



**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael Johnson, AICP  
Agency Director

**ENGINEERING AND  
SURVEYING DIVISION**

Richard Eiri, Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Michael Johnson, AICP  
Agency Director  
**DATE:** November 12, 2013  
**SUBJECT:** OLIVE RANCH SUBDIVISION, TRACT #972 / PROJECT NO. DFF-1379

**ACTION REQUESTED / RECOMMENDATION**

This department inspected the construction of the improvements within the Olive 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 surety to be set at 25% of the value of public improvements pursuant to County Code Section 16.08.200, immediately upon your Board's approval.
3. Authorize the Labor and Materials surety to be set at 50% or the total of all claims per G.C. 66499.7, whichever is higher, for six months or longer if claims exist, immediately upon your Board's approval.

There is no net County cost associated with this action.

**BACKGROUND**

The Olive Ranch Subdivision, was approved to create 12 residential lots and five open space lots. The residential lots range in size from 30,172 to 39,419 square feet, as shown on the attached Exhibit 'A'. The Olive Ranch subdivision is located in Granite Bay on the north side of Olive Ranch Road, approximately 1.0 miles west of Barton Road as shown on the attached Exhibit 'B'.

The improvements constructed with this subdivision consist of a private subdivision street, drainage, and utility infrastructure, survey monuments, and miscellaneous items. The street within this project is private, with maintenance provided by the property owner's association. Security equivalent to the estimated cost of the public improvements has been posted with the County.

**ENVIRONMENTAL CLEARANCE**

A Final Environmental Impact Report (EIR) for Olive Ranch was certified by the Planning Commission on October 6, 2004. Mitigation Measures have been addressed by the Conditions of Approval for this subdivision.

