



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ENGINEERING AND SURVEYING DIVISION
 County of Placer

TO: Board of Supervisors
 FROM: Steve Pedretti, Agency Director
 BY: Rebecca Taber, Deputy Director
 SUBJECT: Eureka at Granite Bay, Project No. ESD17-00128

DATE: January 12, 2021

ACTIONS REQUESTED

1. Accept the improvements for the Eureka at Granite Bay Subdivision as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at the following amounts and authorize the CDRA Director, or designee, to release the remaining sureties upon completion of the applicable retention periods:
 - a) Faithful Performance – Set at 15 percent of the value of any otherwise unsecured public improvements immediately upon the Board’s approval, with release of the remaining security upon expiration of the warranty period.
 - b) Labor and Material – Set at 50 percent or the total of all claims per Government Code Section 66499.7, whichever is higher, with release of the remaining security upon expiration of the claims period.

BACKGROUND

The Eureka at Granite Bay Subdivision is located on the southwest corner of Eureka Road and Auburn Folsom Road, in Granite Bay (Attachment 1). The Eureka at Granite Bay project was approved for a townhome development of 28 lots ranging in size from 2,314 square feet to 2,769 square feet, six common area landscape lots, two private drainage lots, and one private roadway lot on 4.4 acres. The Final Map (ESD17-00305) was recorded in July 2019 (Attachment 2).

The improvements constructed with this subdivision consist of frontage improvements along Eureka Road and Auburn Folsom Road, private streets, sewer, drainage, and utility infrastructure, and survey monumentation. The streets within this project are private, with maintenance provided by the property owner’s association. The landscaping, sidewalks, and trails along Eureka Road and Auburn Folsom Road are also maintained by the property owner’s association. A Subdivision Improvement Agreement was recorded with the Final Map and security sufficient to cover labor/materials, and faithful performance for the public improvements was posted with the County. The Faithful Performance security is retained for a one-year period as warranty for public improvements. The Labor and Material security is retained for up to a six-month period pursuant to Government Code. After the passage of time within which any claims are required to be recorded, the Labor and Material security will be reduced to an amount equal to the total claimed by all claimants, and if no claims have been recorded, the security will be released in full.

ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration was approved by the Planning Commission on February 8, 2007, for the previously approved Micherra Place Subdivision on this site. The Addendum for the Eureka at Granite Bay Subdivision was approved by the Planning Commission on April 13, 2017. Mitigation measures have been addressed by the Conditions of Approval for this Subdivision.

FISCAL IMPACT

This action has no fiscal impact.

