

MEMORANDUM

COMMUNITY DEVELOPMENT RESOURCE AGENCY

County of Placer

TO: BOARD OF SUPERVISORS

DATE: SEPTEMBER 26, 2006

FROM: JOHN MARIN / WES ZICKER *WZ*
ENGINEERING AND SURVEYING DEPARTMENT

SUBJECT: WINCHESTER PHASE IV TRACT #943

ACTION REQUESTED / RECOMMENDATION

Approve recording of the Final Map for the Winchester Subdivision Phase IV, located between the communities of Meadow Vista and Christian Valley within Placer County.

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 / SUMMARY

The Winchester subdivision is a Planned Unit Development approved to create 409 residential lots, a golf course and recreational amenities. This is the fourth phase and comprises 46 residential lots with an average size of 1.99 acres. Improvements to be constructed with this final phase consist of subdivision streets, drainage, survey monumentation, and miscellaneous items. Security sufficient to cover labor and materials and faithful performance has been posted with the County. This Final Map is a resubdivision of a portion of a previously recorded Final Map entitled Winchester Phase 4.

Zone 148 in County Service Area No. 28 will provide maintenance of the pedestrian/bicycle paths, roads and appurtenances. This phase is currently within Zone 148 established on December 7, 2000 with the approval of the Final Map for Winchester Phase 2.

ENVIRONMENTAL CLEARANCE

An Environmental Impact Report 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

Attachments: Exhibit A – Map of Subdivision

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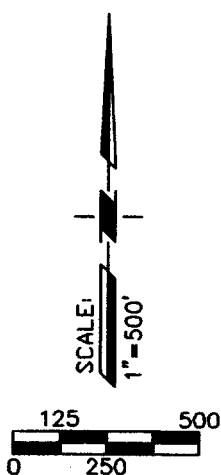
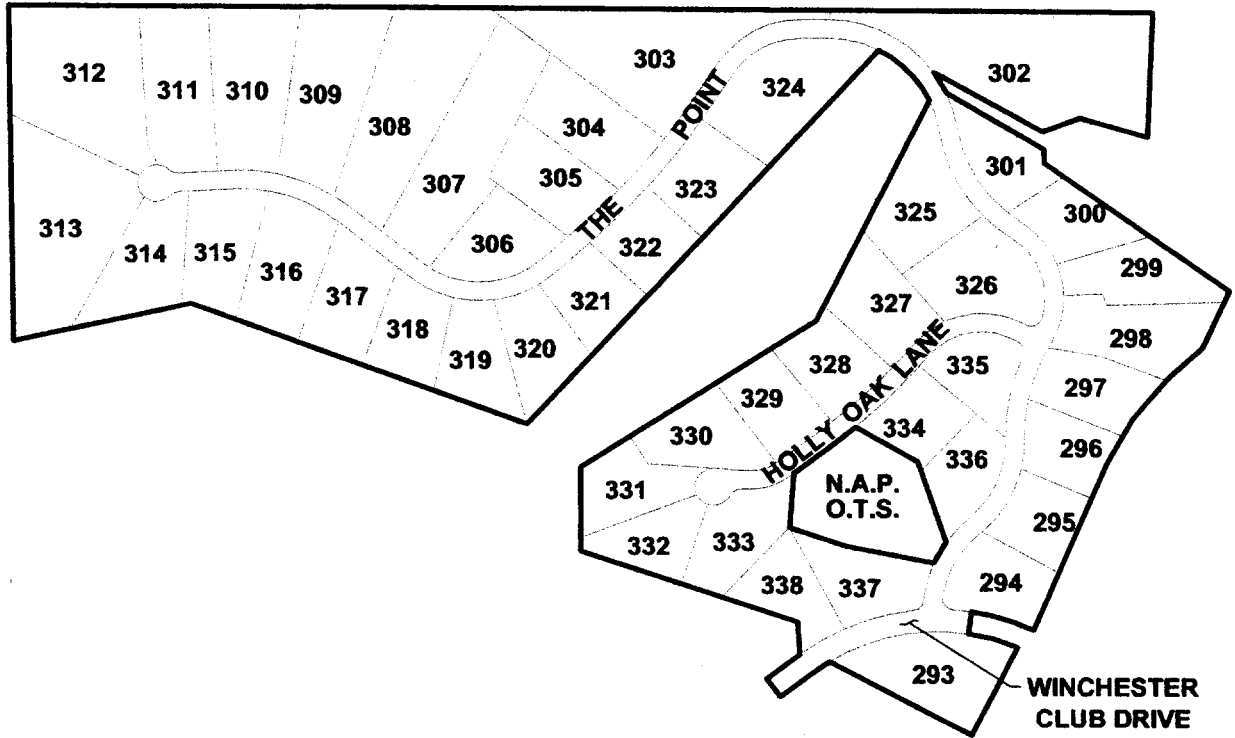


EXHIBIT 'A'
WINCHESTER
PHASE IV
 A PORTION OF
 SECTION 11, T.13N., R.08E., M.D.M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=500' SEPTEMBER 11, 2006

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