



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

TO: Honorable Board of Supervisors **DATE:** September 12, 2023
FROM: David W. Kwong, Community Development Resource Agency Director
BY: Matt Bartholomew, Senior Civil Engineer
SUBJECT: Bickford Ranch Offsite Sewer Acceptance ESD17-00333 – Supervisorial District 3

ACTIONS REQUESTED

1. Accept the improvements for the Bickford Ranch Offsite Sewer ESD17-00033 project as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties 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 10 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.
 - b. Labor and Material – Set at 50 percent or the total of all claims per Government Code Section 66499.7, whichever is higher, with the release of the remaining security upon expiration of the claims period.
3. Determine the proposed actions are consistent with the Final Environmental Impact Report which was certified by the Board of Supervisors on December 8, 2015.

BACKGROUND

The Bickford Ranch subdivision project is located south of Highway 193, north of English Colony Road, and generally east of Sierra College Boulevard (Attachment A). A Large Lot Tentative Map of the property was approved by the Board of Supervisors (Board) on December 8, 2015, including a rezone, Specific Plan Amendment, Amendment to prior approved Development Standards, and an Amended Development Agreement.

A Large Lot Final Map was approved on December 12, 2017, in accordance with the Specific Plan and Approved Tentative Map and created thirty-eight developable residential large lots, sixty-nine open space lots, two public park lots, two neighborhood park lots, two recreation center lots, five public facilities lots and fifteen landscaped lots. The Large Lot Final Map carried with it no development rights and was intended to allow developer flexibility to subdivide the property for financing purposes in conformance with the Amended Specific Plan. On April 18, 2023, the Board approved an Amended Large Lot Final Map to correct minor design considerations of lot lines and easement lines, the Amended Large Lot Final Map did not provide development rights to the created large lots.

On May 11, 2017, the Placer County Planning Commission approved the Bickford Ranch Phase 1 Small Lot Vesting Tentative Subdivision Map (PLN16-00308) that would allow the creation of

Honorable Board of Supervisors

September 12, 2023

Bickford Ranch Offsite Sewer Acceptance ESD17-00333 – Supervisorial District 3

Page 2

residential villages consisting of five Rural Residential (RR) Lots, 344 Low-Density Residential (LDR) conventional lots, 635 (LDR) Age-restricted lots, and 65 Medium Density Residential (MDR) lots, ranging in size from 4,500 square feet to 3.5 acres.

The improvements constructed support of the Bickford Ranch Phase 1 Small Lots include construction of the offsite sewer improvements. Offsite infrastructure improvements required for the development of the Bickford Ranch Phase 1 Small Lots include offsite sewer improvements (Attachment B). The offsite sewer improvements include approximately one mile of 18-inch gravity line sanitary sewer and related appurtenances to be installed generally within the shoulder on the south side of State Route 193 and continuing south within the shoulder on the west side of Sierra College Boulevard for a total distance of approximately one mile.

ENVIRONMENTAL IMPACT

The Board approved the Bickford Ranch Specific Plan in 2004 after the adoption of the 2004 Final Addendum to the previously certified 2001 Revised Draft Environmental Impact Report for the project. On December 8, 2015, the Board of Supervisors adopted the “2015 Addendum with Errata to the Bickford Ranch Final Environmental Impact Report” (2015 Addendum) (SCH#1998082073) and Mitigation Monitoring and Reporting Program and the Bickford Ranch Specific Plan Amendment.

FISCAL IMPACT

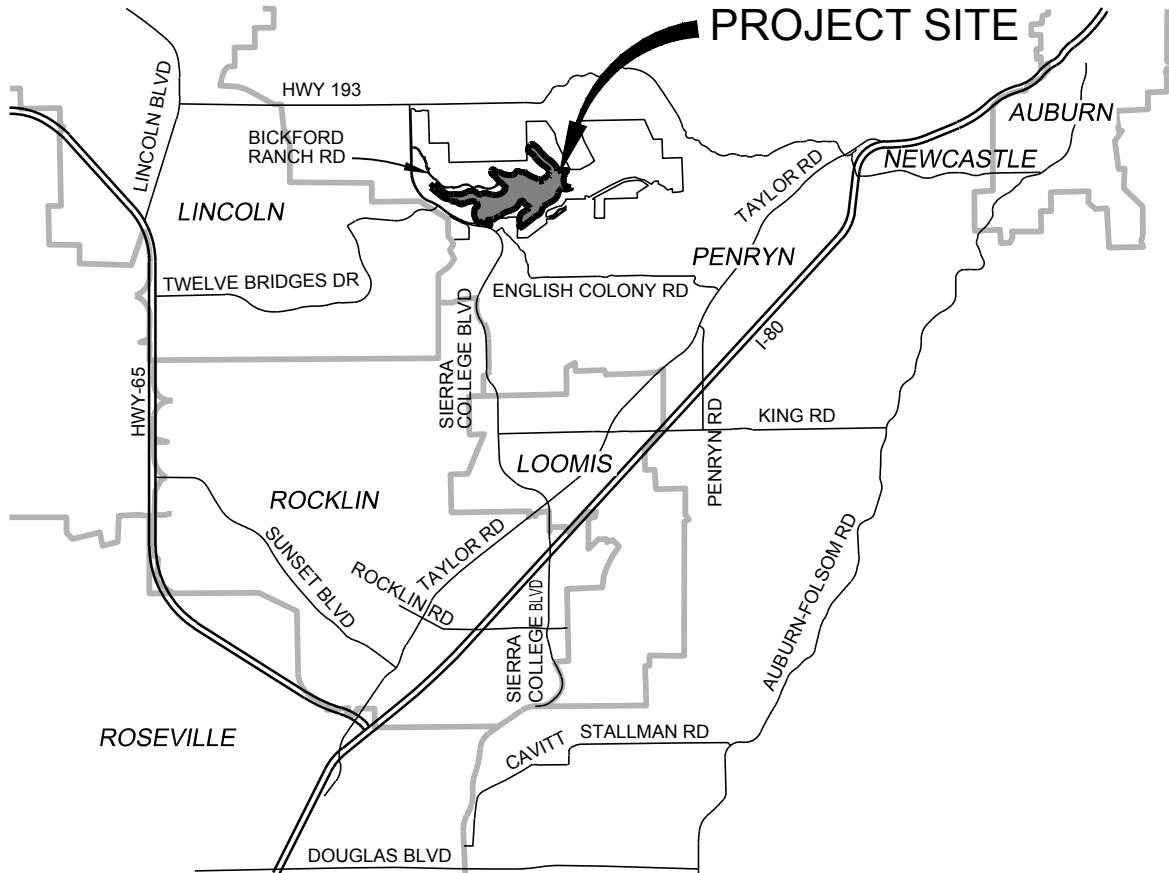
The actions requested with this item have no fiscal impact. There is no additional impact to the General Fund.

