



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:** December 9, 2008

**SUBJECT:** HOPKINS VILLAGE (aka HOPKINS RANCH), PN 8519, TRACT #976

**ACTION REQUESTED:**

This department has inspected construction of all improvements within Hopkins Village (aka Hopkins Ranch) project and found the work to be in accordance with approved standards. Therefore, it is requested that the Board take the following Actions:

1. Accept Hopkins Village improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be reduced to:
  - 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:**

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 subdivision created 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 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. Prior to the Boards September 23, 2008 approval of the Final Map for Hopkins Village, the Board approved 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.

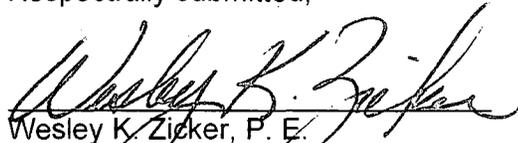
**ENVIRONMENTAL CLEARANCE**

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.

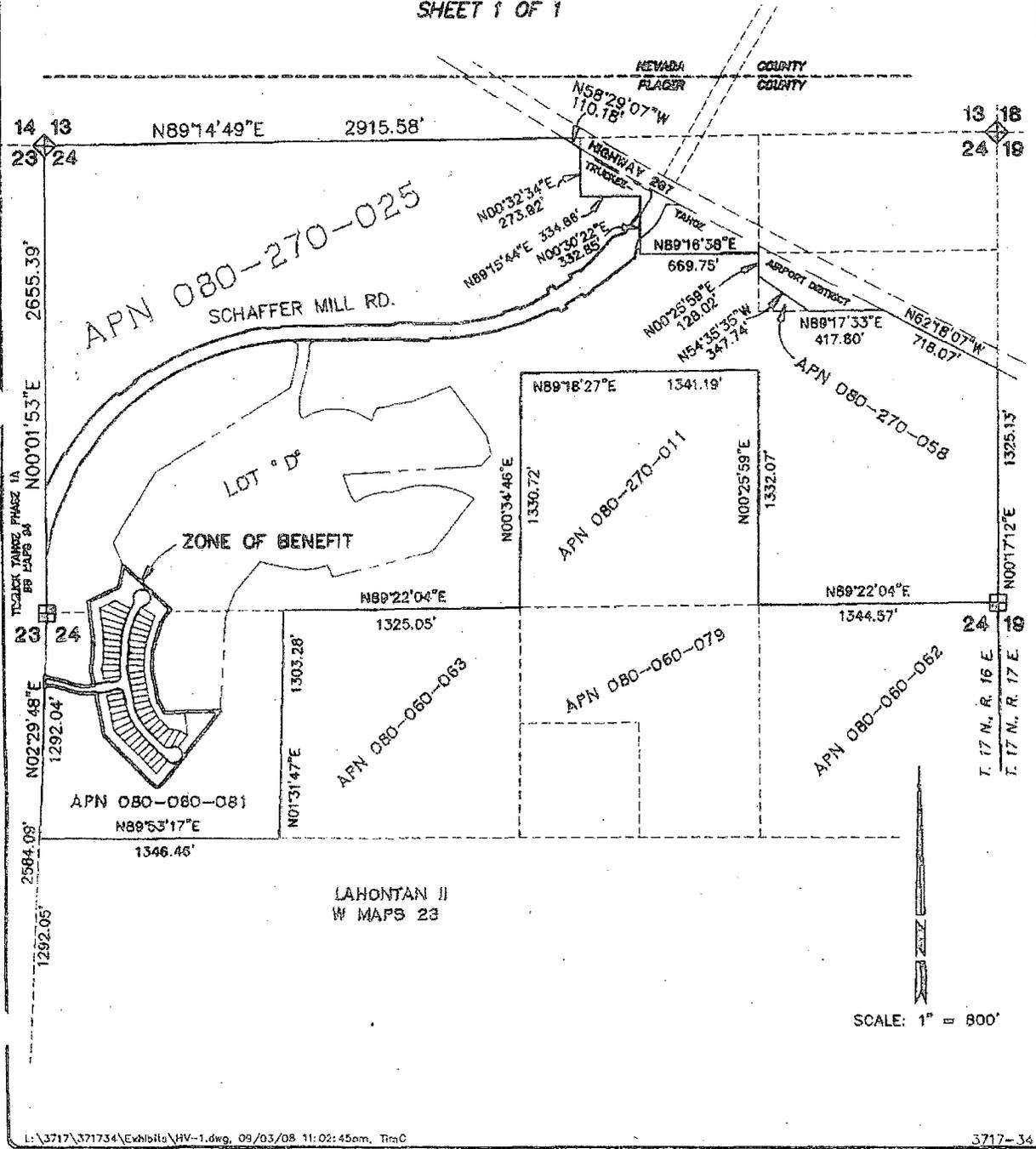
Director, Engineering and Survey Department

