



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 Jackson Road, Rancho Murieta, CA 95683

Office - 916-354-3700 * Fax - 916-354-2082

IMPROVEMENTS COMMITTEE



(Directors Randy Jenco and Martin Pohl)

Regular Meeting

February 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/89969879735>, entering Meeting ID no. 899 6987 9735, and using the audio on your computer, or (2) dialing into 1-669-900-9128 and entering the meeting code 899 6987 9735. 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**
 -  Development
 -  District Projects
4. **Review District's – Water Shortage Contingency Plan**
5. **Discuss Laguna Joaquin Related Activity**
6. **Discuss Riverview COAs & MMRP**
7. **Discuss Reservoir Information and Education Ad Hoc Committee**
8. **Director and Staff Comments/Suggestions [no action]**
9. **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 24 hours prior to a special 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."



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. 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 January 29, 2021. Posting locations are: 1) District Office; 2) Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

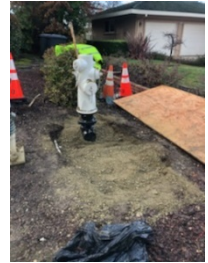
MEMORANDUM

Date: January 27, 2021
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Monthly Development, Project & Other Updates

PROJECTS

Fire Hydrant Replacements (CIP 20-06-1)

Utility staff has begun replacing 45 plus year old dry barrel fire hydrants with Sacramento County and District specified wet-barrel fire hydrants per the Capitol Improvement Project to replace 10 dry barrel fire hydrants. So far they have replaced four hydrants at 6417 Rio Blanco, 7084 Murieta Parkway, 15043 Guadalupe, and 14996 Guadalupe. Many homeowners have landscaped over and around the fire hydrants, so staff is coordinating with the homeowners as best they can to allow them to proceed with this work. Obstructing a fire hydrant is against District Water Code and Sacramento County Fire's requirements, which we point out if we have to.



Development Project updates as of 1/26/21 is updated on the District website here:
<https://www.ranchomurieta.com/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)

The project plans have been approved and the project is awaiting a start date. This project site has been assigned 7.8 EDUs per review with Coastland and the developer.

The Murieta Gardens I & II – Infrastructure

This project had already been accepted, however additional work proceeded prior to recent rains on this project to install a private sewer line to serve Lots 9, 10, and 11 that was apparently still remaining as part of this project. This work was done very quickly under a revision 8 of the plan set, with installation review provided by District staff.

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 active.

MG – Lot 9 (Taco Bell)

No new update. 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)

No update. Last update: Coastland provided submittal plan check comments back to the project and the project plan review is done. Sign off on the plans are pending coordination of project with Coastland Engineering.

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

The project reports that they have received Fire Department approval and the project's Architect is providing Coastland Engineering more information for the grease interceptor. Once questions with the interceptor are resolved the project plans may be signed off for the District by Coastland.

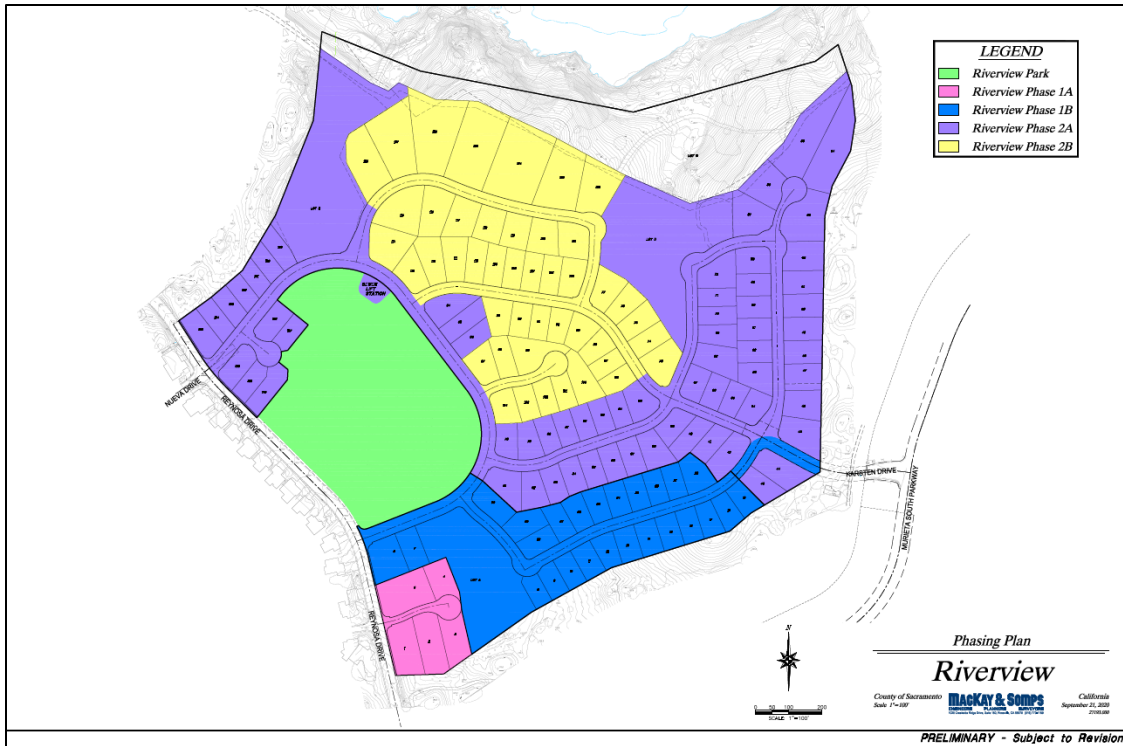
Other Development Projects:

Riverview

Update: The project is active with a goal of grading the entire site and developing their phase 1A site in the summer of 2021 as shown in the exhibit drawing below.

The project has provided a second submittal of the Riverview's mass grading plan on January 25, 2021 for Coastland's review. The project had also provided another review of Riverview's Phase 1A plans, water study, and storm drain study for review on December 4, 2020 which is still under review. They received the project's Phase 1B plans and grading plans and provided comment back on December 11, 2020. We also held a meeting with the project engineers to discuss storm water and sanitary sewer modeling requirements. District staff provided CCTV footage and manhole depth measurements of the existing sewer manhole and line that the Riverview project will be impacting for their modeling purposes.

The Conditions of Approval for this project and Mitigated Monitoring and Reporting Plan (MMRP) are being evaluated as well. We have been in contact with the Sacramento County Planning department to discuss who will be ensuring the requirements for this project are being fulfilled and have a preliminary meeting with them on February 4, 2021.



Murieta Business Park

This project is nearly complete at the end of Cantova Way.

Planned Projects:

The Retreats East and North

This project reports it is being re-designed by the developer. Nothing has been provided to the District for review yet. No update has been given as to when this project may proceed, however a representative from K Hovnanian Homes (KHOV) has told us they will be purchasing lots in the project for development of them.

Rancho Murieta North – Development Project

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.

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

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.

Screenshot from Sacramento County Planning's website:

Home | https://planningdocuments.saccounty.net | Live / Visit | Business | Government | Contact Planning

Planning Projects Viewer

Projects found: 123

- 7620 Pera Drive Burn Down Letter**
Control #: PLNR2018-00903
Status: Closed
Description: 7020 Pera Drive Burn Down Letter
Lead Planner: rebecca boschae
- 10591 Dillard Road Burn Down Letter**
Control #: PLNR2018-00902
Status: Closed
Description: A research request to verify that a single family dwelling can be built on a nonconforming lot with split zoning (AG-90/AG-20). The...
Lead Planner: rebecca boschae
- 9697 Sherman Lane Lot Line Adjustment**
Control #: PLNP2021-00023
Status: Pre-Application
Description: 9697 Sherman Lane Lot Line Adjustment
Lead Planner: Ron Almeida
- Sloughouse Solar Farm**
Control #: PLNP2020-00911
Status: Pre-Application
Description: A request for a use permit to establish a solar facility at 7794 Dillard Road, two AG-20 zoned parcels totaling 400 acres. Project include...
Lead Planner:
- Murieta Hills Estates**
Control #: PLNP2020-00301
Status: Hold
Description: A Rezoning of 96 acres to AR-2, a Tentative Parcel Map to create four new parcels (and a remainder parcel of 96 acres), Incidental Design...
Lead Planner: Jessie Shen
- 14829 Oakville Lane Short Term Rental Permit**
Control #: PLNP2020-00294
Status: Closed
Description: A Short Term Rental permit to utilize a residential property located 14829 Oakville Lane for short-term rentals.
Lead Planner:

Showing 1 of 7 pages | previous | next

Legend

- Closed
- Hold
- Pending
- Pre-Application
- Approved
- Proposed

REZONE EXHIBIT FOR: MURIETA HILLS ESTATES

SACRAMENTO COUNTY CALIFORNIA

ZONE INDEX

- O (PD) - RECREATION PLANNED DEVELOPMENT
- RD-1 (PD) - RESIDENTIAL - 1
- AR-2 (PD) - RESIDENTIAL - 2
- RD-3 (PD) - RESIDENTIAL - 3
- RD-5 (PD) - RESIDENTIAL - 5

EXISTING ZONING

PROPOSED ZONING

REZONE EXHIBIT FOR: MURIETA HILLS ESTATES
SACRAMENTO COUNTY, CALIFORNIA
UNINCORPORATED, 9690
B. BURRELL CONSULTING GROUP, INC.
10255 Sunrise Park Blvd., Suite 100, Sacramento, CA 95826

MEMORANDUM

Date: January 28, 2020
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Review District's Water Shortage Contingency Plan

The District's Water Shortage Contingency Plan was developed in 2012 by Maddaus Water Management in accordance with State guidelines for Water Districts. The objective of the plan is to outline what steps the District needs to take during water shortage years. Water shortages may occur as a result of drought, contamination, treatment or distribution failures, etc.

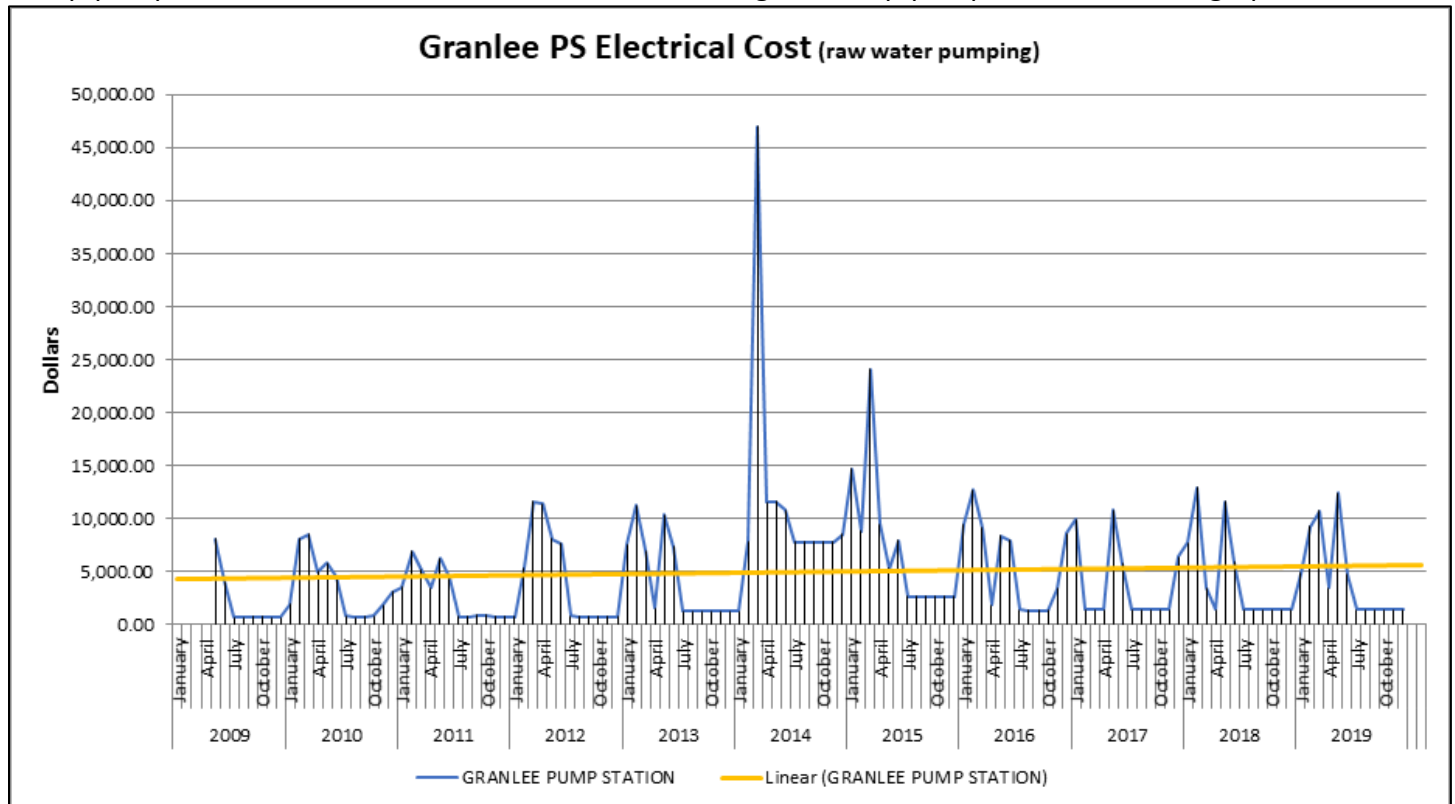
If the recent rains had not materialized, we would be implementing this plan.

It may be found on the District's website here:

<https://www.ranchomurieta.com/utilities-publications> & <https://www.ranchomurieta.com/water-conservation> and attached to this memo.

As of the date of this memo, we do not anticipate having any issues with diverting water from the Cosumnes River in to our storage reservoirs to our maximum ability utilizing our lower rate 125hp pumps. But changes in weather may always change that.

If we cannot pump water at a rate that will fill our Reservoirs during the pumping season, we the option to use 500hp pumps. As to what the affect is to the bill with using our 500hp pumps is shown in the graph below:



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

WATER SHORTAGE CONTINGENCY PLAN

September 14, 2012

The purpose of this Water Shortage Contingency Plan (Plan) is to provide direction on specific actions to be taken by the Rancho Murieta Community Services District (District) staff and customers in response to increasingly severe water supply shortage conditions. **In case of water system failure or water quality issues requiring immediate response and action refer to the District's Emergency Operations Procedures (see Attachment A).**

The District intends to use this Plan to meet the requirements of the California Water Code, Section 10632 (see Attachment B). A water shortage contingency analysis based on the historic driest three-years on record was previously prepared as part of the Integrated Water Master Plan (Brown and Caldwell, 2010). The current IWMP Update presents water supply demands and drought responses for the minimum available supply based on existing (2,504) and approved lots.

In an effort to provide a uniform basis for requesting cutbacks in consumption due to cutbacks in supply from minor to emergency conditions, the District has a program of four (4) stages of actions based on the severity of the water shortage. The District previously adopted shortage mitigation measures, which are included in District Code Chapter 14 - Water Code, updated most recently in 2012.

This Plan is consistent with District Policies, District Codes and the District's Integrated Water Master Plan Update (Brown and Caldwell, 2010). The names for stages in this Plan are consistent with other water purveyors in the Sacramento region.

This Plan is applicable to a range of short and long term emergency conditions when supply volume or system delivery capability is impaired, including but not limited to:

- Main break or other distribution system failure
- Water treatment plant failure
- Natural disaster (flood, earthquake, wind damage, etc.)
- Water quality issue with supply reservoirs or system contamination
- Drought conditions

IMPLEMENTATION OF THE PLAN

The District has three (3) main objectives when faced with water shortage conditions as described below. This Plan specifically addresses the first objective related to monitoring and addressing shortage conditions through tracking supply conditions and, when projecting shortfalls, the means to invoke customer responses to reduce demand. Given the changing conditions of fiscal needs

and latest information on water savings technologies, the District plans to further prepare for longer duration droughts by completing a Drought Financial Plan and Drought Communications and Education Plan when shortages appear imminent.

1. Monitoring and Declaration of Water Shortages/Drought
 - a. Drought indicators
 - b. Index for trigger levels
 - c. Staged actions for reducing customer demands
2. Drought Financial Plan
 - a. Sustainability of funding for District operations
 - b. Tiered pricing implementation to achieve reductions in demand and provide revenues to cover cost of service in times of shortage
3. Drought Communication Outreach and Education Plan
 - a. Media response
 - b. Water use by lot categories
 - c. Drought checklist for customer actions

RESPONSE TO IMPAIRED TREATMENT AND DISTRIBUTION SYSTEM CONDITIONS

Short-term supply interruptions may invoke the need for District staff to alert customers of any stage of shortage, listed further below in this document, as conditions warrant. This determination will be made by the General Manager. The appropriate stage of action will be determined based on the severity and projected duration of the shortage. In other words, an emergency condition where more than 50% of the supply is unavailable may warrant an alert for Stage 4 – Water Emergency. This message would be broadcasted as an alert out to the entire community (using the District’s CodeRED auto-dialer messaging system) and notices would be issued via written notice (letter or door hangers) and other means to advise customers of the water shortage and anticipated duration of the shortage. All customers will then be noticed when the shortage is resolved.

RESPONSE TO LONG TERM SUPPLY SHORTAGE DUE TO DROUGHT CONDITIONS

The drought actions called for are based on the current water supply capacity (including Clementia Reservoir) and estimates for demands needed in times of drought based on the 3,274 approved connections, of which 2,504 currently exist. As the District monitors accomplishments in reaching the 20% reduction in water use by 2020 goal of 238 gallons per capita per day (gpcd), as called for in District Policy 2011-05, the District will update this Plan. The baseline 10-year average (as defined in Senate Bill SB X7-7) is 298 gpcd stated in the 2020 Compliance Plan (Brown and Caldwell, 2010).

The expected demand cutback by stages included within this Plan does not currently include consideration of the 20% reduction goal given it has not yet been achieved. At minimum, it is anticipated that this Plan will be updated when the community achieves 50% of its reduction goal to 268 gpcd or 10% reduction in gross per capita per day demand.

Overall drought preparedness actions to be taken by the District include:

- Understand and comply with legal and regulatory requirements for drought preparedness.
- Review and update Water Shortage Contingency Plan at a minimum of every 5 years or as needed based on new monitoring data, new supply, operational changes, or change in expected water demands.
- Provide education and outreach to customers on efficient and reasonable uses of water and best ways to save, with increased intensity in messaging during times of drought.
- Continue District water loss management procedures (leak identification and repair).
- Enforce prohibition of wasted water per the District Code – Chapter 14 – Water Code, Section 13.
- Continue conservation policies and water-efficient plumbing codes.
- On an as needed basis and at a minimum of every 5 years, review and refine the rate stabilization policy relating to drought impacts.
- Update educational materials on an as needed basis.

DISTRICT DROUGHT MONITORING

Every year the climate varies and the District monitors potential flood and drought conditions. The District's water rights permit allows for pumping between November 1 and May 31 each year. In normal water years at our current number of water connections, the District typically starts pumping to fill the supply reservoirs in February. When forecasted water supply conditions are indicating a dry year, it may prompt the District to take action for changes in pumping operations and/or notifying customers to cut back on demand.

To check on water supply forecasts, the District tracks both State resources and local metrics to best inform and assist in their decision-making on calling for implementation of each drought stage. One such resource is the Department of Water Resources (DWR), State Climatologist, who does careful monitoring of the predicted water supply and flood management forecasts using real time weather monitoring stations throughout the Central Valley. Also, there are two (2) primary climate monitoring station indices tracked for California: Sacramento River 8-Station Index and San Joaquin River 5 Station Index. The District will primarily monitor the San Joaquin River Index which includes monitoring that encompasses the Cosumnes River watershed. Information on the drought status is posted online through the California Data Exchange Center and updated regularly based on the most recent weather station data available (including National Weather Service resources).

Another metric is the standard scale for severity of drought that has been defined by the National Drought Mitigation Center's Drought Monitor (<http://droughtmonitor.unl.edu>) and DWR has adapted this scale for use in California as shown below:

Percentile	Drought Monitor Category	
0.00 - 0.02	D4	Drought - Exceptional
0.02 - 0.05	D3	Drought - Extreme
0.05 - 0.10	D2	Drought - Severe
0.10 - 0.20	D1	Drought - Moderate
0.20 - 0.30	D0	Abnormally Dry
0.30 +	N	Normal
Source: Department of Water Resources, 2012 http://cdec.water.ca.gov/cdecapp/drought/get5SI.action		

The District will monitor DWR’s California Data Exchange Center’s (CDEC) provided information to determine when droughts may be imminent or occurring and review forecasts based on predictions by DWR weather models. The DWR provided information for the San Joaquin River watershed is posted online at: <http://cdec.water.ca.gov/cdecapp/drought/get5SI.action>.

The District also has the ability to perform local monitoring for the flows on the Cosumnes River with the USGS gage station data at Michigan Bar. An index based on historical range of flows for any given month between November and June is available to aid the District in determining when below average flows are present and indicate potential issues with water supply availability. The District will closely track flows in dry years due to the probability of impacts on the District’s ability to pump to the reservoir system. In addition, once a drought has been declared and the necessary drought stage is set, the District has the ability to closely monitor water usage with its automatic meter reading system to validate if the expected demand response in needed cutbacks is occurring within the District’s service area. If demand cutbacks are not occurring or the supply conditions are worsening, then the District will need to move to the next stage of shortage response measures.

STAGES OF ACTION

The stage determination and declaration shall be made by the General Manager. One of five (5) stages shall always be in effect; given the initial Stage “Normal” is targeting everyday conservation.

A change of stage requires that the Board of Directors be notified and a public notice be posted at District headquarters. Written notification will be provided to all customers at least 10 days prior to a Stage 2 - Water Warning with mandatory measures going into effect **and any higher Stages 3 and 4 will also be notified in writing to customers** Below is a summary table of stages and shortage mitigation actions that will serve as a guideline based water supply conditions. Given that water supply conditions may change rapidly due to decreasing river flows being observed through District monitoring (which project potential restrictions on pumping and supply shortages), some stages may be skipped if conditions warrant the need for faster reductions in demands to respond to the shortage conditions.

Table 1. Water Shortage Contingency Plan Summary

Water Supply Conditions	Shortage Stage	Objective	Response actions	Key Water Savings Opportunities
None 0% Total Supply Reduction	Normal - Ongoing conservation measures; Prohibition of Wasted Water in effect.	Public awareness	Normal actions	<ul style="list-style-type: none"> • Use everyday water conserving behaviors (i.e., stop off taps when not using water, avoid wasting water). • Check for and repair all leaks • Change to more water efficient using appliances and fixtures. • Maintain and adjust irrigation systems • Plant more native and water efficient plants.
Slightly Restricted Water Supplies (below normal) Up to XX% Total Supply Reduction	Shortage Stage 1 - Water Alert	Initiate public awareness of predicted water shortage and encourage conservation	Encourage voluntary measures to decrease "normal" demand up to 10%	<ul style="list-style-type: none"> • Use sacrificial water scarcity behaviors (i.e., shorter showers, etc.) • More aggressively check for and repair all leaks (instead of seasonally or monthly, perform weekly) • Reduce irrigation times on controllers • Consider fixture and appliance changes • Wash cars in recycled water facility
Moderately Restricted Water Supplies Up to XX% Total Supply Reduction	Shortage Stage 2 – Water Warning	Increase public understanding of worsening water supply conditions, move to initial mandatory shortage mitigation measures	Encourage voluntary measures to decrease "normal" demand up to 25%	<ul style="list-style-type: none"> • Continue to look for all ways to reduce water use (increasingly shorter showers, less toilet flushing, etc.) • Cutback on watering times and days • Consider alternative sources of supply, like implementing a graywater system for reusing water outdoors. • Consider if certain plants may not need to be watered at all or as much (e.g. deficit irrigate lawns).
Severely Restricted Water Supplies Up to XX% Total Supply Reduction	Shortage Stage 3 – Water Crisis (severe prohibitions) on use	Ensure that water use is limited to essential uses only	Enforce extensive restrictions on water use and implement water rationing to decrease demand up to 50%	<ul style="list-style-type: none"> • Implement all possible ways to reduce water use (increasingly shorter showers, less toilet flushing, etc.) • Further cut back on watering times and days • Consider if certain plants may not need to be watered at all (e.g. stop irrigating lawns). • Make more challenging upgrades to more efficient appliances and fixtures
Extremely Restricted Water Supplies More than % Total Supply Reduction	Shortage Stage 4 – Water Emergency (increasing severe prohibitions with mandatory restrictions on use)	Ensure that water use is limited to health and safety purposes.	Enforce extensive restrictions on water use and implement water rationing to decrease demand on the order of 50%	<ul style="list-style-type: none"> • Use water for only essential domestic sanitation needs. • No outdoor watering (or alternatively a water rationing scheme) • Extreme water sacrificing behaviors (limit all behavioral uses of water (i.e., fewer showers) • Maximize on-site reuse of water (graywater, rainwater capture, etc.) as appropriate for uses while maintaining health and sanitation needs.

