*
- *the introduction of this bill prior to DWR completing its indoor water use study with pilot agencies throughout the state (that has been a year+ in the making), and*
- *the removal of the requirement (from SB 606/AB 1668) to conduct necessary studies and investigations and jointly recommend to the Legislature a standard for indoor residential water use.*

RWA is investigating the backstory and data source to justify this decrease in the indoor standard. The indoor standard is the only standard that has been set. The residential outdoor water use, dedicated irrigation accounts, and water loss standards are still in flux.

RWA will be coordinating with other associations including ACWA and CalWEP on this and will keep the group updated

### **Sloughhouse Resource Conservation District (SRCD) – GSP development**

Continuing the effort of forming a Groundwater Sustainability Plan (GSP) to comply with Sustainable Groundwater Management Act (SGMA) is going through discussions. They are looking to adopt their GSP soon. They will coordinate with the District to present their GSP to our Board and public when it is ready to be presented, which includes potential fees to be adopted.

For more information on this subject you may see the web links below.

The SRCD website link:

<https://sloughousercd.org/>

The SGMA website:

<https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

### **FOG & IDDE Inspection Issues:**

The District's consultant, Stratus Environmental, conducting the Fats Oils & Grease (FOG) inspections for Sanitary Sewer System compliance and IDDE inspections for Stormwater MS4 compliance for the District per our contract with them. They discovered several issues of concern that we will need to look in to further with various commercial properties.

### **Asset Updates / Association Reserves reserve review**

I have been working to update all of the District's assets on an Excel spreadsheet to give to Association Reserves to help in completing their reserve update for the District. Association Reserves has two staff members here for a two-day site visit on Feb.22-23. They looked at of the Districts facilities and met with Tom, Director Pohl, and myself to conduct field work and to discuss their process for updating the Reserve Study.

## **DEVELOPMENT PROJECTS**

### **Murieta Gardens (MG)**

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. I'll be working with administrative staff to tally up the EDUs for the MG project to ensure they are within the approved assignments.

#### MG – Legacy Villas & Suites (lot 7)

No update. Start pending weather.

#### The Murieta Gardens I & II – Infrastructure

No update.

#### MG - Murieta Marketplace

No update. The drainage basin which is a part of this project remains active as a stormwater best management practice for the development site keeping it active.

### MG – Lot 9 (Taco Bell)

Last update: The developer reports this project has been approved by CPAC and design review updates have been submitted to Sacramento County. The lot owner intends to sell the lot to another party. At that point when the project proceeds we will direct the new owner to submit a project application packet and deposit for review of this project.

### MG -Lot 10 (PDF Office)

The Civil plans are now approved with signatures pending the project engineer submitting mylars to Coastland Engineering.

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

The project anticipates beginning on April 1, weather dependent.

### Other Development Projects:

#### Riverview

Riverview has three phased plan packages that are currently being processed, including Water, Sewer and storm Drain studies. Below is a status of all three packages that are being processed. Coastland understands that Phase 2 submittal is being prepared, but it has not been submitted for review.

- Phase 1A: Coastland/CSD returned comment letter and redlines to Developer on February 3.
- Phase 1B: Coastland/CSD returned comment letter and redlines to Developer on December 21, 2020.
- Grading: Coastland/CSD returned comment letter and redlines to Developer on February 23.

We are planning to work with the County to monitor and manage the Conditions of Approval that have a direct correlation to our District responsibilities.

### Murieta Business Park

No update.

### The Retreats East and North

The project has submitted improvement plans on February 19 requesting that they be re-approved and signed off by Coastland Engineering, along with Sac Metro Fire Department and Sacramento County. Coastland responded that the previous review has expired, signature date of 6/9/17, and needs to be reviewed. We are in the process of requesting deposit funding to continue work on this project.

### Rancho Murieta North – Development Project

No update. Last update: No new information has been submitted to the District, however the project reports that they intend to complete their traffic mitigation study by the end of this month and a greenhouse gas study in January and then submit their Notice of Preparation in January. 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.

