



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING
&
SURVEYING**

John Marin, Agency Director

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: October 20, 2008
SUBJECT: SNOW RANCH SUBDIVISION, TRACT # 962 / PROJECT NO. FF 1359

ACTION REQUESTED:

This department has inspected the construction of the improvements within the Snow Ranch Subdivision located South of Edgewood Road near the Auburn City Limits 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:

Snow Ranch Subdivision will create fourteen residential lots ranging in size from 1 to 1.5 acres on approximately 16 acres of land as shown on exhibit 'A' attached hereto. The subdivision is located South of and adjacent to Edgewood Road approximately 1/2 mile West of Highway 49.

The Improvements to be constructed with this subdivision consist of Edgewood Road widening, private subdivision streets, sewers, drainage, survey monumentation and miscellaneous items. Security sufficient to cover labor and materials and faithful performance has been posted with the County.

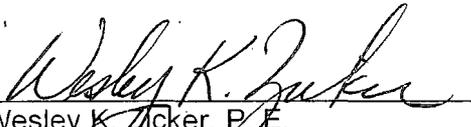
ENVIRONMENTAL CLEARANCE:

A Mitigated Negative Declaration (SCH#: 2006052067) has been found adequate to satisfy the requirements of CEQA for this project. Required 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

1045

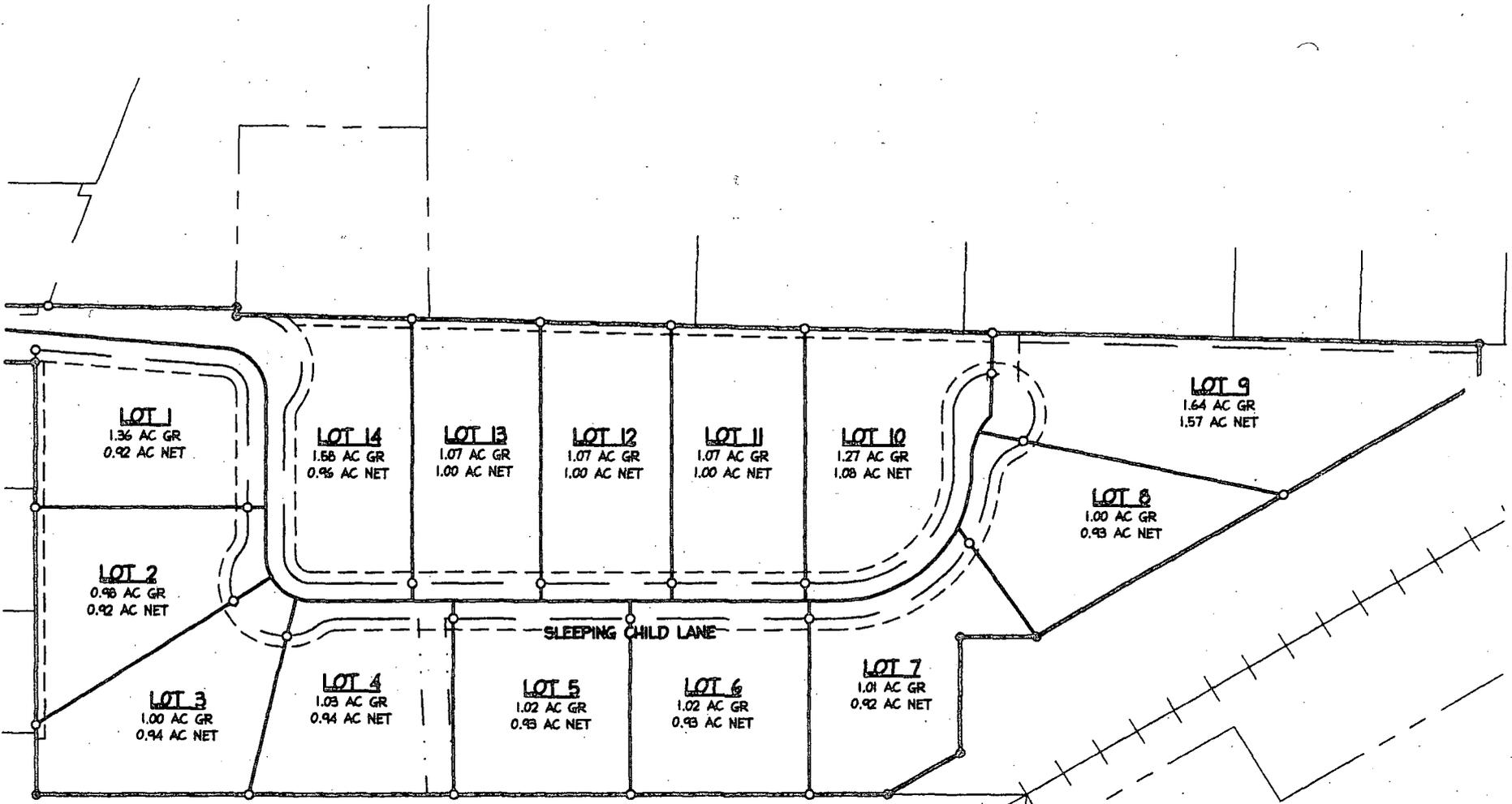
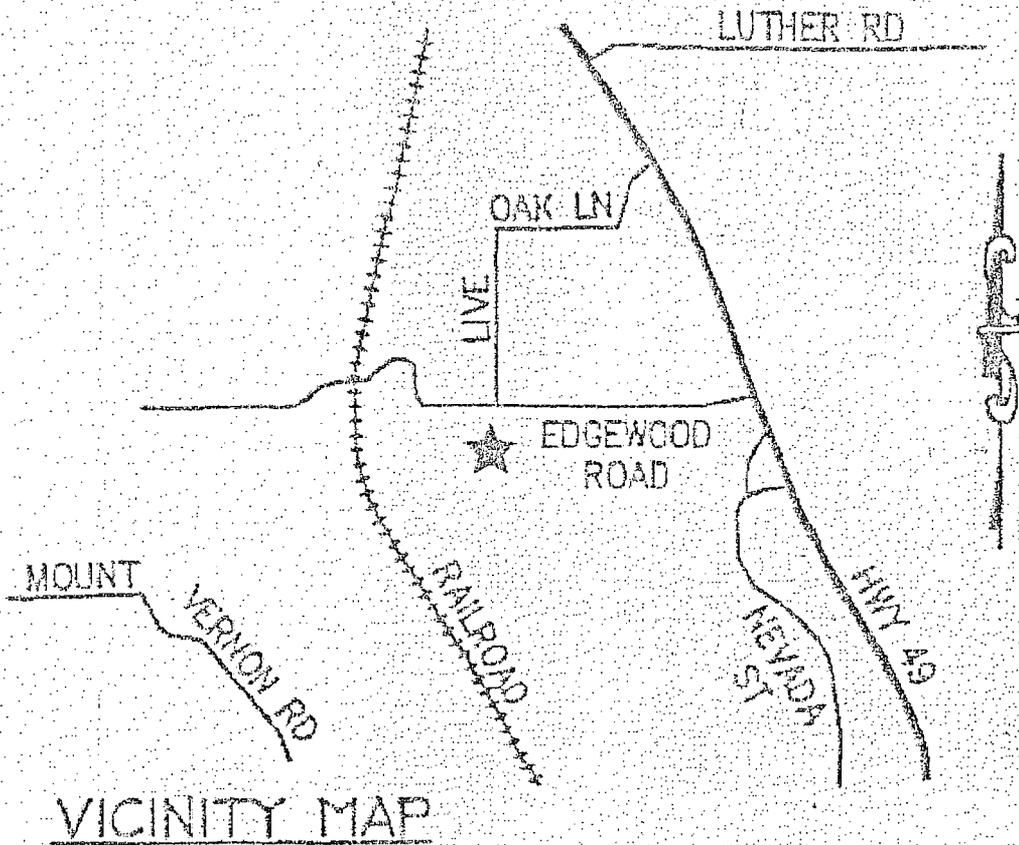


Exhibit 'A' Sheet 2

1046



1048