STAGE “NORMAL” - NORMAL SUPPLY AND ON-GOING CONSERVATION

The District’s supply or distribution system is able to meet all the water demands of its customers in the near future. Based on the 2020 Compliance Plan Update (Brown and Caldwell, 2010), the District calls for efficient and reasonable use and District staff implementation of conservation measures will continue as planned.

Triggering Mechanism	Normal water year conditions forecasted by Department of Water Resources, Office of State Climatologist and/or U.S. Bureau of Reclamation. Full storage anticipated in all lakes and ability to provide full water supply to all customers.
Consumption Limits	Service area-wide target for reduction: 0.5-1% reduction per year for 10 years per the District’s 2020 Compliance Plan. Voluntary conservation encouraged and participation in the District’s water conservation program.
District Actions	During Stage “Normal”, all normal conservation programs would continue.
Requested Consumer Action	Follow the basic conservation measures set forth in under Normal Supply Conditions of the four-stage conservation program described herein.
Penalties	For the first and subsequent water waste violations, penalties will be issued according to District Water Code – Chapter 14, Section 13.

STAGE 1 - WATER ALERT

There is a probability that the District’s supply or distribution system will not be able to meet all the water demands of its customers.

Triggering Mechanism	Any short-term water system operational issues deemed by the General Manager to warrant calling this stage based on a minor shortage targeting the need for a 5-10% cutback in demand. For long-term supply conditions, evidence of an abnormally dry water year conditions forecasted for the San Joaquin River by Department of Water Resources, Office of State Climatologist and/or U.S. Bureau of Reclamation. Less than full storage is anticipated in all lakes and there may be inability to provide full water supply to all customers.
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Consumption Limits All customers would be encouraged to reduce consumption by 5 - 10% for the duration of the water alert.

District Actions Continue the basic conservation program elements, and initiate public information campaign. Explain the supply condition to the public. Request voluntary drought curtailment of water use through customer changing to more water efficient behaviors (trim water times, take shorter showers, etc.).

Requested Consumer Actions Customers will be asked to implement Stage 1 shortage mitigation measures and adhere to the District Water Code – Chapter 14, Section 10.02, Water Waste.

Penalties For the first and subsequent water waste violations, penalties will be issued according to District Water Code – Chapter 14, Section 13.

Stage 2 - WATER WARNING

The District's supply or distribution system will not be able to meet all the water demands of its customers.

Triggering Mechanism Any short-term water system operational issues deemed by the General Manager to warrant calling this stage based on a moderate shortage targeting the need for an 11-25% cutback in demand. For long-term supply conditions, evidence of more severe drought conditions are forecasted by the Department of Water Resources, and/or goal of 10% demand cutbacks in Stage 1 is not achieved, and/or low flow conditions are predicted for the Cosumnes River that may impact pumping capability.

Consumption Limits **Service area-wide target for reduction: 11 - 25%.** Customers will be educated by the District on ways to achieve reduced consumption based on their own home or business unique opportunities to save for the duration of the water warning condition.

District Actions Continue conservation program and District actions listed through Stage 1, mandate compliance to Stage 2 Shortage mitigation measures of the District's Four Stage Plan. Continue with a more rigorous public information campaign. Explain supply shortage and disseminate technical information as needed.

Requested Customer Actions Customers will be notified in writing and through other media (e.g. District web site, etc.) at least 10 business days in advance that Stage 2 shortage mitigation measures are in effect and compliance will be required.

Penalties For the first and subsequent water waste violations, penalties will be issued according to District Water Code – Chapter 14, Section 13.

STAGE 3 - WATER CRISIS

The District’s supply or distribution system is not able to meet all the water demands of its customers under Stage 2 - Water Warning requirements.

Triggering Mechanism Any short-term water system operational issues deemed by the General Manager to warrant calling this stage based on a severe shortage targeting the need for a 26-50% cutback in demand. For long-term supply conditions, evidence of increasingly severe or persistent drought conditions are occurring or forecasted by the Department of Water Resources, and/or goal of 25% demand cutbacks in Stage 2 is not achieved, and/or low flow conditions for the Cosumnes are impacting pumping capability.

Consumption Limits **Service area-wide target for reduction: 26 - 50%.** Customers will be educated by the District on ways to achieve reduced consumption based on their own home or business unique opportunities to save for the duration of the water crisis condition until the water crisis has been declared over.

District Actions Continue all conservation program and District action elements through Stage 2, and mandate adherence to all shortage mitigation measures required under Stage 3 of the District’s Four Stage Shortage Mitigation Measures. Institute a rationing program through an allocation.

Requested Customer Actions Customers will be requested to comply with all Stage 3 shortage mitigation measures listed in the Five (5) Stage Shortage mitigation measures.

Penalties: For the first and subsequent water waste violations, penalties will be issued according to District Water Code – Chapter 14, Section 13.

STAGE 4 - WATER EMERGENCY

The District is experiencing a major failure of a supply, storage or distribution facility.

Triggering Mechanism

Any short-term water system operational issues deemed by the General Manager to warrant calling this stage based on an extreme shortage targeting the need for a more than 50% cutback in demand. For long-term supply conditions, evidence of exceptional, extreme or persistently severe drought conditions are occurring or forecasted by the Department of Water Resources, and/or goals for demand cutbacks in Stage 3 are not being achieved, and/or low flow conditions for the Cosumnes are severely impacting pumping capability.

Consumption Limits

*Conditions that would lead to a Stage 4 drought are highly unlikely. **Service area-wide target for reduction: Greater than 50%.***

Customers will be educated by the District on ways to achieve reduced consumption based on their own home or business unique opportunities to save for the duration of the water crisis condition. All customers may be required to restrict consumption to 50% (or more) of normal demands for the duration of the water emergency. If conditions warrant, the District may implement a rationing program for an indefinite period of time to ensure, to the extent possible, that there is adequate water for essential uses.

District Actions

Continue all conservation programs and District action elements through Stage 3, and mandate that all Stage 4 shortage mitigation measures be implemented immediately and strictly enforced.

Intensify media outreach program with regular updates on the state of the emergency.

Requested Customer Actions

Customers will be required to comply with all Stage 4 shortage mitigation measures.

Penalties

For the first and subsequent water waste violations, penalties will be issued according to District Water Code – Chapter 14, Section 13. Written notice shall be issued to customers using more than their customer category allocation (defined as more than 20% above allowable use)

and without a District approved variance (i.e., medical need). While maintaining adequate minimum fire flows for those homes with fire sprinklers, the District may install a flow restrictor on the service line if customer average daily usage is not reduced to within the allocation threshold after 10 days from the date of the written notice, a flow restrictor may be installed for a minimum of 10 days. The flow restrictor may remain in place during the irrigation season until December 1st or the District may suspend service temporarily until the cause of the violation is corrected. The flow restrictor may be removed based on the General Manager's approval and payment of all outstanding penalty and water service charges have been paid. A minimum of a reconnection fee will be charged as defined in District Water Code - Chapter 14. A customer may appeal one (1) time to the District Board of Directors.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

WATER CONSERVATION MEASURES STAGE DEFINITIONS

“Normal” – Normal Water Supply and On-going Conservation

The District’s supply or distribution system is able to meet all water demands of its customers in the immediate future. All customers are being encouraged to use water for beneficial and reasonable uses. District customer demands are being monitored for meeting 20% reduction by 2020.

Stage One – Water Alert

There is a probability that the District’s supply or distribution system will not be able to meet all the water demands of its customers and the District’s ability to pump to reservoirs system may be impacted.

Stage Two – Water Warning

The District’s supply or distribution system is forecasted to not be able to meet all the water demands of its customers and District ability to pump to reservoirs system is forecasted to be or is actively being impacted.

Stage Three – Water Crisis

The District’s supply or distribution system is projected to not be able to meet all the water demands of its customers under **Stage 2 - Water Warning** requirements and District ability to pump to reservoirs system predicted to be or actually being impacted

Stage Four – Water Emergency

The District is projecting an imminent failure of a water supply, storage, or distribution facility based on an estimate of supply remaining.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

WATER CONSERVATION MEASURES

“Normal” Supply and On-going Conservation Requested of Every Household or Business

1. Water will be used for beneficial uses; all unnecessary and wasteful uses of water are prohibited as described in District Code – Chapter 14 Water Code. Take advantage of the free information available from the District on how to use water efficiently, read a water meter, repair leaks, and irrigate efficiently. Up to date information is provided through the District’s web site.
2. Use water efficiently. Water shall be confined to the consumer’s property and shall not be allowed to run off to adjoining property or to the gutter. Care shall be taken not to water past the point of soil saturation. Customers are encouraged to report observed water waste. Two (2) to three (3) days per week using cycle and soak methods is sufficient for landscapes in the Rancho Murieta Community.
3. Prohibit free-flowing hoses for all uses including vehicle and equipment washing, ponds, and evaporative coolers. Use a hose and bucket method for washing and attach automatic shut-off devices on any hose or filling apparatus in use.
4. Regularly check and maintain irrigation systems, repair leaks, and adjust spray heads to provide optimum coverage and eliminate avoidable over-spray. Reduce minutes of run-time for each irrigation valve if water run-off (gutter flooding) is occurring.
5. Automatic sprinkler system timers shall be set to operate during cool evening hours and early morning hours when evaporation rates are low and on off-peak electrical hours (ideally between 3 a.m. and 6:00 a.m.). Customers are encouraged to reduce scheduled watering minutes.
6. Repair all leaks promptly. Leaking consumer pipes or faulty sprinklers shall be repaired within seven (7) days or less if warranted by the severity of the problem and subject to penalties as described in District Code – Chapter 14, Water Code, Section 13.03.
7. Properly maintain all pools, spas, and ornamental fountains/ponds to avoid drain and refill. All water features and pools shall be equipped with a recirculating pump and shall be constructed to be leak-proof. Pool draining and refilling shall be allowed only for health, maintenance, or structural considerations. Customer requests must be substantiated in writing by a pool consultant and approved by the District.
8. Avoid washing of streets, parking lots, driveways, sidewalks, or buildings, except as necessary for health or sanitary purposes. Use a high efficiency pressurized water broom for these purposes and not a conventional pressure washer or hose with a shut-off nozzle.

9. U.S. Environmental Protection Agency (EPA) WaterSense labeled water efficient plumbing fixtures, water efficient appliances, and high efficiency irrigation techniques, such as drip, are encouraged, as described in District Code – Chapter 14 – Water Code, Section 11 and found online at: www.epa.gov/watersense.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

WATER SHORTAGE MEASURES STAGE DEFINITIONS

Stage One - Water Alert

Goal is 10% Reduction per Average Household or Business

1. All Stage “Normal” actions remain in force; unless revised herein.
2. All customers are encouraged to report observed water waste. The District’s Security Officers will be notifying District operations of any observed water waste for follow-up action.
3. Prohibit washing of streets, parking lots, driveways, sidewalks, or buildings, except as necessary for health or sanitary purposes. High efficiency pressurized water brooms are required for these purposes, conventional pressure washers or hoses with shut-off nozzles are not allowed.
4. Landscape irrigation shall be watered efficiently, preferably with a weather based irrigation controller or hose timer. If a weather based controller is not installed, change the minutes of run-time for irrigation valves consistent with fluctuations in weather as determined by evapotranspiration data provided by the District/Regional Water Authority.
5. Watering is limited to a maximum of **three (3) days per week** if and when necessary and no watering schedule (e.g., additional minutes) increases are permissible on designated watering days. Three (3) days per week water is sufficient for landscapes in the Rancho Murieta Community. Customers are to use cycle and soak watering with up to three (3) short watering cycles. Watering days need to be based on the following schedule.
 - ◆ Customers in Watering Group A may irrigate only on **Monday, Wednesday and Friday.**
 - ◆ Customers in Watering Group B may irrigate only on **Tuesday, Thursday and Saturday.**
 - ◆ **Sunday irrigation is not allowed.**
6. Residents are encouraged to reduce indoor water use by limiting showers. Washing full clothes washer and dishwasher loads.
7. Restaurants shall serve water only upon specific request.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

WATER SHORTAGE MEASURES STAGE DEFINITIONS

Stage Two - Water Warning

Goal is 25% Reduction per Average Household or Business

1. All Stage “Normal” and Stage 1 actions remain in force; unless revised herein.
2. Landscape irrigation shall be limited to a maximum of **two (2) days per week** when necessary and no watering schedule (e.g., additional minutes) increases are permissible on designated watering days. Two (2) days per week water is sufficient for landscapes in the Rancho Murieta Community. Customers are to use cycle and soak watering with up to three short watering cycles. Watering shall be based on the following schedule.
 - a. Customers in Watering Group A may irrigate only on **Tuesdays and Saturdays**.
 - b. Customers in Watering Group B may irrigate only on **Wednesdays and Sundays**.
 - c. Watering times will be between the hours of 8:00 p.m. to 8:00 a.m. only.
3. Restaurants shall serve water only upon specific request.
4. Residents are strongly encouraged to reduce indoor water use by limiting showers, clothes washing and dish washing.
5. Tiered rate pricing will be instituted at this stage to promote more equitable and efficient water use and in an effort to meet demand cutback goals. A drought surcharge may also be included as needed to maintain revenue stability and/or assist with achieving demand reduction goals as needed based on approved District policies and District Code – Chapter 14 – Water Code.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

WATER SHORTAGE MEASURES STAGE DEFINITIONS

Stage Three - Water Crisis

Goal is 25-50% Reduction per Average Household or Business

1. All Stage “Normal,” 1 and 2 actions remain in force; unless revised herein.
2. All customers are encouraged to report observed water waste. District security will be notifying District operations of any observed water waste for follow-up action.
3. Landscape irrigation shall be limited to a maximum of **one (1) day per week** when necessary and no watering schedule (e.g., additional minutes) increases are permissible on designated watering days. One (1) day per week water is sufficient for landscapes in the Rancho Murieta Community. Customers are to use cycle and soak watering with up to three short watering cycles. The schedule shall be based on the following **water day** schedule based on the following schedule.
 - ◆ Customers in Watering Group A may irrigate only on **Saturdays**.
 - ◆ Customers in Watering Group B may irrigate only on **Sundays**.
4. No irrigation is permitted on **Mondays, Tuesdays, Wednesdays, Thursdays, and Fridays**.
5. No watering of new turf grass or replacement turf grass.
6. Vegetable garden may be hand watered.
7. No potable water from the District’s system shall be used to fill or refill new swimming pools, artificial lakes, ponds, or streams or other water feature until the **Water Crisis** has been declared over.
8. Prohibit water use for all ornamental water features (i.e. ponds and fountains).
9. No washing of automobiles or equipment shall be permitted unless done at a commercial establishment that uses recycled or reclaimed water.
10. Tiered pricing will be implemented to ensure drought mitigation goals are met. A drought surcharge may also be included as needed to maintain revenue stability based on approved District policies and District Water Code.

11. Cleaning of sewers, streets or flushing fire hydrants is restricted by any party other than emergency personnel or District employees and subject to District approval.
12. While maintaining adequate minimum fire flows for those homes with fire sprinklers, flow restrictors may be installed for excessive users persistently exceeding their water use above District defined rationing allocation for their customer category. Flow restrictors shall be one (1) gallon per minute (gpm) or less which is adequate for domestic sanitation needs.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

WATER SHORTAGE MEASURES STAGE DEFINITIONS

Stage Four - Water Emergency

Goal is 50+% Reduction per Average Household or Business

1. All Stage “Normal,” 1, 2, and 3 actions remain in force, unless revised herein.
2. All customers are encouraged to report observed water waste. Aggressive enforcement of water waste and no landscape irrigation shall include penalties up to mandatory misdemeanor citations with fines as noted in Section 13 of the Districts Water Code.
3. Landscape and garden irrigation shall not be allowed unless taken from a bucket from indoor water graywater sources (e.g., bath or clothes washer rinse water).
4. Cleaning of sewers, streets or flushing of fire hydrants is prohibited except in case of emergency and for essential operations.
5. No potable water from the District’s system shall be used for construction purposes such as dust control, compaction, or trench jetting.
6. No new or replacement landscaping of any kind can be installed.
7. Tiered pricing with drought surcharges will be in effect.
8. All uses of potable water from a fire hydrant are prohibited except for: fighting fires, District-approved human consumption essential water quality flushing, and toxic clean-up purposes.
9. While maintaining adequate minimum flows per regulatory requirements, flow restrictors will be installed for excessive users persistently exceeding their water use above District defined rationing allocation for their customer category. Flow restrictors shall be one (1) gallon per minute (gpm) or less which is adequate for domestic sanitation needs.

ATTACHMENT A

EMERGENCY OPERATING PROCEDURES DUE TO CATASTROPHIC FAILURE

ATTACHMENT B

Excerpt from the California Water Code, Urban Water Management Planning Act:
www.leginfo.ca.gov

10632. (a) The plan shall provide an urban water shortage contingency analysis that includes each of the following elements that are within the authority of the urban water supplier:

(1) Stages of action to be undertaken by the urban water supplier in response to water supply shortages, including up to a 50 percent reduction in water supply, and an outline of specific water supply conditions that are applicable to each stage.

(2) An estimate of the minimum water supply available during each of the next three water years based on the driest three-year historic sequence for the agency's water supply.

(3) Actions to be undertaken by the urban water supplier to prepare for, and implement during, a catastrophic interruption of water supplies including, but not limited to, a regional power outage, an earthquake, or other disaster.

(4) Additional, mandatory prohibitions against specific water use practices during water shortages, including, but not limited to, prohibiting the use of potable water for street cleaning.

(5) Consumption reduction methods in the most restrictive stages. Each urban water supplier may use any type of consumption reduction methods in its water shortage contingency analysis that would reduce water use, are appropriate for its area, and have the ability to achieve a water use reduction consistent with up to a 50 percent reduction in water supply.

(6) Penalties or charges for excessive use, where applicable.

(7) An analysis of the impacts of each of the actions and conditions described in paragraphs (1) to (6), inclusive, on the revenues and expenditures of the urban water supplier, and proposed measures to overcome those impacts, such as the development of reserves and rate adjustments.

(8) A draft water shortage contingency resolution or ordinance.

(9) A mechanism for determining actual reductions in water use pursuant to the urban water shortage contingency analysis.

(b) Commencing with the urban water management plan update due December 31, 2015, for purposes of developing the water shortage contingency analysis pursuant to subdivision (a), the urban water supplier shall analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas, as defined in subdivision (a) of Section 115921 of the Health and Safety Code.

**COUNTY OF SACRAMENTO
INTER-OFFICE CORRESPONDENCE**

August 21, 2007

TO: PLANNING AND COMMUNITY DEVELOPMENT (*MSA*)

FROM:  FAITH GRUNWALDT, Secretary
Project Planning Commission

SUBJECT: **04-XSP-0168** - (COSUMNES/CASTORENA)
**EXTENSION OF TIME OF A TENTATIVE SUBDIVISION MAP
REYNEN & BARDIS COMMUNITIES** - Engineer: MacKay & Soms -
Assessor's Parcel no. 073-0790-007, located on the north side of Jackson
Highway, south of the Cosumnes River, and north of Murieta South Parkway, in
Rancho Murieta; a part of the Cosumnes Community Planning Area. (Nottoli)

The Project Planning Commission, meeting in regular session on August 13, 2007, voted 4-0 (Commissioner Cortopassi was absent) to **approve** an Exception of Time for a Tentative Subdivision Map, per Exhibit "M," to divide approximately 57.35 acres into 140 single-family lots; one park site (Lot B); one open space (Lot C); one resource protection area (Lot D); one landscape (Lot E); one wetlands restoration area (Lot F); and one sediment basin (Lot G), on property zoned RD-5 (PD) (Residential-Planned Development), subject to findings and conditions recommended by staff in the Revised Addendum #1 dated June 25, 2007.

The Commission adopted the CEQA Findings of Fact and Statement of Overriding Considerations, certified the Final Environmental Impact Report as adequate and complete, and adopted the Mitigation Monitoring and Reporting Program.

Attachments: Tentative Subdivision Map

FG:fg

cc: In-house
Owner
Engineer

TENTATIVE SUBDIVISION MAP
RIVERVIEW
04-XSP-0168
Assessor's Parcel No. 073-0790-007

CONDITIONS OF APPROVAL:

1. The development approved by this action is for 140 lots in substantial compliance with Exhibit "M," the applicant's alternative map.
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void.
3. Provide public sewer, water supply, and storm drainage facilities, together with any associated easements, and pay all fees (including lump sum payments at the time of the Final Map or maps for certain previously-constructed wastewater treatment and collection facilities, water transmission facilities and storm drainage facilities) to the satisfaction of the Rancho Murieta Community Services District.
4. Comply with all Rancho Murieta Community Services District ordinances concerning sewer, water, drainage and security as the only utility service provided in the community.
5. Relocate all existing facilities, as necessary, for project development to the satisfaction of the District, at sole cost to the developer. Grant and abandon easements, as necessary. Obtain right-of-entry and easements for all off-site facilities prior to subdivision improvement approvals.
6. Provide access arrangements and install working fire hydrants which meet the required fire flow demands pursuant to the requirements of the fire district having jurisdiction prior to any combustible construction.
7. Install the indicated private streets according to the standards set forth in Sections 224 and 225 of the Planned Development Ordinance.
8. The project shall be required to provide an off-street trail system linking the project to the new pedestrian bridge trail system.
9. The project shall provide on-street bike and golf cart lane access to the off-trail system, as appropriate.
10. The project should be required to install wrought-iron fencing around the existing storm water quality/detention basin (within Lot B).
11. The project shall be required to provide landscape planting to screen the detention basin.

12. The project shall conform to the most recent Sacramento County design guidelines and requirements for storm water quality improvements.
13. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street right-of-ways.
14. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 12.5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.
15. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.
16. Roadway shall provide appropriate turning radii to allow fire apparatus access.
17. Due to width of streets, parking will not be permitted in the proposed courts.
18. Sacramento County Department of Regional Parks (hereinafter referred to as "Parks") requests the following conditions to be included in the final map approval:
 - a. Applicant shall install a pedestrian trail to a design approved by Parks, within the County's easement, which will correspond and link to the adjacent subdivision (Lakeview) trail system.
 - b. In order to assess the adequacy of trails and associated amenities, Parks requires that the specifications for proposed improvements for the trail be submitted for review and approval prior to Final Map approval.
 - c. Applicant shall provide written verification to Parks that trail access is provided to the most reasonable extent possible and to Parks' satisfaction prior to Final Map approval.
 - d. Future public access will be available to these trails within the County's easements.
 - e. Applicant shall survey and clearly delineate boundaries of the County's easement to reduce incidence of trespass onto private property.
 - f. Applicant shall provide an exhibit which delineates the surveyed easement boundary, the location of the trail and all trees and/or sensitive plant species in relation to the proposed trail, on a topographic subdivision map for Parks and RMA approval.
 - g. Applicant shall provide and install trail signage with language to guide way-finding and restrict trail users from protected areas to a design and location, as approved by Parks.

- h. Applicant shall provide post and cable fencing to restrict foot traffic from sensitive areas. Such areas are to be determined by CEQA review and to the satisfaction of Parks.
 - i. Install 6-foot black tubular steel fencing between the boundary of individual private parcels and Parks' public easement. No access shall be taken from private properties and no gates shall be installed bordering Parks' easement.
 - j. Homeowners shall be responsible for continued maintenance of tubular steel fence on individual private parcels.
 - k. Prospective homeowners shall be given full disclosure of all Parks' conditions.
- 19. All plans and specifications for any streets, parks and bays, sidewalks and other miscellaneous appurtenances and improvements which are to be installed within private street right-of-ways and easements or which are to be dedicated to the Rancho Murieta Association (RMA) for maintenance and operation, shall be approved by Sacramento County in conjunction with RMA prior to Improvement Plan approval.
 - 20. Coordinate with Rancho Murieta Country Club and comply with their requirements for relocation or modification of golf course improvements that conflict with the development of Riverview.
 - 21. Provide a level of street light illumination, equivalent to that required for public streets, for the entire portion of the private street system.
 - 22. A conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance and the Sacramento County Improvement Standards must be approved by FEMA prior to approval of improvements.
 - 23. Vehicular access to the buildable area of newly created parcels must be at or above the 10-year flood elevation. *[Exceptions may be made when the existing public street from which access is obtained is below the 10-year elevation. Also, if the parcel is divided by the watercourse, the crossings shall be included in the hydrologic study and the improvement plans recognizing that future owners will want access to the yard area].*
 - 24. The minimum buildable area outside the 100-year floodplain shall be as follows:
 - a. RD-3, RD-4 7500 sf
 - b. RD-5 to RD-7 5200 sf (or entire lot if smaller)
 - 25. Incorporate stormwater quality measures in conformance with applicable County Ordinances and Standards, and state and federal law.

