



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: May 8, 2007
SUBJECT: COYOTE RUN PLANNED DEVELOPMENT, TRACT NO. 922 / PROJECT NO. FF1101

ACTION REQUESTED:

The Engineering and Surveying Department recommends the Board of Supervisors take action on the following items for the Coyote Run Planned Development located in the Truckee area, near Truckee Airport:

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.

BACKGROUND:

Coyote Run is a Planned Development approved to create a total of 20 single family residential lots with an average lot size of 2,457 square feet, a common area lot and a remainder lot on 5.21 acres as shown on the attached Exhibit "A." This project is located in the Truckee area on the south side of Highway 267 near the Truckee Airport.

The improvements constructed with this subdivision consist of private subdivision streets, drainage facilities and miscellaneous items (fencing, gazebo, etc.).

This department has inspected the construction of all improvements within the subject subdivision and finds the work to be in accordance with the approved standards. The final map is recorded in Book AA, Page 43 of the Official Records. The streets within this project are private with maintenance provided by the homeowner's association.

FISCAL IMPACT:

None.

Attachment: Exhibit "A" - Map of Planned Development

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EXHIBIT A

TRACT NO. 922 COYOTE RUN PLANNED DEVELOPMENT

BEING PORTION OF THE S.W. $\frac{1}{4}$ OF SECTION 13,
TOWNSHIP 17 NORTH, RANGE 18 EAST, M.O.B. & M.
WITHIN PLACER COUNTY, CALIFORNIA
JUNE, 2005 SCALE: 1"=50'

