



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING AND
SURVEYING DIVISION**

Michael Johnson, Agency Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael Johnson, AICP
Agency Director
DATE: October 22, 2013
SUBJECT: VISTA CIELO SUBDIVISION, TRACT # 915 / PROJECT NO. DPN-8131

ACTION REQUESTED:

This department inspected the construction of the improvements within the Vista Cielo Subdivision and found the work to be in accordance with approved standards. Therefore it is requested that the Board:

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at:
 - a) Faithful Performance 25% of the value of any otherwise unsecured public improvements 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.

There is no net County cost associated with this action.

BACKGROUND:

Vista Cielo (originally named Kelshire) Subdivision was approved to create 24 single-family residential lots with an average size of 3 acres on a 78 acre parcel as shown on the attached Exhibit 'B'. The subdivision is located on the north side of Powerhouse Road approximately 600 feet west of Auburn Folsom Road.

The Improvements constructed with this subdivision consist of County Road reconstruction, private subdivision streets, drainage, survey monumentation, and miscellaneous items. 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-3628) has been found adequate to satisfy the requirements of CEQA for this project. The Planning Commission approved the Mitigated Negative Declaration on January 23, 2003.

FISCAL IMPACT:

None

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

- Attachment: Exhibit 'A' Vicinity Map
- Attachment: Exhibit 'B' Map of Subdivision

Exhibit 'A'

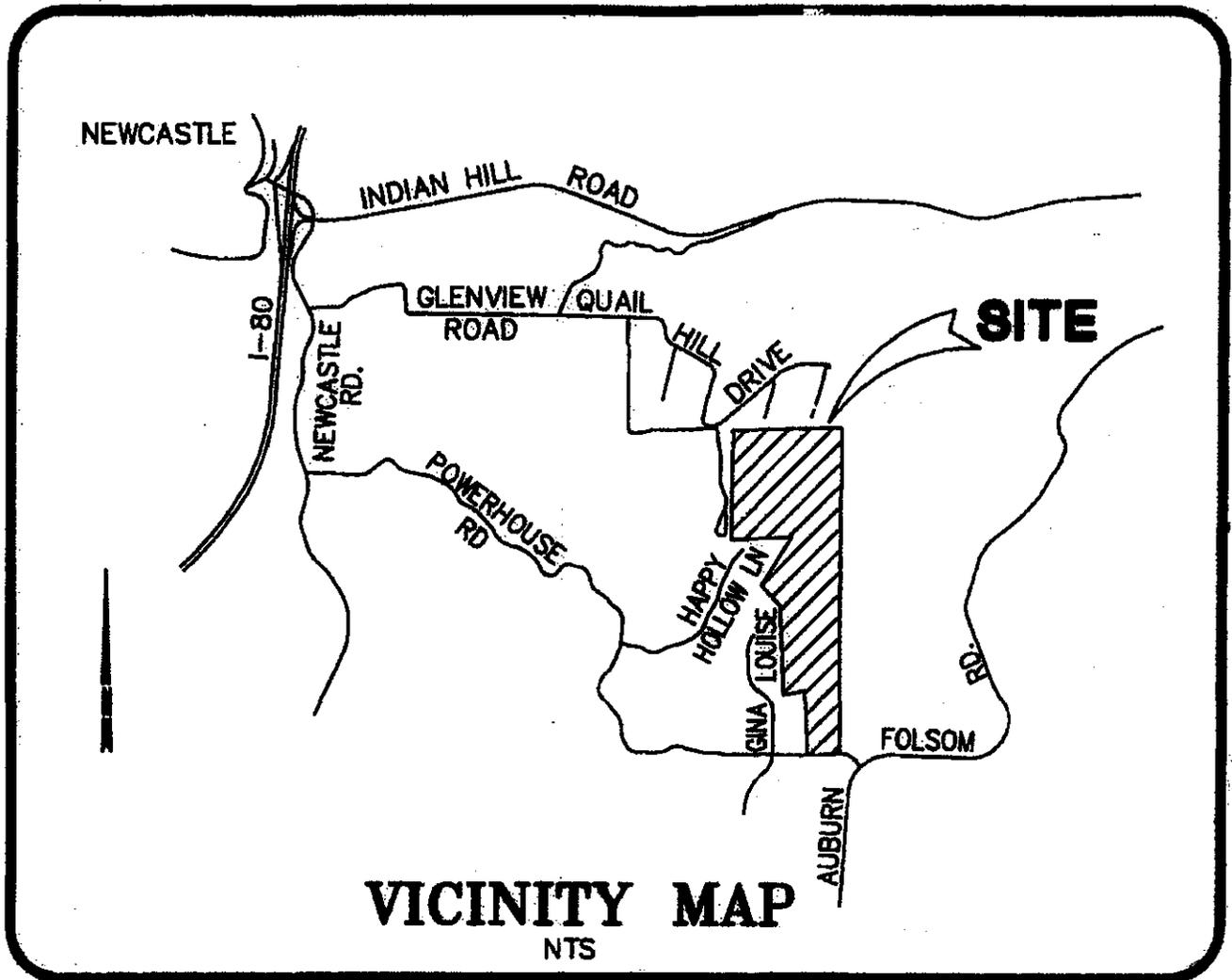


Exhibit 'B'

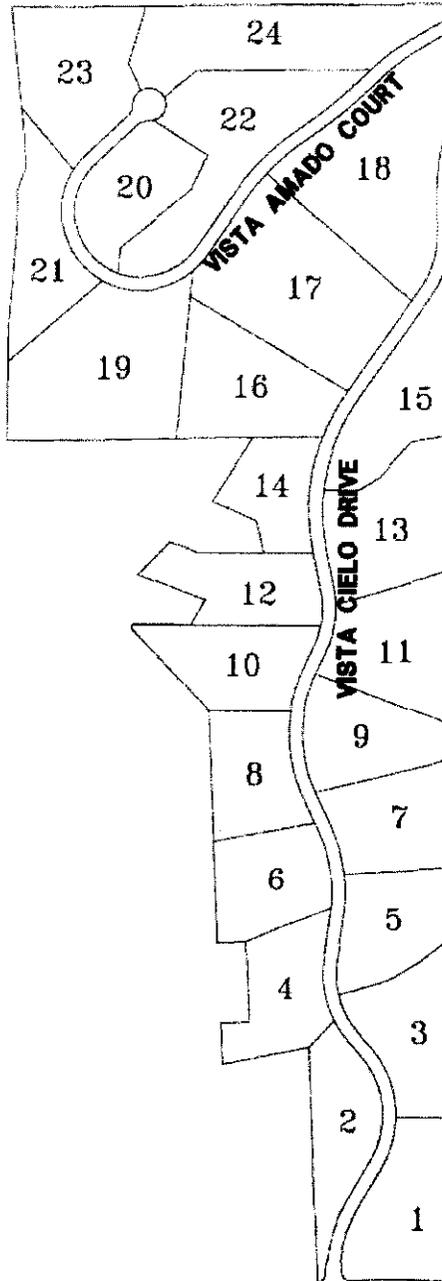
SUBDIVISION EXHIBIT FOR
VISTA CIELO (KELSHIRE)

TAYLOR MORRISON

PLACER COUNTY

CALIFORNIA

SEPTEMBER, 2018



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