



COUNTY OF PLACER
Community Development Resource Agency

Michael Johnson, AICP
Agency Director

**ENGINEERING AND
SURVEYING DIVISION**

Richard Eiri, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael Johnson, AICP
Agency Director

By: Leslie Amsberry, County Surveyor

DATE: September 23, 2014

SUBJECT: **MORGAN RANCH PHASE 1 (PREVIOUSLY WHISPER CREEK) TRACT No. 1010**

ACTION REQUESTED

1. Approve the recordation of the Final Map for Morgan Ranch Phase 1.
2. Approve the recordation of the Subdivision Improvement Agreement.

There is no net County cost associated with these actions.

BACKGROUND

The Morgan Ranch Phase 1 Planned Development is located east of Walerga Road between PFE Road and the County Line (see Exhibit A). Morgan Ranch Planned Development, originally called Whisper Creek, was approved to create 104 residential units on 60.6 acres. Phase 1 creates 42 single-family residential lots ranging in size from 10,500 to 17,362 square feet, five common area open space lots, one private road lot, and a 33.2 acre Remainder to be included in a future phase (see Exhibit B).

The improvements proposed with this subdivision consist of streets, trails, sewer, drainage and utility infrastructure, survey monuments, and miscellaneous items. Streets within this project are private, with maintenance provided by the property owner's association. Security sufficient to cover labor and materials and faithful performance for the public improvements has been posted with the County.

The annexation into Zone of Benefit No. 169 (park/trail and open space maintenance) and the request to impose a charge for Zone of Benefit No. 165 (fire/emergency services) of County Service Area No. 28, were approved by the Board of Supervisors on September 9, 2014.

ENVIRONMENTAL CLEARANCE

A Final Environmental Impact Report (EIR) for Morgan Ranch Planned Development (previously Whisper Creek) has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA). The Final EIR was approved by the Board of Supervisors on August 7, 2007. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

FISCAL IMPACT

Approval of the Final Map will have no fiscal impact on the County's General Fund.

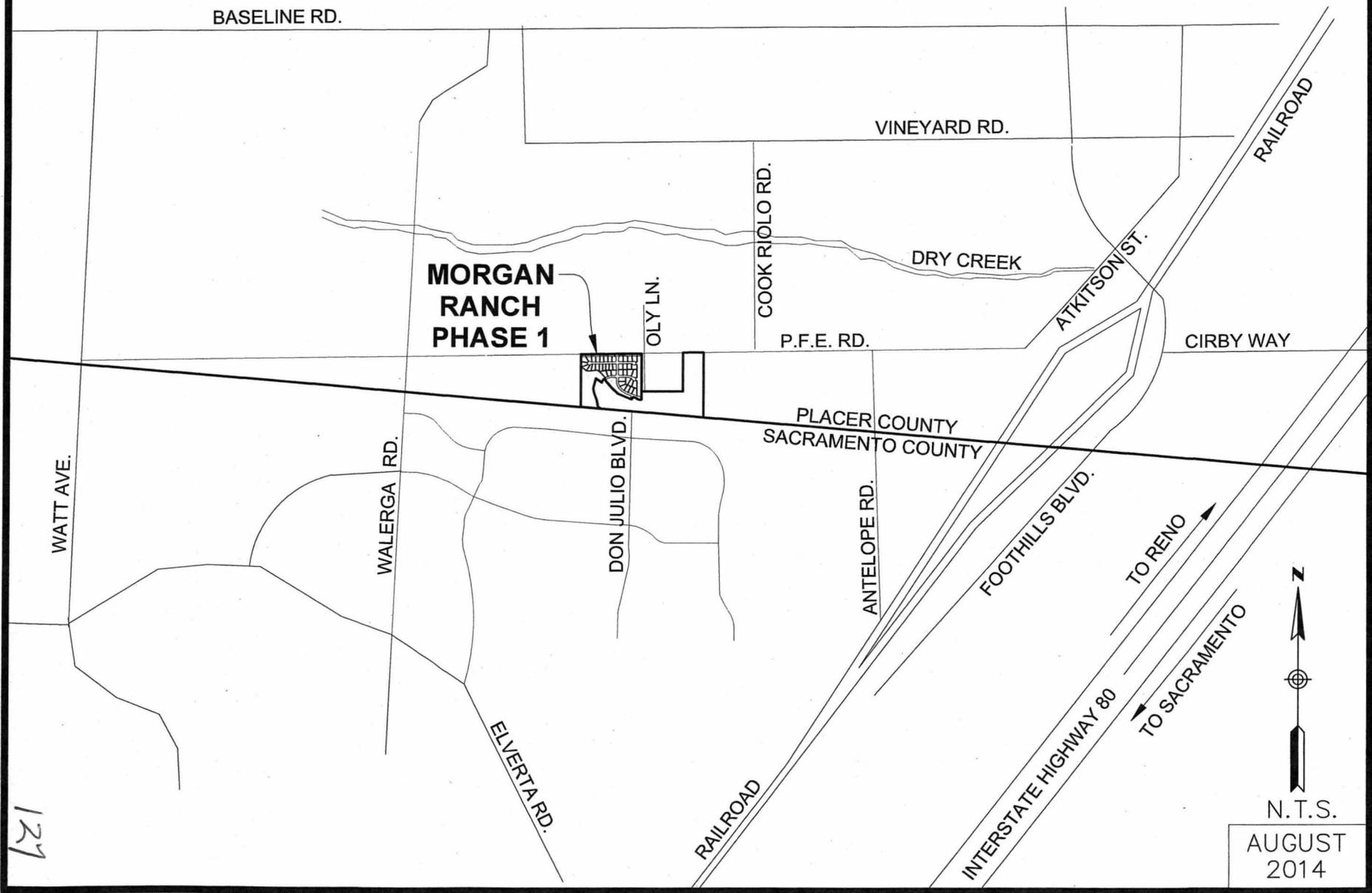
RECOMMENDATION:

1. Approve recording and authorize the Chairman to sign the Final Map and Subdivision Improvement Agreement.
2. 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.

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

EXHIBIT "A"
MORGAN RANCH PHASE 1

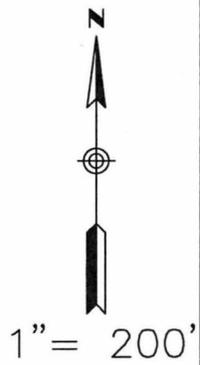
A PORTION OF THE NORTH 1/2 OF SECTION 17,
TOWNSHIP 10 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN,
PLACER COUNTY, CA



127

N.T.S.
AUGUST
2014

EXHIBIT "B"
MORGAN RANCH PHASE 1
 A PORTION OF THE NORTH 1/2 OF SECTION 17,
 TOWNSHIP 10 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN,
 PLACER COUNTY, CA



PLACER COUNTY
 SACRAMENTO COUNTY

128

RICK
 ENGINEERING COMPANY

2525 EAST BIDWELL STREET
 FOLSOM, CA 95630
 916.638.8200
 (FAX) 916.934.5144

rickengineering.com

San Diego - San Luis Obispo - Bakersfield - Riverside - Orange - Phoenix - Tucson

AUGUST
 2014