



May 6, 2022

SENT BY EMAIL: winepro@sbcglobal.net

Rancho Murieta Properties, LLC
14670 Cantova Way, Suite 220
Rancho Murieta, CA 95683
Attn.: John Sullivan

Subject: **REQUEST FOR ADDITIONAL INFORMATION**

CONTROL NO.: PLNP2014-00206

PROJECT NAME: Murieta North

ASSESSOR'S PARCEL NOS.: 073-0800-003, -007, -008, and -009; 073-0790-023; 073-0180-029; and 073-0090-062

Thank you for resubmitting materials for the above referenced application received on April 6, 2022. Planning and Environmental Review staff have reviewed the materials and determined the application remains **incomplete**. Staff have determined the following items need to be addressed to continue processing the application.

Reviewing Agency Comments and Coordination

- 1. Reviewing Agency Feedback.** Please review the attached comments, preliminary conditions of approval, and Requests for Information (RFIs) received from an Initial Distribution to other reviewing departments and agencies (Attachment 1). ***It is the applicant's responsibility to review and understand the implications of these comments and preliminary conditions. You may be subject to additional permitting processes and expenses to complete your project.*** Please reach out to me with any questions or clarification needed. Information requested by Reviewing Agencies must be included in your resubmittal package.

Agency	Date	RFI	Notes
Rancho Murieta Association	4/28/22	Yes	See ATT 1 for complete comments including requests for information and revisions.
Rancho Murieta Community Services District	5/3/22	Yes	See ATT 1 for complete comments including requests for information and revisions.
Sacramento Metropolitan Fires District (SMFD)	5/2/22	Yes	See ATT 1 for complete comments including requests for revisions.

Sacramento County Water Agency (SCWA)	5/9/2017	No	Project is outside of SCWA's service area.
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In addition to the comments provided in Attachment 1 and summarized in the above table, the Department of Transportation (DOT) provided comments on the June 2021 Vehicle Miles Travelled (VMT) Report and the June 2021 Local Transportation Analysis (LTA) in August of 2021. Please provide a revised VMT Report and LTA to the satisfaction of DOT and Caltrans.

Any additional comments will be forwarded as received. Please note that while responses to late comments are not required to deem an application complete, providing the requested information or clarification will assist with efficient processing.

Additional Information and Materials Required:

2. As noted by the Rancho Murieta Community Services District (CSD) in their letter dated May 3, 2022, the Integrated Water Master Plan (IWMP) is currently obsolete. The current IWMP was adopted in 2010 and does not take into account modifications to the expected development of the properties included in the Murieta North project. Please work with Rancho Murieta CSD to commission a new IWMP that incorporates the revised development patterns or obtain confirmation from the CSD that a new IWMP is not required.
3. Provide further detail regarding the expected build out of the Corridor Mixed Use (CMZ) portion of the 39-acre parcel south of Hwy 16 (APN 073-0180-029). The Corridor Mixed-Use Zone district is intended to promote the orderly and gradual infill of residential and neighborhood-serving commercial mixed-use development along linear corridor areas that are located within a one-quarter to one-half mile distance to a commercial or mixed-use center or transit stop. Residential is required as part of the mix of uses. Further information on how you wish to utilize this proposed zoning is necessary for evaluating if it is appropriate for this site.
4. Confirm that the "Rancho Murieta North Design Guidelines" dated September 13, 2014 are still applicable. In addition, please provide further information regarding how the Guidelines will apply to the parcel located south of Hwy 16, including the required residential component in the proposed CMZ zone.
5. As required by the Rancho Murieta PD Ordinance No. 77-PD-10, Chapter 18, Section 235, prepare and submit a Transportation Systems Management Plan (TSMP). The TSMP shall describe the facilities and services to be provided to reduce peak period vehicular trips from the site. TSMP measures that result in reductions to AQ/GHG impacts should be quantified in applicable technical studies to the extent feasible.
6. Provide a narrative responding to the Rancho Murieta Association's (RMA) request for compliance with the trails plan adopted by County Board Resolution No 84-737 in July Of 1984, and the more recent Trail Plan approved by the Rancho Murieta Parks Development Committee on March 22, 2018.
7. Provide a narrative describing any expected increase in density expected under both SB9 Urban Lot Splits/Second Primary Dwelling Unit regulations and Accessory

Dwelling Unit allowances. Include expected additional units and further information regarding any CC&Rs that you propose to limit additional units, if applicable.

8. Provide a narrative responding to the RMA's concern that village densities exceed those agreed to in the Mutual Benefit Agreement.

Response to Comments Cover Sheet. Please include a cover letter or sheet that references each item above and the corresponding information or documents submitted in response.

In order to find your application complete, it will be necessary for you to submit the requested additional information listed as items 1-8. Your application will not undergo further processing until this information has been received.

