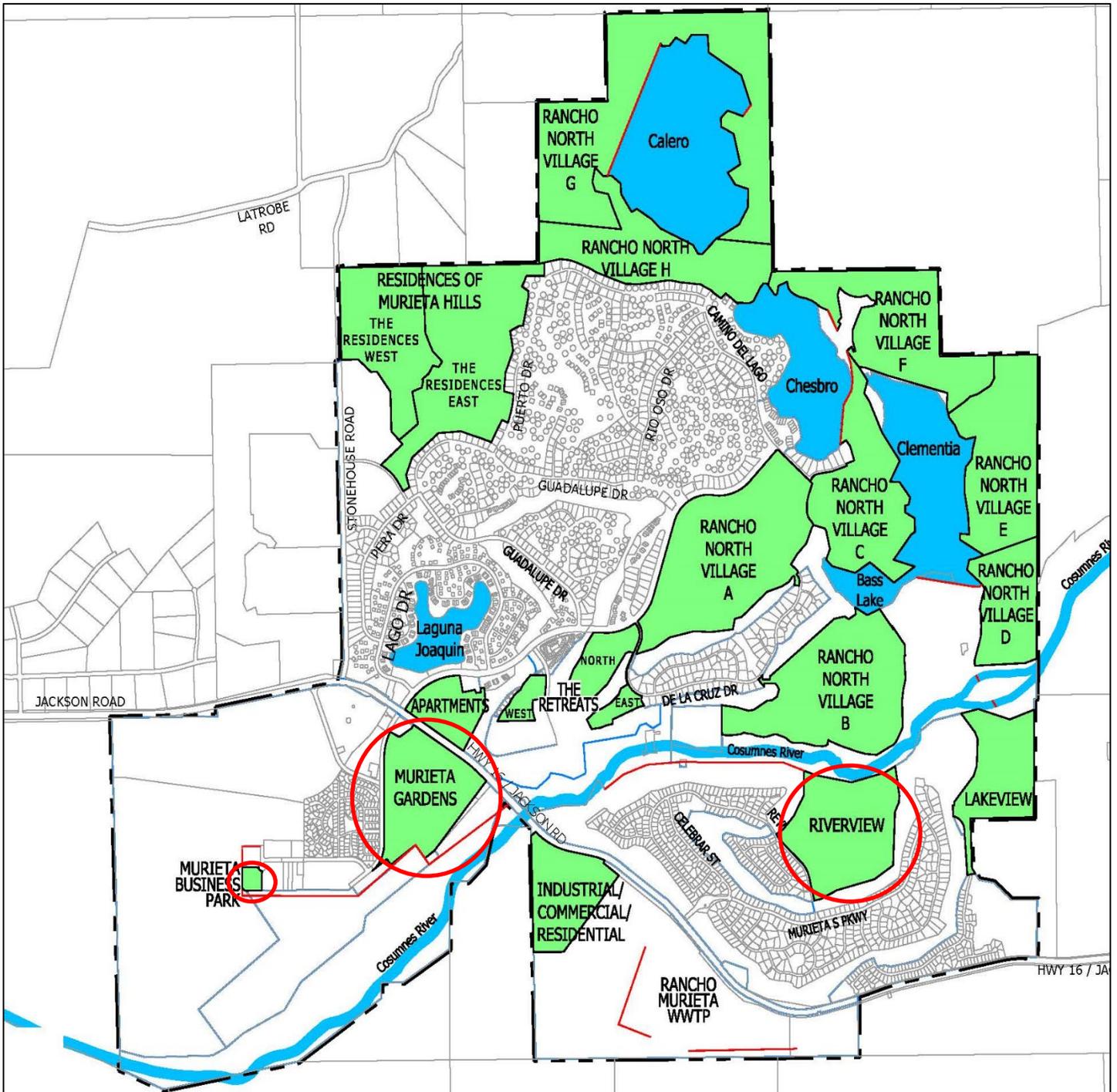


01/2021 Update

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



Projects circled in red are currently active projects

Updates are on following pages.

Current Active Projects:

Murieta Gardens

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

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

The project plans have been approved and the project is awaiting a start date.

Project description:

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

LEGEND:

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

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

BAKER-WILLIAMS ENGINEERING GROUP

SITE PLAN

NOT APPROVED FOR PRIVATE UNDERGROUND FIRE SERVICE INSTALLATION

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

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

NOTE:
RMCS WILL NOT/DOES NOT INSPECT/MANTAIN PRIVATE ONSITE W. SS, SO, RW & RAW FACILITIES. CONTRACTOR IS RESPONSIBLE FOR INSPECTING, CONSTRUCTION, DESIGN & ACTUAL OPERATION.

SHEET INDEX:

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

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

BUILDING CONSTRUCTION ANALYSIS:				
BUILDING AREA (SQ FT)	OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE	NUMBER OF STORIES	SPRINKLERED
1-6	LAMBRETH FLOOR	RC-1	2-6	Y

APPLICABLE CODES - 2018 CBC, 2018 IFC

EARTHWORK QUANTITIES	
500 C.Y.	0 C.Y.

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

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

CONSTRUCTION START DATE: OCT 1, 2020
FINAL FORTIFICATION DATE: JAN 17, 2020
AREA OF DISTURBANCE (AC): 2.14
SQ. FT. OF DISTURBANCE: 184,881 SQ. FT.

