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: Matt Bartholomew, Senior Civil Engineer

DATE: October 6, 2015

SUBJECT: **MORGAN RANCH PHASE 1 (PREVIOUSLY WHISPER CREEK), DPN-8693, TRACT No. 1010**

ACTION REQUESTED

1. Accept the improvements for the Morgan Ranch Phase 1 Subdivision (located east of Walerga Road between PFE Road and the County Line) as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at:
   a. Faithful Performance 25 percent of the value of any otherwise unsecured public improvements immediately upon your Board's approval.
   b. Labor and Material 50 percent, or the total of all claims per Government Code Section 66499.7, whichever is higher.

BACKGROUND

The Morgan Ranch Phase 1 Planned Development is located east of Walerga Road between PFE Road and the County Line (see Attachment 1). Morgan Ranch Planned Development, originally called Whisper Creek, was approved to create 104 residential units on 60.6 acres. Phase 1 created 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 Attachment 2).

The improvements constructed 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

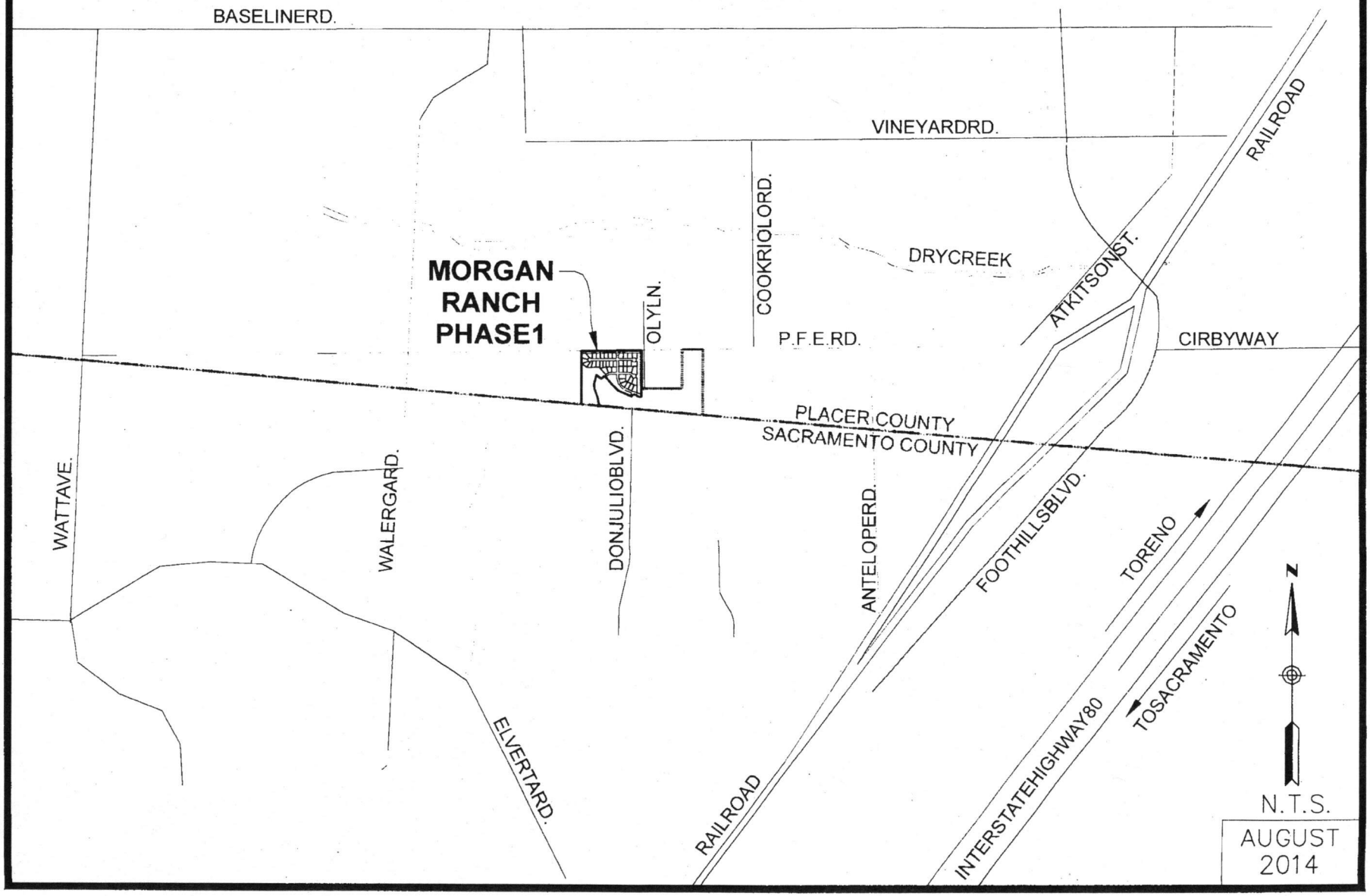
None.