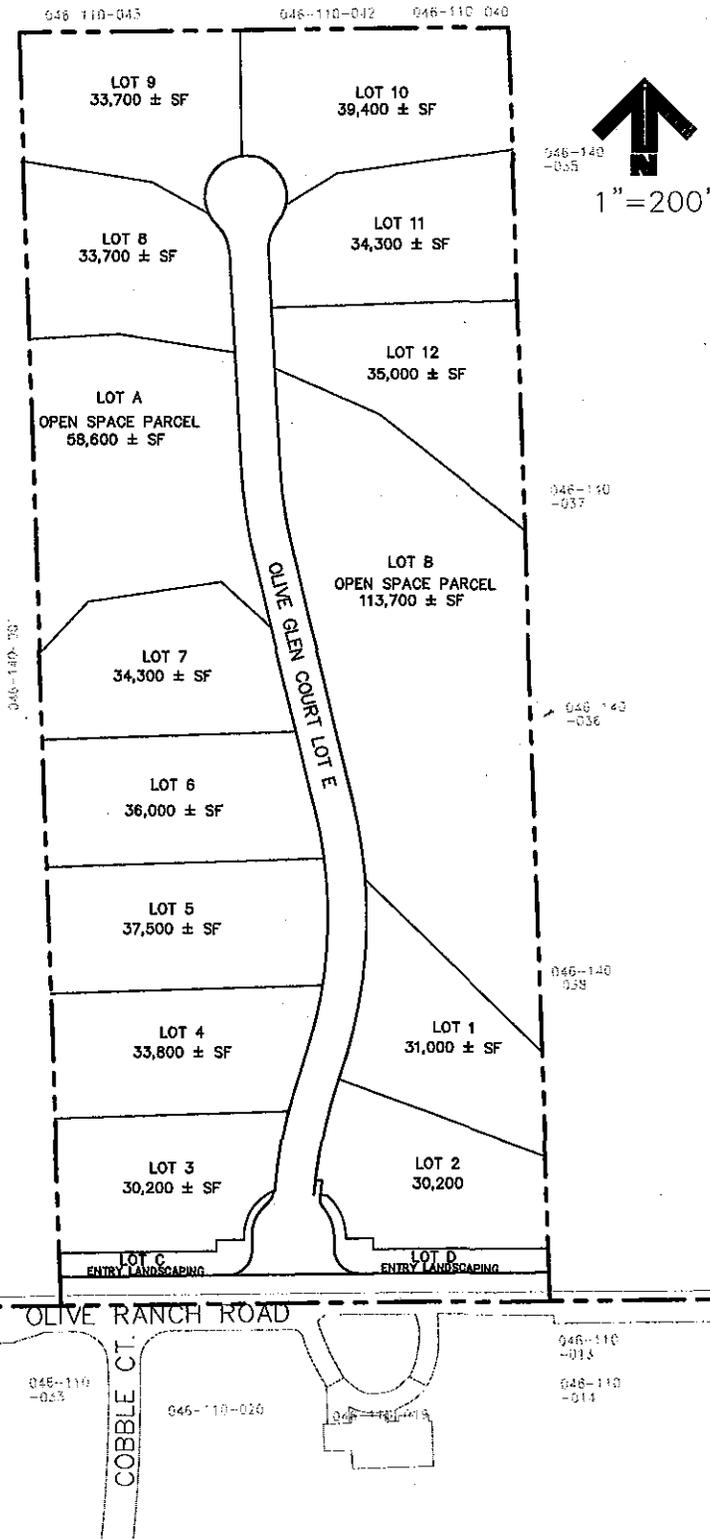
**FISCAL IMPACT**

There is no fiscal impact associated with this action.

**ATTACHMENTS**

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

# PLAT OF TRACT 972 OLIVE RANCH

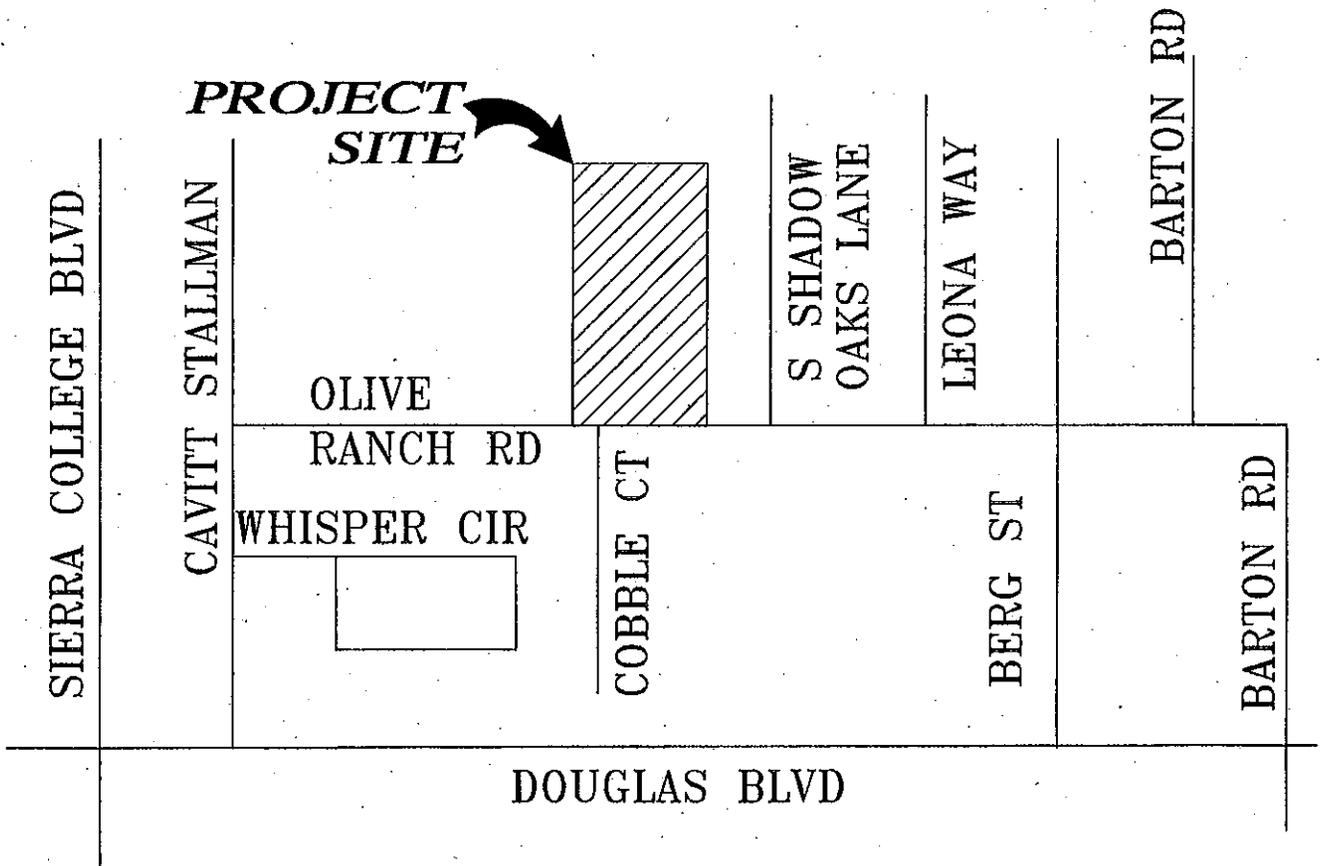


334

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**EXHIBIT A**

# OLIVE RANCH VICINITY MAP



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EXHIBIT B

335