SACRAMENTO COUNTY MUNICIPAL SERVICES AGENCY	
PROJECT TITLE:	14865 LEGACY LANE LEGACY VILLAS AND SUITES
ASSESSOR'S PARCEL NO.:	073-0890-007
CALIFORNIA MAP COORDINATES:	N302,000 E2,259,000
APPROVED:	
ORDER NUMBER:	?
DRAINAGE FEE:	
CHECKED BY:	
DRAINAGE APPROVED BY:	
APPROVED BY:	

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.

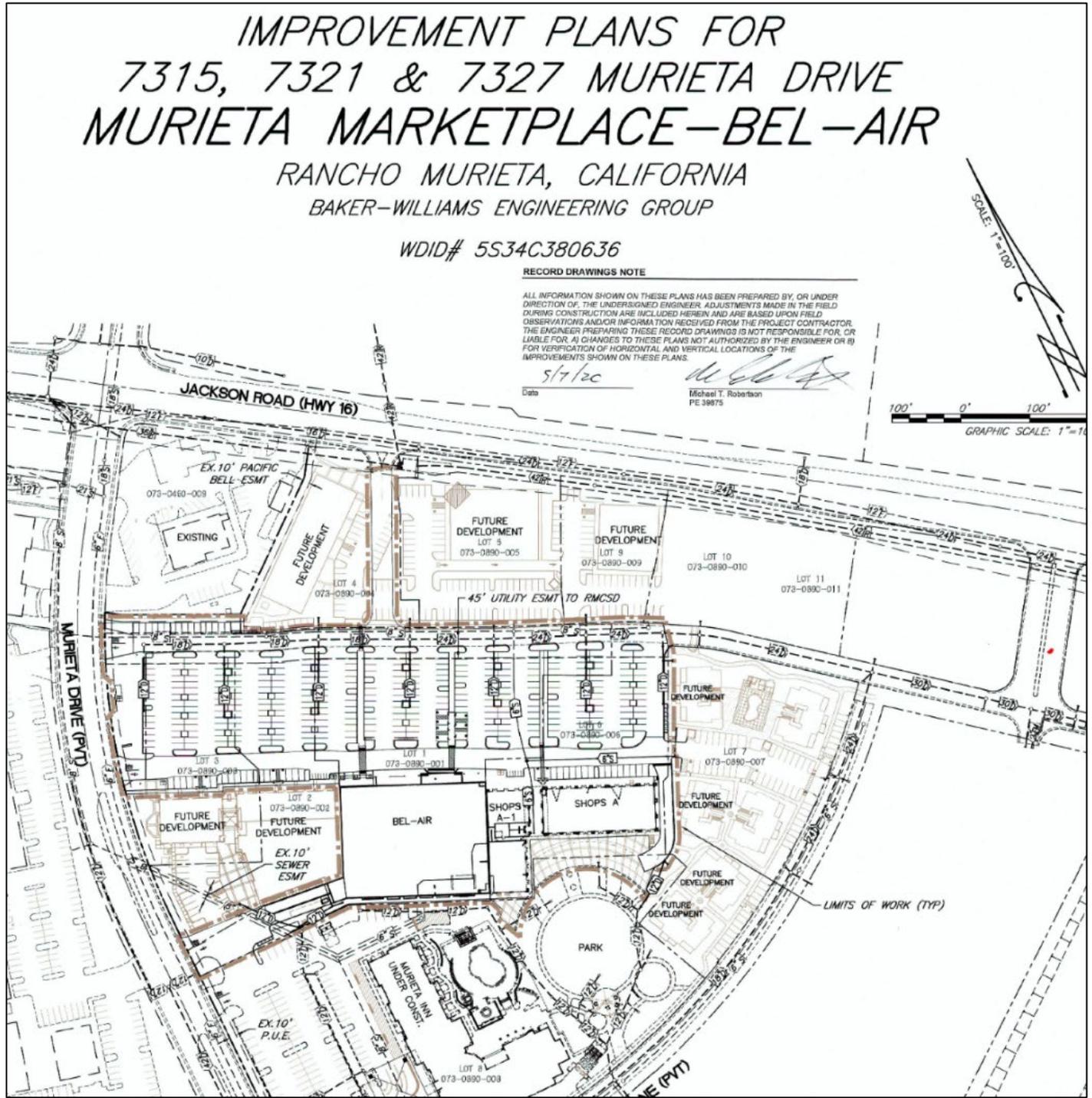
Project Description:

[https://ranchomurieta-csd-my.sharepoint.com/personal/awilder_rmcsd_com/documents/amelia/website posts/paul/@2021-01 development project updates awpsaw.docx](https://ranchomurieta-csd-my.sharepoint.com/personal/awilder_rmcsd_com/documents/amelia/website%20posts/paul/@2021-01%20development%20project%20updates%20awsaw.docx)

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

Sacramento County Planning link:

