



**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: Dan Dottai, Engineering Manager  
**DATE:** March 24, 2015  
**SUBJECT:** ENCLAVE AT GRANITE BAY, PROJECT No. DPN-8702, TRACT No. 1012

**ACTION REQUESTED**

The following actions are requested for Enclave at Granite Bay Subdivision, located on Pastor Drive in Granite Bay:

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor & Materials sureties to be set at:
  - a) Faithful Performance: Twenty five (25) percent of the value of any otherwise unsecured public improvements immediately upon your Board's approval.
  - b) Labor & Materials: Fifty (50) percent, or the total of all claims per Government Code Section 66499.7, whichever is higher.
3. Adopt a Resolution accepting the 0.16-mile extension of Pastor Drive into the County Maintained Mileage System, and authorize the Clerk of the Board to file a Notice of Completion with the Office of the County Recorder.

There is no net County cost associated with this action.

**BACKGROUND**

Enclave at Granite Bay is a Planned Development located in the Community of Granite Bay, located just west of the terminus of the existing Pastor Drive, as shown on the attached Exhibit "A". Enclave at Granite Bay was approved to create 12 single-family residential lots (which are between 15,851 to 25,222 square feet in size), two Common Area Open Space lots and a public road on 12.07 acres, as shown on the attached Exhibit "B".

The public improvements constructed with this subdivision include street, sewer, drainage, utility infrastructure, survey monuments, and miscellaneous items. Streets within this project are public, with maintenance to be provided by County Service Area No. 28, Zone of Benefit No. 219.

The following roadways will be added to the County Maintained Roadway System:

<u>Existing Road</u>	<u>Road Number</u>	<u>Added Mileage</u>	<u>Location</u>
Pastor Drive	D0128	0.16	Current end to new end

**ENVIRONMENTAL CLEARANCE**

A Mitigated Negative Declaration for Enclave at Granite Bay has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was approved by the Planning Commission on October 10, 2013. Mitigation measures have been addressed by the Conditions of Approval for this Planned Development.

**FISCAL IMPACT**

None, funding for road maintenance provided by County Service Area No. 28, Zone of Benefit No. 219.

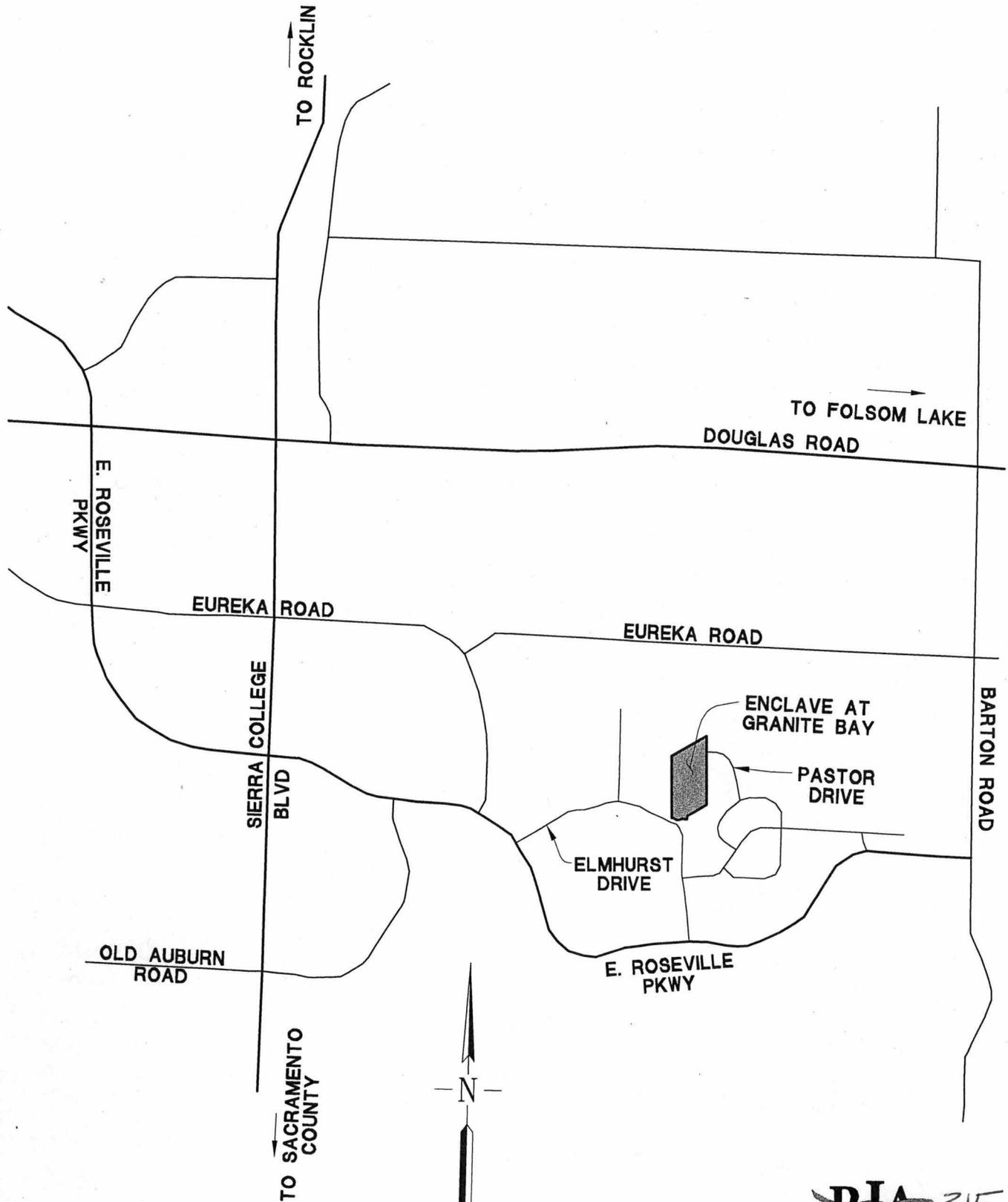
- Attachments: Exhibit A – Vicinity Map  
Exhibit B – Map of Subdivision  
Exhibit C – Resolution of Road Acceptance