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Offsite Sewer Location Map

ATTACHMENT A

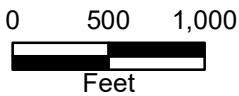
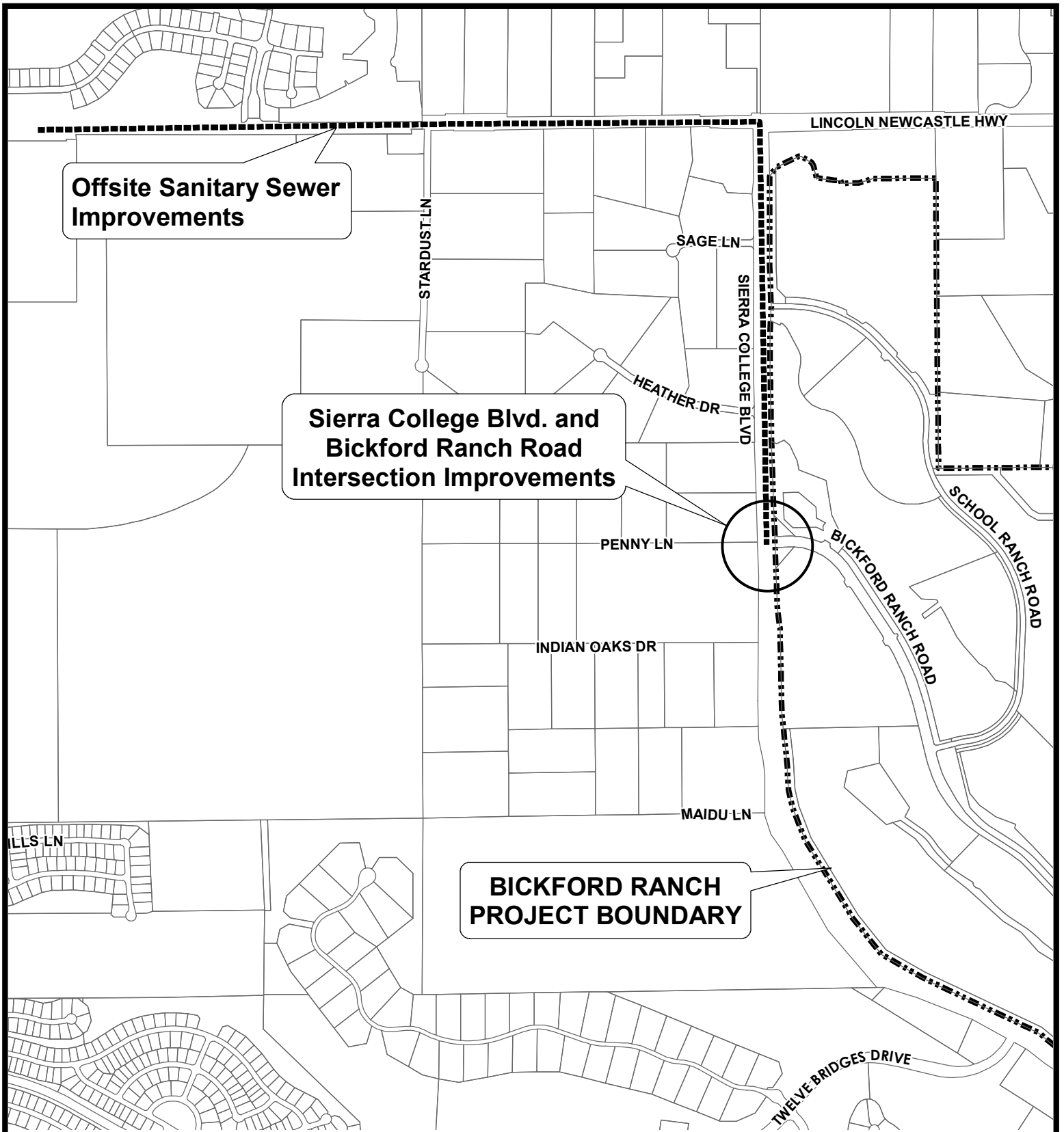


NOT TO SCALE

ATTACHMENT A VICINITY MAP BICKFORD RANCH

SECTIONS 19,20,21,28 & 29, T. 12 N., R. E., M.D.M.
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189



Location Map Offsite Sanitary Sewer