



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 Jackson Road, Rancho Murieta, CA 95683
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IMPROVEMENTS COMMITTEE

(Directors Les Clark and Randy Jenco)

Regular Meeting

November 5, 2019 at 8:00 a.m.

All persons present at District meetings will place their cellular devices in silent and/or vibrate mode (no ringing of any kind). During meetings, these devices will be used only for emergency purposes and, if used, the party called/calling will exit the meeting room for conversation. Other electronic and internet enabled devices are to be used in the "silent" mode. Under no circumstances will recording devices or problems associated with them be permitted to interrupt or delay District meetings.

AGENDA

1. **Call to Order**
2. **Comments from the Public**
3. **Review Monthly Updates**
 - Development
4. **Accessory Dwelling Units - New Law – Policy & Code Considerations**
5. **RMA Pedestrian Bridge Parcel**
6. **Director and Staff Comments/Suggestions *[no action]***
7. **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 72 hours prior to a regular 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.

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is November 1, 2019. Posting locations are: 1) District Office; 2) Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: October 31, 2019
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Monthly Project Updates

PROJECTS

Development

The Retreats East and North

No new update.

The Murieta Gardens (MG)

The Murieta Gardens – Highway 16 Off-Site Improvements

No update.

MG - Murieta Marketplace

The drainage detention basin revision work has been completed and approved by Coastland's inspectors.

Coastland was requested to inspect sanitary sewer lines, a storm drain line, and a pressure test of a domestic waterline within the Marketplace this past month.

MG - Lot 4&5

A preconstruction meeting occurred on Thursday October 24th, which Director of Administration Tom Hennig and I attended, along with developer representatives and a Sacramento County inspector. It was discussed that most of the project is private, with the District being concerned about the utility connections for water, sewer, drainage, and landscaping. We noted the importance of providing a construction schedule and adequate notifications prior to inspections, which per District Standard is 48 hours. We requested that all inspections be requested via email to Coastland and the District to track the time they are requested and by whom.

The project began excavation for the installation of a drainage system to capture water coming from the Cosumnes Irrigation Association (CIA) ditch facilities just north of the lots. Flow to the CIA ditch has finally been allowed to be shut off and water onto the project is now beginning to subside, indicating that the groundwater is at least primarily from the CIA facilities. We will be meeting with the project to look at and discuss this issue.

MG -Lot 10 (PDF Office)

Coastland has reviewed the plans submitted and provided comments back to the project engineer.

