



**COUNTY OF NEVADA**  
**COMMUNITY DEVELOPMENT AGENCY**  
**DEPARTMENT OF PUBLIC WORKS**  
950 MAIDU AVENUE, NEVADA CITY, CA 95959-8617  
(530) 265-1411 FAX (530) 265-9849 [www.mynevadacounty.com](http://www.mynevadacounty.com)

Sean Powers  
Community Development Agency Director

Steve Castleberry  
Director of Public Works

File: FM 04-004

**NEVADA COUNTY BOARD OF SUPERVISORS**  
**Board Agenda Memo**

**MEETING DATE:** October 25, 2016  
**TO:** Board of Supervisors  
**FROM:** Joshua Pack, Principal Civil Engineer  
**SUBJECT:** **Approval of Final Map 04-004 “Cascade Crossing – Phase 4” And Subdivision Improvement Agreement – District II**

**RECOMMENDATION:** Approve the attached resolution.

**FUNDING:** N/A

**BACKGROUND:**

The subject map – formerly referred to as “Saddle Ridge” – has been reviewed and approved by the County Surveyor and is found to be in conformance with the Amended Tentative Map and the Nevada County Subdivision Ordinance. All required conditions of approval have been complied with. Resolution 13-281 approved Phase 1 of the Final Map on June 25, 2013. Resolution 13-447 approved Phase 2 of the Final Map on October 8, 2013. Resolution 14-411 approved Phase 3 of the Final Map on August 26, 2014.

HBT of Saddle Ridge, LLC, a California Corporation (“Subdivider”) desires to defer construction of remaining on-site improvements until after the Final Map is recorded in the official County records. A subdivision improvement agreement (“Agreement”) between the County and the Subdivider has been prepared that requires appropriate bonds to secure faithful performance, payment for labor and materials and guarantee all remaining improvements for the subdivision. The Agreement also requires bonds to guarantee and warranty the improvements for a period of one year from the date of acceptance of said improvements.

**Item Initiated by:** Joshua Pack, Principal Civil Engineer  
**Approved by:** Steven Castleberry, Director of Public Works

SC:JP:cn

**Submittal Date:** October 6, 2016

**Revision Date:**