26. On-site source control measures shall be required for this project in accordance with the latest version of the City and County of Sacramento's Guidance Manual for On-Site Stormwater Quality Control Measures.
27. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads, "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.
28. The Final Map shall show easements or other mapped provisions for the placement of centralized mail delivery units. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Municipal Services Agency, with due consideration of street light location, traffic safety, security and consumer convenience.
29. Encroachment into the Resource Protection Area shall require Sacramento County Parks and Recreation Department review.
30. Provide vertical curbs in front of all open space areas.
31. Fencing between residential units and the golf course shall consist of a 5-foot high wrought-iron fence with no access to the golf course, in substantial compliance with Exhibits 18-19 of the Planned Development Ordinance (Section 77-PD-10). **LA-1**
32. 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. **PU-1**
33. 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 or 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. **PU-2**

34. 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. **PU-3**
35. Execution and recordation with the Sacramento County Recorder of an Avigation Easement to Sacramento County and compliance with all other conditions as required by the Sacramento County Board of Supervisors adoption of the Airport Planning Policy Areas for Sacramento International Airport, Mather Airport, and McClellan Air Field.
36. 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. **HY-1**
37. 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. **HY-2**
38. Prior to recordation of a Final Map, the project developer/owner shall execute an agreement with the owner(s) of the lands upon which the water quality runoff control facilities are proposed for construction and all other parties having an interest in the lands (including tenants or contractually interested parties) to include the following:
 - a. A grant of easement to the project developer/owner for areas sufficient to guarantee that the water quality runoff control facilities can be constructed, operated, and maintained.
 - b. A right-of-entry agreement to the project developer/owner, which guarantees access for the purpose of constructing, operating and maintaining the water quality runoff control facilities, and for monitoring by Sacramento County.
 - c. A map and legal description of the areas designated for water quality runoff control facilities suitable for recordation. **HY-3**
39. 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 (DERA), 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 and 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. **HY-4**

40. Comply with Mitigation AQ-2, which requires preparation of a Transportation System Management Plan. **TC-1**

41. The project proponent shall contribute a "fair share" to the funding of the following intersection and roadway improvements to the satisfaction of Caltrans and the Municipal Services Agency, Department of Transportation. If a Fee District is in place for any of the listed improvements, payment of the applicable fee shall constitute the applicant's "fair share" funding requirement. If any of the listed improvements have already been constructed and the project proponent did NOT contribute "fair share," provide documentation to DERA certifying that a "fair-share" reimbursement has been made to the party or parties that funded said improvement. If a "fair share" payment has already been made for any listed improvements, provide documentation to DERA certifying that fact:
 - a. The intersection of State Route 16/Sunrise Boulevard: Modify traffic signals in the following way:
 - (1) westbound approach: Add left-turn lane.
 - (2) southbound approach: Add two left-turn lanes and convert the existing lanes to a through and through/right-turn lanes.
 - (3) northbound approach: Add a left-turn lane and convert the existing lanes to a through and through/right-turn lanes.
 - b. State Route 16: 0.3 miles west of Michigan Bar Road to the County Line.
 - (1) add 8-foot shoulders.
 - c. Sunrise Boulevard: State Route 16 to Douglas Boulevard. Widen to four-lane arterial standards. **TC-2**

42. All wetland acreage that will be disturbed (filled or dredged) by the proposed project shall be mitigated/compensated for by either one or a combination of the following methods prior to Improvement Plan or Building Permit approval, or recordation of the Final Map, whichever occurs earlier:

The applicant shall obtain any/all applicable permits from the U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications (dredge or fill) to on-site surface waters. A copy of any required permits, or correspondence from the regulatory agency indicating that no permit is required, shall be submitted to the Department of Environmental Review and Assessment. If the Mitigation required by permits do not satisfy the requirements of no net loss of wetlands specified by County General Plan Policy CO 96, the applicant shall pay to the County of Sacramento an amount based on a rate of \$35,000.00 per acre for the unmitigated / uncompensated wetlands, which shall constitute mitigation for purposes of implementing adopted no net loss policies. The payment shall be collected by the Department of Planning and Community Development, and deposited into the Wetlands Restoration Trust Fund. **BR-1**

43. Prior to construction within 250 feet of the wetlands on the project site, surveys for the following special status plants shall be performed by a qualified botanist: Ahart's Rush, Bogg's Lake hedge-hyssop, dwarf downingia, legenere and pincushion navarretia. If none of these species are found, no further mitigation would be required. However, if any individuals of the species are found, consultation with the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and California Department of Fish and Game to obtain permits and establish compensatory mitigation for any construction activities within the habitat will be required. **BR-2**
44. Prior to construction within 250 feet of the vernal pools on the project site, the applicant shall either conduct determinate surveys for listed vernal pool branchiopods or presence of these species shall be assumed. If determinate surveys show that no listed vernal pool branchiopods are present, no further mitigation is required. If presence is assumed or confirmed, consultation with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers to obtain permits and establish compensatory mitigation for any construction activities within the habitat will be required. **BR-3**
45. In order to mitigate potential impacts to the tricolor blackbird, a qualified biologist shall perform two pre-construction surveys of the project impact area and of areas of appropriate habitat within 100 yards of the site. The surveys shall be done during the months of March and April (one each month), the year of project construction. If tricolor blackbirds are found nesting within the survey area, project construction shall be postponed until fledging of all nestlings (about July 15). If no tricolor blackbirds are found during the pre-construction survey, no further mitigation would be required. **BR-4**
46. If construction occurs between February 1 and September 15, pre-construction surveys for Swainson's hawk and other raptor tree-nesting sites shall be conducted by a qualified raptor biologist. If any active nests are located within a half mile of proposed heavy equipment operations or construction activities, the project proponent shall then consult with the California Department of Fish and Game to determine the appropriate course of action to reduce potential impacts upon nesting raptors and to determine under what circumstances equipment operation and construction activities can occur. **BR-5**

47. The applicant shall avoid burrowing owls and their nest sites and habitat during construction. The following measures shall be implemented to reduce impacts to a less-than-significant level:
- a. Prior to construction activity, a qualified biologist shall conduct focused surveys for burrowing owls where suitable habitat is present on the areas slated for construction. Suitable habitat includes all upland areas that are not developed, and all edge areas (including vegetated berms, levees, and drainage ditches). Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with current DFG protocol.
 - b. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings will be submitted to the County and DFG for review and approval, and no further mitigation is necessary.
 - c. If occupied burrows are found, occupied burrows will be avoided until the owls inhabiting the burrows have been removed and relocated using passive exclusion techniques approved by DFG.
 - d. No occupied burrows will be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist verifies, through non-invasive methods, that juveniles from the occupied burrows are foraging independently and are capable of independent survival. **BR-6**
48. The removal of 1,526 inches dbh of protected oak trees on the site requires mitigation. Unless mitigation replantings are found to be infeasible (see Mitigation Measure **BR-7.E** and **BR-11**), mitigation for the removal of protected oaks from the project site shall be mitigated through a combination of the following (which shall result in a minimum 1:1 compensation ratio for canopy acreage removed):
- a. On-site oak tree replacement plantings shall occur within the small clearing to the rear of Lot 122, in the Resource Protection Lot. A Replacement Oak Tree Planting Plan consistent with the minimum elements specified in Mitigation Measure **BR-8** shall be submitted to the Environmental Coordinator for review and approval prior to the approval of grading or improvement plans or building permits.

AND

- b. The area outside the building envelopes of Lots 1-5 and 128 shall be protected through the implementation of a deed restriction that prohibits removal of any native oaks or development within their driplines that is not expressly shown on the approved project tree removal exhibit (dated October 7, 2005). The prohibition on development includes the placement of accessory structures such as pools, the placement of paving and the installation of irrigated landscaping.

AND

- c. Offsite oak tree replacement plantings may occur within the boundaries of Rancho Murieta. A Replacement Oak Tree Planting Plan, consistent with the minimum elements specified in Mitigation Measure **BR-8**, shall be submitted to the Environmental Coordinator for review and approval prior to the approval of grading or improvement plans or building permits.

OR

- d. Offsite oak tree replacement plantings may occur outside the boundaries of Rancho Murieta, but within five miles of Rancho Murieta and within Sacramento County. A Replacement Oak Tree Planting Plan consistent with the minimum elements specified in Mitigation Measure **BR-8** shall be submitted to the Environmental Coordinator for review and approval prior to the approval of grading or improvement plans or building permits.

OR

- e. If all other options prove infeasible, replacement for the total number of inches lost may be purchased from an oak tree mitigation bank acceptable to the County, prior to approval of grading or improvement plans or building permits. **BR-7**

49. If any of the following project revisions are made, the total inches of compensatory mitigation required by Mitigation Measure **BR-7** will be reduced thusly: Merger of Lots 2-5 into open space Lot E for a reduction of 201 inches; eliminate Lots 24 and 25, creating an open space lot, for a reduction of 297 inches; revise the grading on Lot 15 and Lot 16 and construct a retaining wall outside the dripline of new arborist #411 and #412, for a reduction of 32 inches; and eliminate Lots 124 and 125 from the Tentative Subdivision Map, absorbing the acreage into the Resource Protection Lot, for a reduction of 200 inches (in the latter case, Measure **BR-9** would no longer apply). **BR-8**
50. The area outside the building envelope for Lots 124–125 shall be protected through the implementation of a deed restriction that prohibits removal of any native oaks or development within their driplines. Each lot's building envelope shall be a contiguous area that involves no more than 100 inches of protected oak tree loss (this total does not include those trees already shown for removal on the Riverview tree exhibit); it shall be assumed that any protected oak trees shown within the building envelope are lost, including those trees with greater than 20 percent of the dripline within the envelope. The prohibition on development includes the placement of accessory structures such as pools, the placement of paving and the installation of irrigated landscaping. Prior to the approval of grading, improvement plans, or building permits for the custom homes on these lots, plans that depict the building envelope on the lot shall be submitted to the Environmental Coordinator for review and approval. The loss of these protected oak trees on the lots shall be mitigated for commensurate with Mitigation Measure **BR-7.C** through **BR-7.E** and/or **BR-11**. The Project Planning Commission shall be the

appropriate hearing body to hear a petition to allow the lot owners to increase the allowable inches of protected oak tree removal. **BR-9**

51. Prior to the approval of grading or improvement plans or building permits, any Replacement Oak Tree Planting Plan prepared in order to comply with Mitigation Measure **BR-7**, shall be prepared by a certified arborist, licensed landscape architect, or restoration ecologist and shall be submitted to the Environmental Coordinator for approval. The Replacement Oak Tree Planting Plan(s) shall include the following minimum elements:
- a. Oak trees will be limited to deepot seedlings (40 cubic centimeters or larger) or 15-gallon size trees. Planting stock shall not be root-bound and shall be field-inspected by DERA staff prior to planting.
 - b. Trees shall be planted in a “natural character” with tree spacing at minimum 10 feet and maximum of 40 feet (25 feet average) apart. The maximum density of trees shall not exceed 64 trees per acre.
 - c. A soil scientist shall perform a site evaluation to determine appropriate planting locations within the open space lots. The findings of the evaluation shall be incorporated into the Replacement Oak Tree Planting Plan.
 - d. A temporary drip irrigation system shall be installed for the purpose of providing irrigation to the plantings during the establishment period. A watering schedule shall be included in the Planting Plan. The watering schedule shall be included in the Planting Plan. The watering frequency shall be gradually reduced over the establishment period to wean the plantings off regular irrigation.
 - e. Deepot seedlings shall be planted according to industry-standard detail, including appropriate protection against herbivory from rodents and other animals. Fifteen-gallon trees shall be planted according to the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage where necessary, based on the soil evaluation.
 - f. Replacement oak trees shall be monitored annually for seven (7) years, and shall achieve a survival rate of 100 percent at the end of the monitoring period. Monitoring reports shall be submitted to the Department of Environmental Review and Assessment by July 1 of each year.
 - g. Replacement plantings shall be planted prior to issuance of any building permits and should be planted between October and April, when possible, to enhance survival.
 - h. Residents shall be provided with educational materials to minimize damage to the restoration areas. Advisory signage shall be installed along the boundaries of the open space lots where oak tree plantings occur.

- i. Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for the 7-year establishment period, and to replace any replacement trees as necessary to achieve 100 percent survival at the end of the establishment period.
 - j. Because the County Tree Preservation Ordinance does not apply in the geographical area where mitigation plantings will occur, any onsite planting areas shall be protected in perpetuity through deed restrictions or conservation easements, to the satisfaction of the Sacramento County Environmental Coordinator. **BR-10**
52. If all of the off-site mitigation options enumerated in Mitigation Measure **BR-7** are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible, then compensation shall be through payment into the County Tree Preservation Fund consistent with General Plan Policy CO-132. Payment shall be made at a rate of \$325.00 per dbh inch removed, but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made. **BR-11**
53. With the exception of the trees removed and compensated for through Mitigation Measure **BR-7**, above, all native oak trees that are 6 inches dbh or larger on the project site, all portions of adjacent off-site native oak trees that are 6 inches dbh or larger which have driplines that extend onto the project site, and all off-site native oak trees that are 6 inches dbh or larger which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:
- a. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.
 - b. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."
 - c. Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the driplines of the trees within 100 feet of construction-related activities, in order to avoid damage to the tree canopies and root systems. The only exception to this requirement will be that the protective fencing can be placed just outside the limits of identified improvements (as identified on the project plans included and discussed in this EIR) that are within the driplines of protective trees. No encroachment may exceed 20 percent of the dripline.

- d. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.
- e. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
- f. No grading (grade cuts or fills) shall be allowed within the driplines of protected trees, except where such grading is shown on the project plans and discussed in the text of the EIR. Grading will not be permissible within more than 20 percent of the dripline of any tree protected by this measure.
- g. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.
- h. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.
- i. The construction of impervious surfaces within the dripline of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system, per County standard detail, shall be installed under the supervision of a certified arborist.
- j. All portions of permanent fencing that will encroach into the dripline protection area of any protected tree shall be constructed using posts set no closer than 10 feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the trees.
- k. Truck protection measures, per Sacramento County standards, shall be used for all protected trees where development/construction activity, including installation of fencing, occurs within 10 feet of the trunk of a tree.
- l. No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above ground drip irrigation system is recommended.
- m. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available from the Department of Environmental Review and Assessment.

Limited drip irrigation approximately twice per summer is recommended for the under-story plants. **BR-12**

54. These and other measures, as deemed necessary and appropriate by the required on-site geotechnical engineer, shall be applied to reduce impacts related to expansive soils to less-than-significant levels:
- a. Retain an onsite certified Geotechnical Engineer to observe construction in order to provide a complete professional geotechnical engineering service through the observational method. This will allow further evaluation of lots which require expansive soil mitigation following the mass grading. Should any variations or undesirable conditions be encountered, the on-site observer can provide supplemental recommendations based on field conditions. Construction observation and testing will allow an opinion to be formed regarding the adequacy of the site preparation, material processing, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with project geotechnical specifications and requirements.
 - b. When soil is dry it is essential that adequate water be applied during material processing and compaction. The addition of water during borrow activities, as well as during placement of soils, should be assumed. Selection of construction equipment which facilitates the addition of moisture should be used to blend wet and dry soils and pulverize oversized blocky clay chunks. Selective grading of this soil can be attempted; however, due to their variable nature, separation of this soil is difficult. Placement of the Ione formation soils in the deeper portion of the fill is preferable. Placement of select non-expansive soils on the upper portions of the fills may be required to reduce adverse impact of expansive soils. A certified Geotechnical Engineer will be on site to monitor dry season site grading for conformance with this measure.
 - c. When soil is wet, adequate provisions should be in place to minimize excessive moisture intrusion. Wheel-rolling of graded surfaces should be performed and surfaces should be sloped to minimize ponding of rainfall and surface runoff. Wet season construction should be limited to those areas proposed to be immediately worked on to reduce surface exposure. Building pads without constructed improvements, and which go through a wet season cycle, whether cut or fill pads, may require re-processing of shallower materials prior to foundation construction. A certified Geotechnical Engineer will monitor wet season site grading and, if necessary, identify areas requiring re-processing due to wet season exposure. The on-site professional will monitor grading for conformance with this measure.
 - d. Moderately expansive soils should be compacted to at least 90 to 92 percent of the maximum dry density (based on the ASTM D1557 test method) at a moisture content of about 3 to 4 percent over optimum. Should highly expansive soils be encountered, the relative compaction should be between 88 and 92 percent at a

minimum of 4 percent over optimum. Prior to site grading additional testing may be required to identify specific compaction and moisture content requirements which may differ from those moisture content percentages recommended above. Deviations from moisture content recommendations must be approved by a certified on-site Geotechnical Engineer, who will also monitor soil compaction for conformance with this measure.

- e. Minimize the effects of water on cuts and fills adjacent to structures and in underground utility trenches to increase stability of Ione soil materials. Water should be collected and appropriately discarded in all aspects of the site development. All building professionals (Geotechnical Engineers, Architects, Civil Engineers, Landscape Architects, general engineering contractors, or similar professional) should review and incorporate appropriate building techniques to minimize and collect surface and subsurface water. Utility trench backfills carrying water due to their permeable nature should all be controlled, directed, and drained away from the site; this will be overseen by a certified Geotechnical Engineer for conformance with this measure.
- f. Lots situated below a roadway section should have subdrainage to divert any water potentially collected and transmitted in street utilities and laterals away from the residences. Where deemed appropriate by a certified Geotechnical Engineer, instillation of cutoff subdrains surrounding a residence will be installed to maintain uniform moisture condition. The on-site professional will monitor drainage installations for conformance with this measure.
- g. Subdrainage of utility trenches should be provided to maintain dry backfill materials in all types of trenches. All utility penetrations through or beneath foundations should be backfilled with low permeability materials, such as slurry, grout, or concrete in order to minimize moisture migration through trench backfill materials when utility trenches under the structures are not intended as drains. The on-site certified Geotechnical Engineer will monitor drainage installations for conformance with this measure.
- h. Drainage of all utility trenches in the subdivision is required. The project Civil Engineer or similar professional should detail collection pipes to manholes and drop inlets of the storm drain system to allow for the collection of utility trench drainage. The collection pipes should be situated near the bottom of the permeable materials used for bedding and shading of pipes. The on-site professional will monitor drainage installations for conformance with this measure.
- i. Finish grading and landscape grading should include positive drainage away from all foundations. All final grades should provide rapid removal of surface water runoff; water should not be allowed to pond on building pads or adjacent to foundations or other structural improvements at any time during or following construction. As determined by the on-site certified Geotechnical Engineer,

require slightly steeper grades to swales and drainage areas to help convey moisture off pads, and increase the overall lot slope gradient. The on-site professional will monitor the actions for conformance with this measure.

- j. As determined by the on-site certified Geotechnical Engineer, the need for specialized foundation systems due to the presence of expansive soils will be based on the distribution of materials which occur during site grading. All foundation systems should be initially designed as if subject to potentially expansive soils. Following grading activities, those lots located in non-expansive soils and/or bedrock can be delineated and a less aggressive conventional foundation system could be used. The on-site professional will monitor these actions for conformance with this measure. The on-site certified geotechnical engineer shall provide appropriate foundation systems for the specific site conditions following mass grading.
- k. As determined by the site-certified Civil Engineer in consultation with on-site certified Geotechnical Engineer, deep continuous foundations are recommended for structures founded on Ione formation materials. Deepened foundation consists of a deepened continuous perimeter and interior footings. A depth of 48 inches will generally provide adequate support for structures in fill composed of Ione formation materials. Interior foundation depths should range from 24 inches minimum depth to the full 48-inch depth dependent upon the rigidity desired in the overall system. The concrete should be poured neat against the sides of the footing trench, and should be formed above ground to eliminate "ballooning," which typically occurs with non-formed footings. All foundations are to be continuous and no isolated footings are allowed, including porch and balcony footings. The on-site professional will monitor these actions for conformance with this measure.
- l. Landscape watering and saturation of pad grades due to landscaping shall be limited. Dry creek beds or other landscape type features may aid in keeping foundation areas dry where turf is desired. Dry-scape landscaping should be considered on lots affected by expansive soils. Landscape mounds adjacent to foundations in yards are not allowed. Lots that contain oak trees which require aeration trenches for root zones may need additional subdrainage measures. The on-site Geotechnical Engineer will monitor these actions for conformance with this measure.
- m. Lots located downslope from one-another will likely experience water migration from uphill landscaping. Landscaping plans shall be review by a certified Geotechnical Engineer and Landscape Architect to assess impacts of terraced lot landscaping. Essential to reducing potential impacts from soil expansion is the collection and channeling of drained water from impermeable surfaces (i.e., roofs, concrete or asphalt paved areas); use of low flow irrigation systems; proper landscape layout and choice of turf locations; and education to the proposed homeowners of proper design and maintenance of landscaping and drainage

facilities (such as perimeter subdrains and area drains that they or their landscaper installs). The on-site professional will monitor these actions for conformance with this measure.

- n. At the start of site grading and continuing to the installation of landscaping, provide Sacramento County, Department of Environmental Review and Assessment, with monthly status reports signed by the on-site certified Geotechnical Engineer or similar professional which identifies those lots and areas where expansive soils occur, and identifies which of the above measures were implemented to mitigate expansive soil impacts. If grading or other activity associated with compromising soil integrity does not occur within the monthly period, no report need be submitted. **GE-1**
55. The following mitigation measures will be applied during the grading and earthmoving phase of construction to reduce PM10 emissions:
- a. Water exposed soil and soil piles at least three times daily.
 - b. Maintain two feet of freeboard space on all haul trucks. **AQ-1**
56. Prepare and submit a Transportation Systems Management Plan to be reviewed and approved by the Sacramento County Project Planning Commission prior to issuance of any building permits. The Transportation Systems Management Plan shall describe the facilities and services to be provided to reduce peak period vehicular trips from the site. The plan shall include the following provisions:
- a. A clean-fuel shuttle bus to transport Rancho Murieta residents from Rancho Murieta to the nearest RT Metro Light Rail Station, and back.
 - b. A park-and-ride lot on Rancho Murieta property, under a Joint Use Agreement between the property owners and Caltrans.
 - c. The provision of the following materials to homebuyers upon the closing of their homes on the project site:
 - (1) Location of the park-and-ride lot within Rancho Murieta.
 - (2) Ride-share applications/information.
 - (3) Shuttle and RT Metro Light Rail Schedules.
 - d. A plan for pedestrian and bicycle access between Rancho Murieta South and Rancho Murieta North. This could include a pedestrian/bike bridge over the Cosumnes River and a grade-separated crossing of State Route 16. **AQ-2**

57. For any construction area underlain by Gopher Ridge Volcanics (as determined by a California professional geologist) the applicant shall submit an Asbestos Dust Mitigation Plan to the Sacramento Metropolitan Air Quality District for approval. No Asbestos Dust Mitigation Plan shall be required for those areas where a registered geologist has performed a geologic evaluation (in accordance with the Air Resources Board's "Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying and Surface Mining Operations") concluding that no naturally occurring asbestos, ultramafic rock or serpentine is likely to be found in the area to be disturbed, subject to review and approval of the Sacramento Metropolitan Air Quality District. The Plan, which must be submitted and approved prior to approval of Grading Plans, should include the following:

The Asbestos Dust Mitigation Plan must specify dust mitigation practices which are sufficient to ensure that no equipment or operation emits dust that is visible crossing the property line, and must include one or more provisions addressing each of the following topics.

