



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:** NICHOLS DRIVE INDUSTRIAL PARK, TRACT # 974

**ACTION REQUESTED:**

Approve the Final Map for Nichols Drive Industrial Park located West of Highway 65 in the Sunset Industrial Area.

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:**

Nichols Drive Industrial Park is approved to divide 37.85 acres into 26 commercial lots ranging in size from 0.59 acres to 1.89 acres, and three open space lots totaling 6.71 acres. This project is located on Nichols Drive one quarter of a mile West of Highway 65 in the Sunset Industrial Area.

The Improvements required to be constructed with this subdivision consist of County Road reconstruction, public subdivision streets, sewer, drainage, survey monumentation, and miscellaneous items. The improvements are currently substantially complete, but have not yet been accepted. Security sufficient to cover labor and materials and faithful performance has been posted with the County. The maintenance of roads and storm drainage facilities are provided by County Service Area No. 28 Zone of Benefit No. 208 previously approved by your Board on March 25<sup>th</sup> 2008.

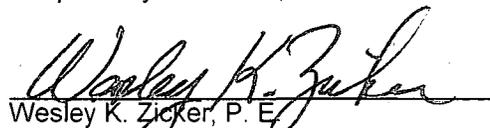
**ENVIRONMENTAL CLEARANCE:**

A Mitigated Negative Declaration (2003102068) 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,



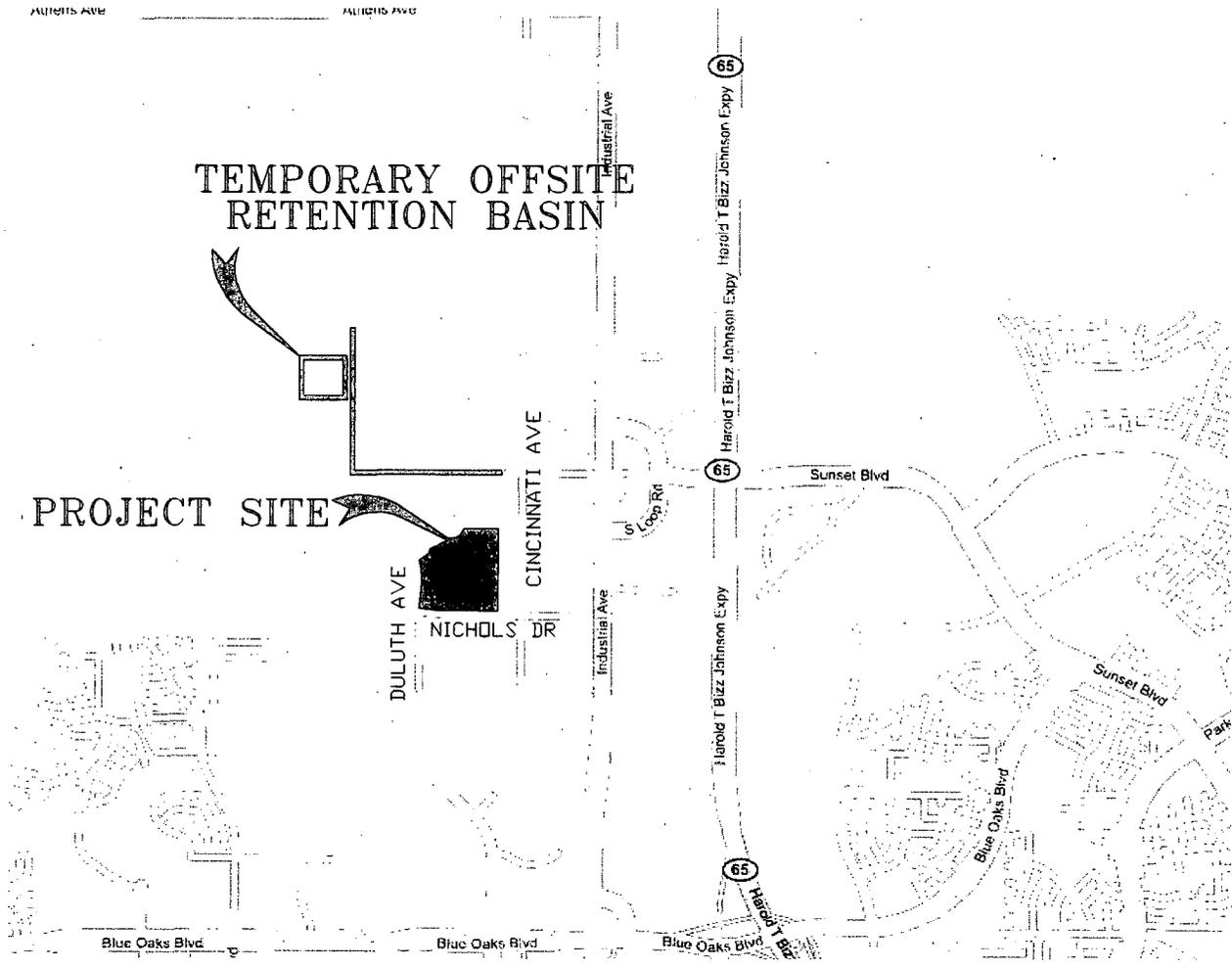
Wesley K. Zicker, P. E.  
Director, Engineering and Survey Department

