Winchester Project Status – Fact Sheet
Prepared by the Placer County Community Development Resource Agency
Engineering & Surveying Department
As of June 27, 2008

The information contained herein is deemed reliable based on information known to the County as of the above date. This information is not guaranteed and should be independently verified.

A copy of the Winchester Conditions of Approval is attached to this Fact Sheet for reference.

Winchester Phases 1, 2 and 3

The infrastructure for Winchester Phases 1, 2 and 3 has been accepted as complete by the Placer County Board of Supervisors. Accordingly, there are no Building Permit restrictions (Final Occupancy or otherwise) for any lots in Phases 1, 2 or 3 of the Winchester subdivision.

Winchester Phases 4, 5 and 6

Phases 4, 5 and 6 of the Winchester subdivision (also known as Phases 4A, 4B and 4C, respectively) are all under construction and in various stages of completion, however none are fully complete. A brief summary as to status is as follows:

Phase 4

Phase 4 infrastructure is close to completion and a "punchlist" (items identified as needing correction prior to subdivision acceptance by the Board) has been generated by the County. The punchlist was in the process of being addressed by the developer but work appears to have recently ceased.

Due to the incomplete infrastructure in this phase, the County at this time cannot issue any further Building Permits for lots in Phase 4 until the infrastructure is completed and the Board of Supervisors accepts it as complete, or until preconditions outlined in County Code, Section 15.04.060 are met. Regarding the latter, issuance of further Building Permits under this section of code would be restricted to non-occupancy permits as defined in code. A copy of County Code Section 15.04.060 is attached.

Phases 5 and 6

Phases 5 and 6 are approximately 50% to 75% complete. At this time the infrastructure of these two phases are not sufficiently complete to warrant compilation of a punchlist. The County cannot define the status/condition of the partially complete infrastructure beyond that which is readily observable.

Due to the incomplete infrastructure in these phases, the County at this time cannot issue Building Permits for lots in either Phase 5 or Phase 6 until the infrastructure is completed for the respective phase and the Board of Supervisors accepts such as complete, or until infrastructure is completed to a point where early permits are afforded under County Code Section 15.04.060. Early Building Permits issued under this section of code would be restricted to non-occupancy permits as defined in code.

Of particular note for Phases 4, 5 and 6 is the inability of the utility providers, including Meadow Vista Water, PG&E, AT&T, and the County Sanitary Sewer District, to provide service to the lots in the absence of completed and accepted infrastructure, and payment of applicable fees.

Offsite Infrastructure Obligations

Most offsite infrastructure obligations have been completed with the exception of Condition of Approval #51, which is pending based on continuing review of traffic warrants. The County is not aware of other outstanding infrastructure obligations but encourages any person seeking information on relative to this issue to review the attached Conditions of Approval with the appropriate County Department or other outside agency for confirmation as applicable.

Subdivision Bonds

In accordance with the Subdivision Map Act and County Code, the County holds surety bonds to guarantee completion of Phases 4, 5 and 6. Faithful Performance and Labor/Materials bonds are currently in place for each of the three subphases as follows:

Phase 4	$2,338,285.60 each bond
Phase 5	$2,045,999.90 each bond
Phase 6	$1,461,428.50 each bond

Copies of these bonds are available for public review upon request. Engineer's Estimates are also available for review upon request.