- a. Track-out prevention and control measures, which shall include:
 - (1) Removal of any visible track-out from a paved public road at any location where vehicles exit the work site; this shall be accomplished using wet sweeping or a HEPA filter equipped vacuum device at the end of the work day or at least one time per day; and,
 - (2) Installation of one, or more, of the following track-out prevention measures:
 - (a) A gravel pad designed using good engineering practices to clean the tires of exiting vehicles;
 - (b) A tire shaker;
 - (c) A wheel-wash system;
 - (d) Pavement extending for not less than 50 consecutive feet from the intersection with the paved public road; or,
 - (e) Any other measure as effective as the measures listed above.
- b. Keeping active storage piles adequately wetted or covered with tarps.
- c. Control for disturbed surface areas and storage piles that will remain inactive for more than seven (7) days, which shall include one, or more, of the following:
 - (1) Keep the surfaces wetted;

- (2) Establishment and maintenance of surface crusting sufficient to satisfy the test in Subsection (h)(6);
 - (3) Application of chemical dust suppressants or chemical stabilizers according to the manufacturer's recommendations;
 - (4) Covering with tarp(s) or vegetative cover;
 - (5) Installation of wind barriers of 50 (50) percent porosity around three (3) sides of a storage pile;
 - (6) Installation of wind barriers across open areas; or,
 - (7) Any other measure as effective as the measures listed above.
- d. Control for traffic on on-site unpaved roads, parking lots, and staging areas which shall include:
- (1) A maximum vehicle speed limit of 15 miles-per-hour or less; and
 - (2) One, or more, of the following:
 - (a) Watering every two hours of active operations, or sufficiently often, to keep the area adequately wetted;
 - (b) Applying chemical dust suppressants consistent with manufacturer's directions;
 - (c) Maintaining a gravel cover with a silt content that is less than five (5) percent and asbestos content that is less than 0.25 percent, as determined using an approved asbestos bulk test method, to a depth of three (3) inches on the surface being used for travel; or,
 - (d) Any other measure as effective as the measures listed above.
- e. Control for earthmoving activities, which shall include one, or more, of the following:
- (1) Pre-wetting the ground to the depth of anticipated cuts;
 - (2) Suspending grading operations when wind speeds are high enough to result in dust emissions crossing the property line, despite the application of dust mitigation measures;
 - (3) Application of water prior to any land clearing; or,

- (4) Any other measure as effective as the measures listed above.
- f. Control for Off-Site Transport: The owner/operator shall ensure that no trucks are allowed to transport excavated material off-site unless:
- (1) Trucks are maintained such that no spillage can occur from holes or other openings in cargo compartments; and
 - (2) Loads are adequately wetted, and either:
 - (a) Covered with tarps; or,
 - (b) Loaded such that the material does not touch the front, back or sides of the cargo compartment at any point less than six (6) inches from the top and that no point of the load extends above the top of the cargo compartment.
- g. Post Construction Stabilization of Disturbed Areas: Upon completion of the project, disturbed surfaces shall be stabilized using one or more of the following methods:
- (1) Establishment of a vegetative cover;
 - (2) Placement of at least three (3.0) inches of non-asbestos-containing material;
 - (3) Paving; or,
 - (4) Any other measure deemed sufficient to prevent wind speeds of 10 miles-per-hour, or greater, from causing visible dust emissions.
- h. Air-Monitoring for Asbestos (if Required by the APCO):
- (1) If required by the district APCO, the plan must include an air-monitoring component.
 - (2) The air-monitoring component shall specify the following:
 - (a) Type of air-sampling device(s);
 - (b) Siting of air-sampling device(s);
 - (c) Sampling duration and frequency; and,
 - (d) Analytical method.

- i. Frequency of Reporting: The plan shall state how often the items specified in subsection (e)(5)(B), and any other items identified in the Plan, will be reported to the District. **AQ-3**

58. To ensure protection of cultural resources, the following measure applies. This measure shall be included verbatim as a Construction Note on all Plans and Specifications for the project:

Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. **CR-1**

59. Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:
 - a. The project proponent shall comply with the MMRP for this project, including the payment of 100 percent of the Department of Environmental Review and Assessment staff costs, and the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is \$28,000. If the initial estimate of these costs exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible for paying the additional amount.
 - b. Until the MMRP has been recorded and the estimated MMRP fee has been paid, no Final Parcel Map or Final Subdivision Map for the subject property shall be approved; and no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved. **MM-1**
60. The Developer shall enter into an affordable housing agreement that will be recorded against the entire development project prior to recordation of the first Final Map. **SHRA**

FINDINGS:

1. The request is consistent with the County General Plan in that no policies conflict with the request.
2. The proposed lots will conform to the Zoning Code as to size, frontage and width requirements.
3. The proposed lots will be compatible with the predominate neighborhood pattern of development.
4. Identified environmental effects and suggested mitigation measures have been taken into consideration in the recommended actions and conditions of approval.
5. Staff has identified no effects from the proposal which would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted.
6. All required findings as set forth in the State Map Act and the County Land Development Ordinance can be made in the affirmative.
7. No major land use changes have occurred since approval of the original project.

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**COUNTY OF SACRAMENTO
CALIFORNIA**

PLANNING COMMISSION REPORT

For the Agenda of:
December 18, 2017

To: Planning Commission

From: Office of Planning and Environmental Review

Subject: PLNP2017-00182. Riverview Tentative Subdivision Map Time Extension. A Request To Extend The Tentative Subdivision Map For Two Years For A Property Located On The East Side Of Reynosa Drive, Near The Intersection Of Nueva Drive And Reynosa Drive In The Rancho Murieta Planned Development. Applicant: Walters Land Planning. APN.: 073-0790-007. Environmental Document: Addendum to the Final Environmental Impact Report

Supervisory
District(s): Frost

Contact: Shelby Vockel, Associate Planner, (916) 874-6323, vockels@saccounty.net

Details of Request:

A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date a maximum of two years from the date of final action by the hearing body for A Tentative Subdivision Map (Control Number 2004-0168), to divide approximately 57.35 acres into 140 residential lots, one park site (Lot B), one open space lot (Lot C), one resource protection area lot (Lot D), one landscape lot (Lot E), one wetlands restoration area (Lot F), and one sediment basin (Lot G), on property zoned RD-5 (PD).

Applicant:
Walters Land Planning
7498 Griggs Way
Sacramento, CA 95831
Attention: Bruce Walters

Owner:
PCCP CSGF RM Portfolio LLC
555 California Street, #3450
San Francisco, CA 94104
Attention: Jim Galovan

Summary of Key Points:

- No changes to the previously approved Tentative Subdivision Map are requested.
- Without further action, this map would have expired on August 13, 2017.
- As no material changes to the project are proposed by this time extension request, and surrounding land uses have not changed in a manner that would necessitate updated review, the certified Environmental Impact Report for Control No. 2004-0168 remains the appropriate California Environmental Quality Act (CEQA) document.
- The Cosumnes Community Planning Advisory Council (CPAC) met on July 26, 2017 and recommended approval (7 Yes – 0 No) of the proposed project.

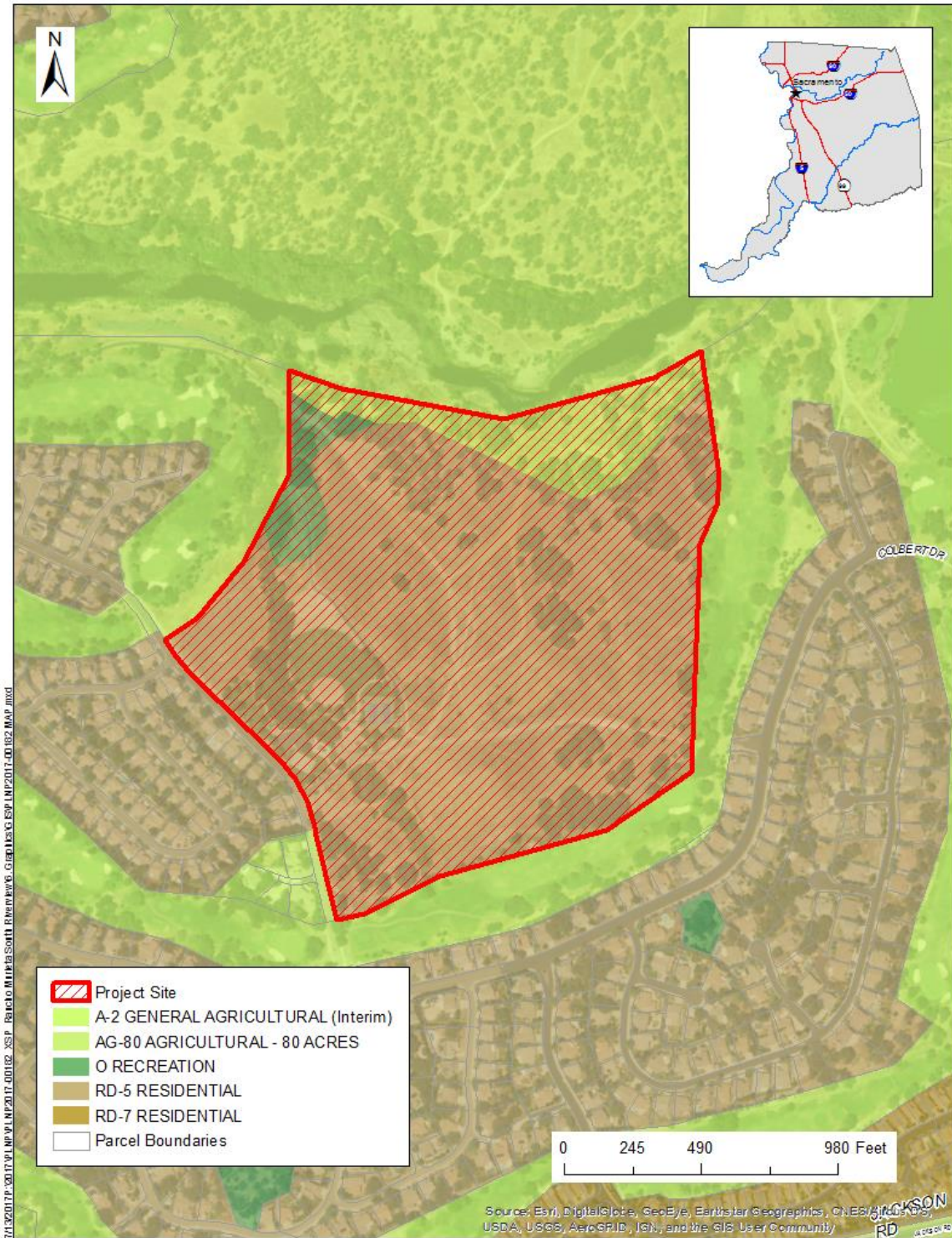
Recommendation:

Staff is recommending that the Planning Commission make the following recommendations to the Board of Supervisors:

1. Recognize the Environmental Coordinator Addendum dated November 1, 2017 and Determine the Final Environmental Impact Report (Control No. 2004-0168) is still adequate and appropriate for the proposed project.
2. Recognize that the Tentative Subdivision Map Extension is subject to the previously adopted Mitigation Monitoring and Reporting Program.
3. Approve the requested Vesting Tentative Subdivision Map extensions to allow an extension of two years from the date of final action by the hearing body for the Riverview tentative subdivision map (Control No. 2004-0168), subject to the findings and conditions listed in Attachment 2 of this report.

Maps

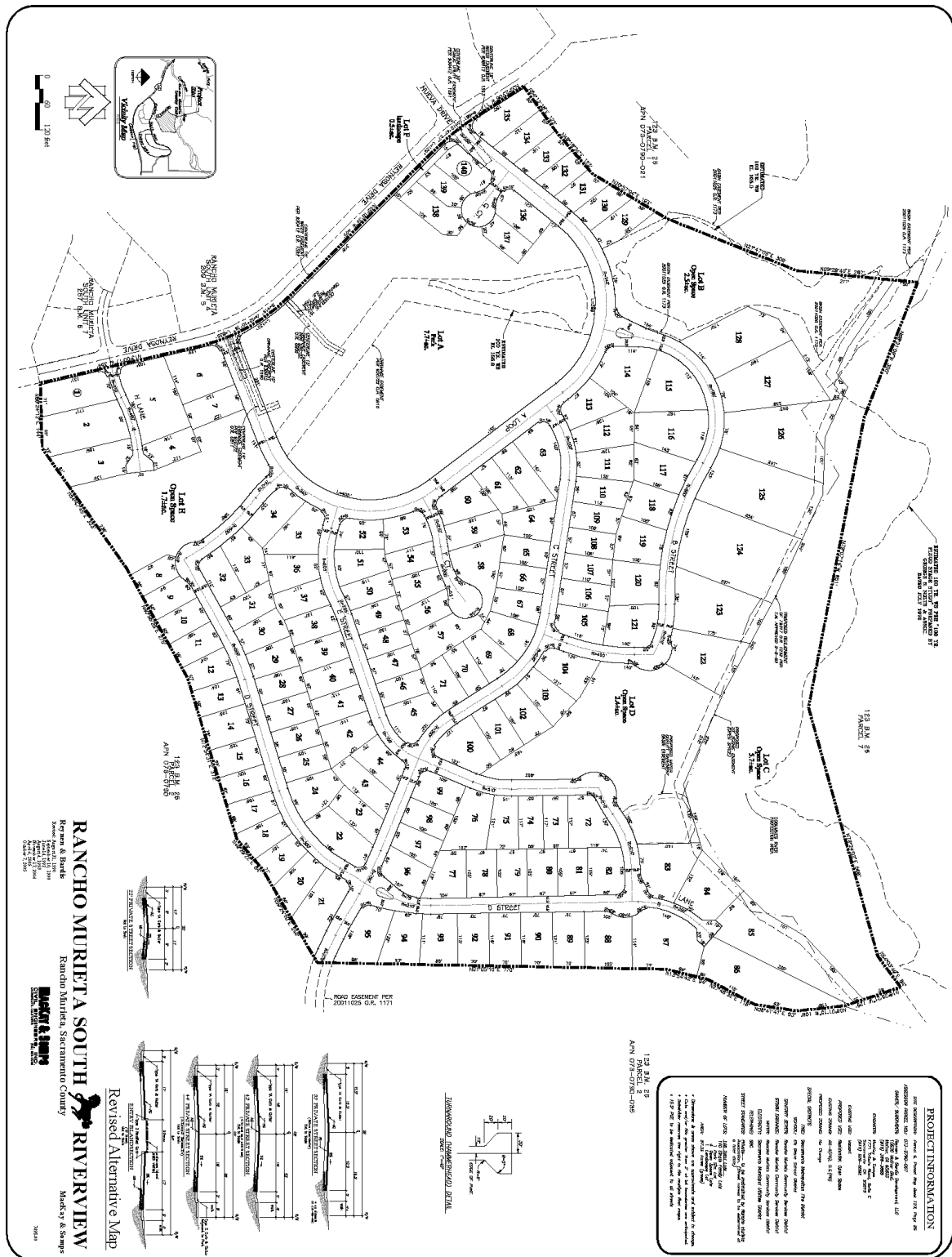
Vicinity Map



Aerial Photograph of Project Site, 2014



Tentative Subdivision Map



PLNP2017-00182. Riverview Tentative Subdivision Map Time Extension. Applicant: Walters Land Planning. APN: 073-0790-007. Environmental Document: Addendum to the Final Environmental Impact Report

Project History

The proposed project is located within the Rancho Murieta Master Plan area, and is subject to the Rancho Murieta Planned Development (PD) Ordinance. The project known as “Riverview” is included in Chapter 18 of the PD Ordinance.

The first iteration of the Riverview project was approved September 3, 1993 (89-RZB-ZOB-0684 and 90-SDP-UPB-1070). The application included a Rezone, Zoning Ordinance Amendment of the Rancho Murieta Planned Development Ordinance, Tentative Subdivision Map, and Use Permit to the Board of Supervisors. The approved tentative subdivision map was finalized within the allotted 36-month period and subsequently expired. The Rezone, Zoning

In 1999, the Riverview Tentative Subdivision Map was resubmitted for consideration following the expiration of the original (99-RSP-0534). The resubmitted map was identical to the original application, other than the exclusion of the 24 halfplex units that were approved with the 1993 Use Permit. The resubmission was approved July 10, 2000 by the Project Planning Commission.

A time extension of three years was requested for the 99-RSP-0534 Riverview Tentative Subdivision Map, under Control Number 2004-0168. The project request was for an extension of the 99-RSP-0534 site plan, which included 154 single-family lots, one park site, one open space lot, one resource protection area lot, one landscape lot, one wetland restoration area, and one sediment basin area (Lots B-G); however, the hearing body ultimately selected a project alternative included in the Supplemental Environmental Impact Report prepared for the request, which contained 140 single-family lots as well as Lots B-G. The 140 single-family lot version of the project is the map that is proposed for extension by the present action. It is also noted that as the 2004 time extension request was approved for three years on August 13, 2007, subsequent discretionary action could result in a maximum two year extension.

The previous time extension was approved for a three year time period, originally expiring on August 13, 2010. However, due to the economic downturn the California Legislature has approved several statutory map extensions since 2008, providing additional time to record approved tentative maps. With the legislative extensions, the Riverview Tentative Subdivision Map expiration date was extended to August 13, 2017.

Project Description

The project consists of a Time Extension request for an approved Tentative Subdivision Map (2004-0168) for two years from the date of hearing body approval. The Rezone has been effectuated and is not subject to further review. The Affordable Housing Plan processed with the original map consists of payment of in-lieu and affordability fees; however, the Board adopted an Affordable Housing Ordinance in 2014, permitting the payment of fees based on the habitable square footage of each market rate unit. Therefore, the applicant has the option to pay the original in-lieu and affordability fees adopted with the Affordable Housing Plan or follow the Affordable Housing Ordinance.

It is important to note the purpose of the requested map extension is to determine whether the tentative subdivision map should be extended for a period of zero to two years. Minor

PLNP2017-00182. Riverview Tentative Subdivision Map Time Extension. Applicant: Walters Land Planning. APN: 073-0790-007. Environmental Document: Addendum to the Final Environmental Impact Report

adjustments to conditions can be made for health and safety concerns, but the issue for the Planning Commission's consideration is whether to extend the life of the map. The related entitlements are not subject to review as part of this extension request as they are effectuated or can be accomplished through another ordinance.

General Plan And Planned Development Ordinance Consistency

General Plan Consistency

The General Plan is a set of policies, programs, and maps that form a blueprint for physical development in the unincorporated County. The General Plan addresses important community issues such as new growth, housing needs, and environmental protection. Its policies are instrumental in planning infrastructure to accommodate future growth.

The 2030 General Plan designation for the Riverview project is Low Density Residential and the density of the tentative subdivision map conforms to this designation. Moreover, an analysis of General Plan policies occurred at the time of the original subdivision map and the project was found to be consistent with General Plan policies.

Rancho Murieta Planned Development Ordinance Consistency

Rancho Murieta is governed by a Planned Development (PD) Ordinance known as 77-PD-10. According to the PD Ordinance, each new unit of development in the Rancho Murieta community requires a Zoning Ordinance Amendment to add the development as a new chapter within the ordinance document. The Riverview project was placed in Chapter 18 of the Ordinance when it was originally approved, and all conditions of approval for that project are incorporated into the text of the ordinance document. The current request is an extension of the development in Chapter 18, and no changes to the tentative subdivision map are proposed. Therefore, the request is consistent with the PD Ordinance.

Design Review Consistency

In August of 2015, the County Board of Supervisors adopted the current Zoning Code, which includes new design review requirements for various types of development applications. Table 6.2 of the Zoning Code requires review of building and landscape design prior to building permit submittal for any subdivisions 20 lots or more with a density of eight dwelling units per net acre or less. While no design review has been completed for the Riverview Tentative Subdivision Map projects to date, any building permits associated with the project will be subject to this standard or the standard in effect at the time the application for a building permit is submitted.

Land Use And Neighborhood Compatibility

Land Use Compatibility

Table 1 identifies the existing land uses, zone districts, and Community Plan designations for the project site and the surrounding properties. No significant changes in land use have occurred since the Tentative Subdivision Map extension was approved in 2007.

PLNP2017-00182. Riverview Tentative Subdivision Map Time Extension. Applicant: Walters Land Planning. APN: 073-0790-007. Environmental Document: Addendum to the Final Environmental Impact Report

Table 1: Existing Land Uses, and Zoning Designations

	Existing Land Use	Zoning
Subject Property	Vacant (Single-Family approved on site)	O (PD), RD-5 (PD)
North	Cosumnes River	A-2 (PD)
South	Golf Course, Single-Family Residential	A-2 (PD), RD-5(PD)
East	Golf Course, Single-Family Residential	A-2 (PD), RD-5(PD)
West	Golf Course, Single-Family Residential	A-2 (PD), RD-5(PD)

Environmental Determination

Planning and Environmental Review reviewed the proposed project to determine whether additional or new review under the California Environmental Quality Act (CEQA) would be required. An addendum memorandum was prepared for the County Planning Director on November 1, 2017, stating that the former Department of Environmental Review and Assessment, pursuant to the regulations of CEQA, prepared a Supplemental Environmental Impact Report (SEIR) for the Riverview Tentative Subdivision Map Time Extension (Control Number 2004-0168) and that the document is the appropriate CEQA document for the current application. The EIR was released April 4, 2006. The document evaluated environmental impacts associated with land use, public services, drainage and hydrology, traffic and circulation, biological resources, geology and soils, air quality, cultural resources, visual and aesthetic quality, and airport compatibility. On August 13, 2007 the Board of Supervisors certified the SEIR for the Riverview Tentative Subdivision Map Time Extension and adopted the Mitigation Monitoring and Reporting Program (MMRP).

Public Outreach, Community Response And Community Planning Advisory Council (CPAC) Review

Community Response

It is the County’s policy to encourage applicants to conduct community outreach for projects prior to or concurrent with the filing of a planning application, and to provide a written description of the outreach. The County provided a written notice to all property owners within a 500-foot radius of the CPAC meeting. Staff received one inquiry via email regarding the proposed development, and staff responded with details about the project.

Community Planning Advisory Council (CPAC) Review

The Cosumnes Community Planning Advisory (CPAC) met on July 26, 2017 and recommended approval (7 Yes – 0 No). The notes from the meeting state that reactions were positive. The CPAC members unanimously supported the proposal.

Project Analysis

This first time extension request for the Riverview map was approved for a three year time period, originally expiring August 13, 2010. However, due to the economic downturn the State

PLNP2017-00182. Riverview Tentative Subdivision Map Time Extension. Applicant: Walters Land Planning. APN: 073-0790-007. Environmental Document: Addendum to the Final Environmental Impact Report

Legislature has approved several statutory map extensions since 2008, providing additional time to record approved maps. With the legislative extensions, the Riverview Tentative Subdivision Map expiration date was extended to August 13, 2017.

