



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: December 13, 2011
SUBJECT: GREY LANE TOWNHOMES, TRACT # 991/PROJECT NO. DFF 1454

ACTION REQUESTED / RECOMMENDATION

This department has inspected construction of the improvements within the "Grey Lane Townhomes" project and found the work to be in accordance with approved standards. Therefore, it is requested that the Board take the following Actions:

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at:
 - a) Faithful Performance 25% [pursuant to County Code Section 16.08.200] immediately upon your Board's approval.
 - b) Labor and Material 50% of the estimated cost to construct those improvements that may be subject to a lien; or the total of all claims per G.C.66499.7, whichever is higher, for the "lien period" or longer if claims exist.

BACKGROUND

Grey Lane Townhomes is a Planned Residential Development approved for a three lot subdivision on each of three contiguous residential lots, resulting in the creation of six residential lots and three common area lots as shown on the attached "Exhibit A". The six residential lots are 1035 square feet each and the three common area lots average 9,682 square feet each, totaling 0.81 acres. The project is located on the northeast corner of Grey Lane and National Avenue in the Tahoe Vista area.

The improvements constructed with this subdivision consist of minor County road improvements, drainage, survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance has been posted with the County. The lots front on existing County maintained roads.

ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration (SCH# 2008092094) 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.

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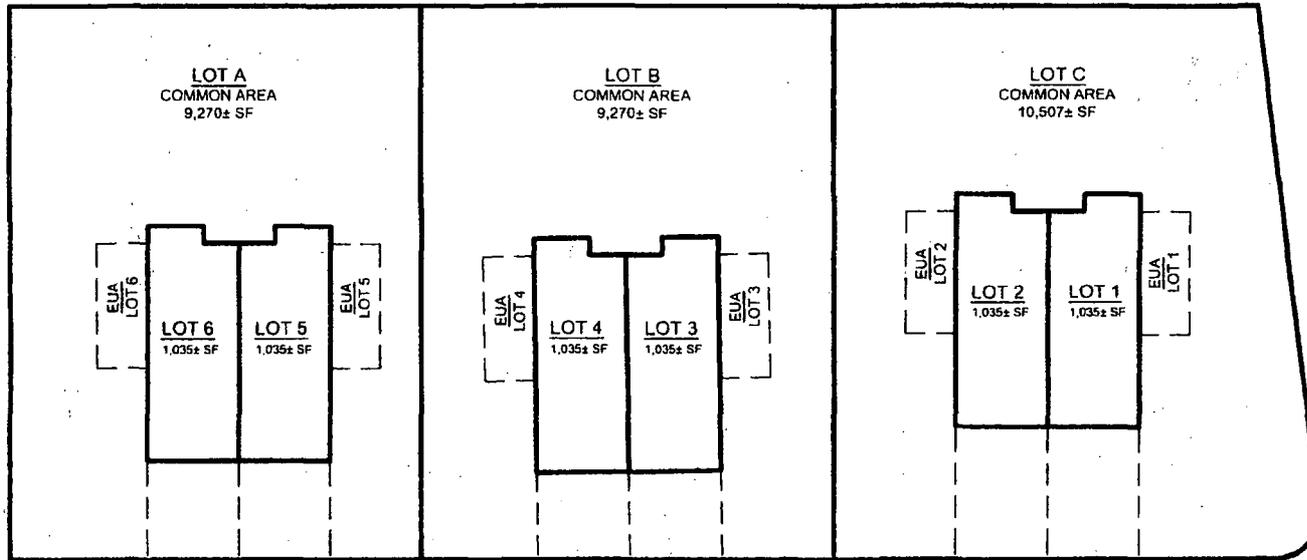
FISCAL IMPACT

None

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

EXHIBIT "A"

GREY LANE TOWNHOMES - TRACT NO. 991



GREY LANE
(COUNTY ROAD NO. X 7010)

NATIONAL AVENUE
(COUNTY ROAD NO. X 7009)



SCALE: 1"=40'



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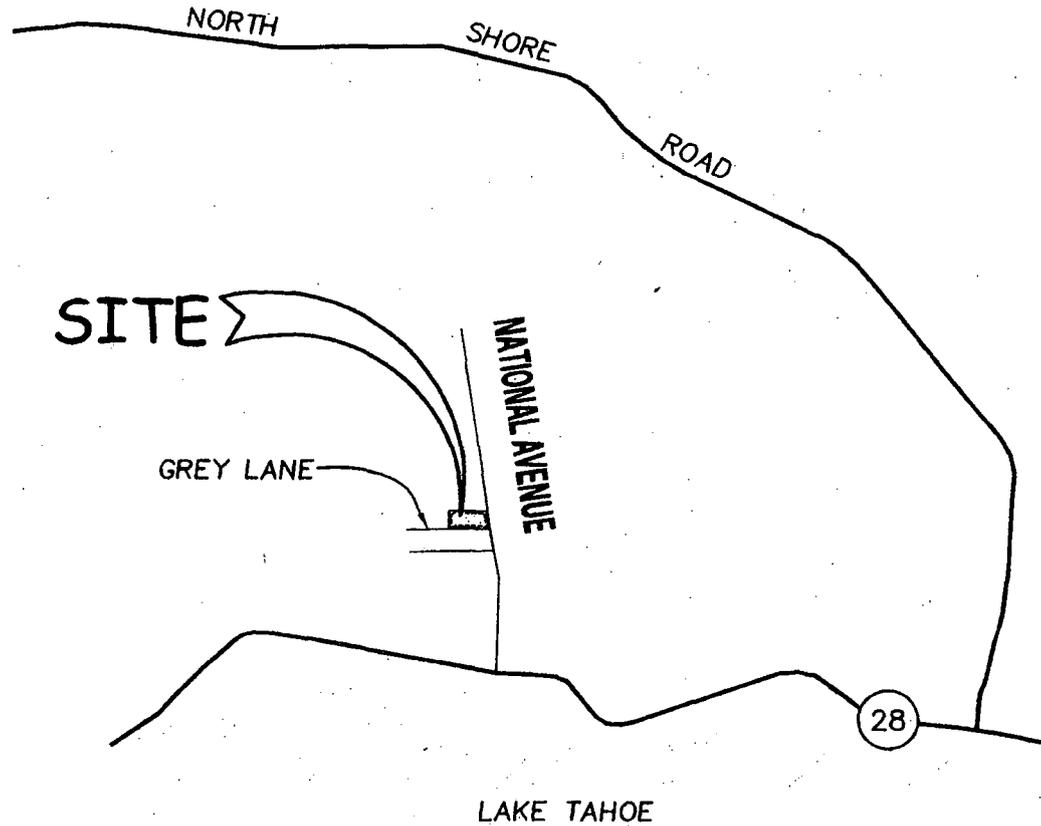
140 LITTON DRIVE, SUITE 240, GRASS VALLEY, CA 95945
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SHEET 1 OF 1

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EXHIBIT "B"

GREY LANE TOWNHOMES - TRACT NO. 991
LOCATION MAP



SCALE: 1"=2000'



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