



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ENGINEERING AND SURVEYING DIVISION
County of Placer

TO: Honorable Board of Supervisors **DATE:** September 13, 2022
FROM: David W. Kwong, Community Development Resource Agency Director
BY: Rebecca Taber, Deputy Director
SUBJECT: Cabral Ranch Subdivision Site Acceptance ESD17-00292

ACTIONS REQUESTED

1. Accept the improvements for the Cabral Ranch Subdivision as complete.
2. Authorize the Faithful Performance surety to be set at the following amount and authorize the Community Development Resource Agency Director, or designee, to release the remaining surety upon completion of the applicable retention period:
 - a. Faithful Performance – Set at 15 percent of the value of any otherwise unsecured public improvements immediately upon the Board of Supervisors’ approval, with the release of the remaining security upon expiration of the warranty period.

BACKGROUND

The Cabral Ranch Subdivision is located on the west side of Cook Riolo Road approximately 200 yards south of the intersection of Cook Riolo Road and Vineyard Road in the West Placer area (Attachment A). The Cabral Ranch Subdivision project was approved to create 12 single family residential lots ranging in size from 40,100 square feet to 43,485 square feet with one private road lot on 12.4 acres of land (Attachment B).

The improvements currently constructed and being accepted as complete include frontage improvements to Cook Riolo Road including paving, curb, gutter and a multi-purpose trail. Onsite improvements include private roadway, sidewalk and drainage features owned and maintained by the Cabral Ranch Homeowners Association, as well as public sewer and utility infrastructure.

The Faithful Performance security is retained for a one-year period as warranty for public improvements. There is no Labor and Materials security required because the ownership provided an attest letter indicating that the lien period had passed.

ENVIRONMENTAL IMPACT

A Mitigated Negative Declaration (State Clearinghouse #2008102084) for the Cabral Ranch Subdivision was certified on December 11, 2008, by Placer County Planning Commission. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

FISCAL IMPACT

The actions requested with this item have no fiscal impact.

ATTACHMENTS

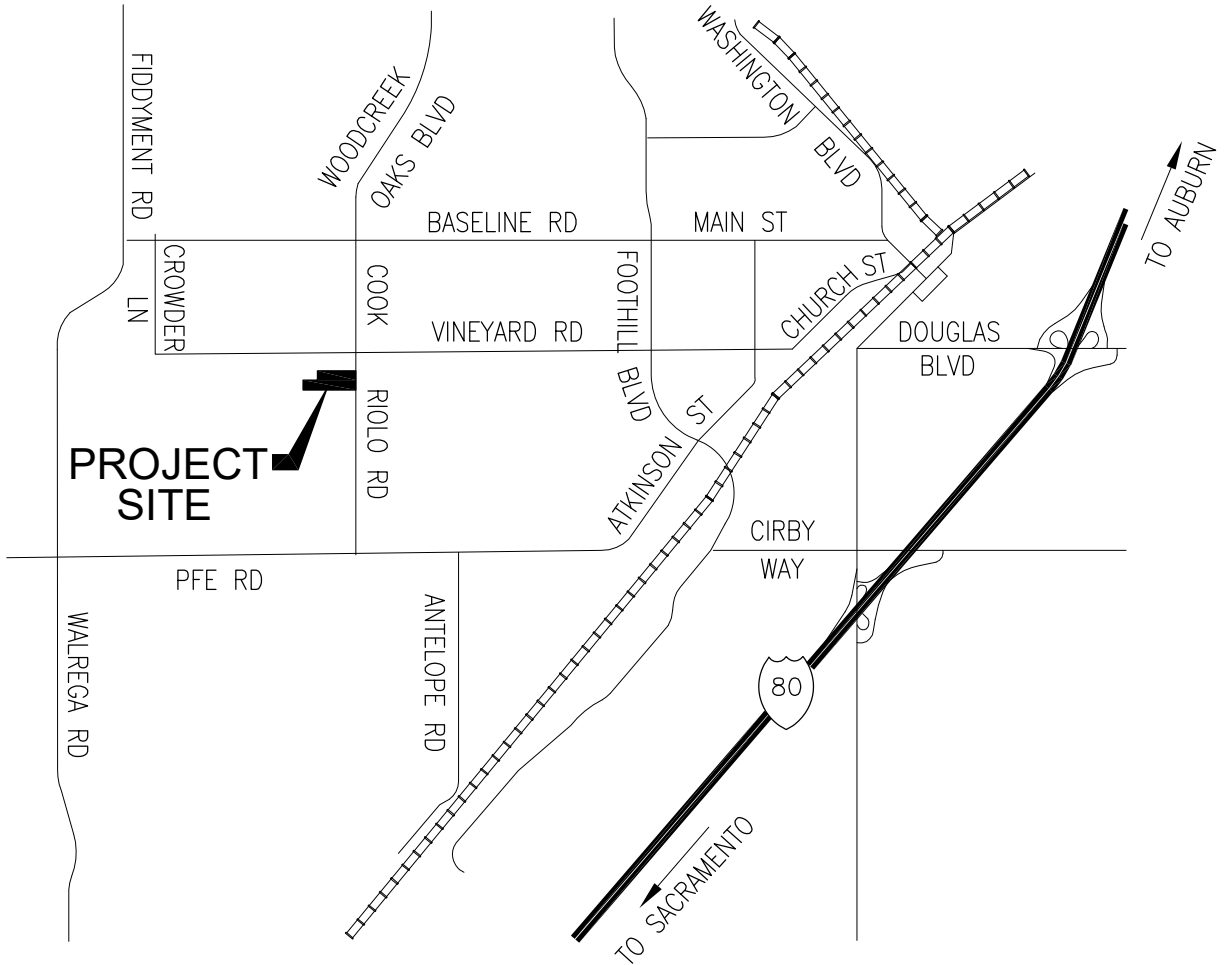
- Attachment A: Vicinity Map
- Attachment B: Site Map