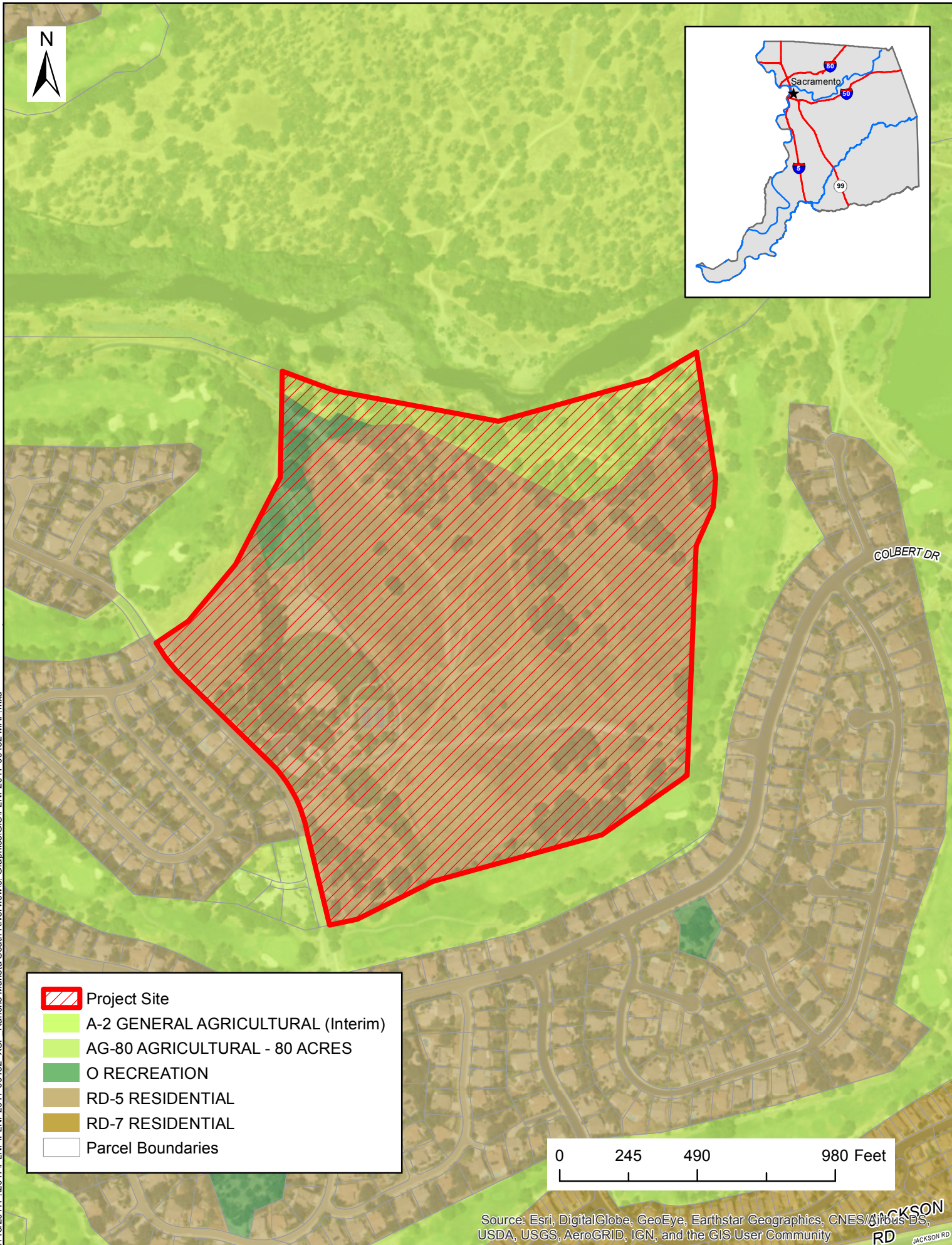
Once an extension is requested, approval or denial of that request can occur after the expiration of the tentative map. Minor adjustments to approved conditions can be made for health and safety concerns. The purpose of a time extension request is for the approving body, in this case the County Planning Commission, to determine whether a map should be extended for a period ranging from zero to five years. However, as one discretionary approval for three years has already been approved, the maximum length of extension that may be requested by this application is two years. The related entitlements from the previous approval are not subject to review as part of this extension request as they have been effectuated, and review should be limited to whether the tentative subdivision map should be extended for a period of zero to two years.








Approval of a zero year extension will not extend the life of this map and the applicant will be required to submit a new Tentative Subdivision Map application to continue with subdivision and development of the property, as the expiration date of this map was August 13, 2017. Approval of the two year extension, as requested, provides the applicant two years commencing from the date of final action on the Map Extension to record the final map. The two-year Time Extension request was submitted by the applicant on June 29, 2017.

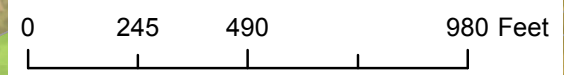
The project consists of a two-year Time Extension for a Tentative Subdivision Map. The first time extension approval was granted by the County Board of Supervisors on August 13, 2007 under Control Number 2004-XSP-0168. The rezone approved with the original application ((89-RZB-ZOB-0684 and 90-SDP-UPB-1070) has been effectuated and does not require extension. No changes to the approved map have been proposed and there have not been significant changes in the surrounding area since the most recent extension request was approved in 2007. Other departments and agencies have also reviewed this request and have indicated concurrence with the extension request. The project is consistent with County policies and ordinances, including the Title 22 of the County Code, the General Plan, and the Rancho Murieta PD Ordinance, and no policy conflicts have been identified. For these reasons, staff recommends approval of this time extension proposal.

Attachments

- ATT 1 - Vicinity Map
- ATT 2 - Findings and Conditions
- ATT 3 - Approved Vesting Tentative Subdivision Map
- ATT 4 - Original Final Transmittal (Control No. 2004-0168)
- ATT 5 - CPAC Referral, July 26, 2017
- ATT 6 - Advisory Letters from Reviewing Agencies
- ENV DOC - Environmental Coordinator's Memorandum and MMRP



-  Project Site
-  A-2 GENERAL AGRICULTURAL (Interim)
-  AG-80 AGRICULTURAL - 80 ACRES
-  O RECREATION
-  RD-5 RESIDENTIAL
-  RD-7 RESIDENTIAL
-  Parcel Boundaries



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

7/13/2017P:\NP\NP2017-00182_XSP_Rancho Murietta South River\view6_Graphics\GIS\PL\NP2017-00182_MAP.mxd

ATTACHMENT 2
Conditions of Approval and Findings
Control Number PLNP2017-XVB-00182
Riverview Tentative Subdivision Map Time Extension

PROJECT FINDINGS

The staff recommendations for the Time Extension are based upon the following considerations.

1. Staff has identified no effects from the proposed time extension request which would result in a significant detrimental impact on adjoining or neighboring properties if the previously approved conditions are carried forward.
2. The proposed map and design is consistent with the General Plan Low Density Residential designation. No policy conflicts have been identified with this request.
3. The request is consistent with the Rancho Murieta Planned Development Ordinance and Master Plan. No policy conflicts have been identified.
4. The proposed development will conform to applicable Zoning Code Sections. No policy conflicts have been identified with this request.
5. The proposed parcels are compatible with the predominant neighborhood pattern of primarily residential development and the surrounding area has not significantly changed since the Tentative Subdivision Map was approved in 2007.
6. The proposed Tentative Subdivision Map Extension is in compliance with Sacramento County Code, Title 22.
7. The proposed Tentative Subdivision Map Extension is in compliance with the Subdivision Map Act (Cal.Gov. Code Section 66410 et seq.).
8. The site is physically suitable for the type and density of development.
9. The design of the subdivision and the improvements will not cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.
10. The design of the subdivision or improvements will not cause serious public health problems.
11. Identified environmental effects, suggested mitigation measures, and alternative project analysis contained in the Supplemental Environmental Impact Report have been taken into consideration in the recommended actions and conditions of approval.

PROJECT CONDITIONS

1. The tentative subdivision map extended by this action shall be in substantial compliance with Attachment 3.
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures. Any required subsequent procedural actions shall take place within 24 months of the date on which the time extension request was approved or this action shall automatically be null and void.
3. Comply with approved Conditions No. 3 through No. 60 of 2004-XSP-0168 (Attachment 4).

Acronyms and Abbreviations

<i>Hearing Bodies and Advisory Committees</i>			
BS	Board of Supervisors	COPC	Planning Commission
<i>Entitlements</i>			
XVB	Vesting Map Extension of Time - BS		

**COUNTY OF SACRAMENTO
INTER-OFFICE CORRESPONDENCE**

August 21, 2007

TO: PLANNING AND COMMUNITY DEVELOPMENT (*MSA*)

FROM:  FAITH GRUNWALDT, Secretary
Project Planning Commission

SUBJECT: **04-XSP-0168** - (COSUMNES/CASTORENA)
**EXTENSION OF TIME OF A TENTATIVE SUBDIVISION MAP
REYNEN & BARDIS COMMUNITIES** - Engineer: MacKay & Soms -
Assessor's Parcel no. 073-0790-007, located on the north side of Jackson
Highway, south of the Cosumnes River, and north of Murieta South Parkway, in
Rancho Murieta; a part of the Cosumnes Community Planning Area. (Nottoli)

The Project Planning Commission, meeting in regular session on August 13, 2007, voted 4-0 (Commissioner Cortopassi was absent) to **approve** an Exception of Time for a Tentative Subdivision Map, per Exhibit "M," to divide approximately 57.35 acres into 140 single-family lots; one park site (Lot B); one open space (Lot C); one resource protection area (Lot D); one landscape (Lot E); one wetlands restoration area (Lot F); and one sediment basin (Lot G), on property zoned RD-5 (PD) (Residential-Planned Development), subject to findings and conditions recommended by staff in the Revised Addendum #1 dated June 25, 2007.

The Commission adopted the CEQA Findings of Fact and Statement of Overriding Considerations, certified the Final Environmental Impact Report as adequate and complete, and adopted the Mitigation Monitoring and Reporting Program.

Attachments: Tentative Subdivision Map

FG:fg

cc: In-house
Owner
Engineer

TENTATIVE SUBDIVISION MAP
RIVERVIEW
04-XSP-0168
Assessor's Parcel No. 073-0790-007

CONDITIONS OF APPROVAL:

1. The development approved by this action is for 140 lots in substantial compliance with Exhibit "M," the applicant's alternative map.
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void.
3. Provide public sewer, water supply, and storm drainage facilities, together with any associated easements, and pay all fees (including lump sum payments at the time of the Final Map or maps for certain previously-constructed wastewater treatment and collection facilities, water transmission facilities and storm drainage facilities) to the satisfaction of the Rancho Murieta Community Services District.
4. Comply with all Rancho Murieta Community Services District ordinances concerning sewer, water, drainage and security as the only utility service provided in the community.
5. Relocate all existing facilities, as necessary, for project development to the satisfaction of the District, at sole cost to the developer. Grant and abandon easements, as necessary. Obtain right-of-entry and easements for all off-site facilities prior to subdivision improvement approvals.
6. Provide access arrangements and install working fire hydrants which meet the required fire flow demands pursuant to the requirements of the fire district having jurisdiction prior to any combustible construction.
7. Install the indicated private streets according to the standards set forth in Sections 224 and 225 of the Planned Development Ordinance.
8. The project shall be required to provide an off-street trail system linking the project to the new pedestrian bridge trail system.
9. The project shall provide on-street bike and golf cart lane access to the off-trail system, as appropriate.
10. The project should be required to install wrought-iron fencing around the existing storm water quality/detention basin (within Lot B).
11. The project shall be required to provide landscape planting to screen the detention basin.

12. The project shall conform to the most recent Sacramento County design guidelines and requirements for storm water quality improvements.
13. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street right-of-ways.
14. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 12.5 feet adjacent thereto as a public utility easement for underground facilities and appurtenances.
15. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.
16. Roadway shall provide appropriate turning radii to allow fire apparatus access.
17. Due to width of streets, parking will not be permitted in the proposed courts.
18. Sacramento County Department of Regional Parks (hereinafter referred to as "Parks") requests the following conditions to be included in the final map approval:
 - a. Applicant shall install a pedestrian trail to a design approved by Parks, within the County's easement, which will correspond and link to the adjacent subdivision (Lakeview) trail system.
 - b. In order to assess the adequacy of trails and associated amenities, Parks requires that the specifications for proposed improvements for the trail be submitted for review and approval prior to Final Map approval.
 - c. Applicant shall provide written verification to Parks that trail access is provided to the most reasonable extent possible and to Parks' satisfaction prior to Final Map approval.
 - d. Future public access will be available to these trails within the County's easements.
 - e. Applicant shall survey and clearly delineate boundaries of the County's easement to reduce incidence of trespass onto private property.
 - f. Applicant shall provide an exhibit which delineates the surveyed easement boundary, the location of the trail and all trees and/or sensitive plant species in relation to the proposed trail, on a topographic subdivision map for Parks and RMA approval.
 - g. Applicant shall provide and install trail signage with language to guide way-finding and restrict trail users from protected areas to a design and location, as approved by Parks.

- h. Applicant shall provide post and cable fencing to restrict foot traffic from sensitive areas. Such areas are to be determined by CEQA review and to the satisfaction of Parks.
 - i. Install 6-foot black tubular steel fencing between the boundary of individual private parcels and Parks' public easement. No access shall be taken from private properties and no gates shall be installed bordering Parks' easement.
 - j. Homeowners shall be responsible for continued maintenance of tubular steel fence on individual private parcels.
 - k. Prospective homeowners shall be given full disclosure of all Parks' conditions.
19. All plans and specifications for any streets, parks and bays, sidewalks and other miscellaneous appurtenances and improvements which are to be installed within private street right-of-ways and easements or which are to be dedicated to the Rancho Murieta Association (RMA) for maintenance and operation, shall be approved by Sacramento County in conjunction with RMA prior to Improvement Plan approval.
20. Coordinate with Rancho Murieta Country Club and comply with their requirements for relocation or modification of golf course improvements that conflict with the development of Riverview.
21. Provide a level of street light illumination, equivalent to that required for public streets, for the entire portion of the private street system.
22. A conditional Letter of Map Revision, pursuant to the Sacramento County Floodplain Management Ordinance and the Sacramento County Improvement Standards must be approved by FEMA prior to approval of improvements.
23. Vehicular access to the buildable area of newly created parcels must be at or above the 10-year flood elevation. *[Exceptions may be made when the existing public street from which access is obtained is below the 10-year elevation. Also, if the parcel is divided by the watercourse, the crossings shall be included in the hydrologic study and the improvement plans recognizing that future owners will want access to the yard area].*
24. The minimum buildable area outside the 100-year floodplain shall be as follows:
- a. RD-3, RD-4 7500 sf
 - b. RD-5 to RD-7 5200 sf (or entire lot if smaller)
25. Incorporate stormwater quality measures in conformance with applicable County Ordinances and Standards, and state and federal law.

26. On-site source control measures shall be required for this project in accordance with the latest version of the City and County of Sacramento's Guidance Manual for On-Site Stormwater Quality Control Measures.
27. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads, "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.
28. The Final Map shall show easements or other mapped provisions for the placement of centralized mail delivery units. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Municipal Services Agency, with due consideration of street light location, traffic safety, security and consumer convenience.
29. Encroachment into the Resource Protection Area shall require Sacramento County Parks and Recreation Department review.
30. Provide vertical curbs in front of all open space areas.
31. Fencing between residential units and the golf course shall consist of a 5-foot high wrought-iron fence with no access to the golf course, in substantial compliance with Exhibits 18-19 of the Planned Development Ordinance (Section 77-PD-10). **LA-1**
32. 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. **PU-1**
33. 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 or 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. **PU-2**

34. 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. **PU-3**
35. Execution and recordation with the Sacramento County Recorder of an Avigation Easement to Sacramento County and compliance with all other conditions as required by the Sacramento County Board of Supervisors adoption of the Airport Planning Policy Areas for Sacramento International Airport, Mather Airport, and McClellan Air Field.
36. 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. **HY-1**
37. 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. **HY-2**
38. Prior to recordation of a Final Map, the project developer/owner shall execute an agreement with the owner(s) of the lands upon which the water quality runoff control facilities are proposed for construction and all other parties having an interest in the lands (including tenants or contractually interested parties) to include the following:
 - a. A grant of easement to the project developer/owner for areas sufficient to guarantee that the water quality runoff control facilities can be constructed, operated, and maintained.
 - b. A right-of-entry agreement to the project developer/owner, which guarantees access for the purpose of constructing, operating and maintaining the water quality runoff control facilities, and for monitoring by Sacramento County.
 - c. A map and legal description of the areas designated for water quality runoff control facilities suitable for recordation. **HY-3**
39. 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 (DERA), 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 and 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. **HY-4**

40. Comply with Mitigation AQ-2, which requires preparation of a Transportation System Management Plan. **TC-1**

41. The project proponent shall contribute a "fair share" to the funding of the following intersection and roadway improvements to the satisfaction of Caltrans and the Municipal Services Agency, Department of Transportation. If a Fee District is in place for any of the listed improvements, payment of the applicable fee shall constitute the applicant's "fair share" funding requirement. If any of the listed improvements have already been constructed and the project proponent did NOT contribute "fair share," provide documentation to DERA certifying that a "fair-share" reimbursement has been made to the party or parties that funded said improvement. If a "fair share" payment has already been made for any listed improvements, provide documentation to DERA certifying that fact:
 - a. The intersection of State Route 16/Sunrise Boulevard: Modify traffic signals in the following way:
 - (1) westbound approach: Add left-turn lane.
 - (2) southbound approach: Add two left-turn lanes and convert the existing lanes to a through and through/right-turn lanes.
 - (3) northbound approach: Add a left-turn lane and convert the existing lanes to a through and through/right-turn lanes.
 - b. State Route 16: 0.3 miles west of Michigan Bar Road to the County Line.
 - (1) add 8-foot shoulders.
 - c. Sunrise Boulevard: State Route 16 to Douglas Boulevard. Widen to four-lane arterial standards. **TC-2**

42. All wetland acreage that will be disturbed (filled or dredged) by the proposed project shall be mitigated/compensated for by either one or a combination of the following methods prior to Improvement Plan or Building Permit approval, or recordation of the Final Map, whichever occurs earlier:

The applicant shall obtain any/all applicable permits from the U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications (dredge or fill) to on-site surface waters. A copy of any required permits, or correspondence from the regulatory agency indicating that no permit is required, shall be submitted to the Department of Environmental Review and Assessment. If the Mitigation required by permits do not satisfy the requirements of no net loss of wetlands specified by County General Plan Policy CO 96, the applicant shall pay to the County of Sacramento an amount based on a rate of \$35,000.00 per acre for the unmitigated / uncompensated wetlands, which shall constitute mitigation for purposes of implementing adopted no net loss policies. The payment shall be collected by the Department of Planning and Community Development, and deposited into the Wetlands Restoration Trust Fund. **BR-1**

43. Prior to construction within 250 feet of the wetlands on the project site, surveys for the following special status plants shall be performed by a qualified botanist: Ahart's Rush, Bogg's Lake hedge-hyssop, dwarf downingia, legenere and pincushion navarretia. If none of these species are found, no further mitigation would be required. However, if any individuals of the species are found, consultation with the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and California Department of Fish and Game to obtain permits and establish compensatory mitigation for any construction activities within the habitat will be required. **BR-2**
44. Prior to construction within 250 feet of the vernal pools on the project site, the applicant shall either conduct determinate surveys for listed vernal pool branchiopods or presence of these species shall be assumed. If determinate surveys show that no listed vernal pool branchiopods are present, no further mitigation is required. If presence is assumed or confirmed, consultation with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers to obtain permits and establish compensatory mitigation for any construction activities within the habitat will be required. **BR-3**
45. In order to mitigate potential impacts to the tricolor blackbird, a qualified biologist shall perform two pre-construction surveys of the project impact area and of areas of appropriate habitat within 100 yards of the site. The surveys shall be done during the months of March and April (one each month), the year of project construction. If tricolor blackbirds are found nesting within the survey area, project construction shall be postponed until fledging of all nestlings (about July 15). If no tricolor blackbirds are found during the pre-construction survey, no further mitigation would be required. **BR-4**
46. If construction occurs between February 1 and September 15, pre-construction surveys for Swainson's hawk and other raptor tree-nesting sites shall be conducted by a qualified raptor biologist. If any active nests are located within a half mile of proposed heavy equipment operations or construction activities, the project proponent shall then consult with the California Department of Fish and Game to determine the appropriate course of action to reduce potential impacts upon nesting raptors and to determine under what circumstances equipment operation and construction activities can occur. **BR-5**

47. The applicant shall avoid burrowing owls and their nest sites and habitat during construction. The following measures shall be implemented to reduce impacts to a less-than-significant level:
- a. Prior to construction activity, a qualified biologist shall conduct focused surveys for burrowing owls where suitable habitat is present on the areas slated for construction. Suitable habitat includes all upland areas that are not developed, and all edge areas (including vegetated berms, levees, and drainage ditches). Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with current DFG protocol.
 - b. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings will be submitted to the County and DFG for review and approval, and no further mitigation is necessary.
 - c. If occupied burrows are found, occupied burrows will be avoided until the owls inhabiting the burrows have been removed and relocated using passive exclusion techniques approved by DFG.
 - d. No occupied burrows will be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist verifies, through non-invasive methods, that juveniles from the occupied burrows are foraging independently and are capable of independent survival. **BR-6**
48. The removal of 1,526 inches dbh of protected oak trees on the site requires mitigation. Unless mitigation replantings are found to be infeasible (see Mitigation Measure **BR-7.E** and **BR-11**), mitigation for the removal of protected oaks from the project site shall be mitigated through a combination of the following (which shall result in a minimum 1:1 compensation ratio for canopy acreage removed):
- a. On-site oak tree replacement plantings shall occur within the small clearing to the rear of Lot 122, in the Resource Protection Lot. A Replacement Oak Tree Planting Plan consistent with the minimum elements specified in Mitigation Measure **BR-8** shall be submitted to the Environmental Coordinator for review and approval prior to the approval of grading or improvement plans or building permits.

AND

- b. The area outside the building envelopes of Lots 1-5 and 128 shall be protected through the implementation of a deed restriction that prohibits removal of any native oaks or development within their driplines that is not expressly shown on the approved project tree removal exhibit (dated October 7, 2005). The prohibition on development includes the placement of accessory structures such as pools, the placement of paving and the installation of irrigated landscaping.

AND

- c. Offsite oak tree replacement plantings may occur within the boundaries of Rancho Murieta. A Replacement Oak Tree Planting Plan, consistent with the minimum elements specified in Mitigation Measure **BR-8**, shall be submitted to the Environmental Coordinator for review and approval prior to the approval of grading or improvement plans or building permits.

OR

- d. Offsite oak tree replacement plantings may occur outside the boundaries of Rancho Murieta, but within five miles of Rancho Murieta and within Sacramento County. A Replacement Oak Tree Planting Plan consistent with the minimum elements specified in Mitigation Measure **BR-8** shall be submitted to the Environmental Coordinator for review and approval prior to the approval of grading or improvement plans or building permits.

OR

- e. If all other options prove infeasible, replacement for the total number of inches lost may be purchased from an oak tree mitigation bank acceptable to the County, prior to approval of grading or improvement plans or building permits. **BR-7**

- 49. If any of the following project revisions are made, the total inches of compensatory mitigation required by Mitigation Measure **BR-7** will be reduced thusly: Merger of Lots 2-5 into open space Lot E for a reduction of 201 inches; eliminate Lots 24 and 25, creating an open space lot, for a reduction of 297 inches; revise the grading on Lot 15 and Lot 16 and construct a retaining wall outside the dripline of new arborist #411 and #412, for a reduction of 32 inches; and eliminate Lots 124 and 125 from the Tentative Subdivision Map, absorbing the acreage into the Resource Protection Lot, for a reduction of 200 inches (in the latter case, Measure **BR-9** would no longer apply). **BR-8**
- 50. The area outside the building envelope for Lots 124–125 shall be protected through the implementation of a deed restriction that prohibits removal of any native oaks or development within their driplines. Each lot's building envelope shall be a contiguous area that involves no more than 100 inches of protected oak tree loss (this total does not include those trees already shown for removal on the Riverview tree exhibit); it shall be assumed that any protected oak trees shown within the building envelope are lost, including those trees with greater than 20 percent of the dripline within the envelope. The prohibition on development includes the placement of accessory structures such as pools, the placement of paving and the installation of irrigated landscaping. Prior to the approval of grading, improvement plans, or building permits for the custom homes on these lots, plans that depict the building envelope on the lot shall be submitted to the Environmental Coordinator for review and approval. The loss of these protected oak trees on the lots shall be mitigated for commensurate with Mitigation Measure **BR-7.C** through **BR-7.E** and/or **BR-11**. The Project Planning Commission shall be the

appropriate hearing body to hear a petition to allow the lot owners to increase the allowable inches of protected oak tree removal. **BR-9**

51. Prior to the approval of grading or improvement plans or building permits, any Replacement Oak Tree Planting Plan prepared in order to comply with Mitigation Measure **BR-7**, shall be prepared by a certified arborist, licensed landscape architect, or restoration ecologist and shall be submitted to the Environmental Coordinator for approval. The Replacement Oak Tree Planting Plan(s) shall include the following minimum elements:
- a. Oak trees will be limited to deepot seedlings (40 cubic centimeters or larger) or 15-gallon size trees. Planting stock shall not be root-bound and shall be field-inspected by DERA staff prior to planting.
 - b. Trees shall be planted in a “natural character” with tree spacing at minimum 10 feet and maximum of 40 feet (25 feet average) apart. The maximum density of trees shall not exceed 64 trees per acre.
 - c. A soil scientist shall perform a site evaluation to determine appropriate planting locations within the open space lots. The findings of the evaluation shall be incorporated into the Replacement Oak Tree Planting Plan.
 - d. A temporary drip irrigation system shall be installed for the purpose of providing irrigation to the plantings during the establishment period. A watering schedule shall be included in the Planting Plan. The watering schedule shall be included in the Planting Plan. The watering frequency shall be gradually reduced over the establishment period to wean the plantings off regular irrigation.
 - e. Deepot seedlings shall be planted according to industry-standard detail, including appropriate protection against herbivory from rodents and other animals. Fifteen-gallon trees shall be planted according to the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage where necessary, based on the soil evaluation.
 - f. Replacement oak trees shall be monitored annually for seven (7) years, and shall achieve a survival rate of 100 percent at the end of the monitoring period. Monitoring reports shall be submitted to the Department of Environmental Review and Assessment by July 1 of each year.
 - g. Replacement plantings shall be planted prior to issuance of any building permits and should be planted between October and April, when possible, to enhance survival.
 - h. Residents shall be provided with educational materials to minimize damage to the restoration areas. Advisory signage shall be installed along the boundaries of the open space lots where oak tree plantings occur.

