



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

TO: Honorable Board of Supervisors **DATE:** March 22, 2022
FROM: Jane Christenson, ACEO Interim CDRA Director
BY: Rebecca Taber, Deputy Director
SUBJECT: Eureka Grove Subdivision Site Acceptance, Project No. ESD17-00218

ACTIONS REQUESTED

1. Accept the improvements for the Eureka Grove Subdivision as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at the following amounts and authorize the Community Development Resource Agency 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 of Supervisors’ approval, with the 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 Grove Subdivision (formerly known as Greyhawk III) is located on the northeast corner of Eureka Road and Sierra College Boulevard in Granite Bay (Attachment 1). The Eureka Grove project was approved as a 72-lot residential development on 20.5 acres consisting of twenty-eight lots for detached single-family homes on the eastern portion of the site and forty-four lots for half plex units on the western portion. The site also includes two open space lots, two common area lots, two drainage lots, two landscape corridor lots, and one private road lot (Attachment 2).

The improvements constructed with this subdivision consist of private streets, trails, sewer, drainage and utility infrastructure, survey monuments, and accessory items. A deferred improvement agreement is in place for the tot lot and common area landscaping around the single family homes. Streets and landscaping corridor lots along the frontage of Eureka Road and Sierra College Boulevard will be owned and maintained by the property owner’s association. Public trail maintenance is funded by the Granite Bay Parks, Trails and Open Space Maintenance and Recreation District. The required frontage widening improvements to Eureka Road were completed in 2016 as part of a separate privately funded project.

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.

Honorable Board of Supervisors

March 22, 2022

Eureka Grove Subdivision Site Acceptance, Project No. ESD17-00218

Page 2

ENVIRONMENTAL IMPACT

A Mitigated Negative Declaration (MND) for Greyhawk III (now known as Eureka Grove) was originally approved by the Board of Supervisors on June 7, 2016 and on May 9, 2019 by the Planning Commission in conjunction with the approval of an Extension of Time for the Tentative Map. On March 24, 2021, the Planning Commission approved a Subdivision Modification and Addendum to the previously approved MND to adjust the lot configurations of the previously approved Tentative Map. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

FISCAL IMPACT

These actions have no fiscal impact.