EXHIBIT "A"

# ENCLAVE AT GRANITE BAY

COUNTY OF PLACER  
SCALE: 1"=2000'±

CALIFORNIA  
OCTOBER 9, 2014



**RJA** 315

**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677  
PHONE: (916) 630-8900 FAX: (916) 630-8909

**EXHIBIT "B"**  
**ENCLAVE AT GRANITE BAY**

COUNTY OF PLACER  
SCALE: 1"=150'

CALIFORNIA  
OCTOBER 9, 2014

PARCEL D  
6 PM 155

"V" MAPS 44

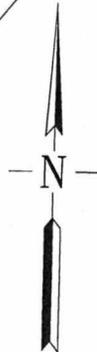
EUREKA UNION  
ELEMENTARY  
SCHOOL DISTRICT  
BK 3425 PG 368

LOT B  
OPEN SPACE

PASTOR DRIVE

PYRAMID COURT

"S" MAPS 72



"T" MAPS 90

ENCLAVE PROJECT  
BOUNDARY

"S" MAPS 28

LOT A  
OPEN SPACE

"X" MAPS 72

ELMHURST DRIVE

"T" MAPS 40)

SWAN LAKE DRIVE

LINDA CREEK CT

"Q" MAPS 2

**RJA** 316

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# Before the Board of Supervisors County of Placer, State of California

In the matter of:  
A RESOLUTION ACCEPTING ROADS  
CONSTRUCTED BY ENCLAVE  
INTO THE COUNTY MAINTAINED MILEAGE  
SYSTEM

Resolution No.: \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:  
Clerk of said Board

Chair, Board of Supervisors

\_\_\_\_\_  
Clerk of the Board Signature

\_\_\_\_\_  
Chair Signature

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BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, the following roads have been constructed to full County standards through the land development process, and

WHEREAS, the County has agreed to accept these roads into the Maintained Mileage System for the purpose of providing routine maintenance on said roads.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors, County of Placer, State of California, pursuant to the Streets and Highways Code Section 941,

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EXHIBIT C

hereby accepts these roads as shown below into the County Maintained Mileage System:

<u>New Road</u>	<u>Road Number</u>	<u>New Mileage</u>	<u>Location</u>
Pastor Drive	D0128	0.16	End to end