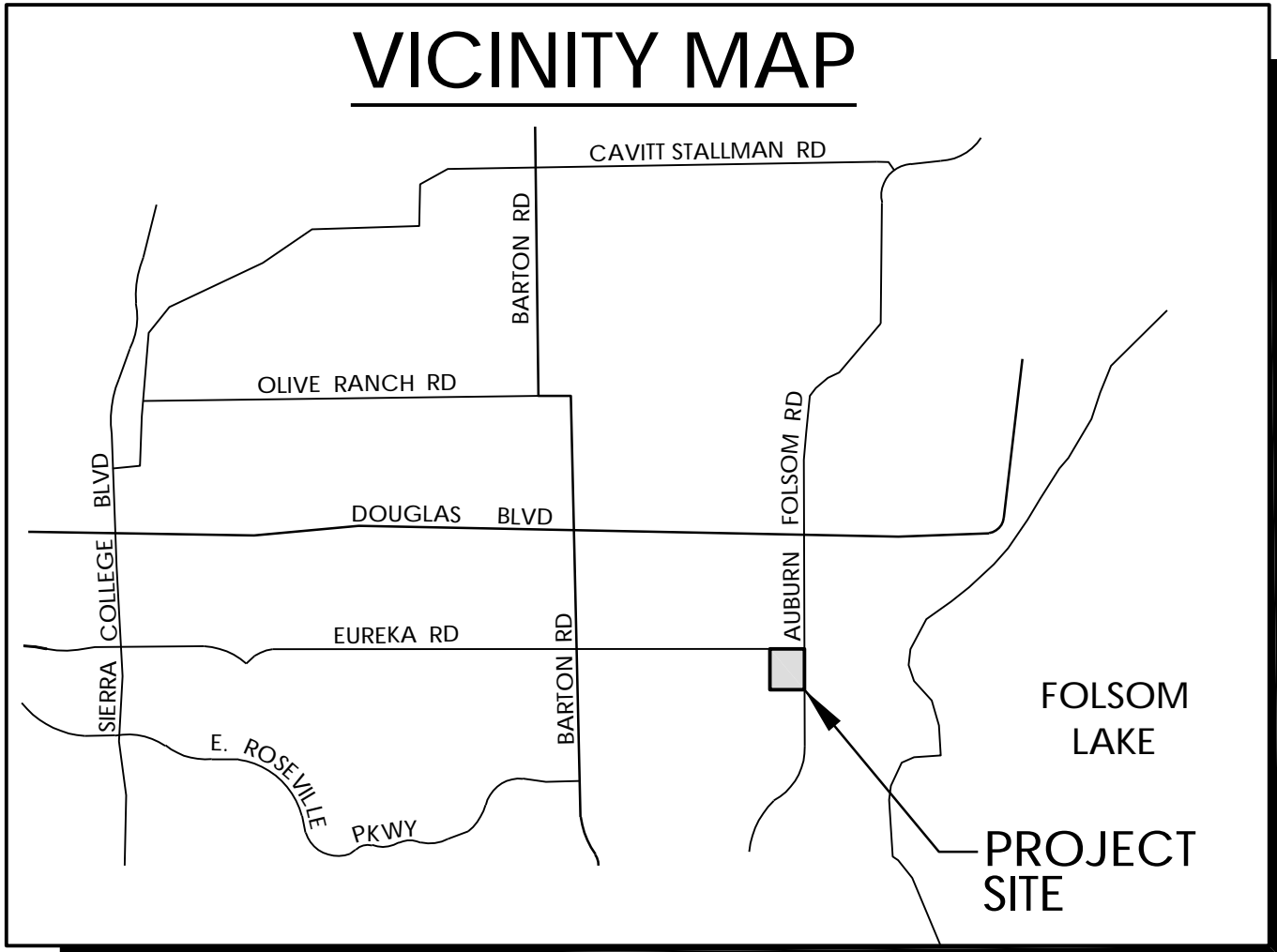
ATTACHMENTS

- Attachment 1: Vicinity Map
- Attachment 2: Map of Subdivision

ATTACHMENT 1

TRACT NO. ESD17-00305
EUREKA AT GRANITE BAY
COUNTY OF PLACER STATE OF CALIFORNIA

VICINITY MAP



NOT TO SCALE



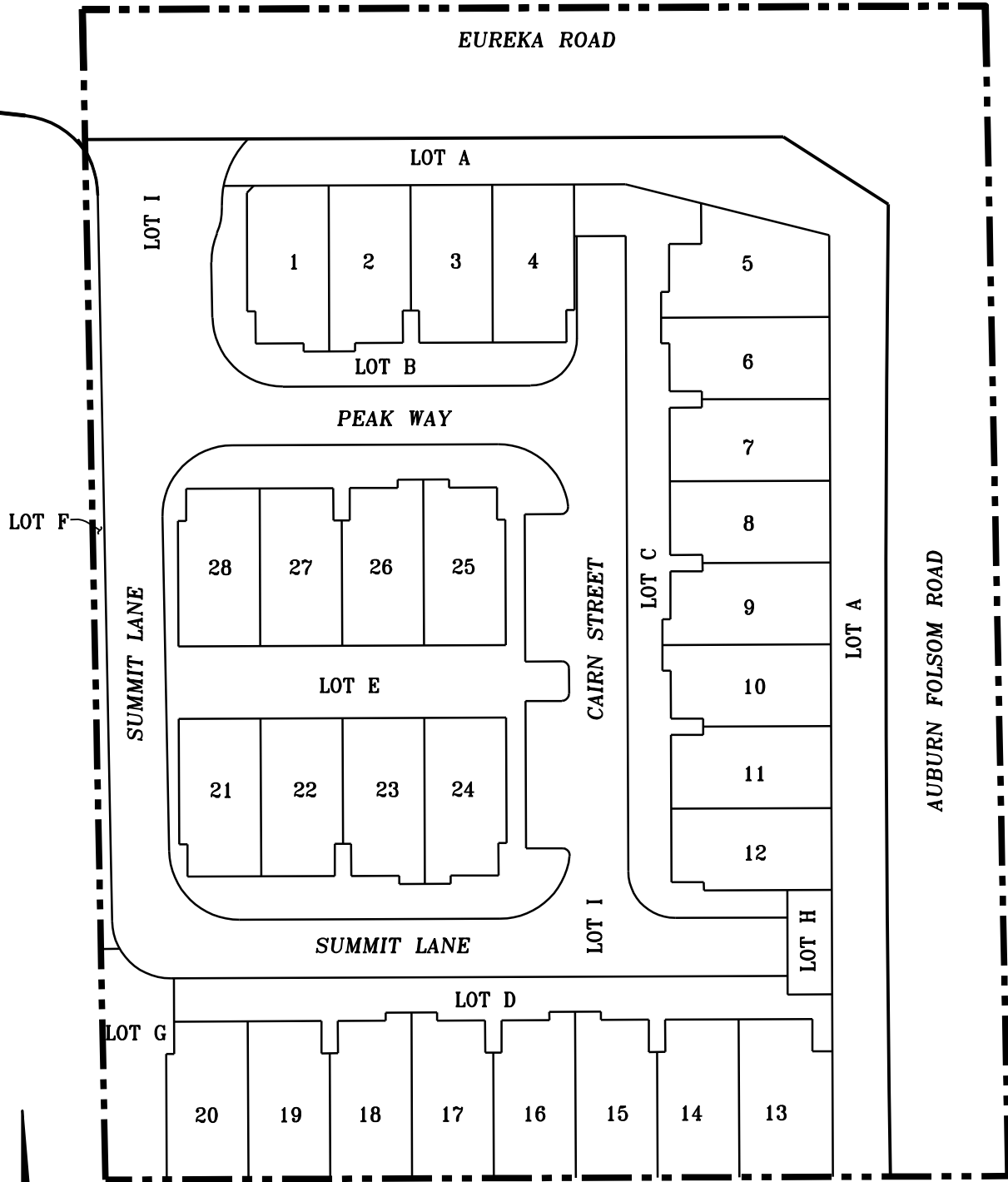
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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MAY, 2019 3125.005 SHEET 1 OF 2

ATTACHMENT 2

TRACT NO. ESD17-00305
EUREKA AT GRANITE BAY
COUNTY OF PLACER STATE OF CALIFORNIA



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