



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
Department of Engineering and Surveying, Community Development Resource Agency

DATE: September 23, 2008

SUBJECT: HOPKINS VILLAGE (aka HOPKINS RANCH), TRACT #976

ACTION REQUESTED:

Approve recording of the Final Map for Hopkins Village, Tract # 976, located in Martis Valley, subject to your Board approving the formation of Zone 210, and Zone 211, and annexation to Zone 194, in County Service Area No. 28:

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:

Hopkins Village, originally called Hopkins Ranch, is a Planned Development approved as a 50 Unit Workforce Housing Development (25 Duplexes), being built on a 10 acre portion of a larger 52 acre Parcel that constitutes the project site for purposes of the Planned Development Ordinance. This map will create 50 residential lots with an average size of 0.08 acres, 1 Lot reserved for future development, 4 Lots, consisting of the on-site roadways, private park and common area-buffer zones, to be held by the Property Owner's Association, and 3 Open Space Lots totaling 219.04 acres as shown on the attached Exhibit "A." This subdivision is located on both sides of Schaffer Mill Road adjacent to and southwest of Highway 267 in Martis Valley.

The improvements to be constructed with this subdivision consist of subdivision streets, drainage, survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance has been posted with the County.

Streets within this project are private, with maintenance provided by the property owner's association. Your Board will be requested to approve the formation of, or annexation to the following Zones of Benefit within County Service Area 28: Zone 194 - Martis Valley Recreation, Zone 210 - Hopkins Village Water Quality Monitoring, and Zone 211 - Hopkins Village Transit, prior to taking action on this item.

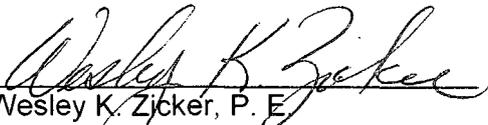
ENVIRONMENTAL CLEARANCE

A Final EIR (SCH 2001042093) for Hopkins Ranch has been found adequate to satisfy the requirements of CEQA for this project. The Final EIR was certified by the Board of Supervisors on March 30, 2004. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

FISCAL IMPACT

None

Respectfully submitted,



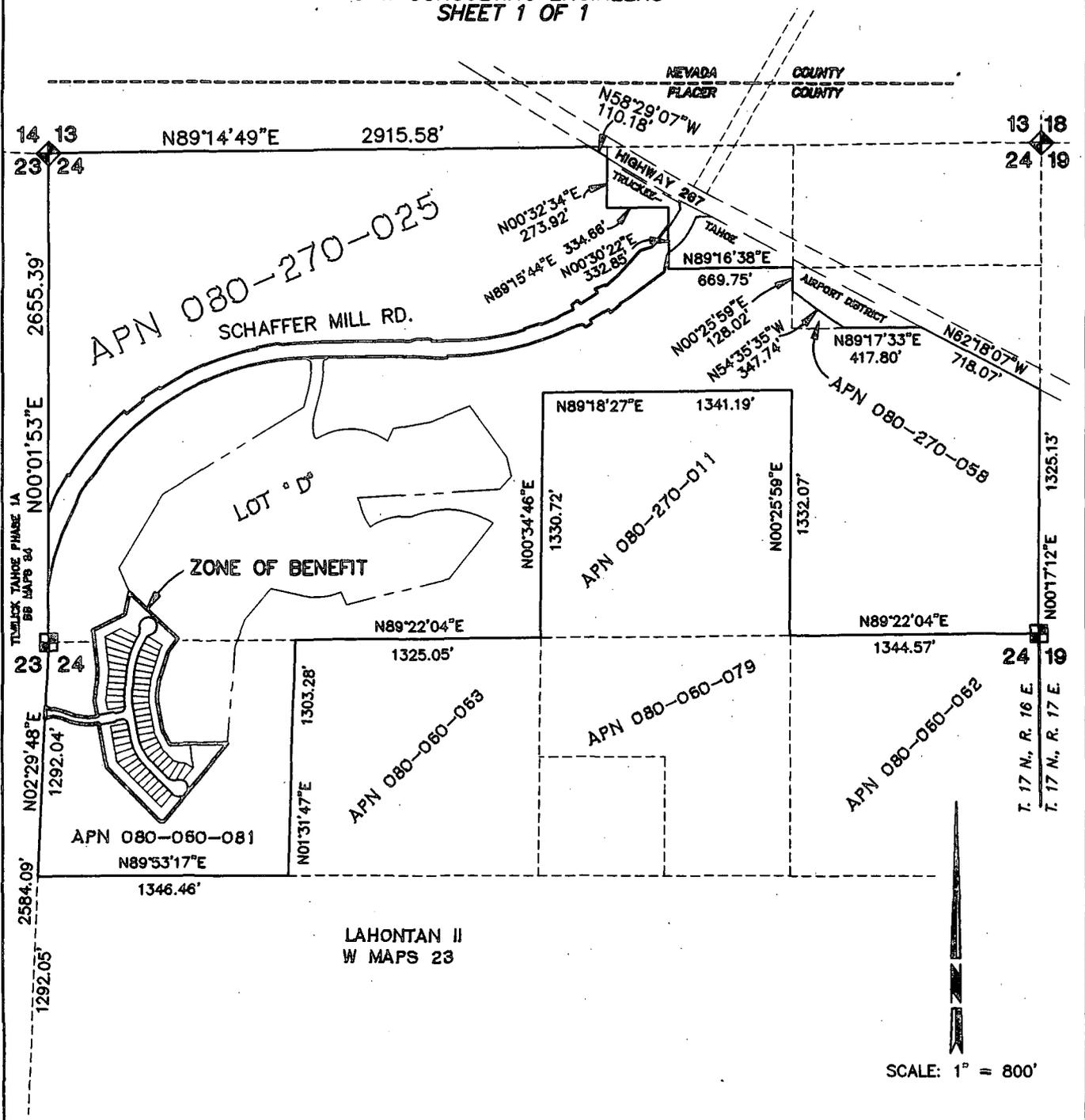
Wesley K. Zicker, P. E.
Director, Engineering and Survey Department

Attached to this report for the Board's information/consideration are:

Attachment: Exhibit A – Map of Subdivision

EXHIBIT A

PLAT OF TRACT NO. 976
HOPKINS VILLAGE
PLANNED DEVELOPEMENT
BEING A PORTION OF SECTION 24, T.17 N., R.16 E., M.D.B.& M.
COUNTY OF PLACER, STATE OF CALIFORNIA
AUGUST, 2008 SCALE: 1"=800'
G W CONSULTING ENGINEERS
SHEET 1 OF 1



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