

**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**ENGINEERING  
&  
SURVEYING**

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, 2007  
**SUBJECT:** COYOTE RIDGE SUBDIVISION, TRACT # 923

---

---

**ACTION REQUESTED:**

Approve the Final Map for Coyote Ridge Subdivision located west of and adjacent to Bell Road, approximately 500 feet northerly of Joeger Road in the North Auburn area.

1. Approve recording and authorize the Chairman to sign the Final Map.
2. Authorize the Chairman to sign the Warranty Agreement.
3. Instruct the Clerk of the Board to do the following:
  - a. Prepare the Final Map for recording.
  - b. Prepare the Warranty Agreement for recording.

**BACKGROUND:**

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

The improvements constructed with this subdivision consist of County Road reconstruction, private subdivision streets, drainage, survey monumentation, and miscellaneous items. The improvements have been completed and accepted. Security sufficient to cover the warranty period for labor / materials and faithful performance has been posted with the County.

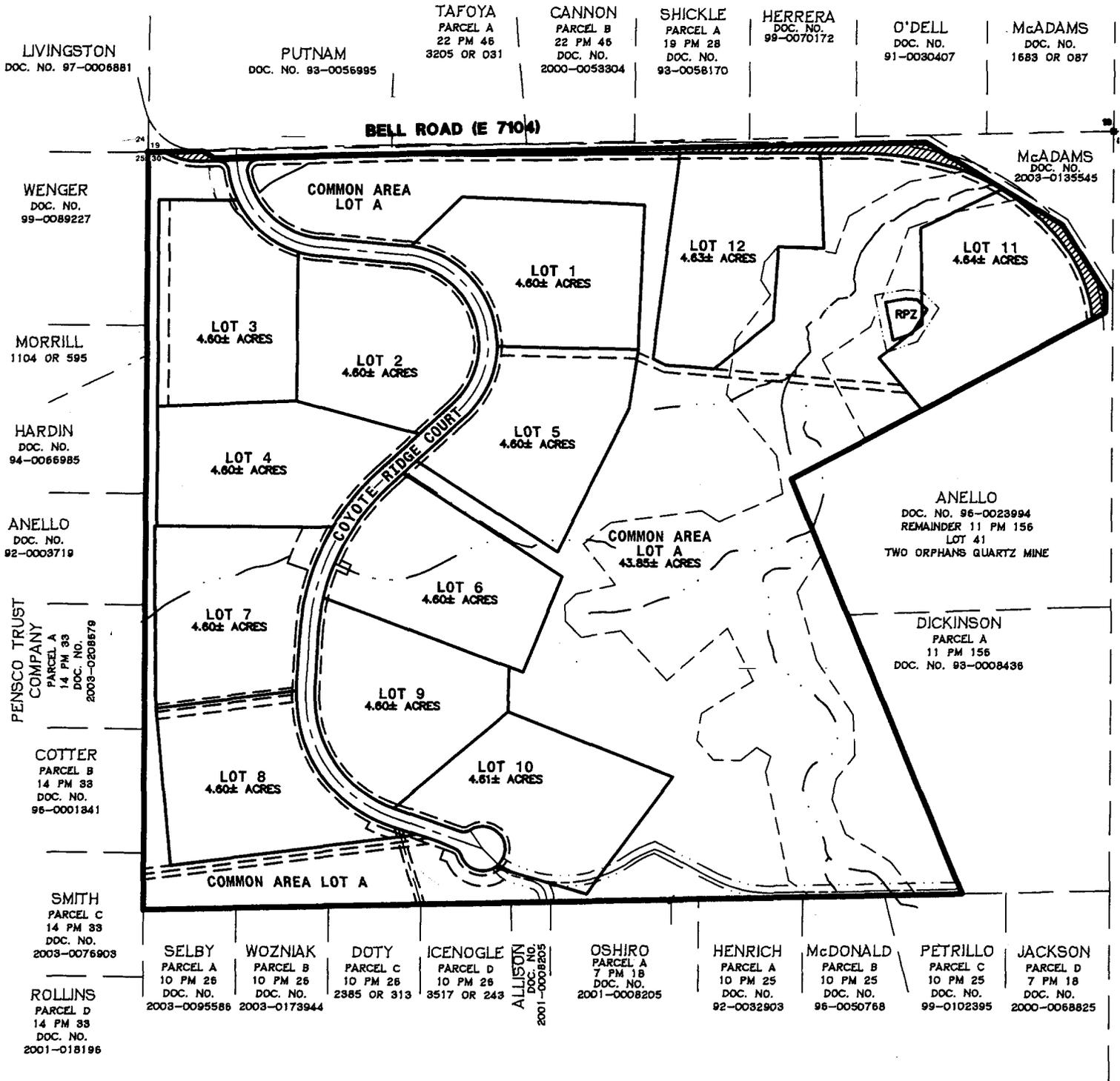
**ENVIRONMENTAL CLEARANCE:**

A Mitigated Negative Declaration (EIAQ-3733) has been found adequate to satisfy the requirements of CEQA for this project. Required mitigation measures have been addressed by the Conditions of Approval for this subdivision.

**FISCAL IMPACT:**

None

Attachment: Exhibit "A" – Map of Subdivision



**EXHIBIT A  
COYOTE RIDGE**

HA