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

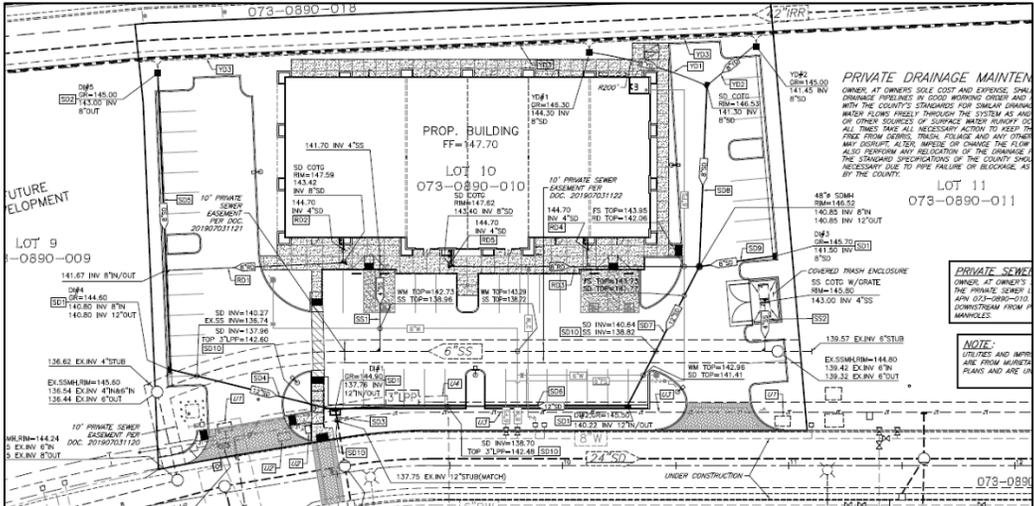


MG -Lot 10 (PDF Office)

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

Project description:

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

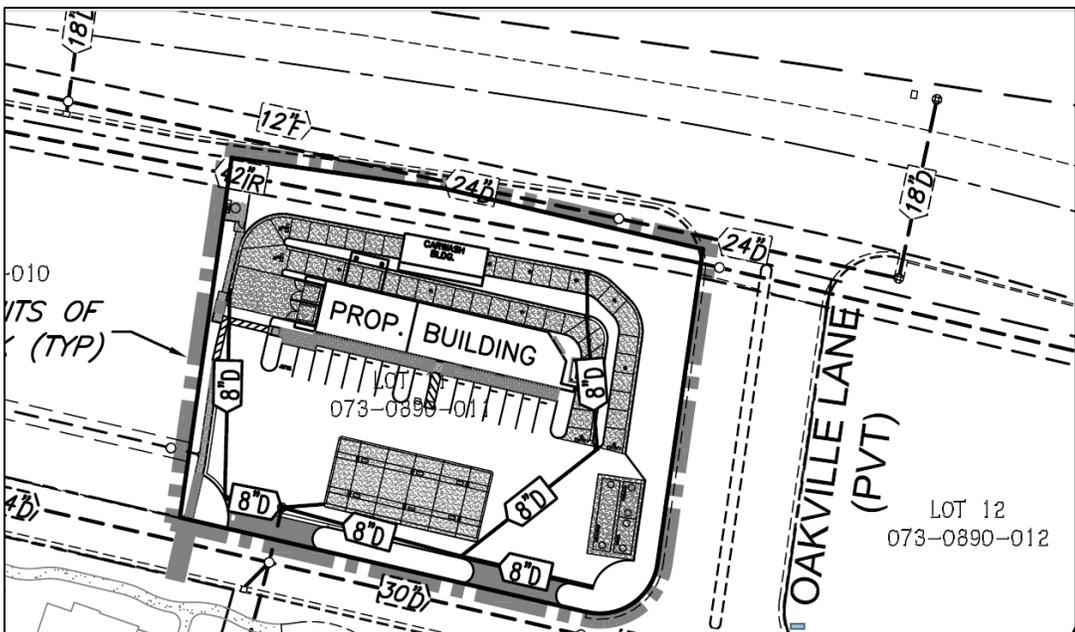


MG – Lot 11 (Circle K Convenience/Carwash/Subway)

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.

Project description:

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

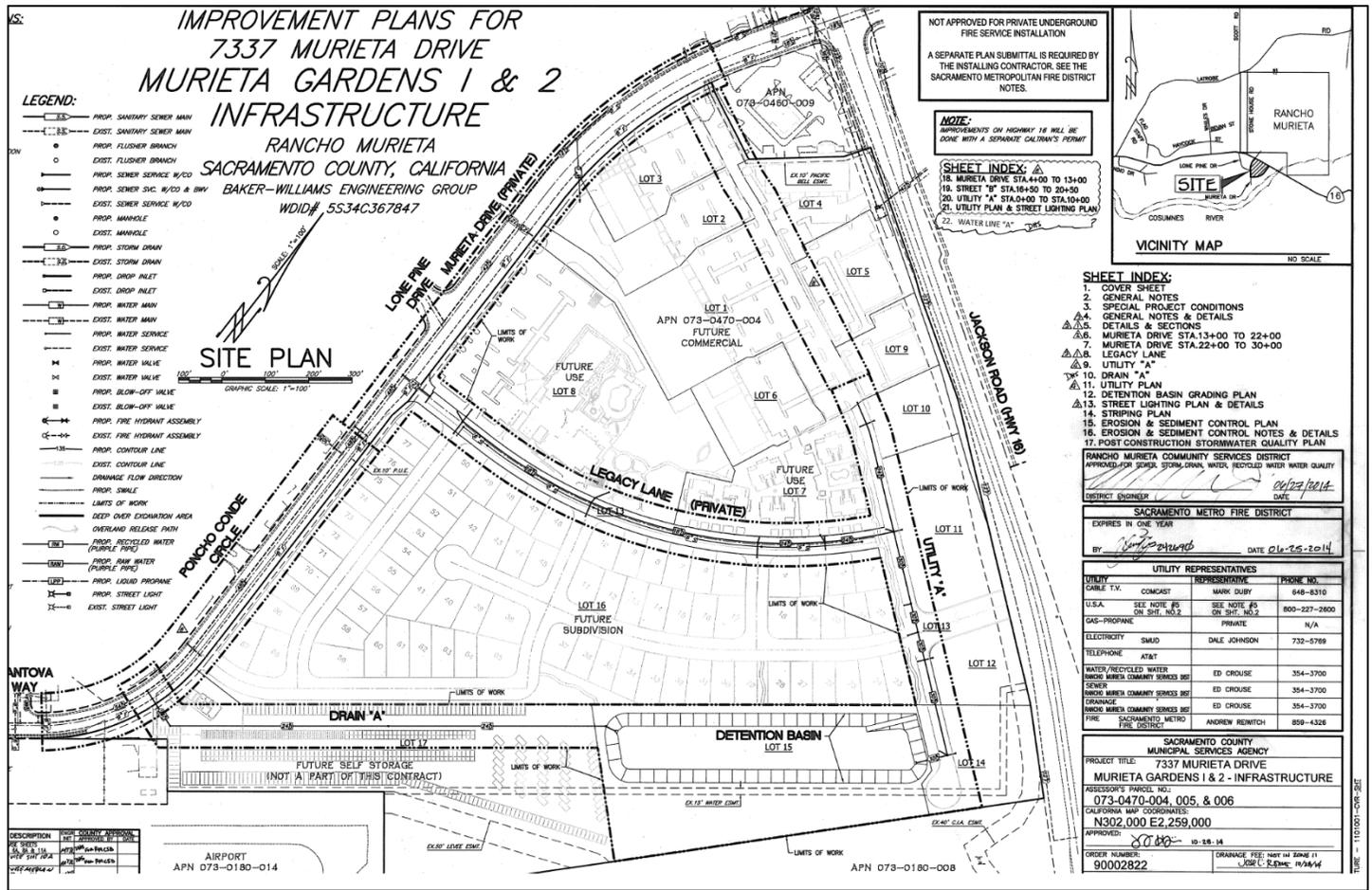


The Murieta Gardens I & II – Infrastructure

Additional work proceeded on this project to install a private sewer line to serve Lots 9, 10, and 11. This work was done very quickly under a revision 8 of the plan set.

Project description:

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



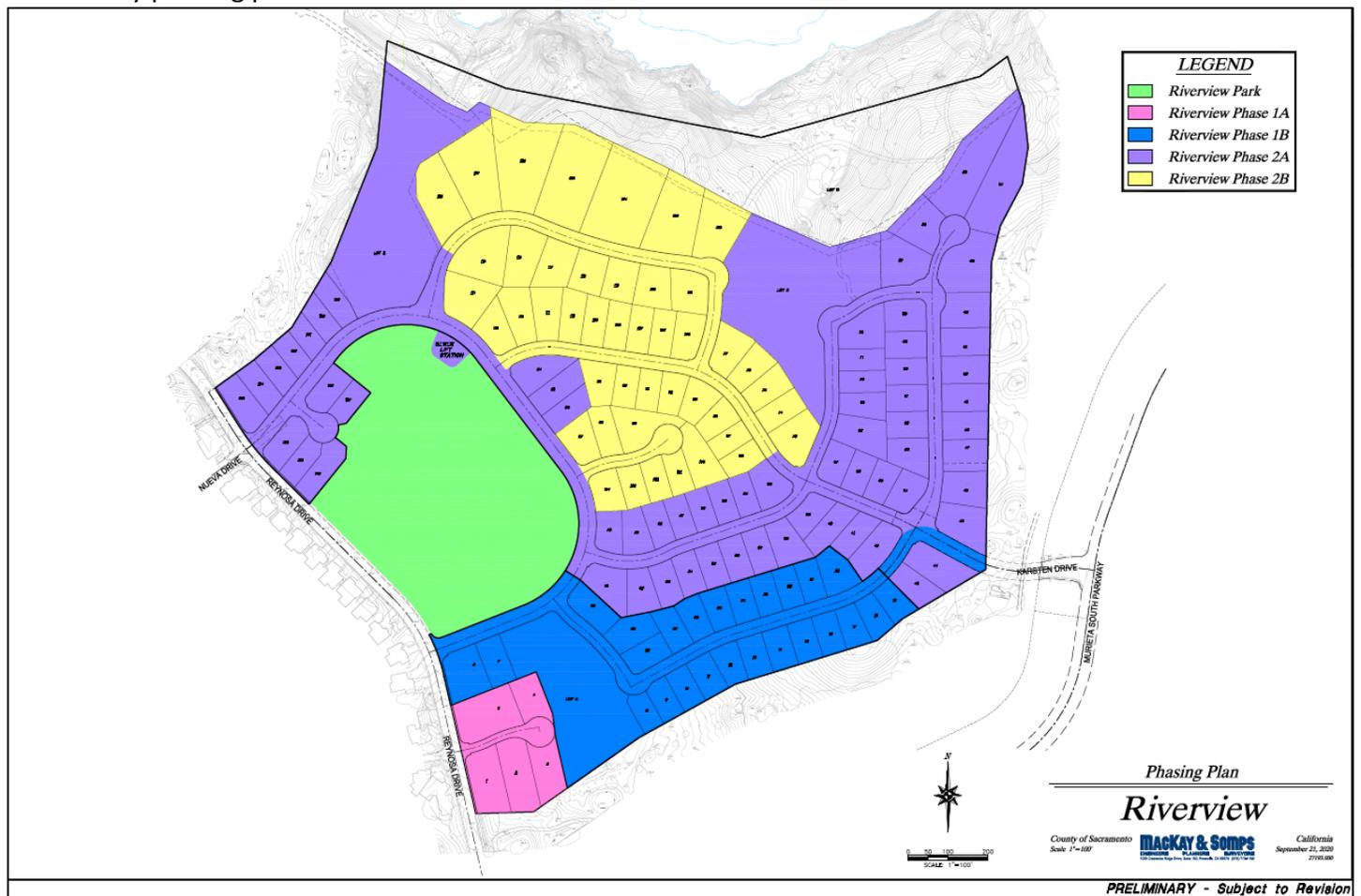
Riverview

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 meeting with them on February 4, 2021.

