

MEMORANDUM

COMMUNITY DEVELOPMENT RESOURCE AGENCY

County of Placer

TO: BOARD OF SUPERVISORS

DATE: MAY 9, 2006

FROM: JOHN MARIN *JM* WES ZICKER *WZ*

SUBJECT: **CHEROKEE ESTATES
TRACT #934**

ACTION REQUESTED / RECOMMENDATION

Approve recording of the Final Map for Cherokee Estates.

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

Cherokee Estates 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 Exhibit "A." This subdivision is located on Cherokee Trail, north of Boyington Road.

The Improvements to be constructed with this subdivision consist of County Road reconstruction, private subdivision streets, drainage, survey monumentation, and miscellaneous items. Security sufficient to cover labor/materials and faithful performance has been posted with the County.

The Planning Commission approved the third and final extension of time for the Cherokee Estates Tentative Map on April 28, 2005. The Tentative Map expired on April 12, 2006. Prior to expiration, the map was deemed "timely filed" by the County Surveyor. With this determination, local ordinance provides that "subsequent actions of the County, including but not limited to processing, approving and recording may lawfully occur after the date of expiration of the tentative map for a period not to exceed 60 days from said expiration date". The Final Map must record on or prior to June 9, 2006.

ENVIRONMENTAL CLEARANCE

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 CEQA for this project.

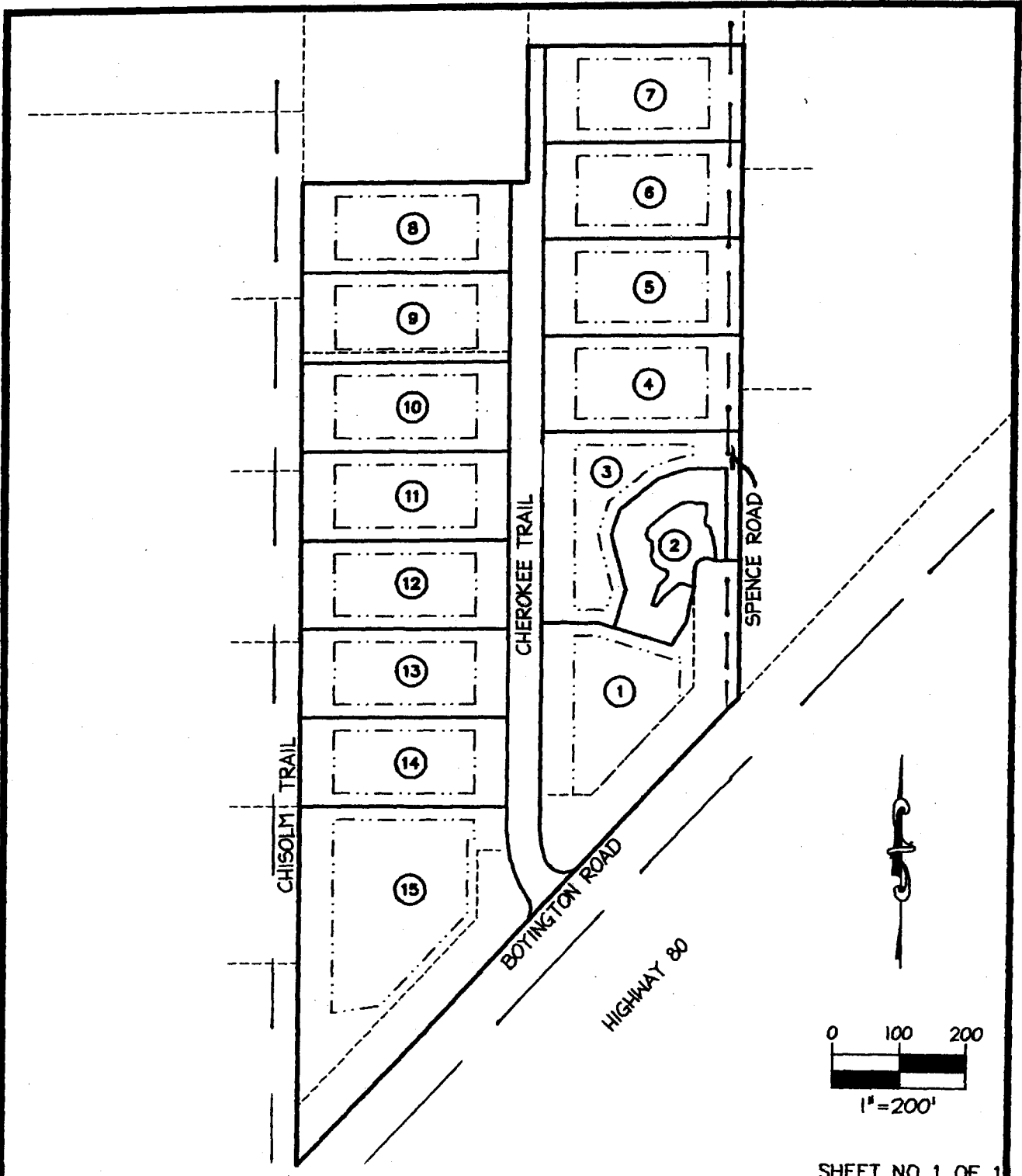
FISCAL IMPACT

None

Attachment: Exhibit "A" – Map of Subdivision

C:\data\BOS Memos\Cherokee Estates 5-9-06.doc

EXHIBIT "A"



SHEET NO 1 OF 1

GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors

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SCALE: 1"=200'
DATE: APRIL 17, 2006
DRAWN: TG
CHECKED: EG
DWG NO: M04327PL2
JOB NO: 04327

CHEROKEE ESTATES

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