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

Attachment: Exhibit A – Map of Subdivision  
Exhibit B – Vicinity Map

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# NICHOLS DRIVE INDUSTRIAL PARK PLACER COUNTY, CALIFORNIA OCTOBER 29, 2008



## VICINITY MAP

NO SCALE

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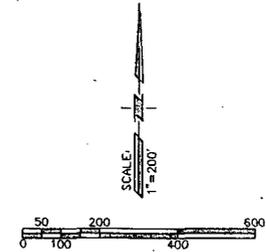
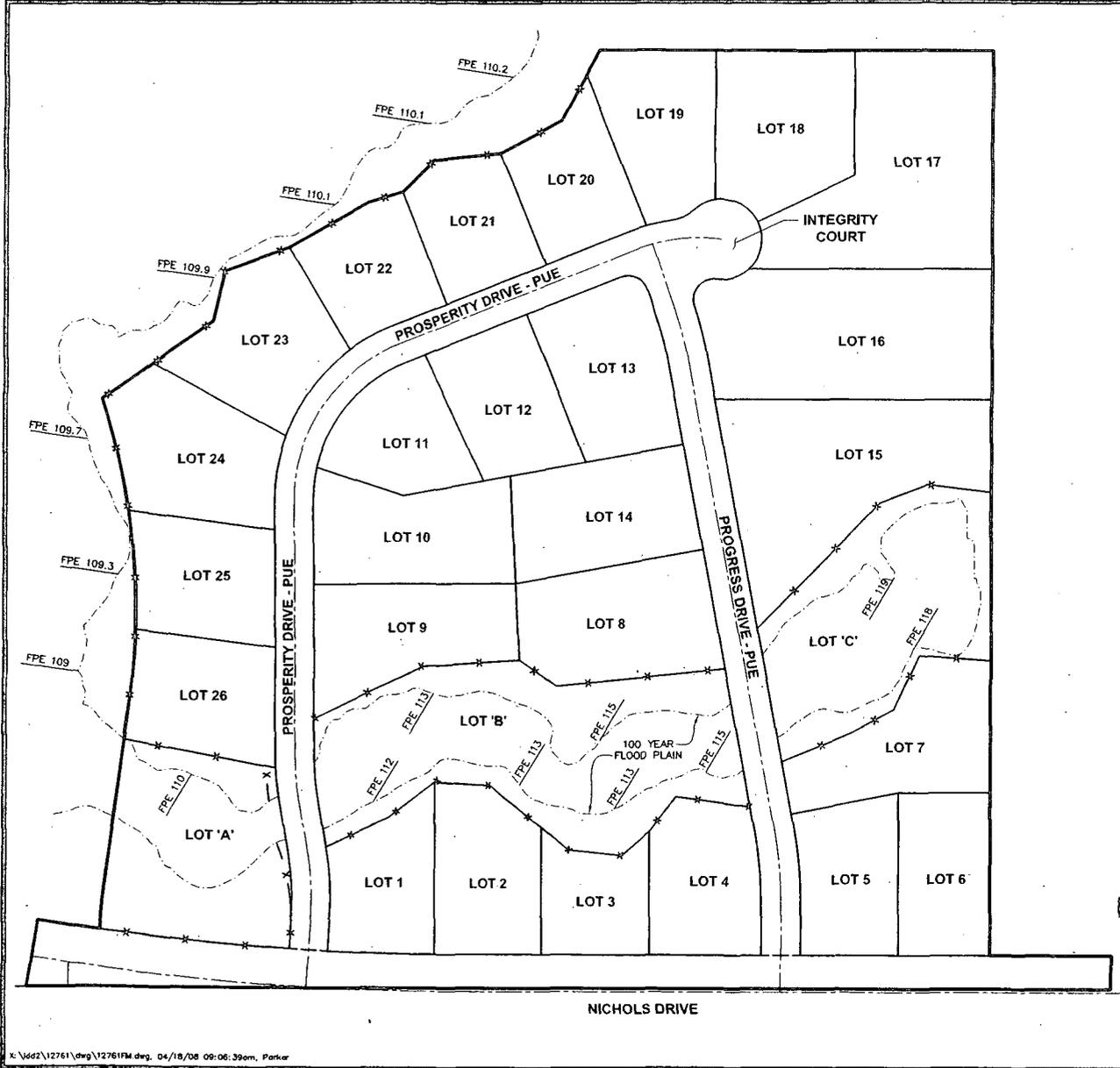


EXHIBIT  
 TRACT NO. 974  
**NICHOLS DRIVE INDUSTRIAL PARK**  
 A POR OF SEC 9, T 11 N, R 6 E, MDM  
 PLACER COUNTY, CALIFORNIA  
 SCALE: 1"=200' APRIL 2, 2008

**ANDREGG**  
 GEOMATICS  
 www.andregg.com  
 916-469-7072

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