

COUNTY OF PLACER
Community Development Resource Agency

Michael Johnson, Agency Director

**ENGINEERING
&
SURVEYING**

Wes Zicker
Director of Engineering & Surveying

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Wes Zicker, Director *WZ*
Department of Engineering and Surveying, Community Development Resource Agency
DATE: September 27, 2011
SUBJECT: SEYMOUR RANCH, TRACT # 938 / PROJECT NO. DFF-1221

ACTION REQUESTED:

This department inspected the construction of the improvements within the Seymour Ranch Subdivision and found the work to be in accordance with approved standards. Therefore it is requested that 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% of the value of public improvements 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:

Seymour Ranch Subdivision was approved to create 17 residential lots of approximately 0.5 acres each and 2 common area lots totaling 2.85 acres on a 13 acre parcel as shown on Exhibit 'A' attached hereto. The subdivision is located on Cavitt Stallman Road north of Douglas Boulevard and east of Sierra College Boulevard in the community of Granite Bay.

The Improvements constructed with this subdivision consist of County Road reconstruction, private subdivision streets, sewer, drainage, survey monumentation, and miscellaneous items. Security sufficient to cover the necessary labor and materials and faithful performance has been posted with the County. The Subdivision streets are private with maintenance of roads and storm drainage facilities provided by the property owner's association.

ENVIRONMENTAL CLEARANCE:

A Mitigated Declaration (EIAQ-3731) 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

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

- Attachment: Exhibit 'A' Vicinity Map
- Attachment: Exhibit 'B' Map of Subdivision

Exhibit 'A'

