



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

**ENGINEERING AND  
SURVEYING DIVISION**

Michael Johnson, Agency Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael Johnson, AICP  
Agency Director

**DATE:** June 4, 2013

**SUBJECT:** AMERICAN VINEYARD VILLAGE SUBDIVISION, TRACT #1003 / PROJECT NO. DPN-8634

**ACTION REQUESTED / RECOMMENDATION:**

The improvements for the "American Vineyard Village" project have been completed 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 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 American Vineyard Village Subdivision was approved to create 139 single-family residential lots with an average size of 3,800 square feet on a 19.2 acre parcel as shown on attached Exhibit 'B'. The subdivision is located along the south side of Vineyard Road, approximately 700 feet west of Foothills Boulevard, and is adjacent to the Roseville City boundary as shown on Exhibit 'A'.

The improvements constructed with this subdivision consist of private subdivision streets, drainage and utility infrastructure, survey monuments, and miscellaneous items. Streets within this project are 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.

The entire American Vineyard Village subdivision was previously annexed into Zone 165 (fire/emergency services) and Zone 169 (park/trail maintenance) of County Service Area No. 28 as required by the Conditions of Approval for the project.

**ENVIRONMENTAL CLEARANCE:**

A Final Environmental Impact Report (EIR) for the American Vineyard Village Subdivision has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA). The Final EIR was certified by the Board of Supervisors on December 9, 2008, and an Addendum thereto by the Planning Commission on June 24, 2010. Mitigation measures have been addressed by the Conditions of Approval for the American Vineyard Village subdivision.

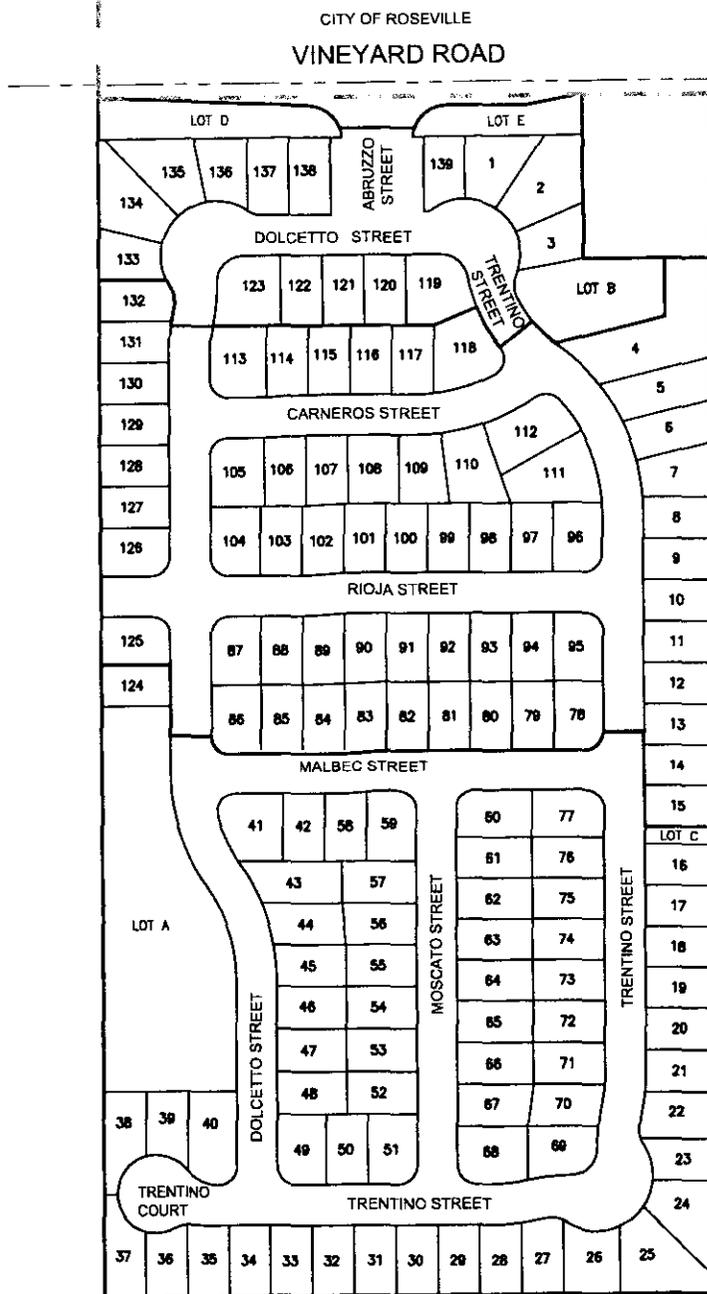
**FISCAL IMPACT:**

None.

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

# EXHIBIT 'A'

## AMERICAN VINEYARD VILLAGE



CITY OF ROSEVILLE



# EXHIBIT 'B'

## AMERICAN VINEYARD VILLAGE VICINITY MAP