Preliminary phasing plan is shown below.



Project description:

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

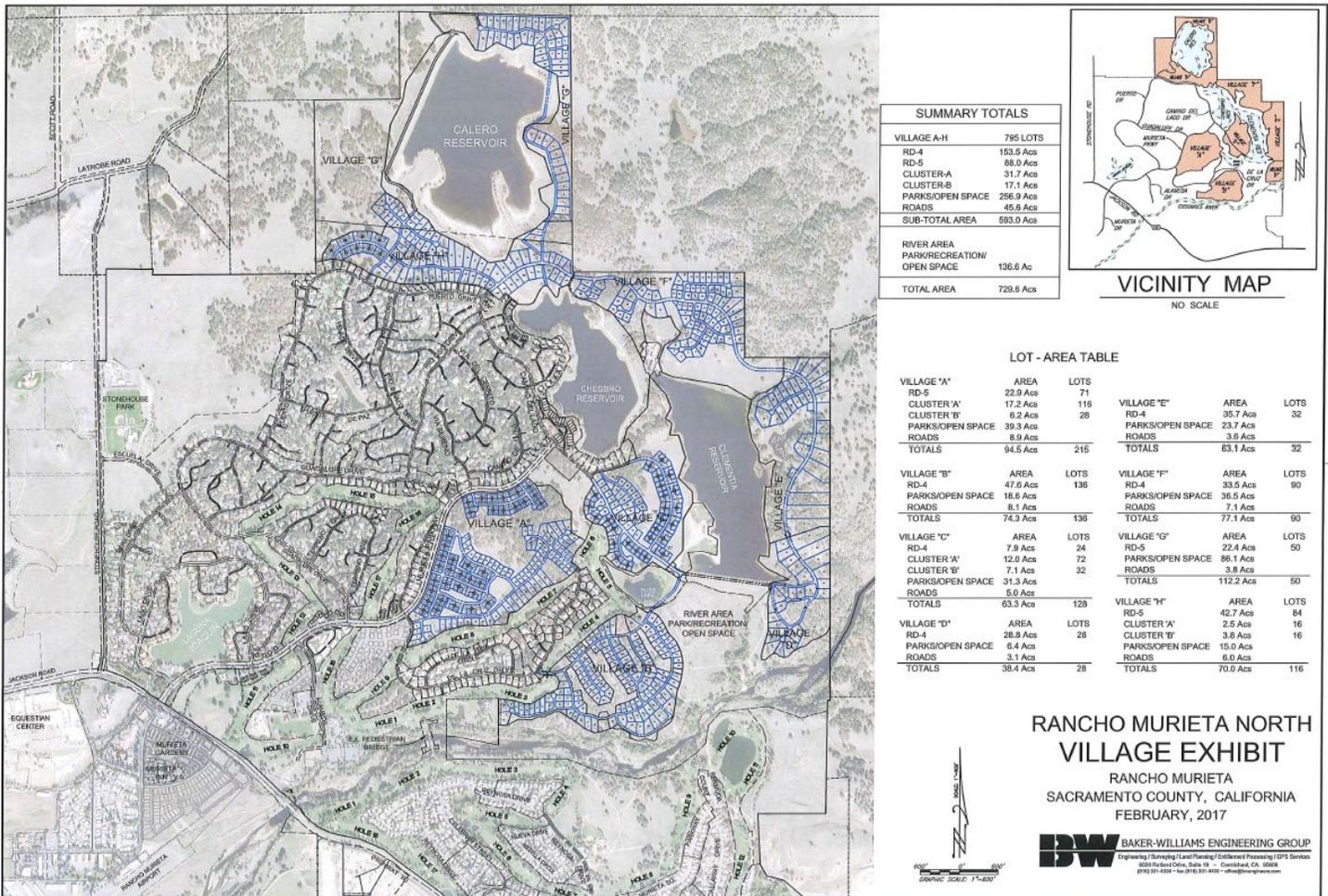
Sacramento County Planning link:

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

Rancho Murieta North – Development Project

No new information has been submitted to the District, however the project reports that they 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.

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



Sacramento County Planning link:

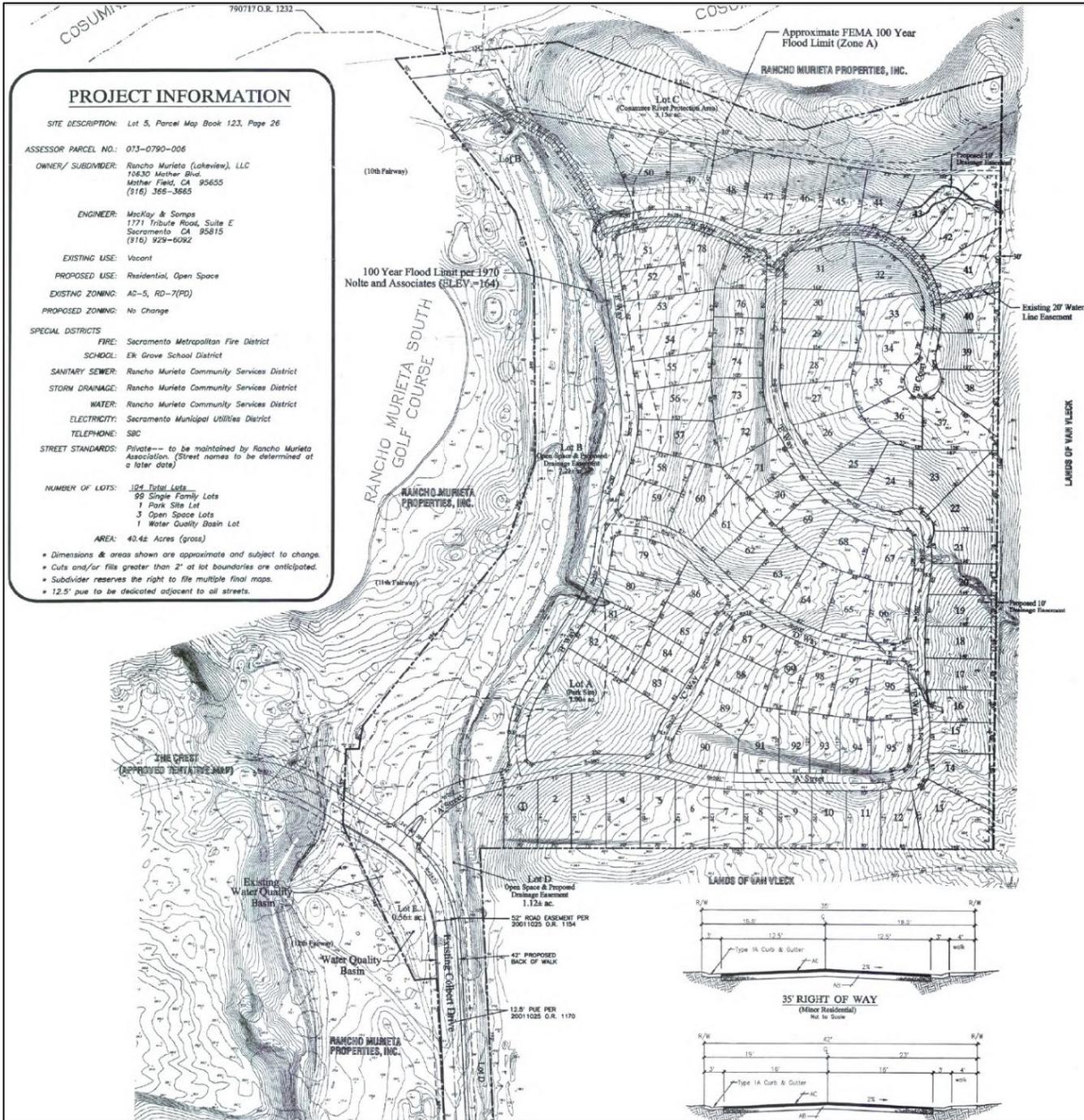
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=1792&communityID=4>

Lakeview

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

Project description:

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



The 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 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:

The screenshot displays the Sacramento County Planning Projects Viewer interface. On the left, a sidebar lists 123 projects found. The 'Murieta Hills Estates' project is highlighted in blue. Its details are as follows:

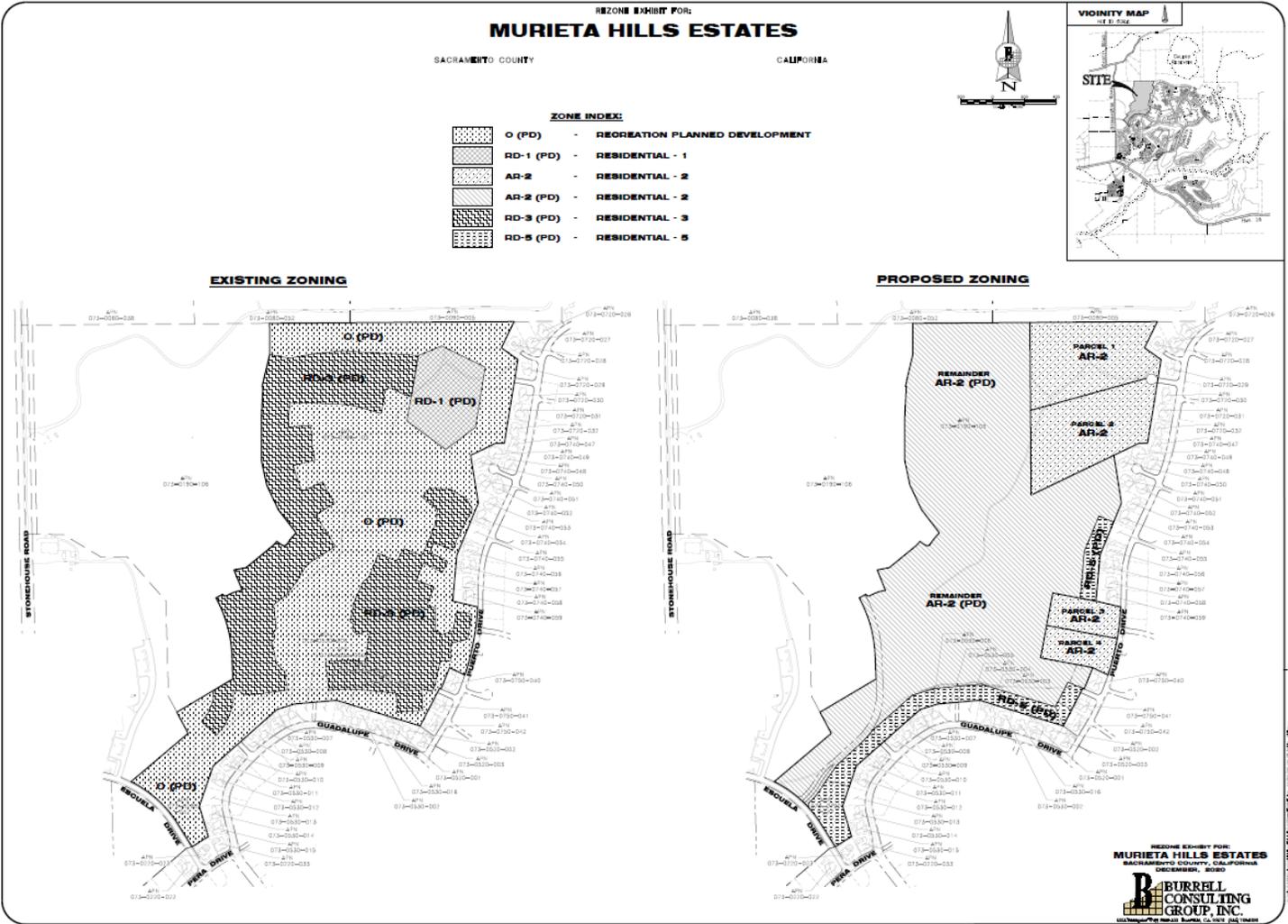
- Project:** Murieta Hills Estates
- Control #:** PLNP2020-03301
- Status:** Hold
- Description:** A Rezone of 86 acres to AR-2, a Tentative Parcel Map to create four new parcels (and a remainder parcel of 86 acres), Incidental Design...
- Lead Planner:** Jessie Shen