- i. Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for the 7-year establishment period, and to replace any replacement trees as necessary to achieve 100 percent survival at the end of the establishment period.
 - j. Because the County Tree Preservation Ordinance does not apply in the geographical area where mitigation plantings will occur, any onsite planting areas shall be protected in perpetuity through deed restrictions or conservation easements, to the satisfaction of the Sacramento County Environmental Coordinator. **BR-10**
52. If all of the off-site mitigation options enumerated in Mitigation Measure **BR-7** are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible, then compensation shall be through payment into the County Tree Preservation Fund consistent with General Plan Policy CO-132. Payment shall be made at a rate of \$325.00 per dbh inch removed, but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made. **BR-11**
53. With the exception of the trees removed and compensated for through Mitigation Measure **BR-7**, above, all native oak trees that are 6 inches dbh or larger on the project site, all portions of adjacent off-site native oak trees that are 6 inches dbh or larger which have driplines that extend onto the project site, and all off-site native oak trees that are 6 inches dbh or larger which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:
- a. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.
 - b. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."
 - c. Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the driplines of the trees within 100 feet of construction-related activities, in order to avoid damage to the tree canopies and root systems. The only exception to this requirement will be that the protective fencing can be placed just outside the limits of identified improvements (as identified on the project plans included and discussed in this EIR) that are within the driplines of protective trees. No encroachment may exceed 20 percent of the dripline.

- d. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.
- e. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
- f. No grading (grade cuts or fills) shall be allowed within the driplines of protected trees, except where such grading is shown on the project plans and discussed in the text of the EIR. Grading will not be permissible within more than 20 percent of the dripline of any tree protected by this measure.
- g. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.
- h. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.
- i. The construction of impervious surfaces within the dripline of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system, per County standard detail, shall be installed under the supervision of a certified arborist.
- j. All portions of permanent fencing that will encroach into the dripline protection area of any protected tree shall be constructed using posts set no closer than 10 feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the trees.
- k. Truck protection measures, per Sacramento County standards, shall be used for all protected trees where development/construction activity, including installation of fencing, occurs within 10 feet of the trunk of a tree.
- l. No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above ground drip irrigation system is recommended.
- m. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available from the Department of Environmental Review and Assessment.

Limited drip irrigation approximately twice per summer is recommended for the under-story plants. **BR-12**

54. These and other measures, as deemed necessary and appropriate by the required on-site geotechnical engineer, shall be applied to reduce impacts related to expansive soils to less-than-significant levels:
- a. Retain an onsite certified Geotechnical Engineer to observe construction in order to provide a complete professional geotechnical engineering service through the observational method. This will allow further evaluation of lots which require expansive soil mitigation following the mass grading. Should any variations or undesirable conditions be encountered, the on-site observer can provide supplemental recommendations based on field conditions. Construction observation and testing will allow an opinion to be formed regarding the adequacy of the site preparation, material processing, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with project geotechnical specifications and requirements.
 - b. When soil is dry it is essential that adequate water be applied during material processing and compaction. The addition of water during borrow activities, as well as during placement of soils, should be assumed. Selection of construction equipment which facilitates the addition of moisture should be used to blend wet and dry soils and pulverize oversized blocky clay chunks. Selective grading of this soil can be attempted; however, due to their variable nature, separation of this soil is difficult. Placement of the Ione formation soils in the deeper portion of the fill is preferable. Placement of select non-expansive soils on the upper portions of the fills may be required to reduce adverse impact of expansive soils. A certified Geotechnical Engineer will be on site to monitor dry season site grading for conformance with this measure.
 - c. When soil is wet, adequate provisions should be in place to minimize excessive moisture intrusion. Wheel-rolling of graded surfaces should be performed and surfaces should be sloped to minimize ponding of rainfall and surface runoff. Wet season construction should be limited to those areas proposed to be immediately worked on to reduce surface exposure. Building pads without constructed improvements, and which go through a wet season cycle, whether cut or fill pads, may require re-processing of shallower materials prior to foundation construction. A certified Geotechnical Engineer will monitor wet season site grading and, if necessary, identify areas requiring re-processing due to wet season exposure. The on-site professional will monitor grading for conformance with this measure.
 - d. Moderately expansive soils should be compacted to at least 90 to 92 percent of the maximum dry density (based on the ASTM D1557 test method) at a moisture content of about 3 to 4 percent over optimum. Should highly expansive soils be encountered, the relative compaction should be between 88 and 92 percent at a

minimum of 4 percent over optimum. Prior to site grading additional testing may be required to identify specific compaction and moisture content requirements which may differ from those moisture content percentages recommended above. Deviations from moisture content recommendations must be approved by a certified on-site Geotechnical Engineer, who will also monitor soil compaction for conformance with this measure.

- e. Minimize the effects of water on cuts and fills adjacent to structures and in underground utility trenches to increase stability of Ione soil materials. Water should be collected and appropriately discarded in all aspects of the site development. All building professionals (Geotechnical Engineers, Architects, Civil Engineers, Landscape Architects, general engineering contractors, or similar professional) should review and incorporate appropriate building techniques to minimize and collect surface and subsurface water. Utility trench backfills carrying water due to their permeable nature should all be controlled, directed, and drained away from the site; this will be overseen by a certified Geotechnical Engineer for conformance with this measure.
- f. Lots situated below a roadway section should have subdrainage to divert any water potentially collected and transmitted in street utilities and laterals away from the residences. Where deemed appropriate by a certified Geotechnical Engineer, instillation of cutoff subdrains surrounding a residence will be installed to maintain uniform moisture condition. The on-site professional will monitor drainage installations for conformance with this measure.
- g. Subdrainage of utility trenches should be provided to maintain dry backfill materials in all types of trenches. All utility penetrations through or beneath foundations should be backfilled with low permeability materials, such as slurry, grout, or concrete in order to minimize moisture migration through trench backfill materials when utility trenches under the structures are not intended as drains. The on-site certified Geotechnical Engineer will monitor drainage installations for conformance with this measure.
- h. Drainage of all utility trenches in the subdivision is required. The project Civil Engineer or similar professional should detail collection pipes to manholes and drop inlets of the storm drain system to allow for the collection of utility trench drainage. The collection pipes should be situated near the bottom of the permeable materials used for bedding and shading of pipes. The on-site professional will monitor drainage installations for conformance with this measure.
- i. Finish grading and landscape grading should include positive drainage away from all foundations. All final grades should provide rapid removal of surface water runoff; water should not be allowed to pond on building pads or adjacent to foundations or other structural improvements at any time during or following construction. As determined by the on-site certified Geotechnical Engineer,

require slightly steeper grades to swales and drainage areas to help convey moisture off pads, and increase the overall lot slope gradient. The on-site professional will monitor the actions for conformance with this measure.

- j. As determined by the on-site certified Geotechnical Engineer, the need for specialized foundation systems due to the presence of expansive soils will be based on the distribution of materials which occur during site grading. All foundation systems should be initially designed as if subject to potentially expansive soils. Following grading activities, those lots located in non-expansive soils and/or bedrock can be delineated and a less aggressive conventional foundation system could be used. The on-site professional will monitor these actions for conformance with this measure. The on-site certified geotechnical engineer shall provide appropriate foundation systems for the specific site conditions following mass grading.
- k. As determined by the site-certified Civil Engineer in consultation with on-site certified Geotechnical Engineer, deep continuous foundations are recommended for structures founded on Ione formation materials. Deepened foundation consists of a deepened continuous perimeter and interior footings. A depth of 48 inches will generally provide adequate support for structures in fill composed of Ione formation materials. Interior foundation depths should range from 24 inches minimum depth to the full 48-inch depth dependent upon the rigidity desired in the overall system. The concrete should be poured neat against the sides of the footing trench, and should be formed above ground to eliminate "ballooning," which typically occurs with non-formed footings. All foundations are to be continuous and no isolated footings are allowed, including porch and balcony footings. The on-site professional will monitor these actions for conformance with this measure.
- l. Landscape watering and saturation of pad grades due to landscaping shall be limited. Dry creek beds or other landscape type features may aid in keeping foundation areas dry where turf is desired. Dry-scape landscaping should be considered on lots affected by expansive soils. Landscape mounds adjacent to foundations in yards are not allowed. Lots that contain oak trees which require aeration trenches for root zones may need additional subdrainage measures. The on-site Geotechnical Engineer will monitor these actions for conformance with this measure.
- m. Lots located downslope from one-another will likely experience water migration from uphill landscaping. Landscaping plans shall be review by a certified Geotechnical Engineer and Landscape Architect to assess impacts of terraced lot landscaping. Essential to reducing potential impacts from soil expansion is the collection and channeling of drained water from impermeable surfaces (i.e., roofs, concrete or asphalt paved areas); use of low flow irrigation systems; proper landscape layout and choice of turf locations; and education to the proposed homeowners of proper design and maintenance of landscaping and drainage

facilities (such as perimeter subdrains and area drains that they or their landscaper installs). The on-site professional will monitor these actions for conformance with this measure.

- n. At the start of site grading and continuing to the installation of landscaping, provide Sacramento County, Department of Environmental Review and Assessment, with monthly status reports signed by the on-site certified Geotechnical Engineer or similar professional which identifies those lots and areas where expansive soils occur, and identifies which of the above measures were implemented to mitigate expansive soil impacts. If grading or other activity associated with compromising soil integrity does not occur within the monthly period, no report need be submitted. **GE-1**
55. The following mitigation measures will be applied during the grading and earthmoving phase of construction to reduce PM10 emissions:
- a. Water exposed soil and soil piles at least three times daily.
 - b. Maintain two feet of freeboard space on all haul trucks. **AQ-1**
56. Prepare and submit a Transportation Systems Management Plan to be reviewed and approved by the Sacramento County Project Planning Commission prior to issuance of any building permits. The Transportation Systems Management Plan shall describe the facilities and services to be provided to reduce peak period vehicular trips from the site. The plan shall include the following provisions:
- a. A clean-fuel shuttle bus to transport Rancho Murieta residents from Rancho Murieta to the nearest RT Metro Light Rail Station, and back.
 - b. A park-and-ride lot on Rancho Murieta property, under a Joint Use Agreement between the property owners and Caltrans.
 - c. The provision of the following materials to homebuyers upon the closing of their homes on the project site:
 - (1) Location of the park-and-ride lot within Rancho Murieta.
 - (2) Ride-share applications/information.
 - (3) Shuttle and RT Metro Light Rail Schedules.
 - d. A plan for pedestrian and bicycle access between Rancho Murieta South and Rancho Murieta North. This could include a pedestrian/bike bridge over the Cosumnes River and a grade-separated crossing of State Route 16. **AQ-2**

57. For any construction area underlain by Gopher Ridge Volcanics (as determined by a California professional geologist) the applicant shall submit an Asbestos Dust Mitigation Plan to the Sacramento Metropolitan Air Quality District for approval. No Asbestos Dust Mitigation Plan shall be required for those areas where a registered geologist has performed a geologic evaluation (in accordance with the Air Resources Board's "Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying and Surface Mining Operations") concluding that no naturally occurring asbestos, ultramafic rock or serpentine is likely to be found in the area to be disturbed, subject to review and approval of the Sacramento Metropolitan Air Quality District. The Plan, which must be submitted and approved prior to approval of Grading Plans, should include the following:

The Asbestos Dust Mitigation Plan must specify dust mitigation practices which are sufficient to ensure that no equipment or operation emits dust that is visible crossing the property line, and must include one or more provisions addressing each of the following topics.

- a. Track-out prevention and control measures, which shall include:
 - (1) Removal of any visible track-out from a paved public road at any location where vehicles exit the work site; this shall be accomplished using wet sweeping or a HEPA filter equipped vacuum device at the end of the work day or at least one time per day; and,
 - (2) Installation of one, or more, of the following track-out prevention measures:
 - (a) A gravel pad designed using good engineering practices to clean the tires of exiting vehicles;
 - (b) A tire shaker;
 - (c) A wheel-wash system;
 - (d) Pavement extending for not less than 50 consecutive feet from the intersection with the paved public road; or,
 - (e) Any other measure as effective as the measures listed above.
- b. Keeping active storage piles adequately wetted or covered with tarps.
- c. Control for disturbed surface areas and storage piles that will remain inactive for more than seven (7) days, which shall include one, or more, of the following:
 - (1) Keep the surfaces wetted;

- (2) Establishment and maintenance of surface crusting sufficient to satisfy the test in Subsection (h)(6);
 - (3) Application of chemical dust suppressants or chemical stabilizers according to the manufacturer's recommendations;
 - (4) Covering with tarp(s) or vegetative cover;
 - (5) Installation of wind barriers of 50 (50) percent porosity around three (3) sides of a storage pile;
 - (6) Installation of wind barriers across open areas; or,
 - (7) Any other measure as effective as the measures listed above.
- d. Control for traffic on on-site unpaved roads, parking lots, and staging areas which shall include:
- (1) A maximum vehicle speed limit of 15 miles-per-hour or less; and
 - (2) One, or more, of the following:
 - (a) Watering every two hours of active operations, or sufficiently often, to keep the area adequately wetted;
 - (b) Applying chemical dust suppressants consistent with manufacturer's directions;
 - (c) Maintaining a gravel cover with a silt content that is less than five (5) percent and asbestos content that is less than 0.25 percent, as determined using an approved asbestos bulk test method, to a depth of three (3) inches on the surface being used for travel; or,
 - (d) Any other measure as effective as the measures listed above.
- e. Control for earthmoving activities, which shall include one, or more, of the following:
- (1) Pre-wetting the ground to the depth of anticipated cuts;
 - (2) Suspending grading operations when wind speeds are high enough to result in dust emissions crossing the property line, despite the application of dust mitigation measures;
 - (3) Application of water prior to any land clearing; or,

- (4) Any other measure as effective as the measures listed above.
- f. Control for Off-Site Transport: The owner/operator shall ensure that no trucks are allowed to transport excavated material off-site unless:
- (1) Trucks are maintained such that no spillage can occur from holes or other openings in cargo compartments; and
 - (2) Loads are adequately wetted, and either:
 - (a) Covered with tarps; or,
 - (b) Loaded such that the material does not touch the front, back or sides of the cargo compartment at any point less than six (6) inches from the top and that no point of the load extends above the top of the cargo compartment.
- g. Post Construction Stabilization of Disturbed Areas: Upon completion of the project, disturbed surfaces shall be stabilized using one or more of the following methods:
- (1) Establishment of a vegetative cover;
 - (2) Placement of at least three (3.0) inches of non-asbestos-containing material;
 - (3) Paving; or,
 - (4) Any other measure deemed sufficient to prevent wind speeds of 10 miles-per-hour, or greater, from causing visible dust emissions.
- h. Air-Monitoring for Asbestos (if Required by the APCO):
- (1) If required by the district APCO, the plan must include an air-monitoring component.
 - (2) The air-monitoring component shall specify the following:
 - (a) Type of air-sampling device(s);
 - (b) Siting of air-sampling device(s);
 - (c) Sampling duration and frequency; and,
 - (d) Analytical method.

- i. Frequency of Reporting: The plan shall state how often the items specified in subsection (e)(5)(B), and any other items identified in the Plan, will be reported to the District. **AQ-3**

58. To ensure protection of cultural resources, the following measure applies. This measure shall be included verbatim as a Construction Note on all Plans and Specifications for the project:

Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. **CR-1**

59. Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:
 - a. The project proponent shall comply with the MMRP for this project, including the payment of 100 percent of the Department of Environmental Review and Assessment staff costs, and the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is \$28,000. If the initial estimate of these costs exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible for paying the additional amount.
 - b. Until the MMRP has been recorded and the estimated MMRP fee has been paid, no Final Parcel Map or Final Subdivision Map for the subject property shall be approved; and no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved. **MM-1**
60. The Developer shall enter into an affordable housing agreement that will be recorded against the entire development project prior to recordation of the first Final Map. **SHRA**

FINDINGS:

1. The request is consistent with the County General Plan in that no policies conflict with the request.
2. The proposed lots will conform to the Zoning Code as to size, frontage and width requirements.
3. The proposed lots will be compatible with the predominate neighborhood pattern of development.
4. Identified environmental effects and suggested mitigation measures have been taken into consideration in the recommended actions and conditions of approval.
5. Staff has identified no effects from the proposal which would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted.
6. All required findings as set forth in the State Map Act and the County Land Development Ordinance can be made in the affirmative.
7. No major land use changes have occurred since approval of the original project.

###

HEARING DATE:	
PLANNER	
NOTICES	

CPAC REFERRAL

XSP		
Cosumnes		
ER RELEASE	Y <input type="checkbox"/>	N <input type="checkbox"/>

Riverview Tentative Subdivision Map Time Extension

PLNP2017-00182

DATE	PROJECT NAME	CONTROL NO.
APPLICANT: <u>Walters Land Planning</u>	A.P.N.: <u>073-0790-007</u>	ZONING: <u>RD-5 (PD)</u>
ADDRESS: <u>7498 Griggs Way</u>	CONTACT: <u>Bruce Walters</u>	COM. PLAN: <u>None</u>
CITY/STATE: <u>Sacramento, CA 95831</u>	TELEPHONE: <u>916-502-1723</u>	GEN. PLAN: <u>LDR</u>

REQUEST: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date two years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2004-0168), to divide approximately 57.35 acres into 140 residential lots, one park site (Lot B), one open space lot (Lot C), one resource protection area lot (Lot D), one landscape lot (Lot E), one wetlands restoration area (Lot F), and one sediment basin (Lot G), on property zoned RD-5 (PD) in the Rancho Murieta Planned Development.



PRIMARY CPAC
Cosumnes



ADJACENT CPAC (If Applicable)

HEARING BODY:

Planning Commission

REVISED APPLICATION:



DATE: _____

Planning Division Project Manager:	Shelby Maples	RETURN BY: _____ DATE: _____
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ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

- Meeting date(s) at which proposal discussed: 7-26-17
- Number of council members present: 7 Quorum: YES NO
- Is the proposal compatible with the area or neighborhood in which proposed: YES NO
- Summarize neighborhood response or reaction: Positive
- Motion by: PER HAM Seconded by: HAUTBA
- Council recommendation: APPROVAL DENIAL CONTINUE Date: 7-26-17
- Council vote on motion to reflect recommendation
YES: 7 NO: _____ ABSTAIN: _____ ABSENT: _____
- Comments/conditions on recommendation: _____

Investigating Member
Frederick N. Hage
Chairperson or Secretary
7-26-17
Date



November 13, 2017

Control No.: PLNP2017-00182

Project Name: Riverview Tentative Map Time Extension.

APN: 073-0790-007

Attachment 6 – Advisory Letters from Reviewing Agencies

This attachment includes letters containing advisory notices from the following agencies:

1. Rancho Murieta Community Services District
2. Elk Grove Unified School District
3. Sacramento County Environmental Management Department
4. Sacramento Municipal Utility District

The enclosed letters have been sent to the project proponent and are included in this report as Attachment 6 for informational purposes. All comments included in these letters are advisory, and inform the project proponent of required actions.



Rancho Murieta Community Services District

15160 Jackson Road • P.O. Box 1050 Rancho Murieta, CA 95683 • 916-354-3700 • Fax 916-354-2082
Visit our website www.rmcsd.com

August 14, 2017

Shelby Vockel, Associate Planner
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814

Via email: mapless@saccounty.net

Subject: Riverview
Project Number: PLNP2017-00182
Comment Letter: Vesting Tentative Map Extension Application

Dear Shelby,

Rancho Murieta Community Services District (District) appreciates the opportunity to review and provide comments on the Vesting Tentative Map Extension Application (Application) for Riverview (Project). The District is the provider of water, wastewater, recycled water, storm drainage and flood control, security, and solid waste collection and disposal services (via a contract service provider) for the Rancho Murieta community.

The District recognizes that the entitlement processes for the Project was previously completed. The comment below seeks to clarify existing conditions and not add new conditions.

Condition 4 states the following:

Comply with all Rancho Murieta Community Services District ordinances concerning sewer, water, drainage, and security as the only utility service provider in the community.

The District requests this condition be revised as follows:

Comply with all Rancho Murieta Community Services District ordinances, design standards, and construction specifications in place at time of approval of improvement plans, concerning sewer, water, drainage, and security as the only utility service provider in the community.

Thank you for the opportunity to provide comments on the Application. We look forward to actively working with the County on this Project as it moves through the entitlement processes. If you have any questions regarding the contents of this letter, please feel free to call me at (916) 354-3700 or John Griffin at (530) 401-4293.

Sincerely,


Edward R. Crouse
Interim General Manager

Serving the Community for over 30 years

Board of Directors: Mark Pecotich, President • Morrison Graf, Vice-President • Les Clark • John Merchant • Gerald Pasek
General Manager • Edward R. Crouse

PC ATTACHMENT 6



Members of the Board:

Beth Albiani
Nancy Chaires Espinoza
Carmine S. Forcina
Chet Madison, Sr.
Dr. Crystal Martinez-Alire
Anthony "Tony" Perez
Bobbie Singh-Allen

Susan Bell
Chief Facilities Officer
Facilities and Planning

Robert L. Trigg Education Center
9510 Elk Grove-Florin Road, Elk Grove, CA 95624

(916) 686-7711
FAX: (916) 686-7754

July 25, 2017

SENT VIA E-MAIL- mapless@saccounty.net

Ms. Shelby Maples
County of Sacramento
Planning and Community Development Department
827 Seventh Street, Room 230
Sacramento, CA 95814

Subject: Rancho Murieta South Riverview - Subdivision Map Extension of Time
PLNP2017-00182

Dear Ms. Maples:

The Elk Grove Unified School District appreciates the opportunity to review the subject application. We request the following response be made a part of the public record of the Planning Commission and/or the City Council hearings.

The District is currently impacted and overcrowded. This and other development projects will have a negative impact upon the District's existing school facilities. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities with local funds alone. Developer fees and Mello-Roos taxes collected by the District are not sufficient or timely to satisfy the need. The District relies on statewide school bonds to provide funding necessary to construct new school facilities.

Without continued state funding, the District is in a school housing crisis. The District will continue to seek additional state funds to construct needed school facilities. Until such time as adequate facilities are available for current and projected students, students may be housed on campuses that have exceeded their intended capacity.

On May 16, 2017 the Board of Education adopted a new residential development fee in accordance with Senate Bill 50. The new fee is \$5.43 per square foot and became effective on May 17, 2017. The district must update the School Facilities Needs Analysis annually; therefore the residential development fee is subject to change annually. At the time a building permit is applied for, the development will be subject to the residential fee in place.

On March 2, 2004, voters in California passed Proposition 55, a statewide bond authorizing 12.3 billion dollars to help fund public school facility needs. Specifically, the bond funds will provide a total of 7.75 billion dollars for new K-12 school construction and 2.25 billion dollars for K-12 reconstruction/modernization needs. The remaining 2.3 billion are reserved for community college, California State University, and University of California facilities.

Enclosed sheets provide estimates of student generation and financial impacts resulting from the construction of the proposed project. Please include the District on your mailing list for subsequent stages of planning and environmental review. As in the past, we are available to review the impact of this project with you. If you have any questions or comments, please contact me at (916) 686-7711.

Thank you again for the opportunity to comment and your continuing assistance and cooperation.

Sincerely,

Teresa Tholen

Teresa Tholen
Planner, Facilities and Planning

<h:/commentltr/Rancho Murieta South Riverview 7-25-17>

Enclosure

From: [Hunley, Christopher](#)
To: [Vockel, Shelby](#)
Subject: PLNP2017-00182 RIVERVIEW SUBDIVISION TIME EXTENSION
Date: Friday, August 18, 2017 4:12:14 PM

Hi Shelby,

EMD requests the following advisory be added to the subject project:

1. ADVISORY: If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from EMD); repaired and brought back into service; or, it must be destroyed at the parcel owner's cost. All well related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact EMD's abandoned well program at EMD-abndwells@saccounty.net with any questions.