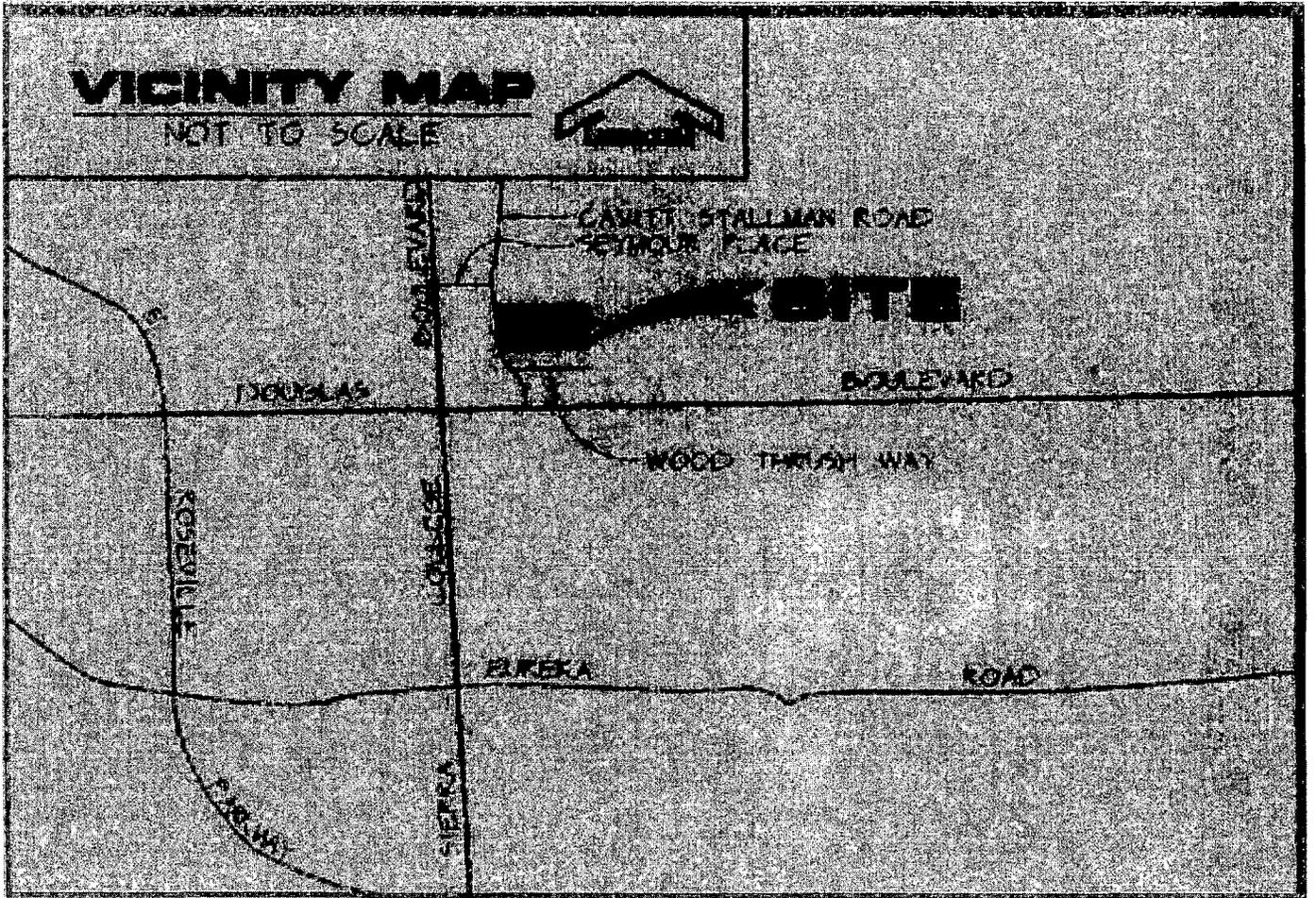
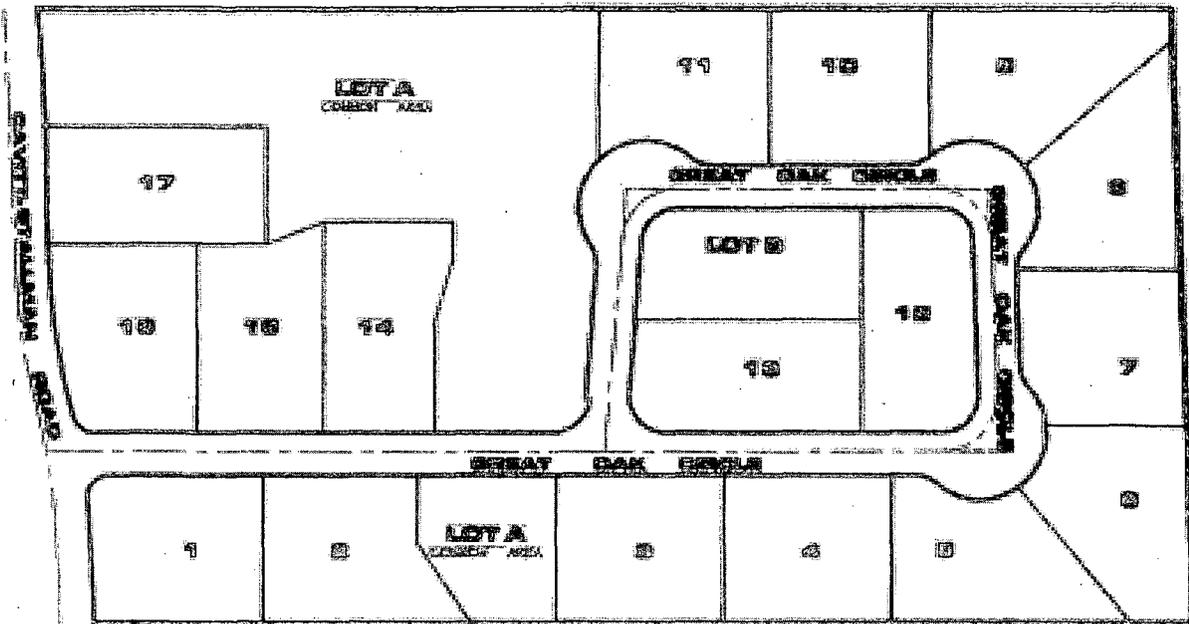


Exhibit 'B'



 <p>BURRELL CONSULTING GROUP, INC. <small>10000 Wilshire Blvd, Suite 1000, Los Angeles, CA 90024</small></p>	PLOT PLAN FOR:		DRAWN BY:	CHK'D BY:
	SEYMOUR RANCH		JCK	JVA
	KEY MAP		DATE:	2/18/11
	COUNTY OF FLACER		REVISID:	
CALIFORNIA		SCALE:	1"=150'	
		JOB NO.	1202 - 00 - E10	

