



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
By: Leslie Amsberry, County Surveyor
DATE: September 9, 2014
SUBJECT: GREYHAWK II TRACT No. 1015

ACTION REQUESTED

1. Approve the recordation of the Final Map for Greyhawk II.
2. Approve the recordation of the Subdivision Improvement Agreement.

There is no net County cost associated with these actions.

BACKGROUND

Greyhawk II is a Planned Development located in the Community of Granite Bay west of the intersection of Greyhawk Drive and Woodgrove Way, as shown on the attached Exhibit "A". Greyhawk II was approved to create 21 single-family residential lots (which are all 3900 square feet in size), one Open Space (Strap Ravine Preserve) lot, two Open Space Common Area lots and one private road lot on 10.3 acres, as shown on the attached Exhibit "B".

The improvements proposed to be constructed with this subdivision consist of private subdivision streets, sewer, 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 sufficient to cover labor and materials and faithful performance for the public improvements has been posted with the County.

The streets adjacent to this project, within the first Greyhawk Subdivision are public with maintenance provided by County Service Area Zone of Benefit No. 167. In conjunction with this item, a request will be presented for the approval of the creation of new Zone of Benefit No. 218 to contribute to the maintenance costs for those streets within Greyhawk that provide direct access to Greyhawk II. This request requires approval to ensure that the Final Map will comply with the Conditions of Approval for this Planned Development.

ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration for Greyhawk II has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was approved by the Board of Supervisors on January 8, 2013. Mitigation measures have been addressed by the Conditions of Approval for this Planned Development.

FISCAL IMPACT

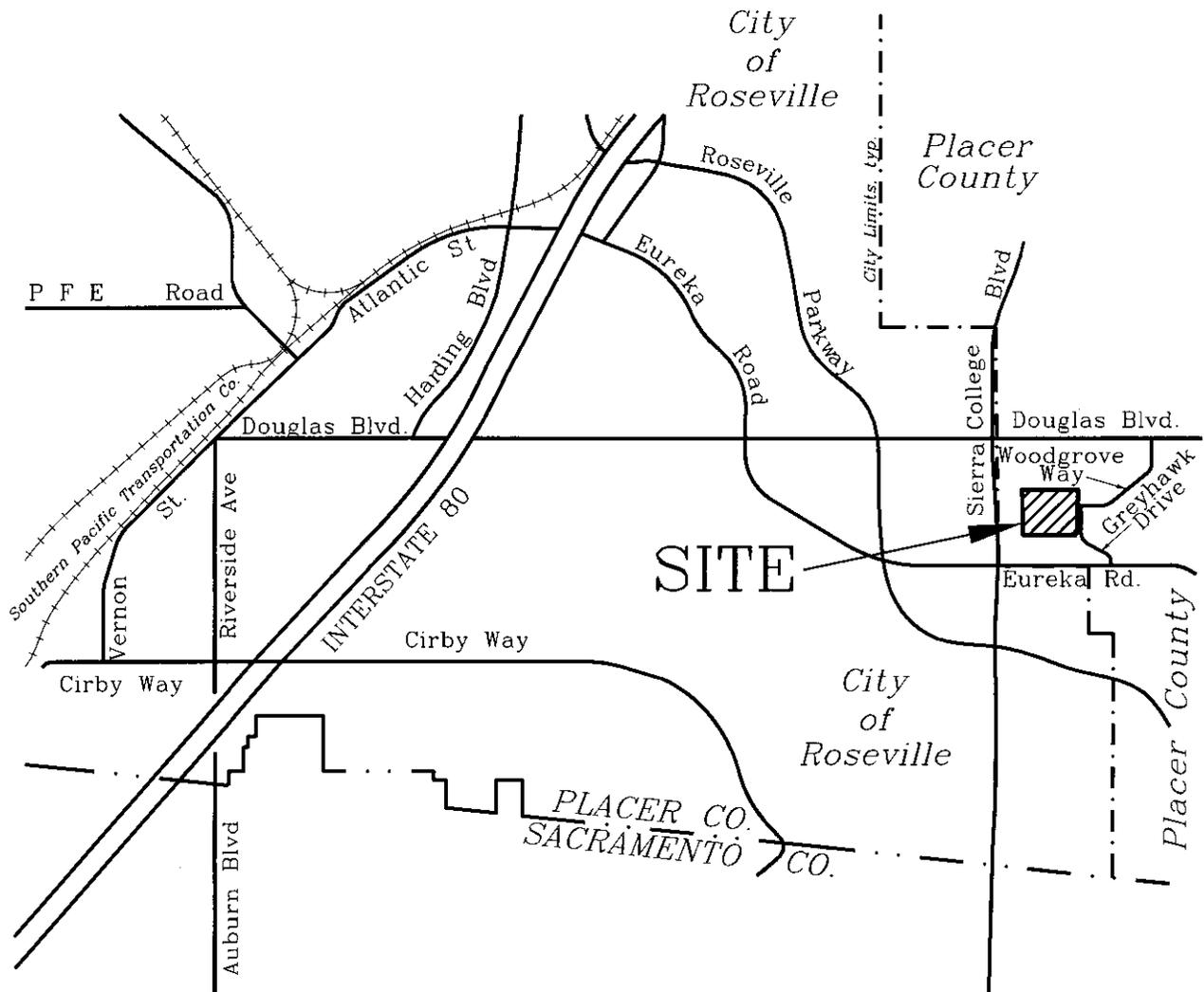
Approval of the Final Map will have no fiscal impact on the County's General Fund.