Thanks so much,

--Chris

Christopher Hunley, REHS
County of Sacramento
Environmental Management Department
Environmental Compliance Division
Office (916) 876-7277
Fax (916) 854-9274
<http://www.emd.saccounty.net/>



Sent Via E-Mail

August 14, 2017

Shelby Maples
Sacramento County
Department of Community Development
827 7th Street, Room 225
Sacramento, CA 95814
maples@saccounty.net

Subject: Riverview Tentative Subdivision Map Time Extension
(Project No. PLNP2017-00182)

Dear Ms. Maples:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Riverview Tentative Subdivision Map Time Extension (Project, PLNP2017-00182), located near the Intersection of Nueva Drive and Reynosa Drive in the Rancho Murieta community. SMUD is the electric utility provider for Sacramento County, including the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region, all while maintaining best-in-class safety and reliability. As a reviewing agency, SMUD is committed to providing reliable service to meet our customers' growing needs.

The Applicant has requested a Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date two years from the date of final action by the hearing body for a Tentative Subdivision Map (Control Number 2004-0168), to divide approximately 57.35-acres into 140-residential lots, one park site (Lot B), one open space lot (Lot C), one resource protection area lot (Lot D), one landscape lot (Lot E), one wetlands restoration area (Lot F), and one sediment basin (Lot G), on property zoned RD-5 (PD) in the Rancho Murieta Planned Development.

SMUD has existing and/or proposed facilities on or adjacent to the proposed Project Site, including existing underground facilities along Reynosa Drive. To that end, we note the following Conditions of Approval that were originally imposed on the Applicant's Project to minimize impacts to SMUD facilities on or adjacent to the Project site:

13. The Applicant shall dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights-of-ways.

14. The Applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 12.5-foot adjacent thereto as a public utility easement for underground facilities and appurtenances.

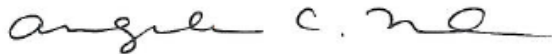
We also note the following advisory comments for Sacramento County's and the Applicant's consideration:

1. All structural setbacks should be a minimum of 14-feet from the edge of the roadway right-of-way. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.
2. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
3. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
4. The Applicant should not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
5. The Applicant should provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
6. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

SMUD appreciates the opportunity to provide input on the Riverview Tentative Subdivision Map Time Extension. Please ensure that the conditions and considerations in this response are conveyed to the Project planners and the appropriate Project

Applicants. Any revisions or deletions relative to the above conditions must be submitted in writing to the Real Estate section of SMUD. No verbal or other written agreements should be accepted by Sacramento County. For additional information regarding approvals, acceptable uses and clearances for SMUD facilities, please contact SMUD's Land Specialist, Yujean Kim at yujean.kim@smud.org or (916)732-5442.

Sincerely,



Angela C. McIntire
Regional & Local Government Affairs
Sacramento Municipal Utility District
6301 S Street, Mail Stop A313
Sacramento, CA 95817
angela.mcintire@smud.org

Cc: Yujean Kim, SMUD



MEMORANDUM

DATE: November 1, 2017
TO: Leighann Moffitt
Planning Director
FROM: Tim Hawkins *TWH*
Environmental Coordinator

SUBJECT: PLNP2017-00182, Riverview Tentative Subdivision Map Time Extension. Request for a Time Extension of two years for a property located on the east side of Reynosa Drive, near the intersection of Nueva Drive and Reynosa Drive in the Rancho Murieta Planned Development.

The former Department of Environmental Review and Assessment, pursuant to the regulations of the California Environmental Quality Act (CEQA), prepared a Supplemental Environmental Impact Report (SEIR) for the Riverview Extension of Time for a Tentative Subdivision Map (Control Number: 2004-0168). The SEIR was released on April 4, 2006. The document evaluated environmental impacts associated with land use, public services, drainage and hydrology, traffic and circulation, biological resources, geology and soils, air quality, cultural resources, visual and aesthetic quality, and airport compatibility. On August 13, 2007, the Planning Commission accepted the SEIR as adequate and complete for the project.

On August 13, 2007 the Planning Commission took final action to approve a time extension for the first Riverview Extension of Time of a Tentative Subdivision Map project (Control Number: 2004-0168). The original Riverview Tentative Subdivision Map was approved on July 10, 2000 (Control Number: 99-RSP-0534).

The Riverview Extension of Time for a Tentative Subdivision Map project allowed a three-year discretionary extension of time for the Riverview Tentative Subdivision Map. The current applicant is requesting a two-year extension as a map may only be extended a maximum of five years through the discretionary process (not including legislative extensions that were approved by the state between 2008 and 2013). In 2004, the applicant proposed extension of the originally approved map (99-RSP-0534) which had 154 single-family lots, one park site, one open space lot, one resource protection area lot, one landscape lot, one wetland restoration area, and one sediment basin area (lots B-G). However, the Planning Commission ultimately approved the applicant's alternative as discussed in the SEIR. The map approved by the August 13, 2007 action, and therefore the tentative subdivision map presently proposed for extension, is the division of approximately 57.35 acres into 140 single-family lots, one park site, one open space lot, one resource protection area lot, one landscape lot, one wetlands restoration area lot, and one sediment basin (Lots B-G) in the RD-5 (PD) zone.

The applicant is currently requesting an additional Time Extension of two years for the approved Tentative Subdivision Map, which was previously approved for a three-year discretionary extension (2004-0168). No other changes are being requested. The two-year time extension request is not expected to result in any substantial changes or create any new impacts that were not addressed in

the previous SEIR. In addition, land uses in the project area have not changed in a manner that would necessitate updated review.

It is the Environmental Coordinator's determination, pursuant to Section 15162 of the CEQA Guidelines, that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken and that the project involves no new significant impacts that were not considered in the previous SEIR for the Riverview Extension of Time for a Tentative Subdivision Map (Control Number: 2004-0168) Therefore, no further Environmental Document is required. The prior Supplemental Environmental Impact Report remains the appropriate document for the Time Extension project and the Mitigation Monitoring and Reporting Program (MMRP) for the Riverview Extension of Time for a Tentative Subdivision Map remains applicable to the current project. A copy of the MMRP is attached to this correspondence.

Attachment: Riverview Extension of Time for a Tentative Subdivision Map MMRP

Riverview Extension of Time for a Tentative Subdivision Map (2004-0168) Supplemental Environmental Impact Report is available for review at:

Sacramento County
Office of Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814

Monday – Friday during normal business hours
(916) 874-6221

**RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO:**

NAME: DERA

COUNTY MAIL CODE: 01-220

**No Fee--For the Benefit of
Sacramento County (Code
6103)**

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**COUNTY OF SACRAMENTO
DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT
MITIGATION MONITORING AND REPORTING PROGRAM**

CONTROL NUMBER: 04-XSP-0168

NAME: RIVERVIEW EXTENSION OF TIME OF A TENTATIVE SUBDIVISION MAP

LOCATION: The project site is located on the north side of State Route 16 (Jackson Highway), south of the Cosumnes River, and east of Murieta South Parkway, in Rancho Murieta.

ASSESSOR'S PARCEL NUMBER: 073-0790-007

Owner/Applicant:

Reynen & Bardis
10630 Mather Boulevard
Sacramento, CA 95655

PROJECT DESCRIPTION: The project is a request for an **Extension of Time** of a Tentative Subdivision Map to divide ±57.35 acres into 138 single-family lots, 1 park site (Lot A), 4 open space lots (Lot B through E), and 1 landscape lot (Lot F) on property zoned RD-5 (PD). NOTE: Project Description reflects the Applicant Alternative approved by the Planning Commission.

TYPE OF ENVIRONMENTAL DOCUMENT:

Negative Declaration

Prior Negative Declaration

Environmental Impact Report

Prior Environmental Impact Report

Supplemental Environmental Impact Report

PREPARED BY: Sacramento County Department of
Environmental Review and Assessment
827 7th Street, Room 220
Sacramento, CA 95814

PHONE: (916) 874-7914

**MITIGATION MONITORING AND REPORTING PROGRAM
ADOPTED BY: PROJECT PLANNING COMMISSION**

DATE: July 23, 2007

ATTEST: _____

SECRETARY/CLERK

**State of California
County of Sacramento**

On _____ before me, _____ (name, title of officer),
personally appeared:

personally known to me -or- proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the
instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

DECLARATION OF AGREEMENT

This Mitigation Monitoring and Reporting Program applies to certain real property, a Legal Description of which is attached as Exhibit A. I (We) the undersigned agree that this Mitigation Monitoring and Reporting Program applies to the real property described in Exhibit A. I (We) the undersigned am (are) the legal owner(s) of that property, and agree to comply with the requirements of this Mitigation Monitoring and Reporting Program (Summary and Mitigation Measures attached).

IN WITNESS WHEREOF, this declaration is hereby executed by the undersigned named legal owner(s) of the subject property on this ____ day of _____, 20__.

OWNER(S):

(Type name and/or title above)

(Signature above)

ALL PURPOSE ACKNOWLEDGEMENT

<p>State of California</p> <p>County of Sacramento</p> <p>On _____ before me, _____ (name, title of officer), personally appeared _____,</p> <p><input type="checkbox"/> personally known to me -or- <input type="checkbox"/> proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.</p> <p style="text-align: center;">WITNESS my hand and official seal.</p> <p style="text-align: center;">_____ Signature</p>	<p>CAPACITY CLAIMED BY SIGNER</p> <p><input type="checkbox"/> INDIVIDUAL(S) SIGNING FOR ONESELF/THEMSELVES</p> <p><input type="checkbox"/> CORPORATE OFFICER(S) _____ TITLE(S) _____ COMPANY</p> <p><input type="checkbox"/> PARTNER(S) _____ PARTNERSHIP</p> <p><input type="checkbox"/> ATTORNEY-IN-FACT _____ PRINCIPAL(S)</p> <p><input type="checkbox"/> TRUSTEE(S) _____ TRUST</p> <p><input type="checkbox"/> OTHER _____ TITLE(S) _____ TITLE(S) _____ ENTITY(IES) REPRESENTED _____ ENTITY(IES) REPRESENTED</p>
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TABLE OF MEASURES

<input type="checkbox"/>	MITIGATION MEASURE LA-1: FENCING	8
<input type="checkbox"/>	MITIGATION MEASURE PU-1: PEDESTRIAN ACCESS	10
<input type="checkbox"/>	MITIGATION MEASURE PU-2: SEWER SERVICE.....	12
<input type="checkbox"/>	MITIGATION MEASURE PU-3: WATER TREATMENT PLANT UPGRADE.....	14
<input type="checkbox"/>	MITIGATION MEASURE HY-1: INSTALL STORMWATER FACILITIES	16
<input type="checkbox"/>	MITIGATION MEASURE HY-2: MAINTAIN STORMWATER FACILITIES	18
<input type="checkbox"/>	MITIGATION MEASURE HY-3: ACCESS TO STORMWATER FACILITIES.....	20
<input type="checkbox"/>	MITIGATION MEASURE HY-4: STORMWATER FACILITIES AGREEMENT	22
<input type="checkbox"/>	MITIGATION MEASURE TC-1: CIRCULATION	24
<input type="checkbox"/>	MITIGATION MEASURE TC-2: TRAFFIC.....	26
<input type="checkbox"/>	MITIGATION MEASURE BR-1: WETLANDS	29
<input type="checkbox"/>	MITIGATION MEASURE BR-2: SPECIAL STATUS PLANTS.....	31
<input type="checkbox"/>	MITIGATION MEASURE BR-3: VERNAL POOL BRANCHIOPODS	33
<input type="checkbox"/>	MITIGATION MEASURE BR-4: TRICOLORED BLACKBIRD.....	35
<input type="checkbox"/>	MITIGATION MEASURE BR-5: PRE-CONSTRUCTION NESTING SURVEYS	37
<input type="checkbox"/>	MITIGATION MEASURE BR-6: BURROWING OWL NESTING	39
<input type="checkbox"/>	MITIGATION MEASURE BR-7: TREE COMPENSATION	41
<input type="checkbox"/>	MITIGATION MEASURE BR-8: TREE REMOVAL REDUCTIONS	44
<input type="checkbox"/>	MITIGATION MEASURE BR-9: DEED RESTRICTIONS	46
<input type="checkbox"/>	MITIGATION MEASURE BR-10: REPLACEMENT OAK PLANTING	48
<input type="checkbox"/>	MITIGATION MEASURE BR-11: PAYMENT FOR TREE REMOVAL.....	51
<input type="checkbox"/>	MITIGATION MEASURE BR-12: TREE PROTECTION	53
<input type="checkbox"/>	MITIGATION MEASURE GE-1: EXPANSIVE SOILS	57
<input type="checkbox"/>	MITIGATION MEASURE AQ-1: PARTICULATE MATTER.....	62
<input type="checkbox"/>	MITIGATION MEASURE AQ-2: TRANSPORTATION SYSTEMS MANAGEMENT PLAN ...	64
<input type="checkbox"/>	MITIGATION MEASURES AQ-3: NATURALLY OCCURRING ASBESTOS	66
<input type="checkbox"/>	MITIGATION MEASURE CR-1: CULTURAL RESOURCES.....	70
<input type="checkbox"/>	MITIGATION MEASURE MM-1	73

PURPOSE AND PROCEDURES

Pursuant to Section 21081.6 of the Public Resources Code and Chapter 20.02 of the Sacramento County Code, a Mitigation Monitoring and Reporting Program has been established for the project entitled RIVERVIEW EXTENSION OF TIME OF A TENTATIVE SUBDIVISION MAP (**Control Number: 04-XSP-0168**).

PURPOSE

The purpose of this program is to assure diligent and good faith compliance with the Mitigation Measures which have been recommended in the environmental document, and adopted as part of the project or made conditions of project approval, in order to avoid or mitigate potentially significant effects on the environment.

NOTIFICATION AND COMPLIANCE

It shall be the responsibility of the project applicant to provide written notification to the Environmental Coordinator, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The Department of Environmental Review and Assessment (DERA) will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program (MMRP). Any non-compliance will be reported to the project applicant, and it shall be the project applicant's responsibility to rectify the situation by bringing the project into compliance and re-notifying the Environmental Coordinator. Any indication that the project is proceeding without good-faith compliance could result in the imposition of administrative, civil and/or criminal penalties upon the project applicant in accordance with Chapter 20.02 of the Sacramento County Code.

PAYMENT

It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The initial estimate of County monitoring costs for this project is **\$28,000.00**, which must be paid to the Department of Environmental Review and Assessment **prior to recordation of the MMRP or review of any plans by the DERA**. If actual County monitoring costs are less than the initial estimate, the difference will be refunded to the applicant; and if the actual County monitoring costs exceed the initial estimate, a supplemental bill will be submitted to the applicant.

RECORDATION

In order to record the adopted Mitigation Monitoring and Reporting Program with the County Recorder as required by Section 20.02.050(b)(2) of the Sacramento County Code, the project applicant shall provide to the Department of Environmental Review

and Assessment a Legal Description for the real property that is the subject of the project.

COMPLETION

Pursuant to Section 20.02.060 of the Sacramento County Code, upon the determination of the Environmental Coordinator that compliance with the terms of the approved Mitigation Monitoring and Reporting Program has been achieved, and that there has been full payment of all fees for the project, the Environmental Coordinator shall record and issue a Program Completion Certificate for the project.

PROPERTY TRANSFER

The requirements of this adopted Program run with the real property that is the subject of the project, as described in Exhibit Successive owners, heirs and assigns of this real property are bound to comply with all of the requirements of the adopted Program.

Prior to any lease, sale, transfer or conveyance of any portion of the real property that is the subject of the project, the record owner(s) at the time of the application for the project, or his or her successor's in interest, shall provide a copy of the adopted Program to the prospective lessee, buyer, transferee, or one to whom the conveyance is made.

PENALTIES

Chapter 20.02 of the Sacramento County Code permits civil remedies and criminal penalties to be imposed in the event of non-compliance with an adopted Mitigation Monitoring and Reporting Program. The civil remedies, which are found in Section 20.02.090 of the Sacramento County Code, include injunctive relief, stop work orders, revocation of any special permit granted concurrently with the approval of a Program, and the abatement of any resulting nuisance. The criminal penalties, which are found in Section 20.02.080 of the Sacramento County Code, include a fine not to exceed five hundred dollars or imprisonment in the County jail not to exceed six months, or both.

Plans that are inconsistent with the adopted Mitigation Measures will not be approved.

In the event of an ongoing, serious non-compliance issue, the Department of Environmental Review and Assessment may call for a "stop work order" on the project.

STANDARD PROVISIONS

Page one of all Project Plans must include the following statement in a conspicuous location:

“All Plans associated with this project are subject to the conditions of Mitigation Monitoring and Reporting Program (04-XSP-0168). For any questions regarding compliance with the MMRP document, contact MMRP staff at (916) 874-7914.”

All Project Plans and any revisions to those Plans shall be in full compliance with the adopted Mitigation Monitoring and Reporting Program (MMRP). The project applicant shall submit one copy of all such Plans and any revisions to the Department of Environmental Review and Assessment prior to final approval by the Sacramento County Building Inspection Division (BID). If the Department of Environmental Review and Assessment determines that the Plans are not in full compliance with the adopted MMRP, the Plans shall be returned to the project applicant with a letter specifying the items of non-compliance, and instructing the applicant to revise the Plans, and then resubmit one copy of the revised Plans to the Department of Environmental Review and Assessment, for determination of compliance, prior to final approval by BID.

Additionally, the project applicant shall notify the Department of Environmental Review and Assessment **no later than 48 hours** prior to the start of construction and no later than 24 hours after its completion. The applicant shall notify the Department of Environmental Review and Assessment no later than 48 hours prior to any/all Final Inspection(s) by the County of Sacramento.

MITIGATION MEASURE LA-1: FENCING

Fencing between residential units and the golf course shall consist of a 5-foot high wrought iron fence with no access to the golf course, in substantial compliance with Exhibit 18-19 of the Planned Development Ordinance (section 77-PD-10).

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

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.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

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.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Review submitted documentation of compliance, and confer with the Central Valley Regional Water Quality Control Board and appropriate County staff to verify accuracy.
3. Monitor compliance during periodic site inspections of the construction work.
4. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

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.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. Provide documentation verifying that the required upgrade has been satisfactorily completed.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

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.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

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.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE HY-3: ACCESS TO STORMWATER FACILITIES

Prior to recordation of the Final Map, the project developer/owner shall execute an agreement with the owner(s) of the lands upon which the water quality control facilities are proposed for construction and all other parties having an interest in the lands (including tenants or contractually interested parties) to include the following:

- A. A grant of easement to the project developer/owner, for areas sufficient to guarantee that the water quality runoff control facilities be constructed, operated and maintained.
- B. A right-of-entry agreement to the project developer/owner which guarantees access for the purpose of constructing, operating and maintaining the water quality runoff control facilities, and for monitoring by Sacramento County.
- C. A map and legal description of the areas designated for water quality runoff control facilities suitable for recordation.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

☐ 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.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE TC-1: CIRCULATION

Comply with Mitigation AQ-2, which requires preparation of a Transportation System Management Plan.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

☐ MITIGATION MEASURE TC-2: TRAFFIC

The project proponent shall contribute a “fair share” to the funding of the following intersection and roadway improvements to the satisfaction of Caltrans and the Municipal Services Agency, Department of Transportation. If a Fee District is in place for any of the listed improvements, payment of the applicable fee shall constitute the applicant’s fair share funding requirement. If any of the listed improvements have already been constructed and the project proponent did NOT contribute fair share, provide documentation to DERA certifying that a fair-share reimbursement has been made to the party or parties that funded said improvement. If a fair share payment has already been made for the any listed improvements, provide documentation to DERA certifying that fact.

- A. The intersection of State Route 16/Sunrise Boulevard: Modify traffic signal in the following ways:
 - 1. westbound approach. Add left turn lane.
 - 2. southbound approach. Add two left turn lanes and convert the existing lanes to a through and through/right turn lanes.
 - 3. northbound approach. Add a left turn lane and convert the existing lanes to a through and through/right turn lanes.
- B. State Route 16: 0.3 miles west of Michigan Bar Road to the County Line.
 - 1. add 8-foot shoulders.
- C. Sunrise Boulevard: State Route 16 to Douglas Boulevard. Widen to four-lane arterial standards.

Implementation and Notification (Action by Project Applicant):

- 1. Comply fully with the above measure.
- 2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

- 1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
- 2. Verify with Sacramento County Department of Transportation that all of the above fees have been paid.

3. Monitor compliance during periodic site inspections of the construction work.
4. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE BR-1: WETLANDS

All wetland acreage that will be disturbed (filled or dredged) by the proposed project shall be mitigated/compensated for by either one or a combination of the following methods prior to Improvement Plan or Building Permit approval, or recordation of the Final Map, whichever occurs earlier:

The applicant shall obtain any/all applicable permits from the U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for the proposed modifications (dredge or fill) to on-site surface waters. A copy of any required permits, or correspondence from the regulatory agency indicating that no permit is required, shall be submitted to the Department of Environmental Review and Assessment. If the Mitigation required by permits do not satisfy the requirements of no-net-loss of wetlands specified by County General Plan policy CO 96, the applicant shall pay to the County of Sacramento an amount based on a rate of \$35,000 per acre for the unmitigated/uncompensated wetlands, which shall constitute mitigation for purposes of implementing adopted no net loss policies. The payment shall be collected by the Department of Planning and Community Development, and deposited into the Wetlands Restoration Trust Fund.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Review the submitted permits, letters, and/or verification of compliance with General Plan Conservation Element Policy No. CO-96 prior to the start of construction within wetland buffer areas.
3. Monitor compliance during periodic site inspections of the construction work.
4. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE BR-2: SPECIAL STATUS PLANTS

Prior to construction within 250 feet of the wetlands on the project site, surveys for the following special status plants shall be performed by a qualified botanist: Ahart's rush, Bogg's Lake hedge-hyssop, dwarf downingia, legenera and pincushion navarretia. If none of these species are found, no further mitigation would be required. However, if any individuals of the species are found, consultation with the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Game to obtain permits and establish compensatory mitigation for any construction activities within the habitat will be required.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE BR-3: VERNAL POOL BRANCHIOPODS

Prior to construction within 250 feet of the vernal pools on the project site, the applicant shall either conduct determinate surveys for listed vernal pool branchiopods or presence of these species shall be assumed. If determinate surveys show that no listed vernal pool branchiopods are present, no further mitigation is required. If presence is assumed or confirmed, consultation with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers to obtain permits and establish compensatory mitigation for any construction activities within the habitat will be required.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE BR-4: TRICOLORED BLACKBIRD

In order to mitigate potential impacts to the tricolor blackbird, a qualified biologist shall perform two pre-construction surveys of the project impact area and of areas of appropriate habitat within 100 yards of the site. The surveys shall be done during the months of March and April (one each month) the year of project construction. If tricolor blackbirds are found nesting within the survey area, project construction shall be postponed until fledging of all nestlings (about July 15). If no tricolor blackbirds are found during the pre-construction survey, no further mitigation would be required.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE BR-5: PRE-CONSTRUCTION NESTING SURVEYS

If construction occurs between February 1 and September 15, pre-construction surveys for Swainson's hawk and other raptor tree-nesting sites shall be conducted by a qualified raptor biologist. If any active nests are located within a half mile of proposed heavy equipment operations or construction activities, the project proponent shall then consult with the California Department of Fish and Game to determine the appropriate course of action to reduce potential impacts upon nesting raptors and to determine under what circumstances equipment operation and construction activities can occur.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. Prior to the start of construction, submit a written report prepared by the qualified biologist to the Department of Environmental Review and Assessment, which indicates the findings of the required surveys. Include the name, address and phone number of the qualified biologist.
4. Notify the Department of Environmental Review and Assessment no later than 48 hours prior to the start of construction work, and no later than 24 hours after its completion.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Review the required written report from the qualified biologist, and consult with him/her as necessary to determine compliance.
3. Monitor compliance during periodic site inspections of the construction work.
4. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

☐ MITIGATION MEASURE BR-6: BURROWING OWL NESTING

The applicant shall avoid burrowing owls and their nest sites and habitat during construction. The following measures shall be implemented to reduce impacts to a less-than-significant level:

- A. Prior to construction activity, a qualified biologist shall conduct focused surveys for burrowing owls where suitable habitat is present on the areas slated for construction. Suitable habitat includes all upland areas that are not developed, and all edge areas (including vegetated berms, levees, and drainage ditches). Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with current DFG protocol.
- B. If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings will be submitted to the County and DFG for review and approval, and no further mitigation is necessary.
- C. If occupied burrows are found, occupied burrows will be avoided until the owls inhabiting the burrows have been removed and relocated using passive exclusion techniques approved by DFG.
- D. No occupied burrows will be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. Prior to the approval of Improvement Plans or building permits, submit a written report prepared by the qualified biologist to the Department of Environmental Review and Assessment, which indicates the findings of the required survey. Include the name, address and phone number of the qualified biologist.
4. Submit documentation that verifies compliance with DFG requirements, if any.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Review biologist's report and documentation from DFG, as applicable.
3. Monitor compliance during periodic site inspections of the construction work.
4. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

☐ MITIGATION MEASURE BR-7: TREE COMPENSATION

The removal of 1,526 inches dbh of protected oak trees on the site requires mitigation. Unless mitigation replantings are found to be infeasible (see Mitigation Measure BR-7.E and BR-11), mitigation for the removal of protected oaks from the project site shall be mitigated through a combination of the following (which shall result in a minimum 1:1 compensation ratio for canopy acreage removed):

- A. Onsite oak tree replacement plantings shall occur within the small clearing to the rear of Lot 122, in the Resource Protection Lot. A Replacement Oak Tree Planting Plan consistent with the minimum elements specified in Mitigation Measure BR-8 shall be submitted to the Environmental Coordinator for review and approval prior to the approval of grading or improvement plans or building permits.