California Environmental Quality Act:

9. County staff has determined that that your project will require the preparation of an Environmental Impact Report (EIR). The areas of primary concern which led to the determination that an EIR would be required are those associated with land use, traffic and access/circulation, biological resources, drainage, hydrology and water quality, cultural resources, and public services and utilities, including water supply. The environmental assessment will fully analyze all of the issue areas required by the California Environmental Quality Act (CEQA).

Please be advised that PER will be reaching out to our On-Call Consultant to assist in preparation of the EIR. They will be preparing a scope, budget and timeline for review by PER and the applicant team.

10. The following Technical Studies are requested to prepare the EIR for the proposed project:
 - a) Review of prior environmental documentation and review of aerial photographs reveals the presence of wetlands on the subject properties. In accordance with U.S. Army Corps of Engineers specifications, submit a delineation of the existing wetlands on the subject properties. If there will be any fill placed in on-site wetlands, then you will be required to obtain a permit from the U.S. Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act. Please contact the Corps regarding their permit requirements for this project and submit evidence of such contact with the Corps.
 - b) County General Plan policy requires that the project result in no net loss of wetlands. The Wetland Mitigation Plan dated September 2017 is incomplete. Provide a Wetland Preservation/Compensation Plan prepared by a qualified biologist which contains at least the following:
 - a. A description of how the proposed project will impact wetlands on the project site including direct impacts and indirect impacts through changes to on-site drainage, if any.
 - b. A complete description of mitigation methods proposed, including methods for wetland restoration, vegetation establishment and the location of mitigation efforts.

- c. A description of long term maintenance and protection activities including the source of funding and personnel who will conduct these activities to assure permanent protection of the wetlands.
 - d. An exhibit showing the location and type of any fencing that is proposed to protect the wetlands.
 - e. Please note that the result of your consultation with the Corps of Engineers and the U.S. Fish and Wildlife Service could significantly influence the content of the Wetland Mitigation Plan.
- c) Due to the size of the proposed project (California Water Code Section 10912), a water supply assessment (WSA) will be required for your project. The Rancho Murieta Community Services District provided a Final Water Supply Assessment dated January 18, 2016. The WSA needs to be updated to reflect a new 20 year water supply horizon for the project. Please be advised that the WSA will likely require some peer review; this review may occur internally if County expertise and staff time is available; otherwise an external third party review will be required. The County will request an updated WSA from the CSD when your application is deemed complete.
- d) A Preliminary Sewer Study for the project site dated June 2018 has been submitted. The study will be subject to review from the CSD.
- e) A Preliminary Drainage Study for the project site dated December 2018 has been submitted. The study will be subject to review from the CSD.
- f) The previously submitted tree inventory and canopy survey (dated January 20, 2015) surveyed trees between October 2013 and April 2014 and will need to be updated to reflect changes to trees and canopy. Please provide an exhibit [two (2) full size copies and two (2) 8 ½" x 11" reductions], that shows the location, trunk size, species and dripline (i.e. a circle with the trunk as the center and the longest limb as the radius) of all existing trees (4" dbh or larger) on the site. Indicate any trees proposed to be removed. If the site contains native oak trees (*Quercus lobata*, *Q. douglasii*, *Q. wislizenii*), other native trees (Ca. sycamore [*Plantanus racemosa*], Northern Ca. black walnut [*Juglans hindsii*], Oregon Ash [*Fraxinus latifolia*], Goodding's black willow [*Salix gooddingii*], California Box Elder [*Acer negundo* var. *californicum*], white alder [*Alnus rhombifolia*]) or other non-native trees with trunk diameters of 19 inches dbh or larger, then submit a report (3 copies) prepared by a certified arborist which evaluates the health and condition of the trees. The arborist's report must include the following elements:
- a. Confirmation of the location, trunk size, species and dripline radius of the existing trees on the site. **Note: The arborist report shall include documentation of all native trees on the site 4" dbh or larger.**
 - b. Status of the existing health and condition of the native oak trees, non-oak native or other stately/large trees which are located on the site. Clearly define the terms fair, poor, good, etc. and indicate the

approximate life expectancy of those trees that are in poor or declining condition.

