

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: November 6, 2007
SUBJECT: **MT JUDAH RESIDENTIAL EXPANSION PHASE 1, TRACT NO. 940**
PROJECT NO. DFF 1287
REVISED 10-25-07

ACTION REQUESTED:

This department has inspected the construction of all improvements within Mt. Judah Residential Expansion - Phase 1, located off Donner Pass Road in the Sugar Bowl Ski Resort area, and we find the work to be in accordance with the approved standard. A revised Subdivision Improvement Agreement has been provided for security associated with a revision to the original phasing plan. Therefore it is requested the Board:

1. Accept only the improvements associated with Phase 1 as complete.
2. Authorize the Chairman to sign the revised Subdivision Improvement Agreement.
3. Instruct the Clerk of the Board to do the following:
 - a) Prepare the revised Subdivision Improvement Agreement for recording.

BACKGROUND:

Mt. Judah Residential Expansion is a condominium development approved to create 62 condominiums and 1900 square feet of commercial floor area on four building lots with two common areas, and one open space lot as shown on the attached exhibit "A." Phase 1 improvements include the construction of 23 condominiums and associated infrastructure. The subdivision is located off Donner Pass Road in the Sugar Bowl Ski Resort area.

At the request of the developer, staff has approved a revised phasing plan and improvement plans that identify the construction associated with each development phase. Security for the remaining work resulting from this revision to the phasing plan plus the amount of security to be retained after acceptance of the Phase 1 improvements is equivalent to the amount originally posted with the County. For this reason no reduction in the amount of security is requested at this time. A revised Subdivision Improvement Agreement is required to adequately describe the phasing plan and secured improvements.

The improvements to be constructed within the remaining phases of this subdivision consist of private roadways, drainage, utilities, recreational amenities, and miscellaneous items with maintenance provided by the Homeowners Association. Security sufficient to cover labor / materials and faithful performance has been posted with the County.

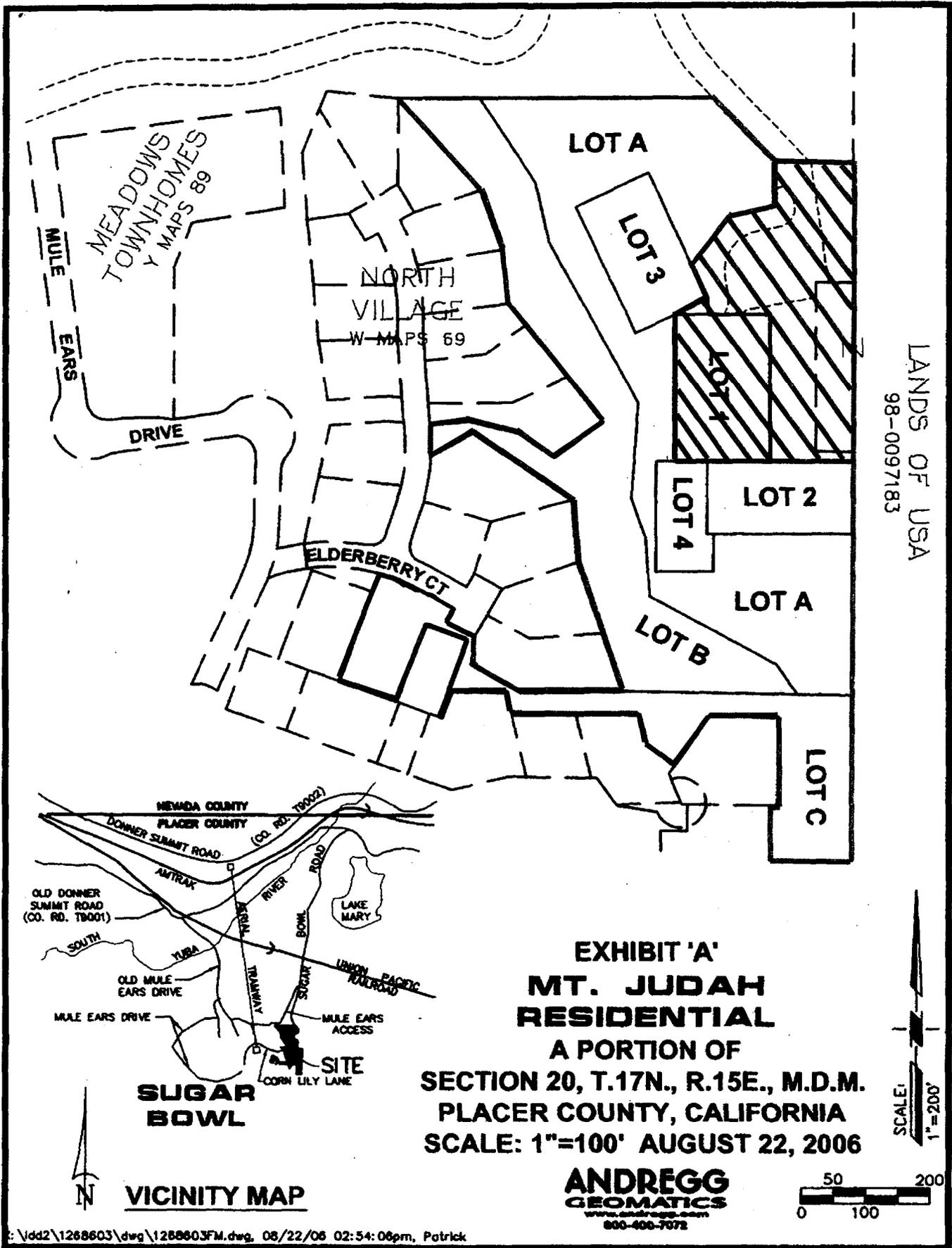
ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration for Mt. Judah Residential Expansion has been found adequate to satisfy the requirements of CEQA for this project. This was approved by the Planning Commission on September 8, 2005, and subsequent rezone was approved by the Board of Supervisors on April 13, 2006. A Notice of Determination was filed with the County Clerk on April 6, 2006.

FISCAL IMPACT:

None.

Attachment: Exhibit "A" - Map of Subdivision



LANDS OF USA
98-0097183

EXHIBIT 'A'
MT. JUDAH
RESIDENTIAL
 A PORTION OF
SECTION 20, T.17N., R.15E., M.D.M.
PLACER COUNTY, CALIFORNIA
 SCALE: 1"=100' AUGUST 22, 2006

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VICINITY MAP