AND

- B. The area outside the building envelopes of lots 1 – 5 and 128 shall be protected through the implementation of a deed restriction that prohibits removal of any native oaks or development within their driplines that is not expressly shown on the approved project tree removal exhibit (dated October 7, 2005). The prohibition on development includes the placement of accessory structures such as pools, the placement of paving and the installation of irrigated landscaping.

AND

- C. Offsite oak tree replacement plantings may occur within the boundaries of Rancho Murieta. A Replacement Oak Tree Planting Plan consistent with the minimum elements specified in Mitigation Measure BR-8 shall be submitted to the Environmental Coordinator for review and approval prior to the approval of grading or improvement plans or building permits.

OR

- D. Offsite oak tree replacement plantings may occur outside the boundaries of Rancho Murieta, but within five miles of Rancho Murieta and within Sacramento County. A Replacement Oak Tree Planting Plan consistent with the minimum elements specified in Mitigation Measure BR-8 shall be submitted to the Environmental Coordinator for review and approval prior to the approval of grading or improvement plans or building permits.

OR

- E. If all other options prove infeasible, replacement for the total number of inches lost may be purchased from an oak tree mitigation bank acceptable to the County, prior to approval of grading or improvement plans or building permits.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.

2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

☐ MITIGATION MEASURE BR-8: TREE REMOVAL REDUCTIONS

If any of the following project revisions are made, the total inches of compensatory mitigation required by Mitigation Measure BR-7 will be reduced thusly: merger of Lots 2 – 5 into open space Lot E for a reduction of 201 inches; eliminate Lots 24 and 25, creating an open space lot, for a reduction of 297 inches; revise the grading on Lot 15 and Lot 16 and construct a retaining wall outside the dripline of new arborist #411 and #412, for a reduction of 32 inches; and eliminate Lots 124 and 125 from the Tentative Subdivision Map, absorbing the acreage into the Resource Protection Lot, for a reduction of 200 inches (in the latter case, Measure BR-9 would no longer apply).

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE BR-9: DEED RESTRICTIONS

The area outside the building envelope for lots 124 – 125 shall be protected through the implementation of a deed restriction that prohibits removal of any native oaks or development within their driplines. Each lot's building envelope shall be a contiguous area that involves no more than 100 inches of protected oak tree loss (this total does not include those trees already shown for removal on the Riverview tree exhibit); it shall be assumed that any protected oak trees shown within the building envelope are lost, including those trees with greater than 20% of the dripline within the envelope. The prohibition on development includes the placement of accessory structures such as pools, the placement of paving and the installation of irrigated landscaping. Prior to the approval of grading or improvement plans or building permits for the custom homes on these lots, plans that depict the building envelope on the lot shall be submitted to the Environmental Coordinator for review and approval. The loss of these protected oak trees on the lots shall be mitigated for commensurate with Mitigation Measure BR-7.C through BR-7.E and/or BR-11. The Project Planning Commission shall be the appropriate hearing body to hear a petition to allow the lot owners to increase the allowable inches of protected oak tree removal.

Implementation and Notification (Action by Project Applicant):

3. Comply fully with the above measure.
4. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

4. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
5. Monitor compliance during periodic site inspections of the construction work.
6. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

☐ MITIGATION MEASURE BR-10: REPLACEMENT OAK PLANTING

Prior to the approval of grading or improvement plans or building permits, any Replacement Oak Tree Planting Plan prepared in order to comply with Mitigation Measure BR-7 shall be prepared by a certified arborist, licensed landscape architect, or restoration ecologist and shall be submitted to the Environmental Coordinator for approval. The Replacement Oak Tree Planting Plan(s) shall include the following minimum elements:

- A. Oak trees will be limited to deepot seedlings (40 cubic centimeters or larger) or 15-gallon size trees. Planting stock shall not be root bound and shall be field inspected by DERA staff prior to planting.
- B. Trees shall be planted in a “natural character” with tree spacing at minimum 10 feet and maximum of 40 feet (25 feet average) apart. The maximum density of trees shall not exceed 64 trees per acre.
- C. A soil scientist shall perform a site evaluation to determine appropriate planting locations within the open space lots. The findings of the evaluation shall be incorporated into the Replacement Oak Tree Planting Plan.
- D. A temporary drip irrigation system shall be installed for the purpose of providing irrigation to the plantings during the establishment period. A watering schedule shall be included in the Planting Plan. The watering frequency shall be gradually reduced over the establishment period to wean the plantings off regular irrigation.
- E. Deepot seedlings shall be planted according to industry-standard detail, including appropriate protection against herbivory from rodents and other animals. Fifteen-gallon trees shall be planted according to the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage where necessary, based on the soil evaluation.
- F. Replacement oak trees shall be monitored annually for seven (7) years, and shall achieve a survival rate of 100 percent at the end of the monitoring period. Monitoring reports shall be submitted to the Department of Environmental Review and Assessment by July 1 of each year.
- G. Replacement plantings shall be planted prior to issuance of any building permits and should be planted between October and April, when possible, to enhance survival.
- H. Residents shall be provided with educational materials to minimize damage to the restoration areas. Advisory signage shall be installed along the boundaries of the open space lots where oak tree plantings occur.
- I. Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for the 7-year establishment period, and to replace any replacement trees as necessary to achieve 100 percent survival at the end of the establishment period.

- J. Because the County Tree Preservation Ordinance does not apply in the geographical area where mitigation plantings will occur, any offsite planting areas shall be protected in perpetuity through deed restrictions or conservation easements, to the satisfaction of the Environmental Coordinator.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. Submit the soils evaluation as a separate document attached to the Replacement Oak Tree Planting Plan, and incorporate the results into the Plan.
4. Submit the informational materials required by Measure BR-10.H to the Department of Environmental Review and Assessment for approval, prior to distribution to residents. Provide a summary of the number of such materials distributed to residents, and the means of distribution, to the Department of Environmental Review and Assessment within 30 days of distribution.
5. Submit documentation on the preferred maintenance entity required by Measure BR-10.I to the Department of Environmental Review and Assessment for approval; no maintenance contract shall be entered into without such approval.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Review all submitted documentation for compliance.
3. Monitor compliance during periodic site inspections of the construction work.
4. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE BR-11: PAYMENT FOR TREE REMOVAL

If all of the off-site mitigation options enumerated in Mitigation Measure BR-7 are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible, then compensation shall be through payment into the County Tree Preservation Fund consistent with General Plan Policy CO-132. Payment shall be made at a rate of \$325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

□ MITIGATION MEASURE BR-12: TREE PROTECTION

With the exception of the trees removed and compensated for through Mitigation Measure BR-7, above, all native oak trees that are 6 inches dbh or larger on the project site, all portions of adjacent off-site native oak trees that are 6 inches dbh or larger which have driplines that extend onto the project site, and all off-site native oak trees that are 6 inches dbh or larger which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

- A. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.
- B. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."
- C. Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees within 100-feet of construction related activities, in order to avoid damage to the tree canopies and root systems. The only exception to this requirement will be that the protective fencing can be placed just outside the limits of identified improvements (as identified on the project plans included and discussed in this EIR) that are within the driplines of protected trees. No encroachment may exceed 20% of the dripline.
- D. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.
- E. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
- F. No grading (grade cuts or fills) shall be allowed within the driplines of protected trees, except where such grading is shown on the project plans and discussed in the text of the EIR. Grading will not be permissible within more than 20% of the dripline of any tree protected by this measure.
- G. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.
- H. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a

protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.

- I. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per County standard detail shall be installed under the supervision of a certified arborist.
- J. All portions of permanent fencing that will encroach into the dripline protection area of any protected tree shall be constructed using posts set no closer than 10 feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the trees.
- K. Trunk protection measures, per Sacramento County standards, shall be used for all protected trees where development/construction activity, including installation of fencing, occurs within 10 feet of the trunk of a tree.
- L. No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above ground drip irrigation system is recommended.
- M. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted within the drip-lines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available at the Department of Environmental Review and Assessment. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. Regarding above measures BR-12.B, .H and .I, submit written evidence to the Department of Environmental Review and Assessment from a certified arborist that indicates that the work has been properly completed as required. Provide the name, address and phone number of the certified arborist.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Review submitted information from certified arborist.

3. Monitor compliance during periodic site inspections of the construction work.
4. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

☐ MITIGATION MEASURE GE-1: EXPANSIVE SOILS

These and other measures, as deemed necessary and appropriate by the required on-site geotechnical engineer, shall be applied to reduce impacts related to expansive soils to less-than-significant levels:

- A. Retain an onsite certified Geotechnical Engineer to observe construction in order to provide a complete professional geotechnical engineering service through the observational method. This will allow further evaluation of lots which require expansive soil mitigation following the mass grading. Should any variations or undesirable conditions be encountered the on-site observer can provide supplemental recommendations based on field conditions. Construction observation and testing will allow an opinion to be formed regarding the adequacy of the site preparation, material processing, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with project geotechnical specifications and requirements.
- B. When soil is dry it is essential adequate water be applied during material processing and compaction. The addition of water during borrow activities, as well as during placement of soils should be assumed. Selection of construction equipment which facilitates the addition of moisture should be used to blend wet and dry soils and pulverize oversized blocky clay chunks. Selective grading of this soil can be attempted; however, due to their variable nature separation of this soil is difficult. Placement of the lone formation soils in the deeper portion of the fill is preferable. Placement of select non-expansive soils on the upper portions of the fills may be required to reduce adverse impact of expansive soils. A certified Geotechnical Engineer will be on site to monitor dry season site grading for conformance with this measure.
- C. When soil is wet, adequate provisions should be in place to minimize excessive moisture intrusion. Wheel rolling of graded surfaces should be performed and surfaces should be sloped to minimize ponding of rainfall and surface runoff. Wet season construction should be limited to those areas proposed to be immediately worked on to reduce surface exposure. Building pads without constructed improvements, and which go through a wet season cycle, whether cut or fill pads, may require re-processing of shallower materials prior to foundation construction. A certified Geotechnical Engineer will monitor wet season site grading and, if necessary, identify areas requiring re-processing due to wet season exposure. The on-site professional will monitor grading for conformance with this measure.
- D. Moderately expansive soils should be compacted to at least 90 to 92 percent of the maximum dry density (based on the ASTM D1557 test method) at a moisture content of about 3 to 4 percent over optimum. Should highly expansive soils be encountered, the relative compaction should be between 88 and 92 percent at a minimum of 4 percent over optimum. Prior to site grading additional testing may be required to identify specific compaction and

- moisture content requirements which may differ from those moisture content percentages recommended above. Deviations from moisture content recommendations must be approved by a certified on-site Geotechnical Engineer, who will also monitor soil compaction for conformance with this measure.
- E. Minimize the effects of water on cuts and fills adjacent to structures and in underground utility trenches to increase stability of lone soil materials. Water should be collected and appropriately discarded in all aspects of the site development. All building professionals (Geotechnical Engineers, Architects, Civil Engineers, Landscape Architects, general engineering contractors, or similar professional) should review and incorporate appropriate building techniques to minimize and collect surface and subsurface water. Utility trench backfills carrying water due to their permeable nature should all be controlled, directed, and drained away from the site; this will be overseen by a certified Geotechnical Engineer for conformance with this measure.
 - F. Lots situated below a roadway section should have subdrainage to divert any water potentially collected and transmitted in street utilities and laterals away from the residences. Where deemed appropriate by a certified Geotechnical Engineer, instillation of cutoff subdrains surrounding a residence will be installed to maintain uniform moisture condition. The on-site professional will monitor drainage installations for conformance with this measure.
 - G. Subdrainage of utility trenches should be provided to maintain dry backfill materials in all types of trenches. All utility penetrations through or beneath foundations should be backfilled with low permeability materials, such as slurry, grout, or concrete in order to minimize moisture migration through trench backfill materials when utility trenches under the structures are not intended as drains. The on-site certified Geotechnical Engineer will monitor drainage installations for conformance with this measure.
 - H. Drainage of all utility trenches in the subdivision is required. The project Civil Engineer or similar professional should detail collection pipes to manholes and drop inlets of the storm drain system to allow for the collection of utility trench drainage. The collection pipes should be situated near the bottom of the permeable materials used for bedding and shading of pipes. The on-site professional will monitor drainage installations for conformance with this measure.
 - I. Finish grading and landscape grading should include positive drainage away from all foundations. All final grades should provide rapid removal of surface water runoff; water should not be allowed to pond on building pads or adjacent to foundations or other structural improvements at any time during or following construction. As determined by the on-site certified Geotechnical Engineer, require slightly steeper grades to swales and drainage areas to help convey moisture off pads, and increase the overall lot slope gradient. The on-site professional will monitor the actions for conformance with this measure.

- J. As determined by the on-site certified Geotechnical Engineer, the need for specialized foundation systems due to the presence of expansive soils will be based on the distribution of materials which occur during site grading. All foundation systems should be initially designed as if subject to potentially expansive soils. Following grading activities those lots located in non-expansive soils and/or bedrock can be delineated and a less aggressive conventional foundation system could be used. The on-site professional will monitor these actions for conformance with this measure. The on-site certified geotechnical engineer shall provide appropriate foundation systems for the specific site conditions following mass grading.
- K. As determined by the site certified Civil Engineer in consultation with on-site certified Geotechnical Engineer, deep continuous foundations are recommended for structures founded on Lone Formation materials. Deepened foundation consists of a deepened continuous perimeter and interior footings. A depth of 48 inches will generally provide adequate support for structures in fill composed of Lone Formation materials. Interior foundation depths should range from 24 inches minimum depth to the full 48-inch depth dependent upon the rigidity desired in the overall system. The concrete should be poured neat against the sides of the footing trench, and should be formed above ground to eliminate “ballooning” which typically occurs with non-formed footings. All foundations are to be continuous and no isolated footings are allowed, including porch and balcony footings. The on-site professional will monitor these actions for conformance with this measure.
- L. Landscape watering and saturation of pad grades due to landscaping shall be limited. Dry creek beds or other landscape type features may aid in keeping foundation areas dry where turf is desired. Dry-scape landscaping should be considered on lots affected by expansive soils. Landscape mounds adjacent to foundations in yards are not allowed. Lots that contain oak trees which require aeration trenches for root zones may need additional subdrainage measures. The on-site Geotechnical Engineer will monitor these actions for conformance with this measure.
- M. Lots located downslope from one-another will likely experience water migration from uphill landscaping. Landscaping plans shall be review by a certified Geotechnical Engineer and Landscape Architect to assess impacts of terraced lot landscaping. Essential to reducing potential impacts from soil expansion is the collection and channeling of drained water from impermeable surfaces (i.e. roofs, concrete or asphalt paved areas); use of low flow irrigation systems; proper landscape layout and choice of turf locations; and education to the proposed homeowners of proper design and maintenance of landscaping and drainage facilities (such as perimeter subdrains and area drains that they or their landscaper installs). The on-site professional will monitor these actions for conformance with this measure.
- N. At the start of site grading and continuing to the installation of landscaping, provide Sacramento County, Department of Environmental Review and Assessment, with monthly status reports signed by the on-site certified

Geotechnical Engineer or similar professional which identifies those lots and areas where expansive soils occur, and identifies which of the above measures were implemented to mitigate expansive soil impacts. If grading or other activity associated with compromising soil integrity does not occur within the monthly period, no report need be submitted.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. Provide the Department of Environmental Review and Assessment with monthly status reports, per GE-1.N, by the 10th day of each calendar month.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Review monthly status reports, and confer with the geotechnical engineer and with the Sacramento County building department, as necessary.
3. Monitor compliance during periodic site inspections of the construction work.
4. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE AQ-1: PARTICULATE MATTER

The following mitigation measures will be applied during the grading and earthmoving phase of construction to reduce PM₁₀ emissions:

1. Water exposed soil and soil piles at least three times daily.
2. Maintain two feet of freeboard space on all haul trucks.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Monitor compliance during periodic site inspections of the construction work.
3. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

□ MITIGATION MEASURE AQ-2: TRANSPORTATION SYSTEMS MANAGEMENT PLAN

Prepare and submit a Transportation Systems Management Plan to be reviewed and approved by the Sacramento County Project Planning Commission prior to issuance of any building permits. The Transportation Systems Management Plan shall describe the facilities and services to be provided to reduce peak period vehicular trips from the site. The plan shall consider the following provisions.

- A. A clean-fuel shuttle bus to transport Ranch Murieta residents from Rancho Murieta to the nearest RT Metro light rail station and back.
- B. A park-and-ride lot on Ranch Murieta property under a Joint Use Agreement between the property owner(s) and Caltrans.
- C. The provision of the following materials to home buyers upon the closing of their homes on the project site:
 1. Location of the Park and Ride lot within Rancho Murieta.
 2. Ride share applications/information.
 3. Shuttle and RT Metro light rail schedule.
- D. A plan for pedestrian/bicycle access between Rancho Murieta South and Rancho Murieta North. This could include a pedestrian/bike bridge over the Cosumnes River and a grade-separated crossing of State Route 16.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Prior to building permit issuance, verify that a TSM Plan has been approved by the Board of Supervisors.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

□ MITIGATION MEASURES AQ-3: NATURALLY OCCURRING ASBESTOS

For any construction area underlain by Gopher Ridge Volcanics (as determined by a California professional geologist) the applicant shall submit an Asbestos Dust Mitigation Plan to the Sacramento Metropolitan Air Quality District for approval. No Asbestos Dust Mitigation Plan shall be required for those areas where a registered geologist has performed a geologic evaluation (in accordance with the Air Resources Board's "Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying and Surface Mining Operations") concluding that no naturally occurring asbestos, ultramafic rock or serpentine is likely to be found in the area to be disturbed, subject to the review and approval of the Sacramento Metropolitan Air Quality Management District. The Plan, which must be submitted and approved prior to approval of Grading Plans, should include the following:

The Asbestos Dust Mitigation Plan must specify dust mitigation practices which are sufficient to ensure that no equipment or operation emits dust that is visible crossing the property line, and must include one or more provisions addressing each of the following topics:

- A. Track-out prevention and control measures which shall include:
 - 1. Removal of any visible track-out from a paved public road at any location where vehicles exit the work site; this shall be accomplished using wet sweeping or a HEPA filter equipped vacuum device at the end of the work day or at least one time per day; and
 - 2. Installation of one or more of the following track-out prevention measures:
 - i. A gravel pad designed using good engineering practices to clean the tires of exiting vehicles;
 - ii. A tire shaker;
 - iii. A wheel wash system;
 - iv. Pavement extending for not less than fifty (50) consecutive feet from the intersection with the paved public road; or
 - v. Any other measure as effective as the measures listed above.
- B. Keeping active storage piles adequately wetted or covered with tarps.
- C. Control for disturbed surface areas and storage piles that will remain inactive for more than seven (7) days, which shall include one or more of the following:
 - 1. Keep the surfaces wetted;
 - 2. Establishment and maintenance of surface crusting sufficient to satisfy the test in subsection (h)(6);
 - 3. Application of chemical dust suppressants or chemical stabilizers according to the manufacturers' recommendations;
 - 4. Covering with tarp(s) or vegetative cover;

5. Installation of wind barriers of fifty (50) percent porosity around three (3) sides of a storage pile;
 6. Installation of wind barriers across open areas; or
 7. Any other measure as effective as the measures listed above.
- D. Control for traffic on on-site unpaved roads, parking lots, and staging areas which shall include:
1. A maximum vehicle speed limit of fifteen (15) miles per hour or less; and
 2. One or more of the following:
 - i. Watering every two hours of active operations or sufficiently often to keep the area adequately wetted;
 - ii. Applying chemical dust suppressants consistent with manufacturer's directions;
 - iii. Maintaining a gravel cover with a silt content that is less than five (5) percent and asbestos content that is less than 0.25 percent, as determined using an approved asbestos bulk test method, to a depth of three (3) inches on the surface being used for travel; or
 - iv. Any other measure as effective as the measures listed above.
- E. Control for earthmoving activities which shall include one or more of the following:
1. Pre-wetting the ground to the depth of anticipated cuts;
 2. suspending grading operations when wind speeds are high enough to result in dust emissions crossing the property line, despite the application of dust mitigation measures;
 3. application of water prior to any land clearing; or
 4. Any other measure as effective as the measures listed above.
- F. Control for Off-Site Transport. The owner/operator shall ensure that no trucks are allowed to transport excavated material off-site unless;
1. Trucks are maintained such that no spillage can occur from holes or other openings in cargo compartments; and
 2. Loads are adequately wetted and either:
 - i. Covered with tarps; or
 - ii. Loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches from the top and that no point of the load extends above the top of the cargo compartment.
- G. Post Construction Stabilization of Disturbed Areas. Upon completion of the project, disturbed surfaces shall be stabilized using one or more of the following methods;

1. Establishment of a vegetative cover;
 2. Placement of at least three (3.0) inches of non-asbestos-containing material;
 3. Paving;
 4. Any other measure deemed sufficient to prevent wind speeds of ten (10) miles per hour or greater from causing visible dust emissions.
- H. Air Monitoring for Asbestos (If Required by the APCO).
1. If required by the district APCO, the plan must include an air-monitoring component.
 2. The air monitoring component shall specify the following:
 - i. Type of air sampling device(s);
 - ii. Siting of air sampling device(s);
 - iii. Sampling duration and frequency; and
 - iv. Analytical method.
 - I. Frequency of Reporting: The plan shall state how often the items specified in subsection (e)(5)(B), and any other items identified in the plan, will be reported to the district.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. Submit the Asbestos Dust Mitigation Plan to the Sacramento Metropolitan Air Quality District for approval, and provide the approval letter to the Department of Environmental Review and Assessment or submit written verification from the Sacramento Metropolitan Air Quality District that no Plan is required.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Review and verify submitted documentation.
3. Monitor compliance during periodic site inspections of the construction work.
4. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE CR-1: CULTURAL RESOURCES

To ensure protection of cultural resources, the following measure applies. This measure shall be included verbatim as a Construction Note on all Plans and Specifications for the project:

Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Implementation and Notification (Action by Project Applicant):

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. If cultural resources are encountered, notify the Department of Environmental Review and Assessment immediately.
4. If no cultural resources are encountered, the applicant shall provide the Department of Environmental Review and Assessment with a signed statement to that effect.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. If cultural resources are encountered, the Department of Environmental Review and Assessment will coordinate an investigation of the site with appropriate

specialists as needed. After investigation, the applicant may be required to implement additional mitigation for the cultural resources.

3. Review the signed statement if no resources are encountered.
4. Monitor compliance during periodic site inspections of the construction work.
5. Participate in any Final Inspection(s) as necessary.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ Date: _____

MITIGATION MEASURE MM-1

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

- A. The applicant shall comply with the MMRP for this project, including the payment of 100% of the Department of Environmental Review and Assessment staff costs, and the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is \$28,000. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the applicant, and if the actual monitoring costs exceed the initial estimate, the applicant shall be responsible to pay the additional amount.
- B. Until the MMRP has been recorded and the estimated MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved; and no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.