



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: Placer Vineyards Specific Plan Property 1A Phase 1-Village 1B Project Site Acceptance: ESD19-00080

ACTIONS REQUESTED

1. Accept the improvements for the Placer Vineyards Specific Plan Property 1A Phase 1-Village 1B 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 10 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 the release of the remaining security upon expiration of the claims period.

BACKGROUND

The first Development Phase of the Placer Vineyards Specific Plan (PVSP) was approved by the Planning Commission in June of 2017. Property 1A is one of the seven properties included in the first Development Phase and is located along the south side of Baseline Road, one-half mile west of Walerga Road along the eastern boundary of the PVSP (Attachment A).

The Property 1A project was approved for 1,181 lots, consisting of 1,117 active adult low-density residential lots, one active adult high-density residential lot with 168 dwelling units, four private neighborhood parks, one private recreational park, six open space lots, six road lots, and 46 landscape lots for a total of 1,181 lots on approximately 400 acres. The project consists of five phases and Village 1A and Village 1B are within Phase 1. The Final Map for this subdivision was previously approved by the Board of Supervisors (Board) and recorded on December 28, 2020. Phase 1 improvements supporting Village 1B were completed and accepted by the Board on November 30, 2021.

The Village 1B Small Lot Final Map consists of 140 residential lots ranging in size from 4,769 to 17,134 square feet and three lots for private streets and landscaping on 29.6 acres (Attachment B). The improvements constructed for Village 1B consist of private streets, sewer, drainage, and utility infrastructure, private park improvements, a public trail, and landscaping. Maintenance of the interior streets and the private park will be provided by the Homeowner's Association. Maintenance of Town Center Avenue, its landscape corridor and sound walls, the improvements to Walerga Road, public trail, and the Open Space drainage improvements are funded by CFD No. 2018-2 (Placer Vineyards-County Services) and CFD No 2018-3 (Placer Vineyards – Parks, Open Space, and Landscaping). Maintenance of the trail, walls, and landscaping improvements

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within the Town Center Avenue landscape lots will be the responsibility of the developer during a one-year warranty period from the date of completion and until the Parks District takes action to accept these improvements for ownership and maintenance.

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 IMPACT

The Environmental Impact Report (EIR) for the overall PVSP project was certified by the Board on July 16, 2007. The Board subsequently adopted resolutions approving Addendums to the PVSP Certified Final EIR on January 6, 2015, July 12, 2016, November 8, 2016, and February 26, 2019. Mitigation measures for the PVSP project were identified as applicable to this Small Lot Tentative Map approval.

FISCAL IMPACT

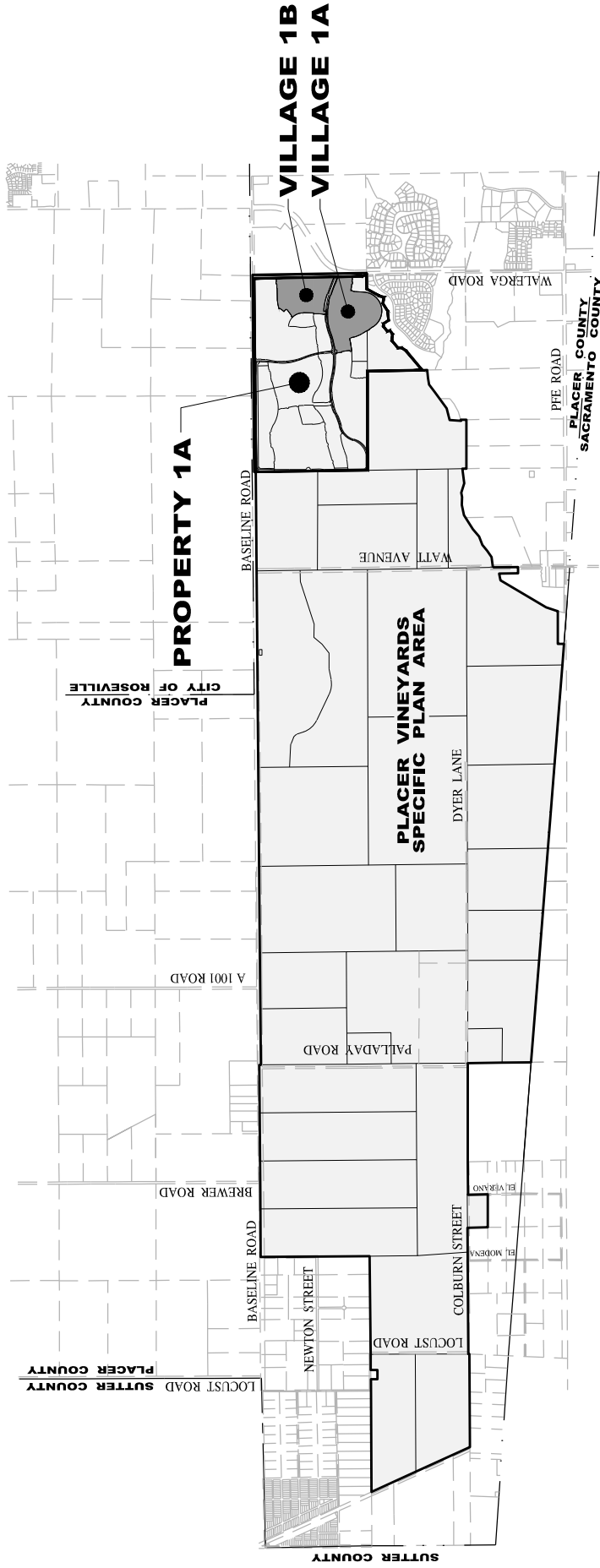
These actions have no fiscal impact.

