

**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**ENGINEERING  
&  
SURVEYING**

Wes Zicker  
Director of Engineering & Surveying

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Wes Zicker, Director *WZ*  
Department of Engineering and Surveying, Community Development Resource Agency  
**DATE:** APRIL 17, 2007  
**SUBJECT:** WALNUT ORCHARD SUBDIVISION, TRACT # 952

**ACTION REQUESTED:**

Approve the Final Map for Walnut Orchard Subdivision located north of Todd Valley off of Foresthill Road and west of the town of Foresthill.

1. Approve recording and authorize the Chairman to sign the Final Map.
2. Authorize the Chairman to sign the Warranty Agreement.
3. Instruct the Clerk of the Board to do the following:
  - a. Prepare the Final Map for recording.
  - b. Prepare the Warranty Agreement for recording.

**BACKGROUND:**

Walnut Orchard Subdivision will divide 39 acres of land into fifteen (15) residential lots with a 10.6 acre open space, as shown on Exhibit 'A' attached hereto. This subdivision is located north of Todd Valley, off of Foresthill Road, just westerly of the Town of Foresthill.

The improvements constructed with this subdivision consist of county road reconstruction, private subdivision streets, drainage, survey monumentation, and miscellaneous items. The improvements have been completed and accepted. Security sufficient to cover the warranty period for labor / materials and faithful performance has been posted with the County.

Streets within this project are private, with maintenance provided by the property owners association.

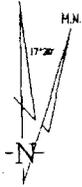
**ENVIRONMENTAL CLEARANCE:**

A Mitigated Negative Declaration (EIAQ-3731) has been found adequate to satisfy the requirements of CEQA for this project. Required mitigation measures have been addressed by the Conditions of Approval for this subdivision.

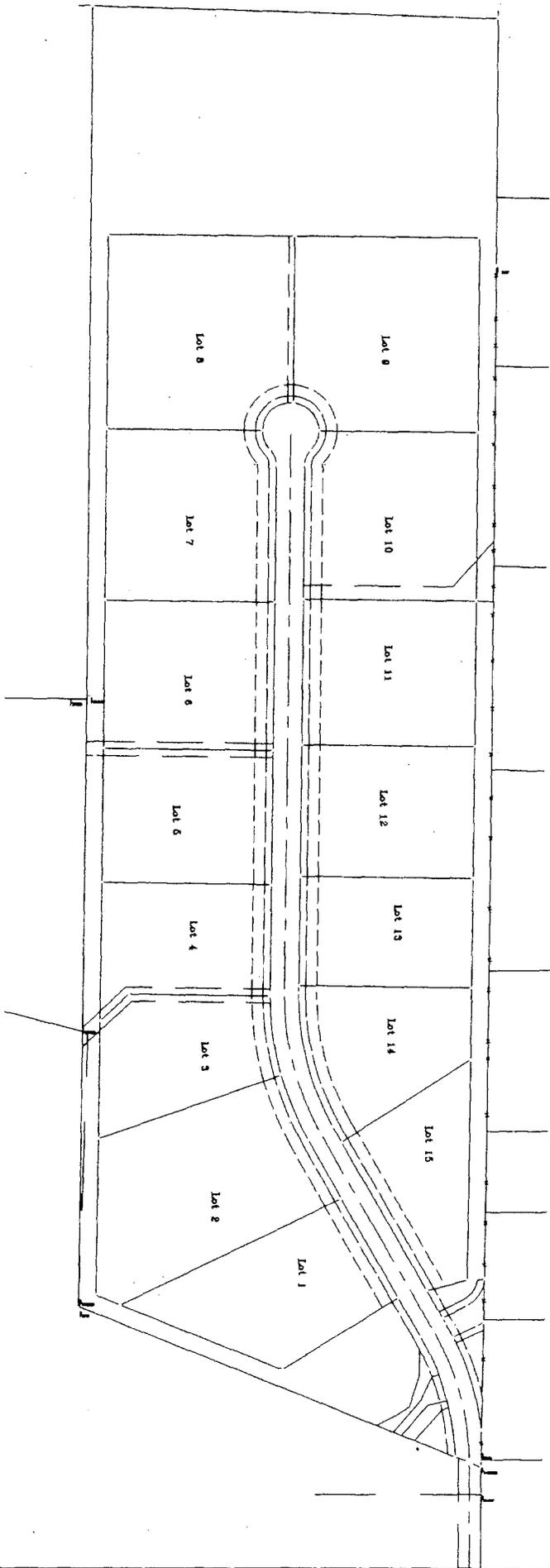
**FISCAL IMPACT:**

None

Attachment: Exhibit A – Map of Subdivision



SCALE 1" = 120'



INFORMATION SHEET  
SUBDIVISION NO. 952  
THE WALNUT ORCHARD  
A PLANNED DEVELOPMENT  
EXHIBIT "A"