Attachment 1 - Vicinity Map
Attachment 2 - Map of Subdivision

Attachment 1

MORGANRANCHPHASE1

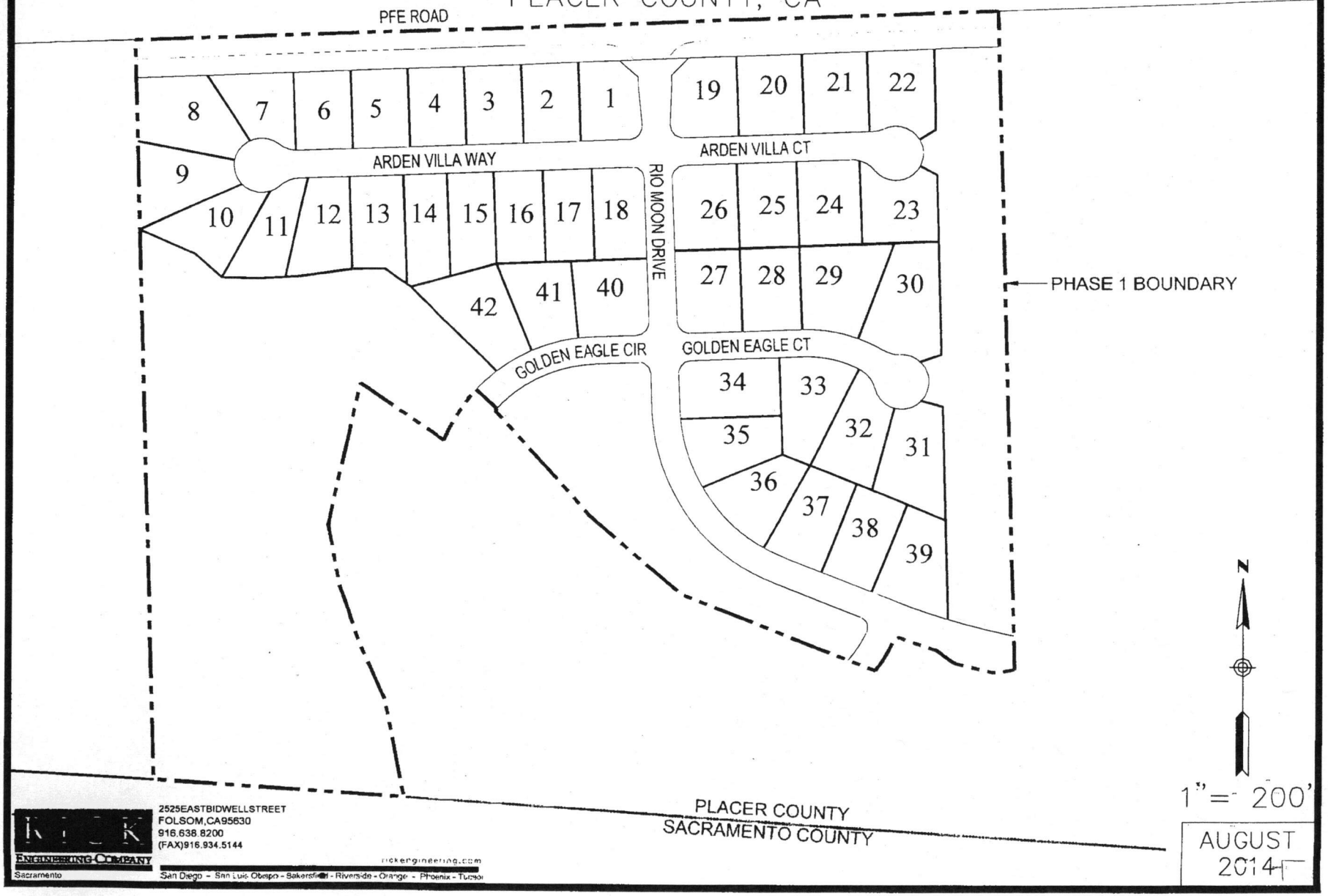
A PORTION OF THE NORTH $\frac{1}{2}$ OF SECTION 17,
TOWNSHIP 10 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN,
PLACER COUNTY, CA



Attachment 2

MORGANRANCHPHASE1

A PORTION OF THE NORTH $\frac{1}{2}$ OF SECTION 17,
TOWNSHIP 10 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN,
PLACER COUNTY, CA



AUGUST 2014

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