

MEMORANDUM

DATE: December 8, 2015

TO: Honorable Board of Supervisors

FROM: Michael Johnson, AICP, Agency Director

BY: By: Matt Bartholomew, Senior Civil Engineer

SUBJECT: Cherokee Estates Subdivision, DFF-1289, Tract No. 934

Action Requested

1. Accept the improvements for the Cherokee Estates Subdivision 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 the 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

Cherokee Estates is within the Horseshoe Bar/Penryn Community Plan area and was approved to create 14 single-family residential lots and one open space lot with an average size of 1.17 acres on 18.6 acres, as shown on the attached Vicinity Map (Attachment 1). This subdivision is located on Cherokee Trail, adjacent to Boyington Road, approximately 0.3 miles north of King Road.

The Improvements constructed with this subdivision consist of County Road reconstruction, private subdivision streets, drainage, survey monumentation, 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 has been posted with the County.

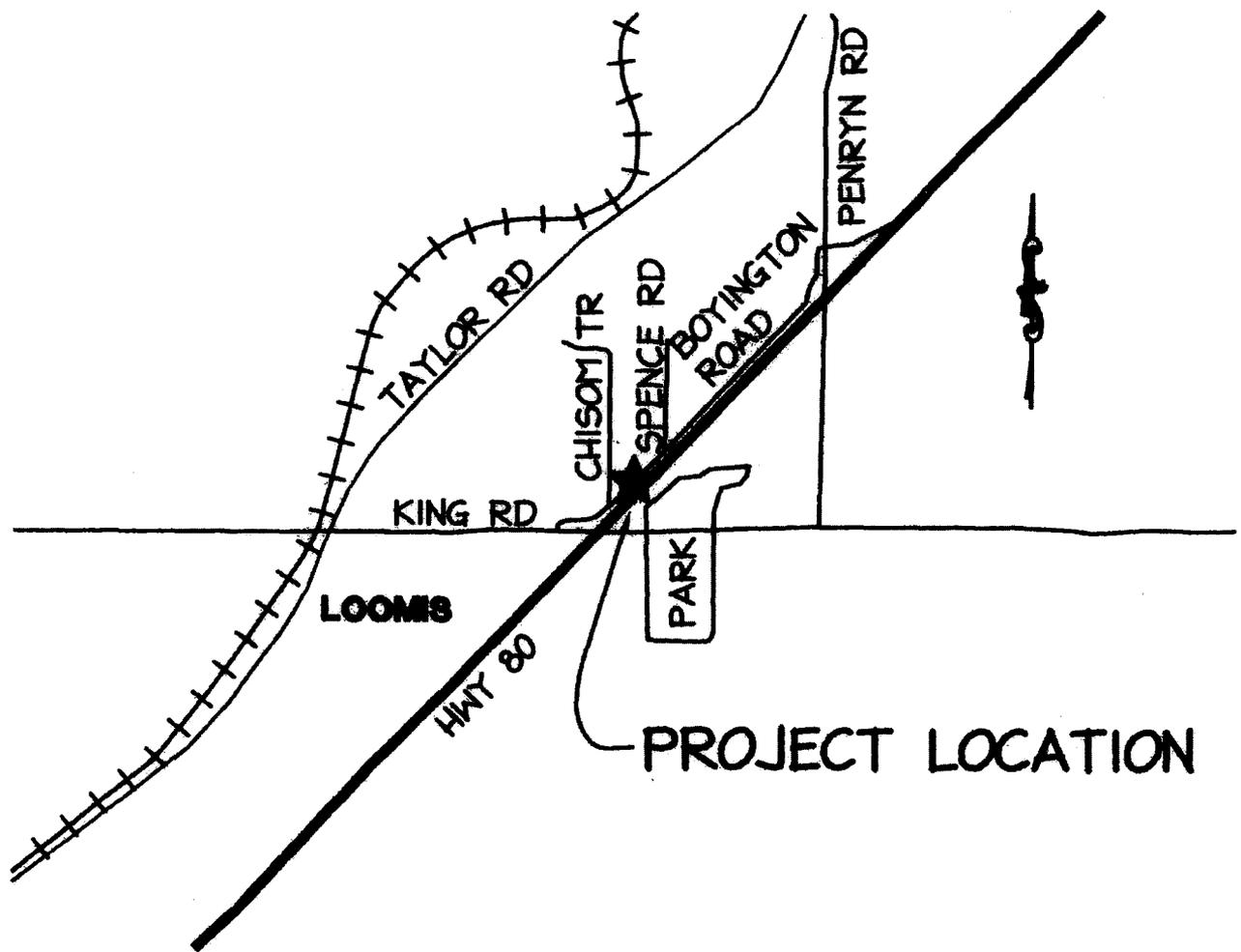
Environmental Impact

This project was originally approved on March 12, 1998 by the Planning Commission. As a part of that action, the Planning Commission adopted findings determining that the previous Horseshoe Bar/Penryn Community Plan Environmental Impact Report and the Cherokee Estates Site Specific Impact Statement (EIAQ #3206) satisfied the requirements of the California Environmental Quality Act (CEQA) for this project.

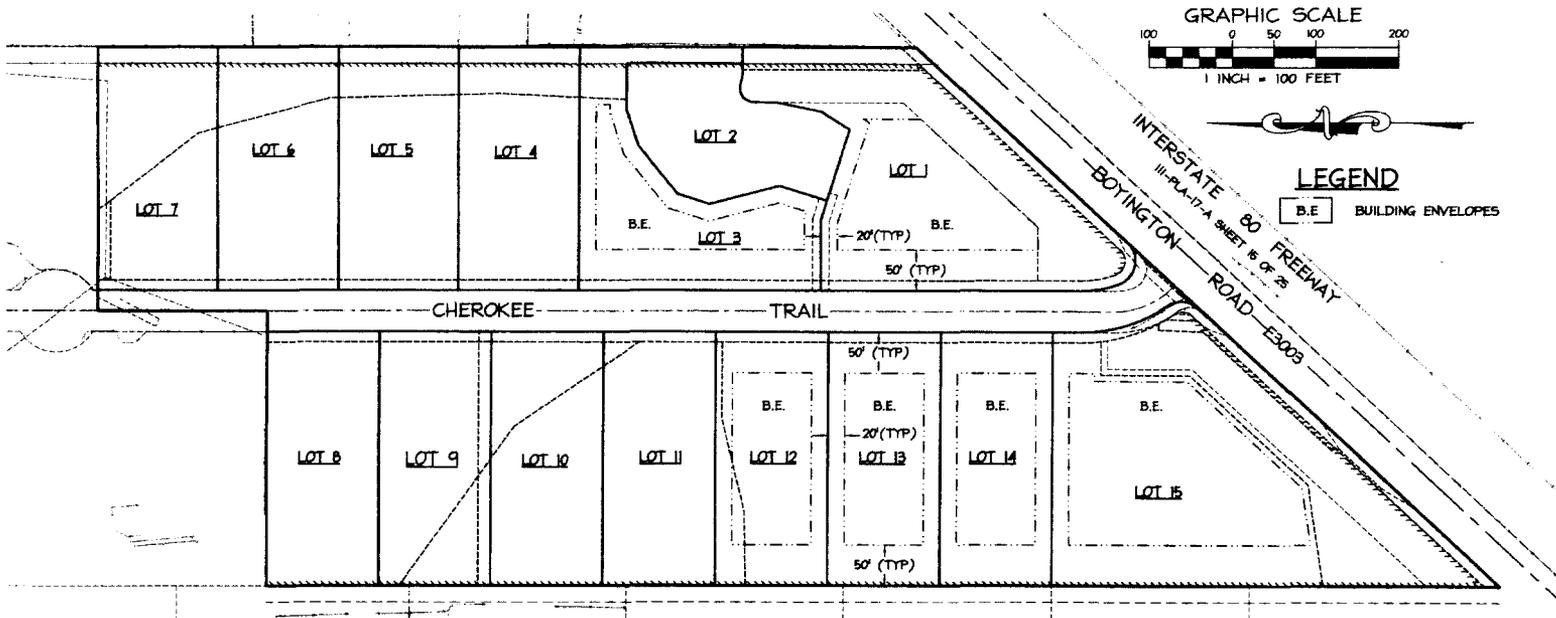
Fiscal Impact

None.

Attachment 1 - Vicinity Map
Attachment 2 - Map of Subdivision



VICINITY MAP
NOT TO SCALE



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CHEROKEE ESTATES

TRACT NO. 934

SCALE: 1"=100'

MARCH, 2006

Attachment 2

