



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING
&
SURVEYING**

John Marin, Agency Director

Wes Zicker
Director of Engineering & Surveying

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Wes Zicker, Director *WZ*
Department of Engineering and Surveying, Community Development Resource Agency
DATE: March 6, 2006
SUBJECT: COYOTE RIDGE SUBDIVISION, TRACT NO. 923 / PROJECT NO. FF 1175

ACTION REQUESTED:

This department has inspected the construction of all improvements within the Coyote Ridge Subdivision located in the North Auburn area, and we find the work to be in accordance with the approved standards. Therefore it is requested the Board:

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at:
 - 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.

BACKGROUND:

Coyote Ridge Subdivision was approved to divide 104.5 acres of land into twelve 4.6 acre residential lots with a 44.3 acre open space, as shown on attached Exhibit 'A'. This subdivision is located west of and adjacent to Bell Road, approximately 500 feet north of Joeger Road in the North Auburn area.

This department has inspected the construction of all improvements within the subject subdivision, and we find the work to be in accordance with the approved standards. The streets within this project are private with maintenance provided by the homeowners association.

FISCAL IMPACT:

None.

Attachment: Exhibit "A" - Map of Subdivision

