



COUNTY OF PLACER
Community Development Resource Agency

Michael Johnson, Agency Director

**ENGINEERING
&
SURVEYING**

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: March 22, 2011
SUBJECT: SEYMOUR RANCH; TRACT # 938

ACTION REQUESTED:

Approve recording of the Final Map for Seymour Ranch:

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

BACKGROUND:

Seymour Ranch Subdivision was approved to create 17 residential lots of approximately ½ acre each and 2 common area lots totaling 2.85 acres on a 13 acre parcel as shown on Exhibit 'A' attached hereto. The subdivision is located on Cavitt Stallman Road North of Douglas Blvd and East of Sierra College Blvd in the community of Granite Bay.

The Improvements required to be constructed with this subdivision consist of County Road reconstruction, private subdivision streets, sewer, drainage, survey monumentation, and miscellaneous items. The majority of the improvements have been constructed, but not been accepted as complete. The Developer has worked with staff to assure that the documentation necessary to support an adjustment of security, based upon work completed, is in place. Security sufficient to cover the necessary labor and materials and faithful performance has been posted with the County. The Subdivision streets are private with maintenance of roads and storm drainage facilities provided by the property owner's association.

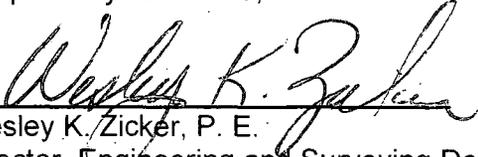
ENVIRONMENTAL CLEARANCE

A Mitigated 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

Respectfully submitted,

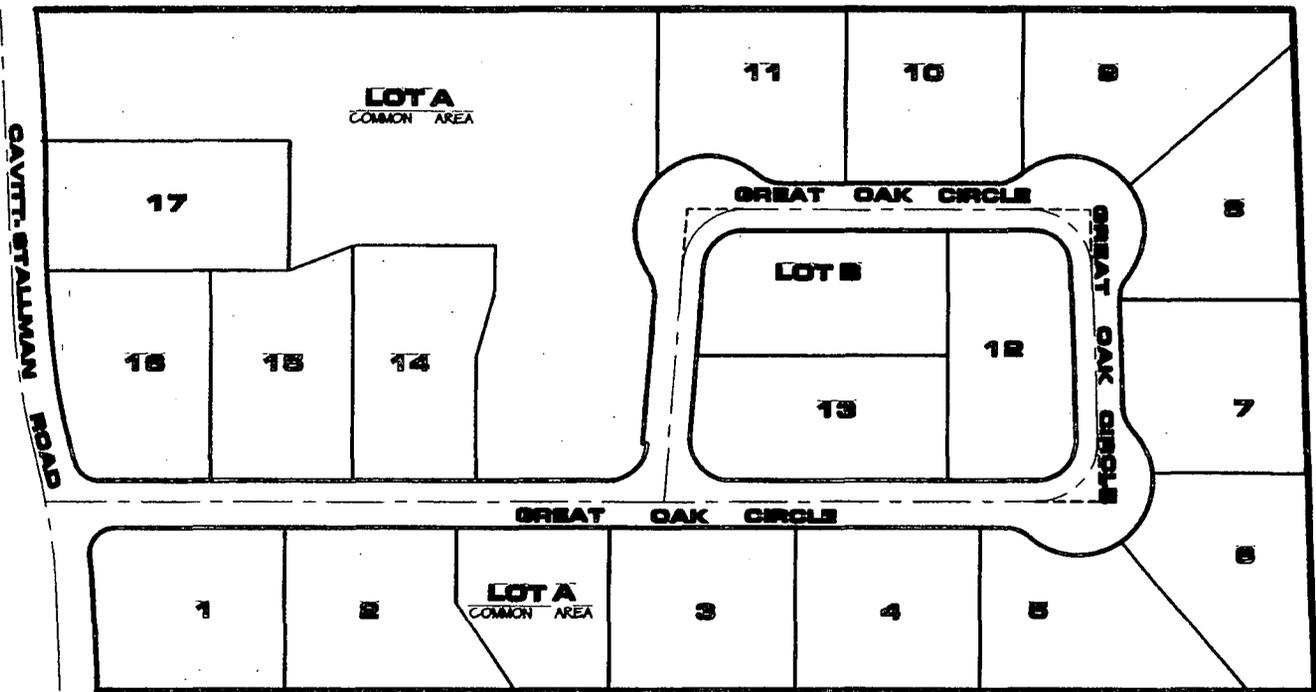
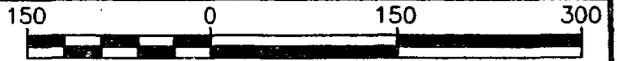


Wesley K. Zicker, P. E.
Director, Engineering and Surveying Department

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

Attachment: Exhibit A – Map of Subdivision

EXHIBIT A



 <p>BURRELL CONSULTING GROUP, INC. 1001 Hampshire Way, Suite 100, Roseville, CA 95678 (916) 783-8208</p>	PLOT PLAN FOR: SEYMOUR RANCH		DRAWN BY: JCK	CHK'D BY: JVA
	KEY MAP		DATE: 2/18/11	REVISED:
	COUNTY OF PLACER		CALIFORNIA	
			SCALE: 1"=150'	JOB NO. 1262 - 00-1010

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