



M E M O R A N D U M
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ENGINEERING AND SURVEYING DIVISION
County of Placer

TO: Board of Supervisors

DATE: July 6, 2021

FROM: Steve Pedretti, Agency Director

BY: Rebecca Taber, Deputy Director

SUBJECT: Morgan Creek Residential Subdivision, Project No. ESD17-00273

ACTIONS REQUESTED

1. Accept the improvements for the Morgan Creek Residential Subdivision as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at:
 - a) Faithful Performance - 15 percent of the value of any otherwise unsecured public improvements immediately upon the 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 Creek Residential Subdivision is located within the Morgan Creek Golf & Country Club Planned Development at the southeast corner of Morgan Creek Lane and St. Julien Way (Attachment A). The subdivision was approved to create seven additional single-family residential lots on 1.55 acres within the Morgan Creek Golf and Country Club development through a modification of the Morgan Creek entitlement. The lots range in size from 8,051 square feet to 11,398 square feet (Attachment B). Access to the lots is provided by the private roads within the Morgan Creek community. The subdivided property has annexed into the Morgan Creek Community Homeowner's Association. The Final Map was filed in June of 2018.

The improvements constructed with this subdivision consist of sewer and water services, drainage, survey monumentation, and miscellaneous items. The streets in this development are private with maintenance provided by the Morgan Creek Community Homeowner's Association. A Subdivision Improvement Agreement recorded with the Final Map and security sufficient to cover labor and materials and faithful performance for the public improvements was posted with the County.

ENVIRONMENTAL IMPACT

A Mitigated Negative Declaration for The Morgan Creek Residential Subdivision was approved by the Planning Commission on December 15, 2016. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

FISCAL IMPACT

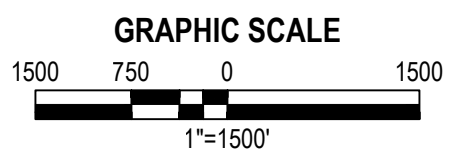
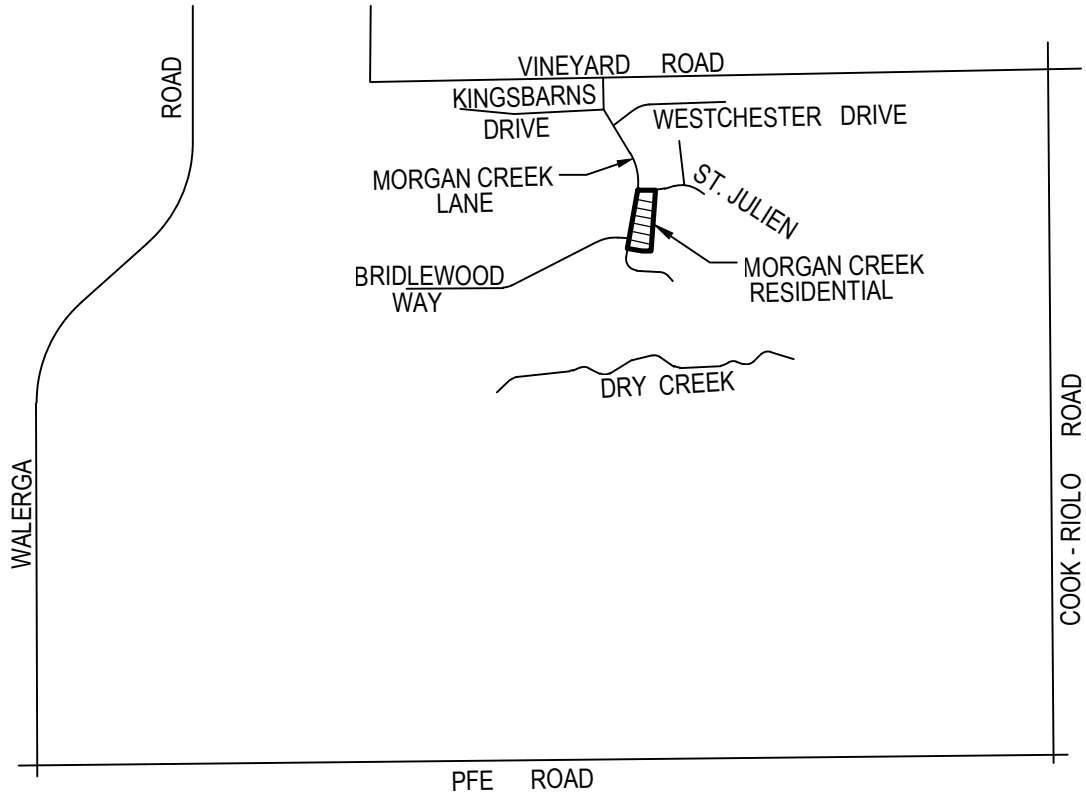
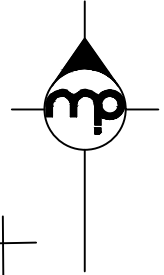
This action has no fiscal impact.

