



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: WINCHESTER PHASE IV TRACT #943 / PROJECT NO. 7605

ACTION REQUESTED:

This department has inspected the construction of all improvements within the Winchester Subdivision Phase IV, located between the communities of Meadow Vista and Christian Valley within Placer County 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.
3. Approve the attached resolution accepting the named roads into the County Maintained Mileage System.

New Roads:

<u>Road Name</u>	<u>Road Number</u>	<u>Mileage</u>
The Point	G1044	0.78
Holly Oak Lane	G1045	0.20

Existing Roads – Added Mileage:

<u>Road Name</u>	<u>Road Number</u>	<u>Mileage</u>
Winchester Club Dr	G1025-	0.02

BACKGROUND:

The Winchester subdivision is a Planned Unit Development approved to create 409 residential lots, a golf course and recreational amenities. This is the fourth of six phases and comprises 46 residential lots with an average size of 1.99 acres. Improvements constructed with this final phase consisted of subdivision streets, drainage, survey monumentation, and miscellaneous items.

Zone 148 in County Service Area No. 28 will provide maintenance of the pedestrian/bicycle paths, roads and appurtenances.

With recent changes in the economy and the downturn in the real estate market, the ownership of the remaining phases of the Winchester Project, including Phase 4, were transferred through foreclosure earlier this year. The new owner Winchester REO, representing the interests of Wachovia Bank, replaced Winchester Properties, LLC who had developed the previous phases including the Golf Course and Club House. This ownership change occurred near the end of construction of the Phase 4 improvements. Since that time, both parties have worked together to complete all of the significant and

public safety related items of work required for acceptance with the exception of the final engineered "Record Drawings" which are anticipated to be submitted for approval sometime in mid-December.

This project is unique in that all of the required deficiencies in the construction of the work and the construction of two private driveways that were required by the conditions of approval are not complete as is the County's normal requirement for acceptance of work. The deficiencies are minor in nature and do not affect the public health and safety of the future residents of the project. The private driveways, which will serve more than one lot each, have been graded but not paved. The responsibility for this paving will fall to the future buyers of the lots in question. Because of the pending completion of four homes under construction in the project, staff is recommending that the Board accept the improvements as complete and thereby facilitate the issuance of certificates of occupancy for these homes. The Board's approval of this request will allow issuance of additional building permits under the County's normal rules and procedures.

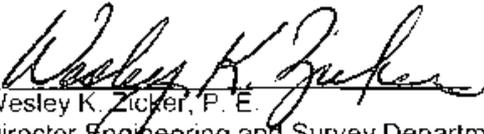
ENVIRONMENTAL CLEARANCE

An Environmental Impact Report 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:

Attachments: Exhibit A - Map of Subdivision & Exhibit B - Vicinity Map

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: A RESOLUTION ACCEPTING
THE ROADS IN WINCHESTER 4A
SUBDIVISION, TRACT NO. 943 INTO THE
COUNTY MAINTAINED MILEAGE SYSTEM

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held DECEMBER 9, 2008 by
the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, the following roads have been constructed to full County standards through
the land development process, and

WHEREAS, the County has agreed to accept these roads into the Maintained Mileage
System for the purpose of providing routine maintenance on said roads, with a County Service
Area established to provide for future major rehabilitation.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors, County of
Placer, State of California, pursuant to the Streets and Highways Code Section 941, hereby
accepts these roads as shown below into the County Maintained Mileage System.

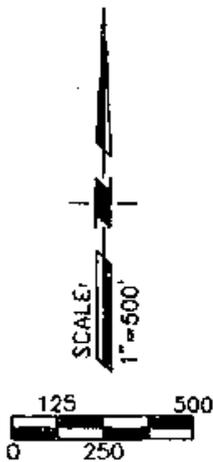
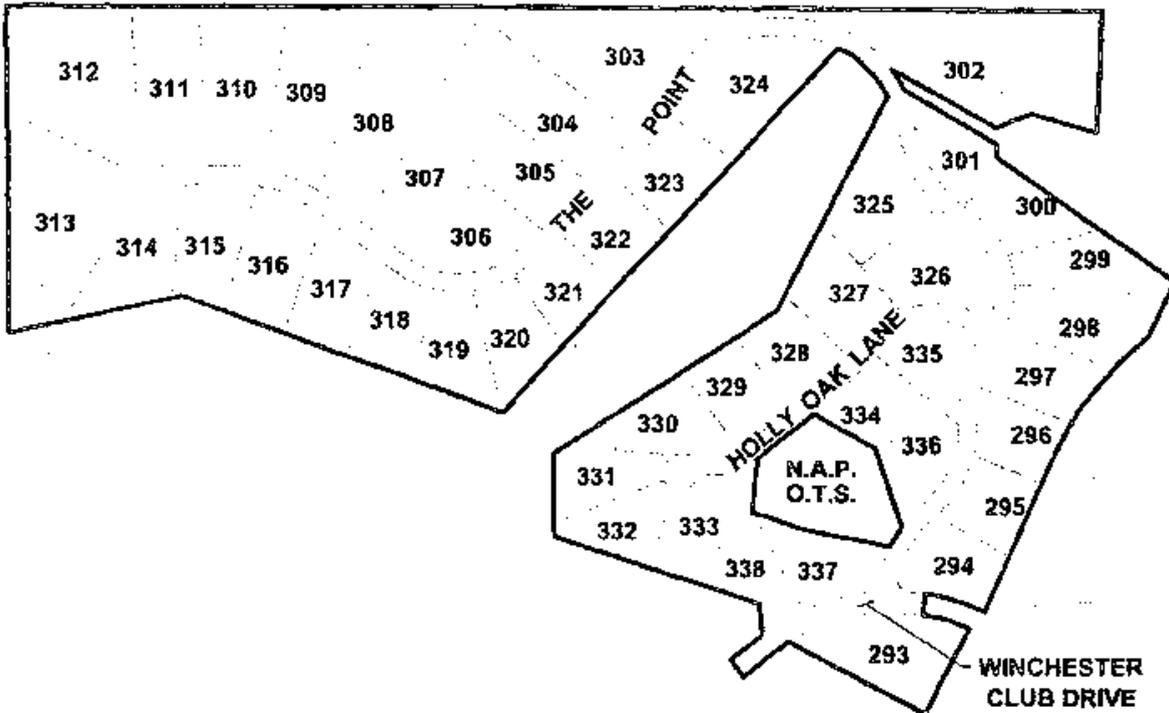
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EXHIBIT 'A'



**WINCHESTER
PHASE 4**
A PORTION OF
SECTION 11, T.13N., R.08E., M.D.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=500' SEPTEMBER 6, 2006

**ANDREGG
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EXHIBIT 'B'

VICINITY MAP

