

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: July 10, 2007
SUBJECT: TERRACINA SUBDIVISION, TRACT NO. 928 / PROJECT NO. FF 1198

ACTION REQUESTED:

This department has inspected the construction of all improvements within the Terracina Subdivision located easterly of Laird Road in Loomis, 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:

Terracina Planned Development was approved to create 17 single-family residential lots with an average size of 2.8 acres, 3 Open Space Lots and 2 Common Area Lots (for roads and emergency access) on 84 acres as shown on the attached Exhibit "A". This subdivision is located on the east side of Laird Road, between Wells and Cavitt- Stallman, just north of Gold Drive.

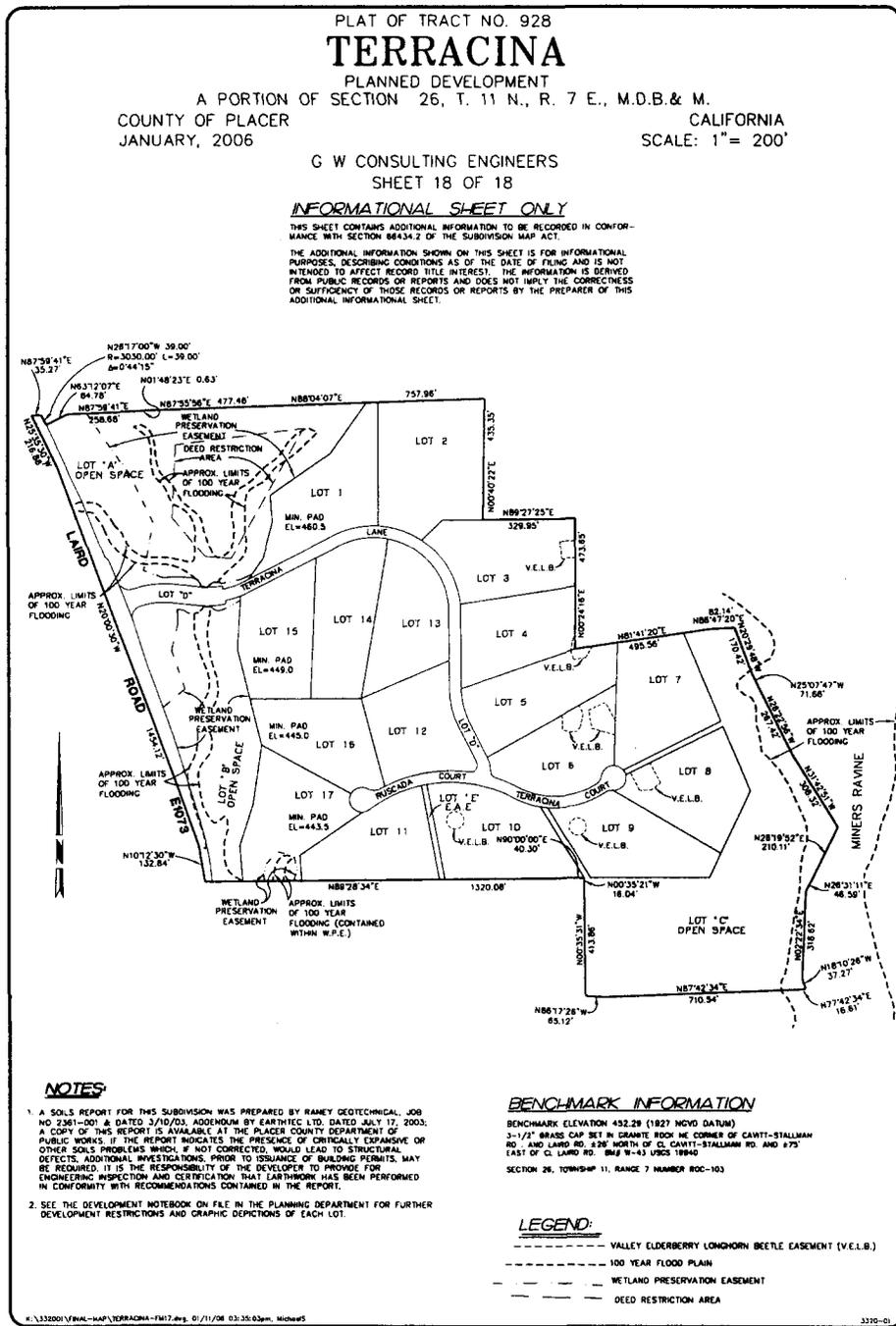
This department has inspected the construction of all improvements within the subject subdivision, and we find the work to be in accordance with the approved standards. The final map is recorded in Book AA, Page 100 of the Official Records. The streets within this project are private with maintenance provided by the homeowners association.

FISCAL IMPACT:

None.

Attachment: Exhibit "A" - Map of Subdivision

Exhibit "A"



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