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

1. Exhibit A - Map of Subdivision
2. Exhibit B - Vicinity Map

EXHIBIT A

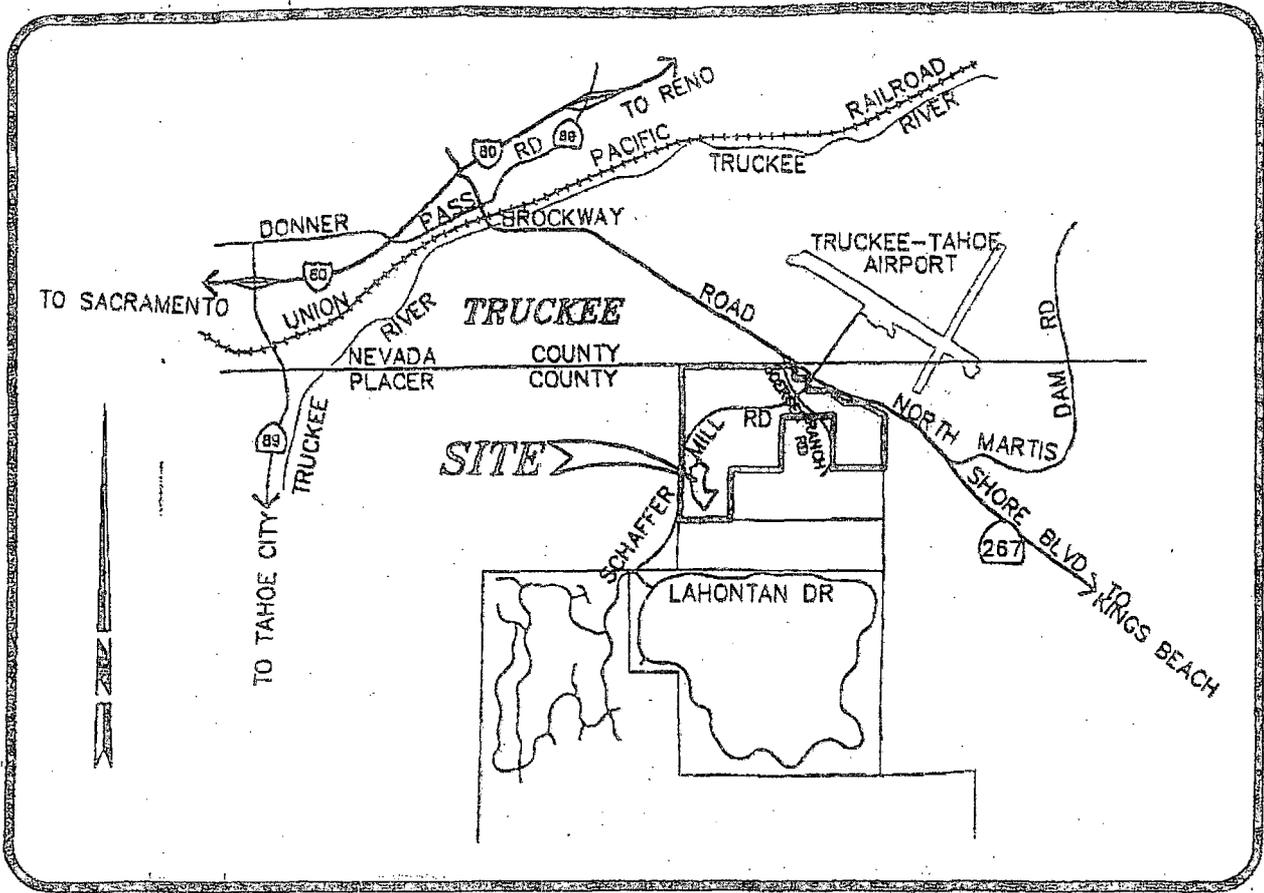
PLAT OF TRACT NO. 976  
**HOPKINS VILLAGE**  
 PLANNED DEVELOPEMENT  
 BEING A PORTION OF SECTION 24, T.17 N., R.16 E., M.D.B. & M.  
 COUNTY OF PLACER, STATE OF CALIFORNIA  
 AUGUST, 2008 SCALE: 1"=800'  
 G W CONSULTING ENGINEERS  
 SHEET 1 OF 1



SCALE: 1" = 800'

1115

# EXHIBIT B



## LOCATION MAP

NTS