### Planned Projects:

### The Murieta Hills Estates (formerly -The Residences of Murieta Hills East)

Last update: No information has been provided to the District since Tom Hennig has answered a series of questions for Bob Keil and requested that for any further District work to occur he would need to submit a developer deposit and application to the District.

This project is listed as in the pre-application stage as on Hold with Sacramento County Planning. Their last letter back to the project was on 1/16/21, requesting more detailed information on the lots and a Cultural Resources Study and Tree Exhibit and Arborist Report, and noting it is subject to CEQA.

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## MEMORANDUM

Date: February 26, 20212  
To: Improvements Committee  
From: Paul Siebensohn, Director of Field Operations  
Subject: Information regarding Riverview Conditions of Approval

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We held a conference call with the Sacramento County Planning Department staff on February 4, 2021 to discuss projects in Rancho Murieta. We 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 related to water, sewer, and drainage services. We are working to establish a process 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.” Let me know if CSD is reviewing plans for the water quality runoff control facilities.*

*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-1: PEDESTRIAN ACCESS

Pedestrian access to the Cosumnes River from the project site shall be to the satisfaction of the Sacramento County Parks and Recreation Department in consultation with the Rancho Murieta Association. Access restrictions may be required to control indiscriminate entry to the Resource Protection Area pursuant to Resolution No. 78-1490, “Agreement to Convey and to Dedicate to Sacramento County Land and River Access Easements in Rancho Murieta”. Fencing at the interface between residential lots and Lots B through D, shall consist of a 5-foot high wrought-iron fence. Alternative fencing material may be used in place of wrought iron to the satisfaction of the Sacramento County Parks and Recreation Department.

### 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.



## MEMORANDUM

Date: February 26, 2021  
 To: Improvements Committee  
 From: Paul Siebensohn, Director of Field Operations  
 Subject: Review of On-Call Electrical services Request for Proposal Results

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### RECOMMENDED ACTION

Approve proposal from TELSTAR for On-Call Electrical Services at an estimated cost of \$130,000 per year for three year term. Funding for on-call services will come from respective funds as needed.

### BACKGROUND

The District sent out a Request for Proposals (RFP) for Engineering services in January 8, 2021 to nine area industrial electric contractors with a due date of February 19, 2021. Four bid proposals were received. Staff scored the bid proposals irrespective of cost as outlined in the RFP, as costs were requested to be sent separately to District secretary Amelia Wilder to hold until proposals were scored. TELSTAR's proposal met all the proposals requirements and their references checked out to be excellent, scoring them on the top. Prodigy Electric, our current electrical service provider, provided the lowest cost but failed to meet the requirements for the RFP, thereby scoring much lower overall. Staff is recommending TELSTAR based on them providing an excellent proposal package meeting all requested items and for their excellent reference checks.

The scoring of the proposals is as shown below.

RFP Scoring Matrix									
Criteria	1 to 5	Respondants							
	Weighting	Prodigy		PB Electric		Brooke Electric		TELSTAR	
		Score	Total	Score	Total	Score	Total	Score	Total
Mandatory attendance meeting	5	20	100	20	100	20	100	20	100
Experience History	2	20	40	18	36	16	32	20	40
Adherence to RFP Contents & Instructions <small>pg.6 RFP</small>	4	7	28	7	28	16	64	19	76
Contractors Licensing in good standing	5	20	100	20	100	20	100	20	100
Contractors Approach to Panel project	3	5	15	9	27	18	54	19	57
Time Table and costs for completing scope	2	9	18	10	20	18	36	18	36
Quality of Personnel	3	17	51	19	57	19	57	20	60
Reference checks	4	10	40	7	28	10	40	10	40
Emergency Availability	3	20	60	16	48	19	57	18	54
Panel Bid price	5	20	100	4	20	14	70	17	85
Rate Sheet pricing	3	10	30	4	12	6	18	8	24
		Totals:	582		476	Totals:	628		672
			3		4		2		1

If approved, we will proceed with issuing the District's Service Agreement for a three year term. Once signatures and insurance information has been obtained for it, we would issue a notice to proceed on the panel project, CIP 20-01-1.