- c. For those trees to be retained, identify specific measures that would assure their preservation. If a tree is on the decline or in a diseased condition, identify specific measures that are needed to rectify the illness or reverse or stabilize the tree's condition.
- d. General recommendations for the protection and preservation of trees on the site during and after construction. These recommendations should include such things as grading, trenching, filling, or paving beneath oak trees, fencing and landscaping requirements beneath oak trees, construction plan and specification requirements, etc.
- e. If the arborist report is prepared in Excel (Microsoft) or another similar format, please provide us with an electronic copy via e-mail or disk. This will greatly assist us in the processing of your application. In any case, a hard copy of the arborist report will be required before final signoff.
- g) Provide electronic copies of the jurisdictional delineation and special status species assessment. These studies should be updated, as needed, or technical memorandum provided by a qualified biologist stating that the previous findings and conclusions from the 2014-2015 studies are still adequate.
- h) Advisory: The proposed project will require an analysis of impacts to Swainson's hawk foraging habitat. Based on prior environmental documentation and review of the project proposal, the project will have a mitigation requirement exceeding 40 acres. One option for mitigation is the Swainson's Hawk Mitigation Program. Under the program, projects of 40 acres or more of impact must provide replacement land dedication by fee title or easement equivalent to the acres of impact. In addition to the land dedication, the project proponent must also fund an endowment used to provide in perpetuity management of the replacement land. Actual mitigation requirements are not certain until an environmental document is prepared as required by the California Environmental Quality Act (CEQA) and mitigation would not be required until the project is approved and a final map is recorded.
- i) Air Quality and Greenhouse Gas (GHG) Analysis – Provide a report that analyzes emissions associated with construction of the project, including any off-site improvements, and project operations. Refer to the Sacramento Metropolitan Air Quality Management District's (SMAQMD) CEQA Guide (available at: <http://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools>) for additional information regarding requirements for the analysis.

Provide a GHG Emissions Reduction Plan that quantifies GHG emissions from the proposed project and details proposed reductions (or mitigation measures) utilizing sound and quantifiable methodology from a qualified professional per

County standards and thresholds. Additional information regarding County thresholds and examples of GHG reduction plans submitted for other projects are available for your review at this office.

- 1) Note: The GHG reduction plan will rely on information gathered for and contained within the traffic study; specifically the project's vehicle miles traveled (VMT) data will be required information to complete the GHG plan (the traffic consultant should prepare VMT data for your use). Thus as an advisory, please allow for the completion of this study in the overall application schedule/timeline and begin work early with a climate change expert to ensure timely delivery.
- 2) Additionally, please note, that GHG reduction measures can influence the overall design of the project and should be considered early in the process. Review of other large developments and their mitigation obligations related to GHG is advisable.

Please be advised that an Air Quality Mitigation Plan (AQMP) may be required in the instance that the technical analysis show a significant impact associated with operational emissions.

- j) Update the cultural resources survey to include a map that overlays identified resources with the proposed subdivision map. Sacramento County will lead tribal consultation – Please do not contact tribes to initiate consultation under AB52 (CEQA) or Section 106 (National Historic Preservation Act). Testing – **No testing (shovel testing test pits, coring, grading, disking, etc.) is to occur at this time.** The archaeologist may recommend (extended Phase I, Phase II) testing; however, testing may not occur before the County has reviewed the report and approved a scope of work for additional testing.

In order to prepare the EIR for the proposed project, it will be necessary for you to submit the technical studies listed as items 9-10.

Advisories:

The following comments are not application completeness items, but address staff recommendations and potential conditions of approval:

- 11. No physical alteration of property.** Please note that upon submittal of the referenced application you agreed not to alter the physical condition of the property during the entitlement process. Prohibited alterations include but are not limited to, removing trees, constructing or demolishing structures, altering streams, and/or grading or filling. Any such alterations may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

12. GHG Tier 1 BMPs

In April 2020, the Sacramento Metropolitan Air Quality Management District (SMAQMD) updated their thresholds of significance for greenhouse gas (GHG)

emissions. The Board of Supervisors adopted the SMAQMD thresholds in December 2020. Therefore, your project is subject to the following requirements:

Tier 1: BMPs Required for all Projects

- BMP 1: No natural gas: Projects shall be designed and constructed without natural gas infrastructure.
- BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV Ready.

Alternatives may be proposed on a project-specific basis that demonstrate the same level of GHG reductions as BMPs 1 and 2. At a minimum, for purposes of evaluating consistency with 2045 statewide carbon neutrality, a project would need to mitigate any natural gas emissions and require all rewiring necessary so that the building(s) are ready for a future retrofit to all-electric (e.g., such that electric space heating, water heating, drying, and cooking appliances could be installed).

The full SMAQMD Greenhouse Gas Thresholds for Sacramento County is available at the link below. Appendix B provides definitions and estimated costs and notes on current and future regulatory requirements.

<http://www.airquality.org/LandUseTransportation/Documents/SMAQMDGHGThresholds2020-03-04v2.pdf>

Response Instructions:

Please provide a written Response to Comments Cover Sheet with requested items attached. Please put the control number on all information submitted. Any revised exhibits or information needs to be submitted in electronic form, via email, CD, or file sharing website.

Please direct your responses to Jessica Brandt, *Project Manager*, at Planning and Environmental Review, 827 7th Street, Room 225, Sacramento, CA 95814. For questions regarding these items, please call (916) 875-2593 or send an email to brandtj@saccounty.net.

Thank you for your prompt reply.

Sincerely,



Jessica Brandt, *Project Manager*

cc: Julie Newton, *Environmental Analyst*

Attachments:

Attachment 1 – Reviewing Agency Feedback