RECOMMENDATION

1. Approve recording and authorize the Chairman to sign the Final Map and Subdivision Improvement Agreement.
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.

ATTACHMENTS

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



**VICINITY MAP
NOT TO SCALE**

EXHIBIT 'A'

GREYHAWK II
 A SUBDIVISION OF
 PARCEL 2 OF 33 PARCEL MAPS 49
 SITUATE WITHIN SECTION 9
 TOWNSHIP 10 NORTH, RANGE 7 EAST, M.D.M.
 COUNTY OF PLACER, STATE OF CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

A. TAPLEY	N.T.S.	08/13/2014	18231.SPO
DRAWN BY	SCALE	DATE	JOB NO.

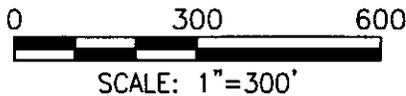
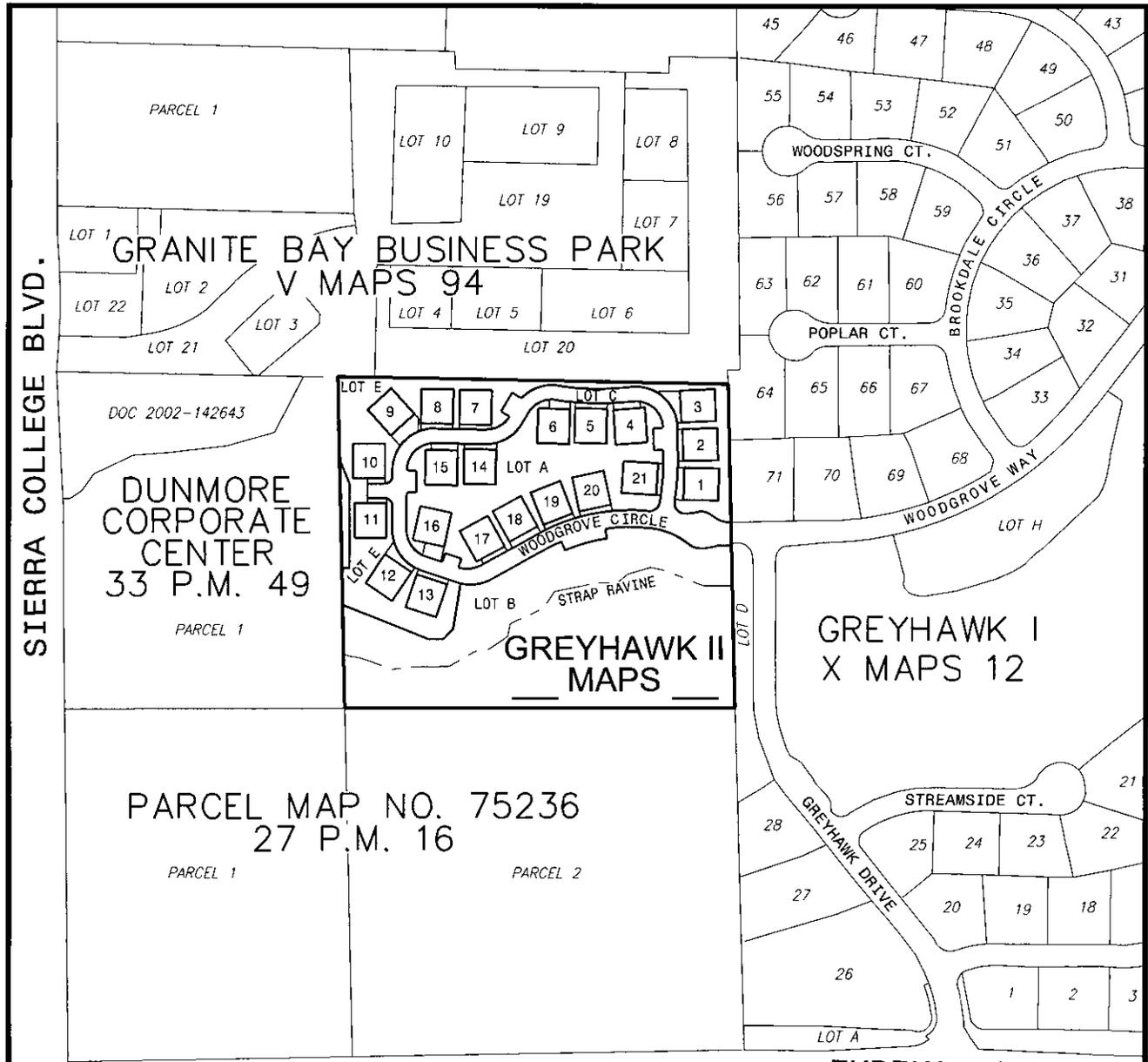


EXHIBIT 'B'

GREYHAWK II
A SUBDIVISION OF
PARCEL 2 OF 33 PARCEL MAPS 49
SITUATE WITHIN SECTION 9
TOWNSHIP 10 NORTH, RANGE 7 EAST, M.D.M.
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A. TAPLEY	1" = 300'	08/13/2014	18231.SPO
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