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Map of Subdivision

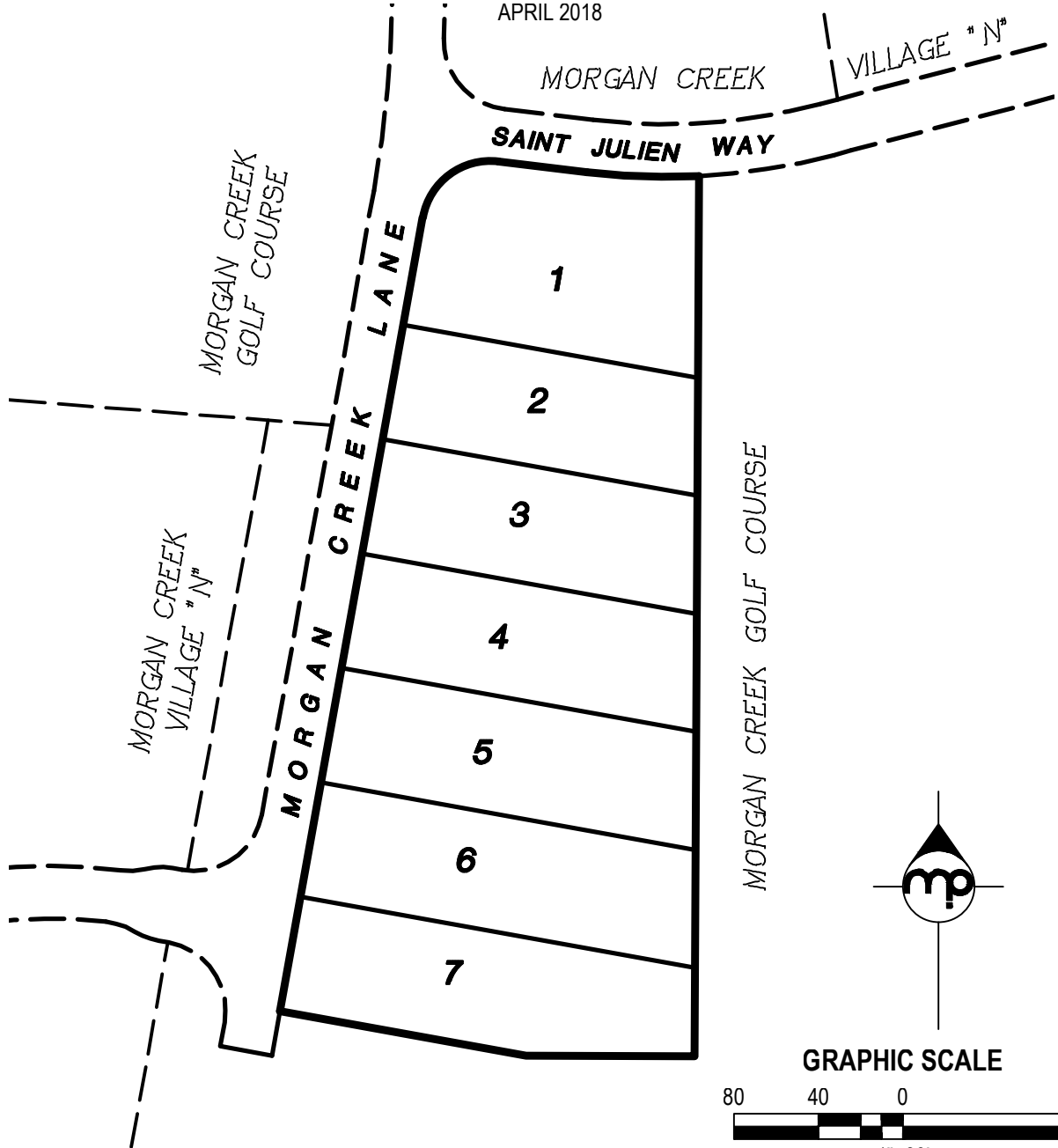
ATTACHMENT A
MORGAN RANCH RESIDENTIAL
 A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 8
 TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B. & M.
 COUNTY OF PLACER, STATE OF CALIFORNIA
 APRIL 2018



	MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING <small>Folsom • Sacramento • Fresno 2870 Gateway Oaks Drive, Suite #120 Sacramento, CA 95833 phone: (916) 927-2400</small>		
	DRAWN: JRJ	JOB NO: 14-0041-01	
CHECKED:	DATE: APRIL 2018		
SCALE: NOTED	SHEET: 1 of 1		

VICINITY MAP
MORGAN CREEK RESIDENTIAL
PLACER COUNTY, CALIFORNIA

ATTACHMENT B
MORGAN RANCH RESIDENTIAL
A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 8
TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B. & M.
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PARCEL LAYOUT

**MORGAN CREEK
RESIDENTIAL**

PLACER COUNTY, CALIFORNIA

