



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING
&
SURVEYING**

John Marin, Agency Director

Wes Zicker
Director of Engineering & Surveying

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Wes Zicker, Director
Department of Engineering and Surveying, Community Development Resource Agency
DATE: December 09, 2008
SUBJECT: THE RETREAT AT NORTHSTAR, FF 1249, TRACT 930

ACTION REQUESTED:

This Department has inspected construction of all improvements within The Retreat at Northstar project and found the work to be in accordance with approved standards. Therefore, it is requested that the Board take the following Actions:

1. Accept The Retreat at Northstar 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
3. Approve the attached resolution accepting the following roads into the County Maintained Mileage System:

<u>Road Name</u>	<u>Road Number</u>	<u>Mileage</u>
Cross Cut Court	W8031	0.18
Mill Site Road	W8032	0.34

BACKGROUND / SUMMARY

The Retreat was approved to create 18 single-family residential lots with an average size of 1.07 acres, and 2 Open Space Lots as shown on the attached Exhibit "A." This subdivision is located on Big Springs Drive, 3000' westerly of the intersection of Northstar Drive and Big Springs Drive in Northstar.

The Improvements to be constructed with this subdivision consist of County Road reconstruction, subdivision streets, drainage, survey monumentation, and miscellaneous items. Security sufficient to cover labor / materials and faithful performance has been posted with the County.

Streets within this project are public, with maintenance to be funded by Zone 187 of County Service Area No. 28, and provided by Northstar Community Service District. Your Board will be requested to approve the formation of Zone 187.

ENVIRONMENTAL CLEARANCE

A Final EIR for The Retreat at Northstar has been found adequate to satisfy the requirements of CEQA for this project. The Final EIR was certified by the Planning Commission on February 23, 2005 (SCH #2003032042).

1131

FISCAL IMPACT:

None

Respectfully submitted,



Wesley K. Zicker, P. E.
Director, Engineering and Survey Department

Attached to this report for the Board's information/consideration are:

1. Exhibit A - Map of Subdivision and Vicinity Map

**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: A RESOLUTION ACCEPTING
THE ROADS IN THE RETREAT SUBDIVISION,
TRACT NO. 930 INTO THE COUNTY
MAINTAINED MILEAGE SYSTEM**

Resol. No:.....

Ord. No:.....

First Reading:.....

**The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held DECEMBER 9, 2008 by
the following vote on roll call:**

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

**Attest:
Clerk of said Board**

**WHEREAS, the following roads have been constructed to full County standards through
the land development process, and**

**WHEREAS, the County has agreed to accept these roads into the Maintained Mileage
System for the purpose of providing routine maintenance on said roads, with a County Service
Area established to provide for future major rehabilitation.**

**NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors, County of
Placer, State of California, pursuant to the Streets and Highways Code Section 941, hereby
accepts these roads as shown below into the County Maintained Mileage System.**

New Roads:	<u>Road Name</u>	<u>Road Number</u>	<u>Mileage</u>
	Cross Cut Court	W8031	0.18
	Mill Site Road	W8032	0.34

