

MEMORANDUM

COMMUNITY DEVELOPMENT RESOURCE AGENCY County of Placer

TO: BOARD OF SUPERVISORS

DATE: SEPTEMBER 12, 2006

FROM: JOHN MARIN / WES ZICKER 

SUBJECT: MONTE VERDE ESTATES - PHASE 2, TRACT NO. 924 / PROJECT NO. 8034

ACTION REQUESTED / RECOMMENDATION

It is recommended that your Board:

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be reduced to:
 - a) Faithful Performance 25% immediately upon your Board's approval.
 - b) Labor and Material 50% or the total of all claims per G.C.66499.7, whichever is higher, for six months or longer if claims exist.
3. Approve the attached resolution accepting the following roads into the County Maintained Mileage System:

Road Name	Road Number	Mileage
Ampezo Place	G2150	0.18 mi
Portofino Drive	G2151	0.33 mi
Portofino Court	G2152	0.07 mi
La Brosa Place	G2153	0.17 mi
Santa Croce Court	G2154	0.08 mi
Porta Venari Court	G2155	0.09 mi
Rosarno Lane	G2156	0.38 mi

BACKGROUND / SUMMARY

Monte Verde Estates Phase 2 is the second and final phase of a project approved to create a total of 61 residential lots. Phase 2 consists of 37 residential lots, with an average size of 1.7 acres and three open space lots as shown on the attached Exhibit "A". This subdivision is located northwest of and adjacent to Auburn Foresthill Road approximately half way between Auburn and Foresthill.

This department has inspected the construction of all improvements within the subject subdivision, and we find the work to be in accordance with approved standards. The final map is recorded in Book AA, Page 29 of the Official Records. The roads within this subdivision are public with maintenance provided by the County Service Area No. 28, Zone 178.

ENVIRONMENTAL CLEARANCE

A final EIR has been approved as being adequate to satisfy the requirements of CEQA for this project. The Planning Commission certified the EIR (SCH#92022023) on May 14, 1998 and re-certified the EIR on July 8, 2004.

FISCAL IMPACT

None

Attachments: Exhibit A – Map of Subdivision
Resolution

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION ACCEPTING THE
ROADS IN MONTE VERDE ESTATES, PHASE 2
SUBDIVISION, TRACT NO. 924 INTO THE COUNTY
MAINTAINED MILEAGE SYSTEM

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held SEPTEMBER 12, 2006 by

the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, the following roads have been constructed to full County standards through the land development process, and

WHEREAS, the County has agreed to accept these roads into the Maintained Mileage System for the purpose of providing routine maintenance on said roads, with a County Service Area established to provide for future major rehabilitation.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors, County of Placer, State of California, pursuant to the Streets and Highways Code Section 941, hereby accepts these roads as shown below into the County Maintained Mileage System.

Road Name	Road Number	Mileage
Ampezo Place	G2150	0.18 mi
Portofino Drive	G2151	0.33 mi
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EXHIBIT 'A'
MONTE VERDE ESTATES
PHASE II