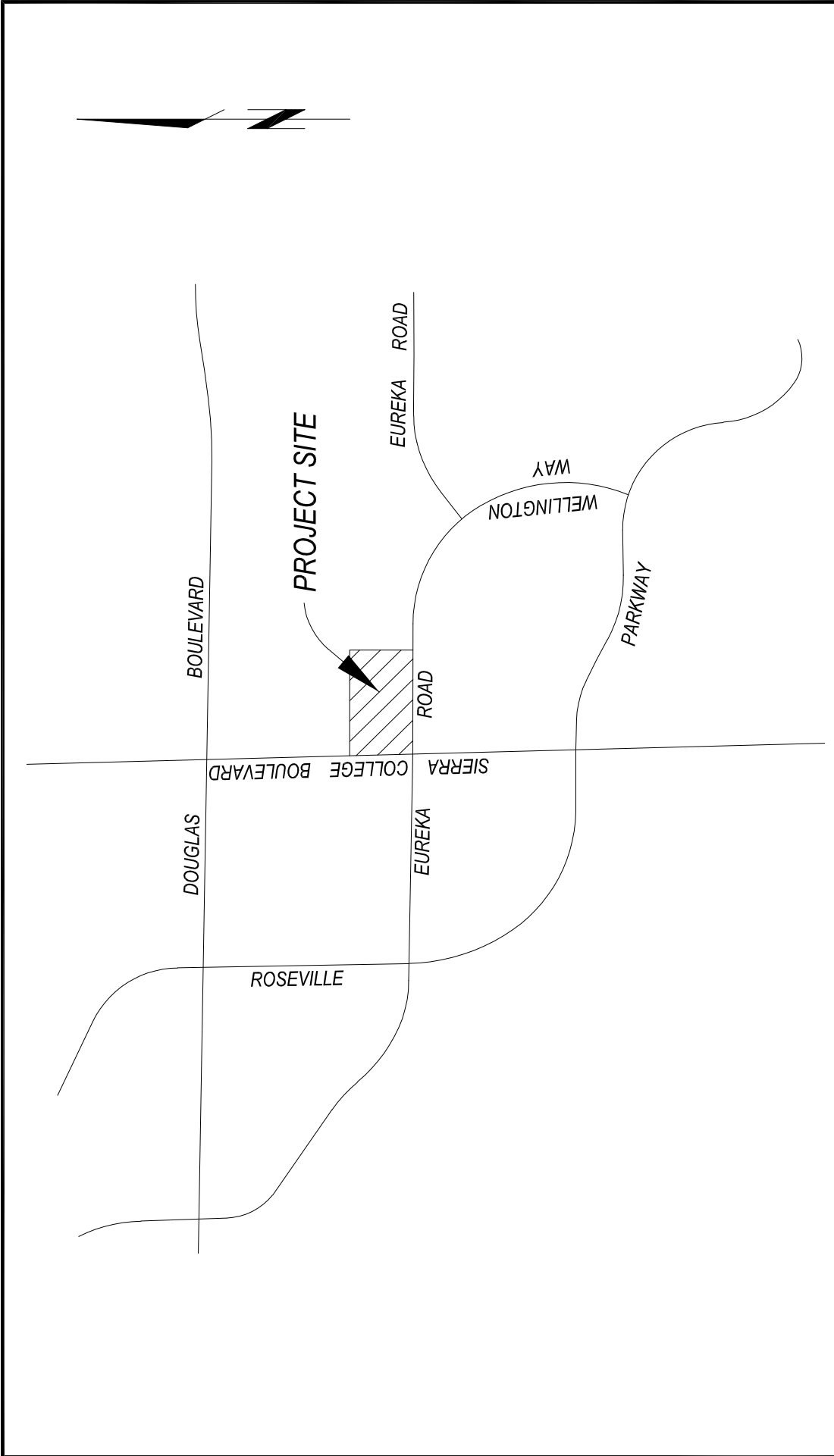
ATTACHMENTS

Attachment 1: Vicinity Map

Attachment 2: Map of Subdivision

ATTACHMENT 1

Dwg: X:\2005\05-0096-03 (GREYHAWK 3 CDS)\DWG\SRV\EXHIBITS\050096-03-EX01.DWG | Saved: 07-13-20 01:54pm | MCHIARA



EXHIBIT

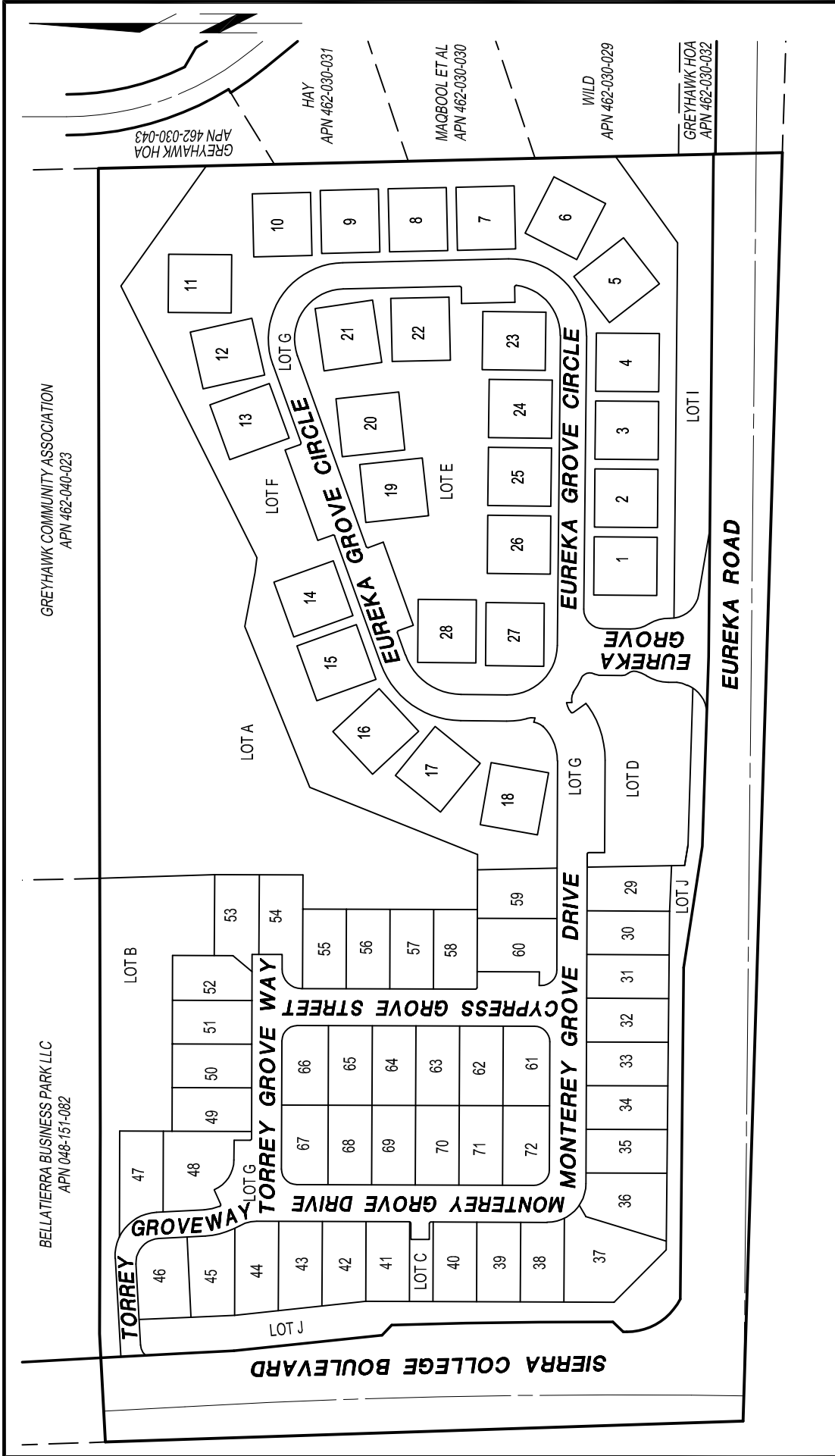
EUREKA GROVE - ATTACHMENT 1 - VICINITY MAP
SINGLE FAMILY RESIDENTIAL SUBDIVISION, 72 RESIDENTIAL LOTS
APN 048-151-086, 048-151-088

COUNTY OF PLACER, CALIFORNIA

	MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING <small>75 Iron Point Circle, Suite 120, Folsom, CA 95630 phone: 916.984.7621 • fax: 916.984.9417 • survey fax: 916.563.6770 survey email: staking@mpengr.com • web: www.mpengr.com</small>		
	DRAWN: MJC	JOB NO: 050096.03	1 of 1
	CHECKED: MJC	DATE: JULY 2020	SHEET: 1 of 1
SCALE: N.T.S.			

ATTACHMENT 2

Dwg: X:\2005\05-0096-03 (GREYHAWK 3 CDS)\DWG\SRVY\EXHIBITS\050096-03-EX02.DWG | Saved: 07-13-20 02:54pm | MCHIARA




EXHIBIT

EUREKA GROVE - ATTACHMENT 2 - LOTTING EXHIBIT

SINGLE FAMILY RESIDENTIAL SUBDIVISION, 72 RESIDENTIAL LOTS

APN 048-151-086, 048-151-088

COUNTY OF PLACER, CALIFORNIA



MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
 75 Iron Point Circle, Suite 120, Folsom, CA 95630
 phone: 916.984.7621 • fax: 916.984.9417 • survey fax: 916.563.6770
 survey email: stading@mpengr.com • web: www.mpengr.com

DRAWN:	MJC	JOB NO:	050096.03
CHECKED:	MJC	DATE:	JULY 2020
SCALE:	N.T.S.	SHEET:	1 of 1