



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: December 11, 2007
SUBJECT: PENRYN PARK SUBDIVISION, TRACT NO. 947 / PROJECT NO. 8381

ACTION REQUESTED:

This department has inspected the construction of all improvements within the Penryn Park Subdivision located adjacent to Boyington Road in Penryn, 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:

The Penryn Park Subdivision was approved to create 85 residential "townhome" lots with an average size of 3,400 square feet, and 2 commercial lots comprising approximately 2 acres. This subdivision is located adjacent to Boyington Road in Penryn.

The improvements constructed with this subdivision consist of subdivision streets and related underground infrastructure, drainage, traffic signal at Boyington Road and Penryn Road, recreational amenities, survey monumentation and miscellaneous items. Streets within this project are private, with maintenance provided by the property owner's association.

ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration has been prepared for this project and the mitigation measures incorporated in the project's conditions of approval. This document has been found adequate to satisfy the requirements of CEQA for this project.

FISCAL IMPACT:

None.

Attachment: Exhibit "A" - Map of Subdivision

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EXHIBIT "A"

PENRYN PARK SUBDIVISION

