



COUNTY OF PLACER
Community Development/Resource Agency

**ENGINEERING AND
SURVEYING DIVISION**

Michael Johnson, AICP
Agency Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael Johnson, AICP
Agency Director
DATE: June 18, 2013
SUBJECT: The Grove at Granite Bay, Tract #936

ACTION REQUESTED:

1. Approve the recordation of the Final Map for The Grove at Granite Bay.
2. Approve the recordation of the associated Subdivision Improvement Agreement.

There is no net County cost associated with this action.

BACKGROUND:

The Grove at Granite Bay Planned Development was approved to create a total of 32 single-family residential lots and six common area lots on 32 acres. The residential lots have an average size of 22,078 square feet as shown on the attached Exhibit A. The Grove at Granite Bay Planned Development is located along the south side of Olive Ranch Road, and the west side of Berg Street in Granite Bay as shown on the attached Exhibit B.

The improvements proposed to be constructed with this subdivision consist of County road reconstruction, public subdivision streets, drainage and utility infrastructure, survey monuments, and miscellaneous items. Security sufficient to cover labor / materials and faithful performance for the public improvements has been posted with the County.

Streets within this project are public, with maintenance to be provided by County Service Area No. 28, Zone of Benefit No. 198. Approval of this Final Map is dependent upon the creation of the County Service Area to ensure compliance with the Conditions of Approval for the Grove at Granite Bay Planned Development.

ENVIRONMENTAL CLEARANCE:

A Mitigated Negative Declaration for the Grove at Granite Bay has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was adopted by the Board of Supervisors on June 14, 2005. Mitigation measures have been addressed by the Conditions of Approval for this Planned Development.

FISCAL IMPACT:

Approval of the Final Map will have no fiscal impact on the County's General Fund.

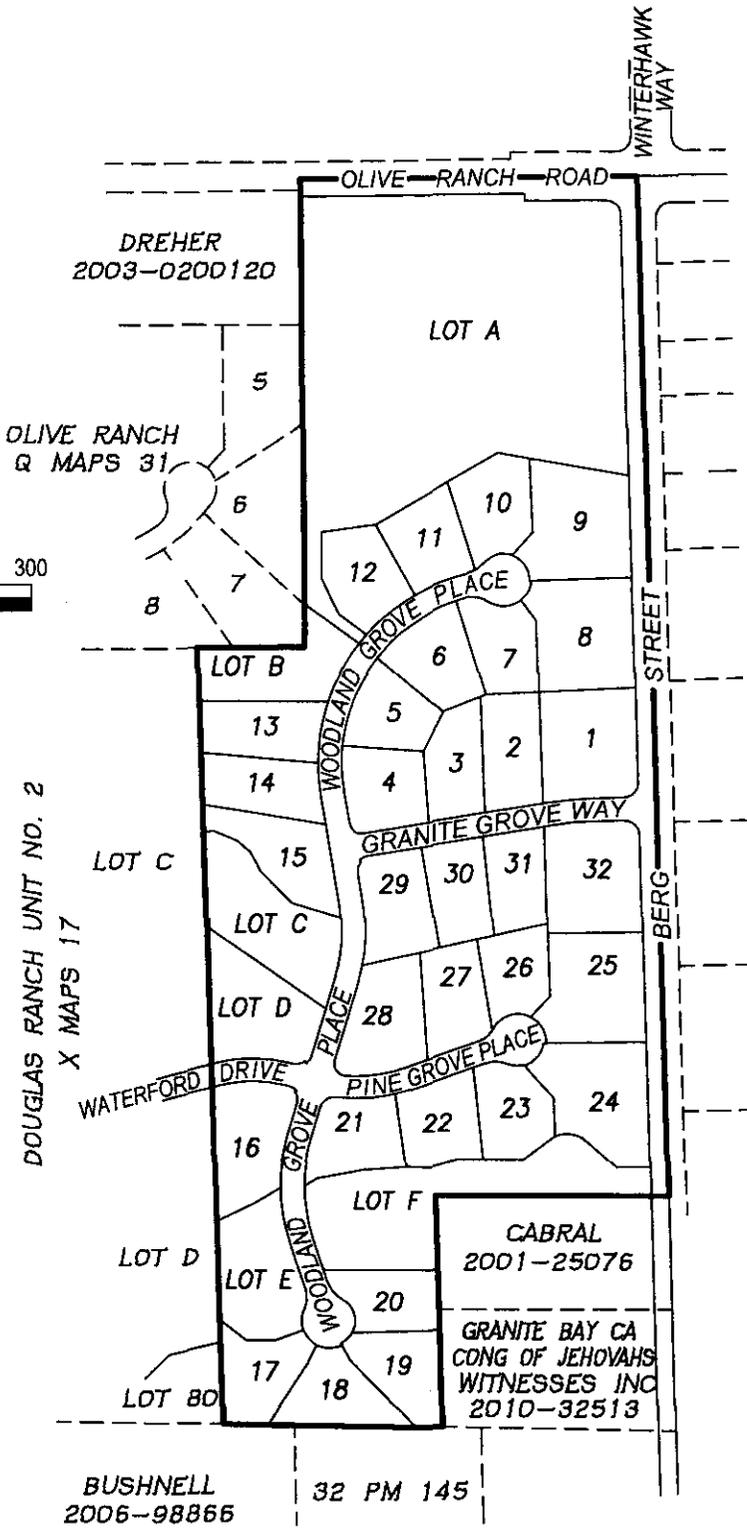
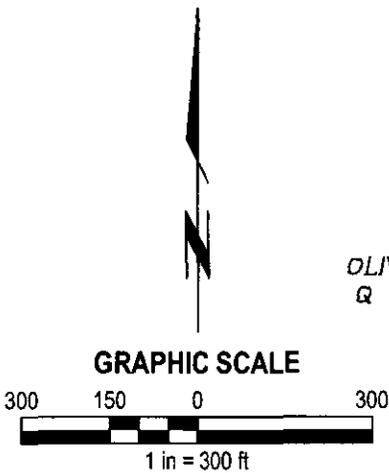
RECOMMENDATION:

1. Approve recording and authorize the Chairman to sign the Final Map.
2. Instruct the Clerk of the Board to do the following:
 - a. Prepare the Final Map for recording.
 - b. Prepare the Subdivision Improvement Agreement for recording.

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

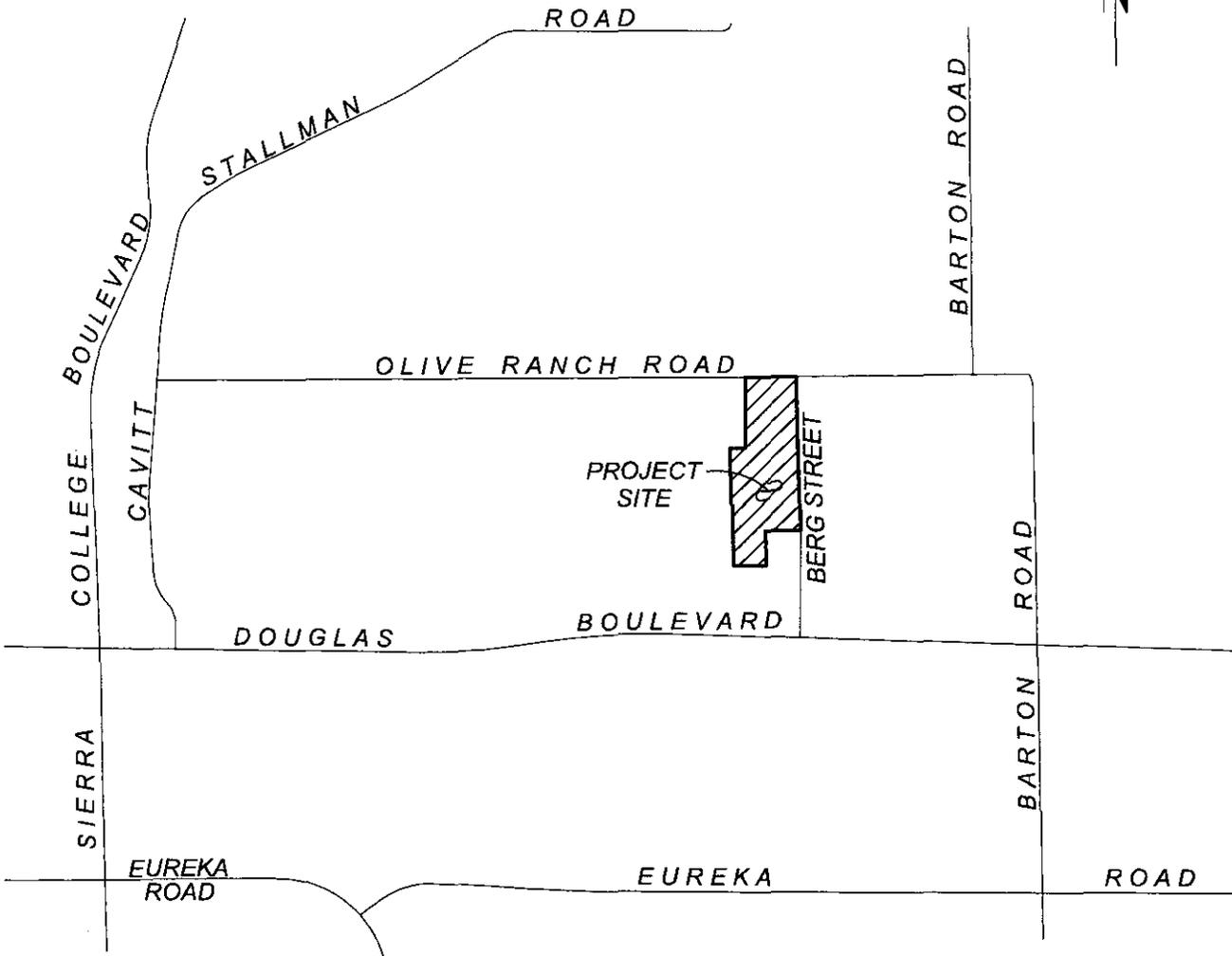
EXHIBIT "A"

THE GROVE AT GRANITE BAY



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EXHIBIT "B"
THE GROVE AT GRANITE BAY
VICINITY MAP



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