



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: June 26, 2007
SUBJECT: BICKFORD RANCH – LARGE LOT SUBDIVISION PHASE NO. 1, TRACT #918

ACTION REQUESTED:

Approve recording of the Final Map for the Bickford Ranch Large Lot Subdivision Phase No. 1:

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

BACKGROUND:

The Bickford Ranch Large Lot Subdivision was approved to create 54 lots for future development, 26 open space lots and 4 roadway lots. This subdivision carries with it no development rights and was intended to allow the developer flexibility to subdivide the property in conformance with the Bickford Ranch Specific Plan. The developer has opted to pursue this entitlement in multiple phases with this first phase creating 29 lots for future development and 9 open space lots and a remainder parcel. It is anticipated that further subdivision of the lots designated for future development will be the subject of future Board consideration. This subdivision is located south of Highway 193, north of English Colony Road and generally east of Sierra College Blvd.

Survey monuments are proposed to be placed in conformance with the final map. Security sufficient to cover labor / materials and faithful performance for that monumentation work has been posted with the County.

Highway Easements are shown on this Final Map for Bickford Ranch Road, Lower Ranch Road and School Ranch Road. It is proposed that these roads be dedicated to the public, however, they are created only for providing legal access to the lots created and to facilitate the formation of Zones of Benefit within County Service Area No. 28 for maintenance of various facilities. The construction of those road and utility improvements is not required of this final map, however, under the conditions of the tentative map, the improvements will be required prior to filing any final map that will create individual residential lots for sale.

Prior to Final Map approval, your Board will be requested to approve the formation of the following zones of benefit, all in County Service Area No. 28: Zone of Benefit #183 to fund the "Bickford Ranch Sewer," Zone of Benefit #184 to fund the "Bickford Ranch Public Park Recreational Facilities and Public Trails," Zone of Benefit #188 to fund the "Road Rehabilitation and Storm Drainage Maintenance," and Zone of Benefit #189 to fund "Fire and Emergency Services." Collectively the charges implemented by those approvals will provide funding for maintenance of the respective facilities within Bickford Ranch

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as required by the conditions of approval. A summary of those charges to be established upon your approval is attached to this memo as Exhibit B.

ENVIRONMENTAL CLEARANCE

On December 18, 2001 your Board certified as adequate the final EIR for the Bickford Ranch Specific Plan. On October 19, 2004 your Board made findings that a subsequent EIR is not required and adopted a Statement of Findings, a Mitigation Monitoring Plan and Statement of Overriding Considerations and General Plan Consistency adequate to satisfy the requirements of CEQA for this project.

