



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: May 7, 2013
SUBJECT: American Vineyard Village Phase 3, Tract #1003

ACTION REQUESTED:

1. Approve the recordation of the Final Map for American Vineyard Village Phase 3.
2. Approve the recordation of the associated Subdivision Improvement Agreement.

There is no net County cost associated with this action.

BACKGROUND:

The American Vineyard Village Subdivision was approved to create a total of 139 single-family residential lots on 19.2 acres in three phases. Final Maps for the first two phases have been recorded, and Phase 3 comprises the remaining 61 residential lots and six common area/roadway lots. The residential lots have an average size of 3,800 square feet as shown on the attached Exhibit A. The American Vineyard Village 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 B.

The improvements proposed to be 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:

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

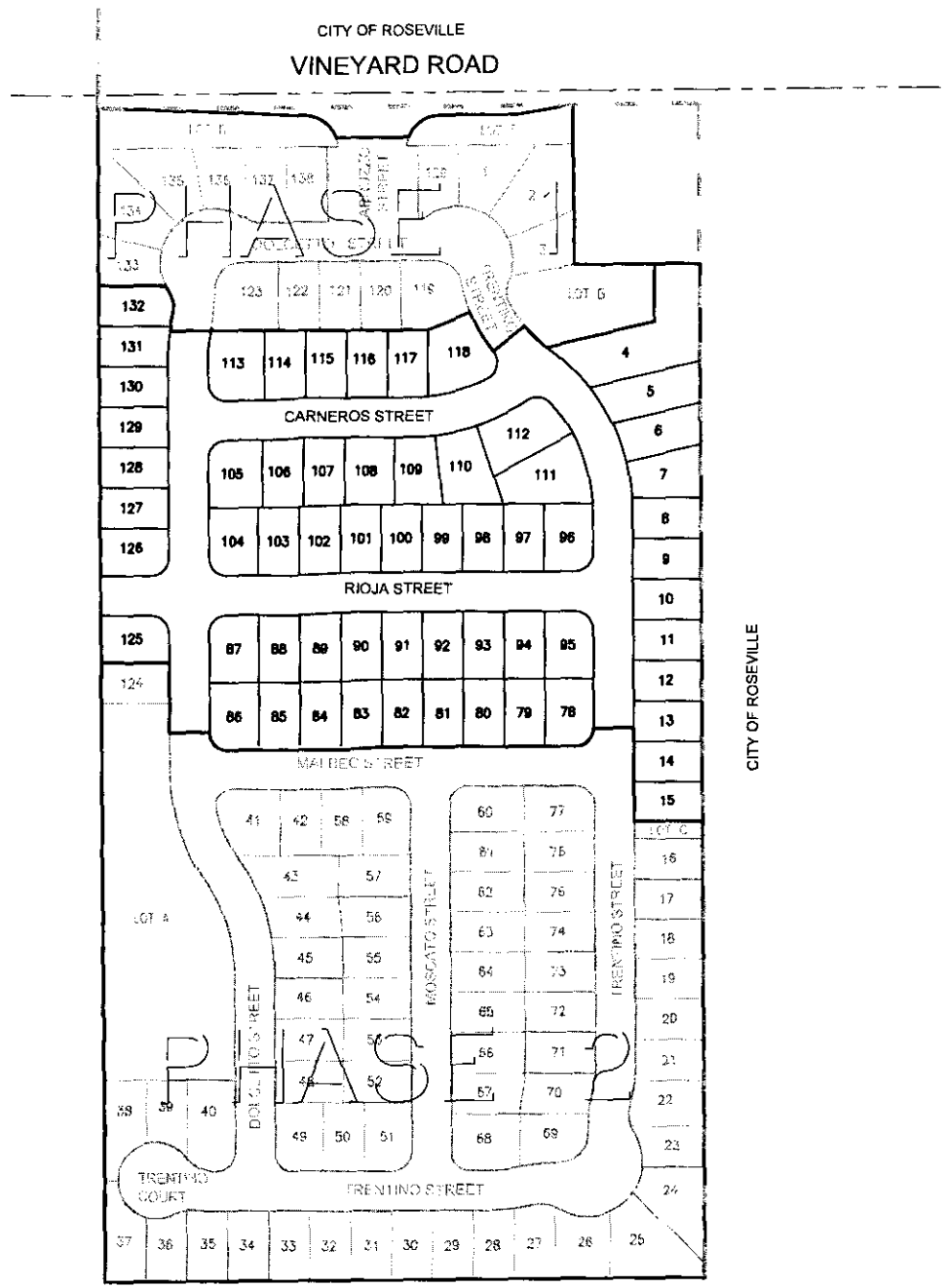
RECOMMENDATION:

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'

AMERICAN VINEYARD VILLAGE PHASE 3



Scale: 1"=200'

EXHIBIT 'B'

AMERICAN VINEYARD VILLAGE VICINITY MAP

