

MEMORANDUM

COMMUNITY DEVELOPMENT RESOURCE AGENCY County of Placer

TO: BOARD OF SUPERVISORS

DATE: JULY 11, 2006

FROM: JOHN MARIN *JM* / WES ZICKER *WZ*

SUBJECT: PENRYN COUNTRY ESTATES, TRACT NO. 909 / PROJECT NO. FF 1047

ACTION REQUESTED / RECOMMENDATION

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be reduced to:
 - a) Faithful Performance 25% immediately upon your Board's approval.
 - b) Labor and Material 50% or the total of all claims per G.C.66499.7, whichever is higher, for six months or longer if claims exist.

BACKGROUND / SUMMARY

Penryn Country Estates subdivision was approved to create 15 single-family residential lots on 38+ acres with an average size of 2.56 acres as shown on Exhibit "A" attached hereto. This subdivision is located on the east and west sides of Taylor Road, south of the Penryn Road/Taylor Road intersection.

This department has inspected the construction of all improvements within the subject subdivision, and we find the work to be in accordance with the approved standards. The final map is recorded in Book AA, Page 7 of the Official Records. Each lot within this subdivision has frontage on a County road.

ENVIRONMENTAL CLEARANCE

A Negative Declaration (EIAQ-3568) for Penryn Country Estates has been found adequate to satisfy the requirements of CEQA for this project.

FISCAL IMPACT

None

PENRYN COUNTRY ESTATES TRACT NO. 909