CABRAL RANCH SUBDIVISION

PLACER COUNTY, CALIFORNIA

APN: 023-240-086

August 2022



VICINITY MAP

NTS



ENGINEERING & PLANNING

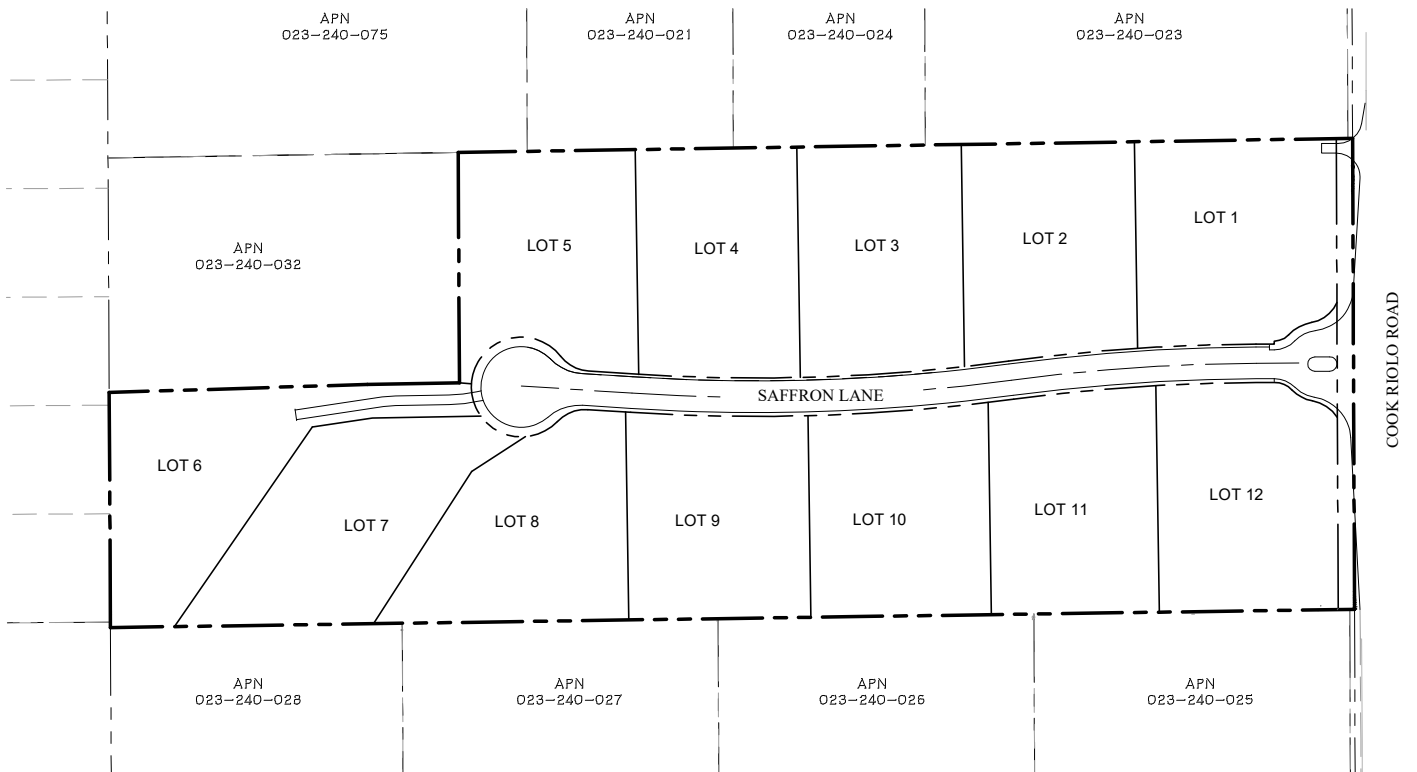
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ROSEVILLE, CA 95661 916.786.0685

CABRAL RANCH SUBDIVISION

PLACER COUNTY, CALIFORNIA

APN: 023-240-086

JULY 2022



SITE MAP
1"=200'