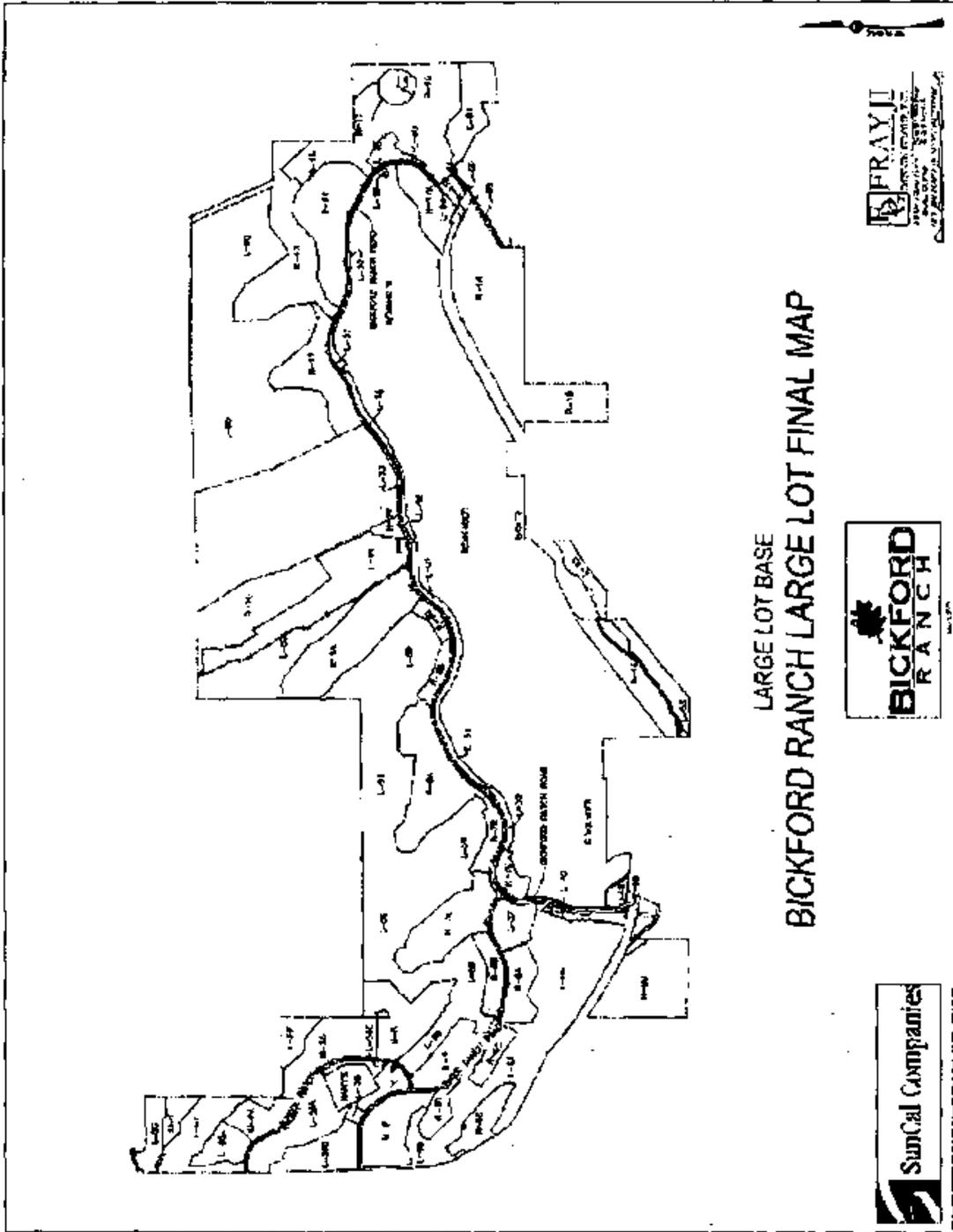
FISCAL IMPACT

None

Attachment: Exhibit A – Map of Subdivision
Exhibit B – CSA Assessment Summary 5-22-07

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EXHIBIT A



LARGE LOT BASE
BICKFORD RANCH LARGE LOT FINAL MAP

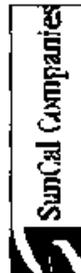
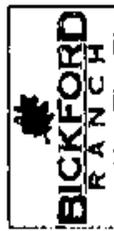


EXHIBIT "B"

Bickford Ranch CSA Assessment Summary - June 26, 2007

CSA (DEPT)	Zone of Benefit	Initial EDU's Assessed	Initial Unit Assessment Amount	Total Initial Assessment	Full Buildout EDU's Assessed	Full Buildout Unit Assessment At Current Rate	Total Full Buildout Assessment
Fire (OES)	189	39 ¹	\$384.62	\$15,000.18	1964 ²	\$305.36	\$599,727.04
Sewer (FAC)	183	1971 ³	\$90.00	\$177,390.00	1971 ³	\$732.00	\$1,442,772.00
Parks (FAC)	184	29 ⁴	\$334.00	\$9,686.00	1890 ⁵	\$334.00	\$631,260.00
Roads (DPW)*	188	1895 ⁶	\$109.00	\$206,555.00	1895 ⁶	\$109.00	\$206,555.00
Totals			\$917.62	\$408,631.18		\$1,480.36	\$2,880,314.04

* - Authorized limit for Roads assessment is \$168.38, which includes \$59.38 for stormwater treatment maintenance by the HOA

Notes:

- 1) Includes all residential large lots (26), school parcel (1), remainder parcel (1), commercial parcel (1), park parcels (3), golf course (1), and golf clubhouse/maintenance buildings (4)
- 2) Includes all residential small lots to be created at full buildout (1890) plus school, commercial, fire station, parks, golf course, and golf clubhouse/maintenance buildings
- 3) EDU's are based on equivalent sewer flows and include all residential small lots to be connected to the sewer at full buildout, plus school, commercial, fire station, parks, and golf clubhouse/maintenance buildings
- 4) Includes all residential large lots
- 5) Includes all residential small lots to be created at full buildout
- 6) Includes all residential small lots with access to maintained subdivision roads to be created at full buildout, plus commercial