The map on the right shows the project location in the Murieta Hills area, with a large black arrow pointing to the project's location. The map includes labels for various landmarks such as Rancho Murieta Country Club, Rancho Murieta Lodge, and Rancho Murieta Mobile Home. A legend in the bottom right corner indicates the status of the project: Closed (black arrow), Hold (red arrow), Pending (yellow arrow), Pre-Application (purple arrow), Approved (green arrow), and Proposed (orange arrow).

Project description:

This was originally a planned development for 99 residential lots but is being revised by the owner. From the Sacramento County Planning departments website, it shows that a revised map has been submitted for this parcel.

The most recent revised map is shown below.



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

Sacramento County planning link:
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=7368&communityID=4>

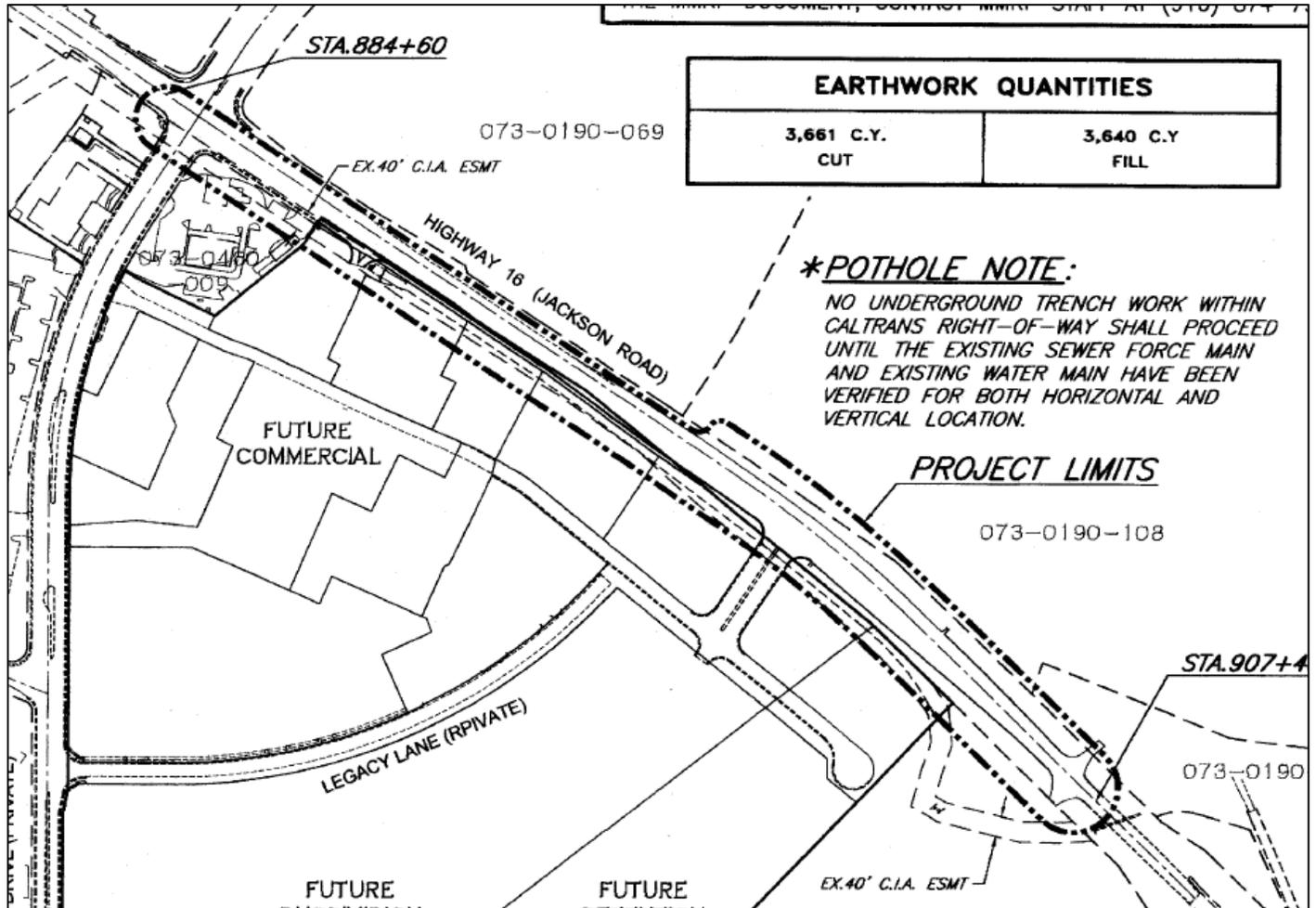
Completed Projects:

The Murieta Gardens – Highway 16 Off-Site Improvements

This project has been accepted by the District.

Project description:

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



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

This project has been signed off as substantially complete. We have requested As-Built plans to be submitted to the District.

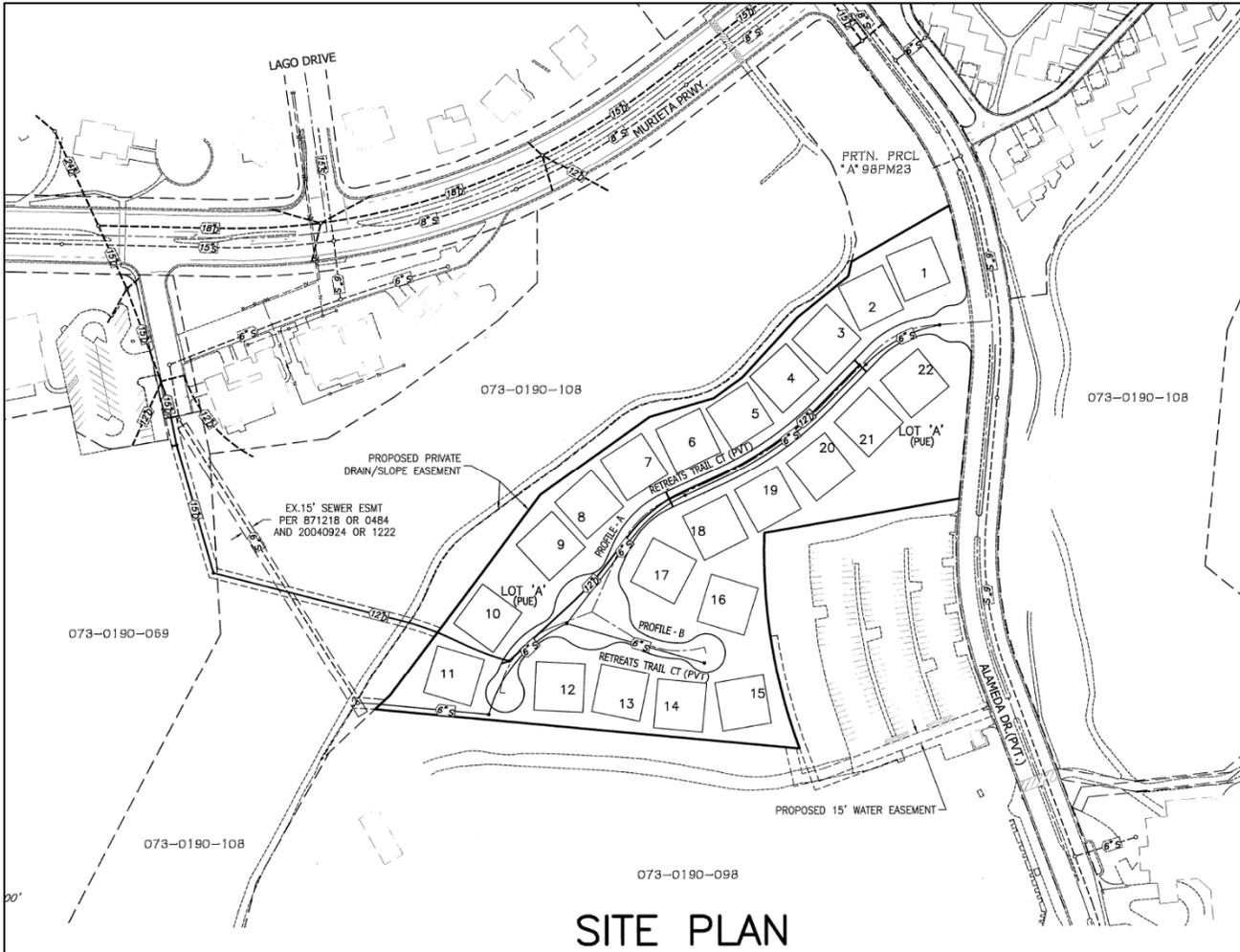
Project description:

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

Sacramento County Planning website link for Lot 4 "Shop D" (Starbucks):
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=7045&communityID=4>
Sacramento County Planning website link for Lot 5 (El Dorado Savings Bank)
<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2020-00171>

The Retreats West

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



Murieta Inn

Project Description:

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