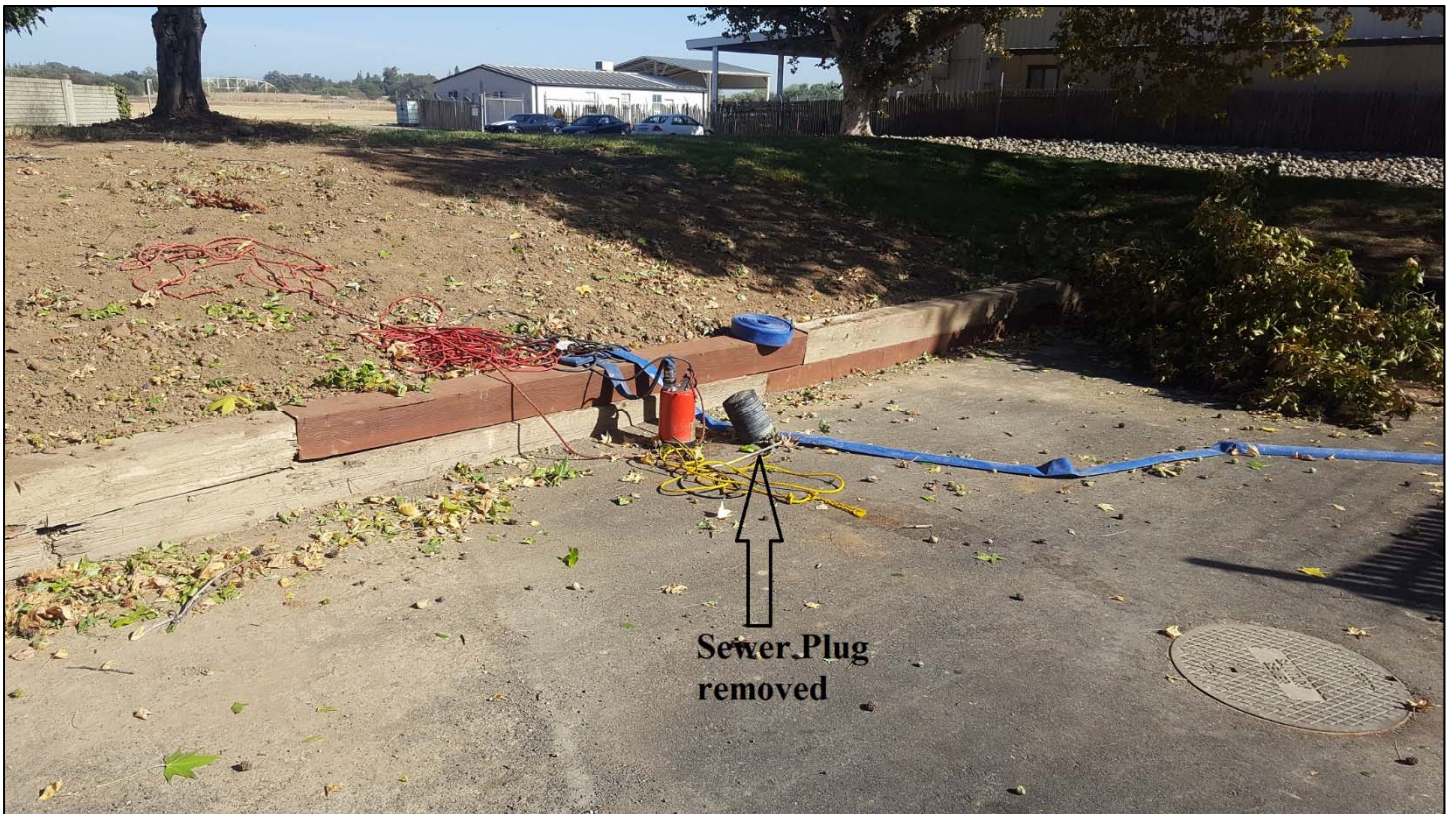
The Murieta Gardens II – Infrastructure

Punchlist items that were moved to this project from the Murieta Marketplace subdivision to allow it to be approved, are still outstanding. Lot D, which is a landscaping lot that extends north and south along the east side of Murieta Drive, was allowed to be put in service, but still does not meet the District's requirement of having a pressure reducing valve installed; work to build a retaining wall around a sewer manhole is outstanding.

The Murieta Gardens II – (78 lot) Subdivision

Staff has been very busy working with the home developer, K Hovnanian Homes (KHOV), on inspections for water, sewer, and recycled water installations. To date, 31 utility permits have been paid for individual lots, along with 3 landscaping lots, and 2 for the model lots.

An issue was discovered this past week that the developing contractor had left a sewer plug in the manhole they had installed next the Cantova lift station which serves the main line from these lots. District staff immediately responded by pumping out the sewage into the Cantova lift station, installing a sewer plug at a manhole upstream from this one, and performed a confined space entry to deflate and remove the sewer plug. Staff removed their plug and then ensured that flow had been reestablished. While checking around the sewer system within the 78 lots, staff discovered that KHOV contractors had removed the sewer service caps on some of the lots while landscaping. Staff could see where dirt was falling into service lines and brought it up to the contractors. Staff then ran our CCTV camera down the sewer lines and ran into debris and a cap that had somehow gotten into the sewer system. District Utility supervisor followed up with an email to the KHOV construction manager that they need to rectify the problems they have caused.



Rancho Murieta North – Development Project

The Rancho North developer has conveyed that they want Coastland to proceed with reviewing the drainage plans vs waiting on Sacramento County's review to avoid duplicate reviews for drainage. At this point Sacramento County has still not begun their review as they are saying their fee has still not been received from the developer.

FAA Business Park

The project is waiting on building plan revisions from the building manufacturer for Sacramento County building department. The project still hopes to begin soon.

District Projects

Water Rights Renewal

I had a kick-off meeting with the consultants from Wagner & Bosignore that are facilitating our Master Water right renewal. The water right does not expire until December 1, 2020, and even then it is still valid until it is revoked. They noted that we are way ahead of the curve for moving forward on it. I have partially filled out the water right petition for extension and forwarded it to them, along with historical data to begin looking at our water right extension.

Dam Inundation Mapping and Emergency Action Plans

No work has been completed on this project the past few months as we are still waiting to hear back from the Division of Safety of Dams. Dominichelli and Associates are slowly working on the Emergency Action Plans for Calero.

Recycled Water and Untreated Water Fee Study

The services agreement has been signed with ClearSource Financial Consulting and we had a kick-off meeting for this project to begin. Discussed were the items to be requested by the consultant to facilitate the studies. After the meeting the consultant followed up with a list of requested items to be provided.

Zieour Drainage

We will be working with Mr. Zieour to offer suggestions as to what he may do with his drainage, and possibly to coordinate with RMA for any changes made to the common ground behind his lot.

Chlorine Gas to Sodium Hypochlorite (bleach) conversion

Coastland Engineering brought consultants to provide an estimate for engineering services. I discussed the level of service sought, which was to provide plans for system design, process and information drawings (P&IDs), instrumentation and electrical design, and assistance with bid packet development. After conducting a tour of our facilities and sharing plan ideas with them, they provided an estimate. Their estimate far exceeded what we and Coastland had assumed this level of engineering to cost.

I am continuing to move forward on this project myself with the idea of planning out Water and Wastewater plant conversions, equipment and materials procurement, and having District staff work to make the physical modifications needed. I'd then have to contract for electrical services and instrumentation work and SCADA modifications to be completed. Once all was completed I would then seek out bids for engineering services to create As-Builts with the P&IDs for our records.

I have been reaching out to local District's that have ridden themselves of using chlorine gas and are now using bleach for disinfection. There are many good ideas that are being compiled from these other Districts from their tribulations. Staff has also had good ideas as well. Our goal is to have a seamless conversion to a bleach system at each facility, while minimizing costs and providing the best long term viability for the District.