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Small Lot Final Map

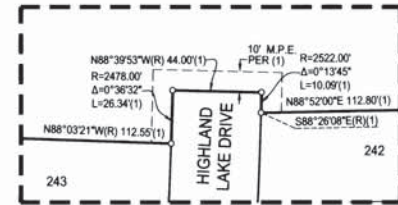
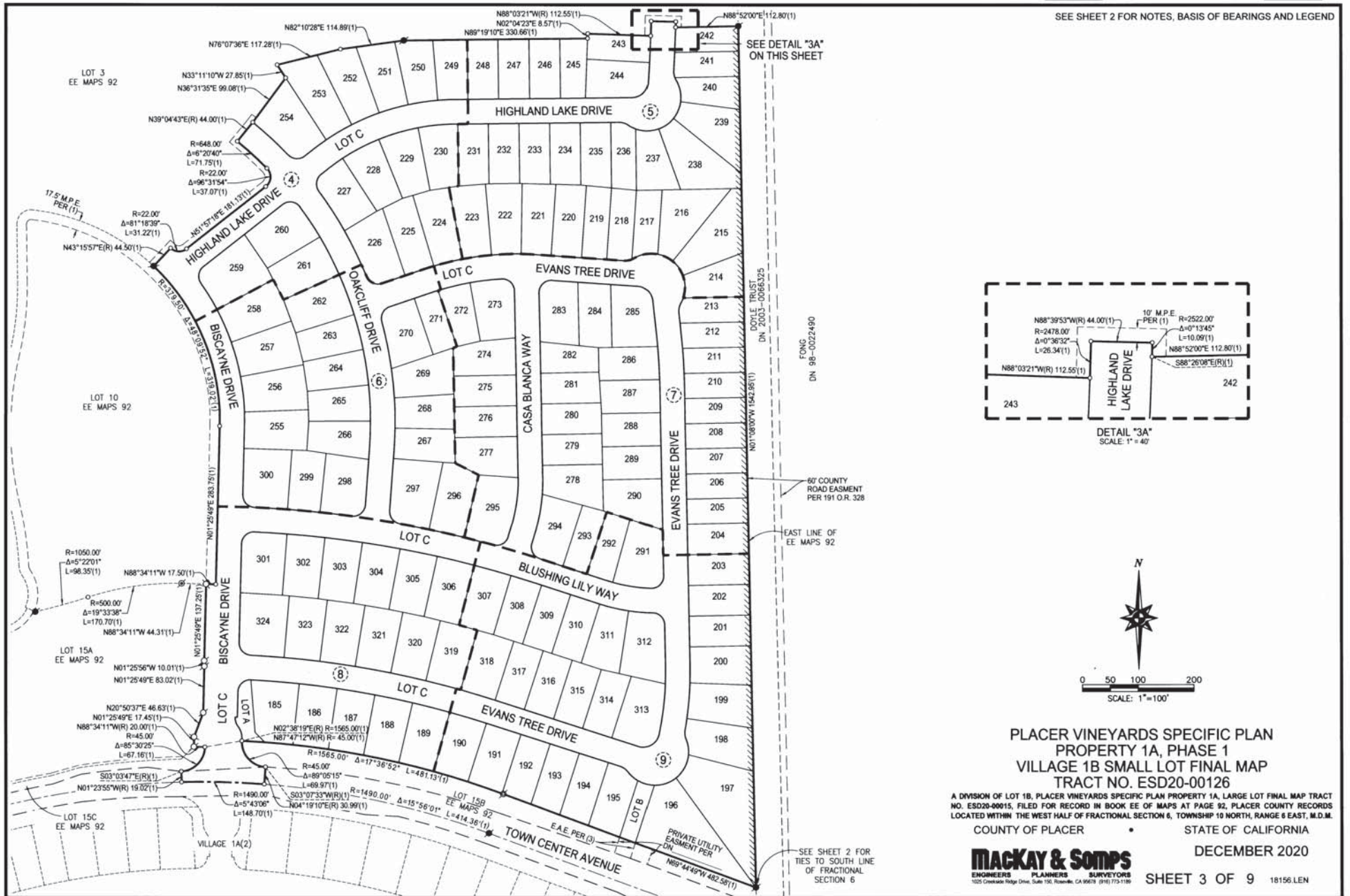
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Attachment 1
 Vicinity Map
 Placer Vineyards Specific Plan Property 1A
 Phase 1, Village 1A and Village 1B Subdivisions

ATTACHMENT B

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS AND LEGEND



PLACER VINEYARDS SPECIFIC PLAN
PROPERTY 1A, PHASE 1
VILLAGE 1B SMALL LOT FINAL MAP
TRACT NO. ESD20-00126

A DIVISION OF LOT 1B, PLACER VINEYARDS SPECIFIC PLAN PROPERTY 1A, LARGE LOT FINAL MAP TRACT NO. ESD20-00015, FILED FOR RECORD IN BOOK EE OF MAPS AT PAGE 92, PLACER COUNTY RECORDS LOCATED WITHIN THE WEST HALF OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.M.

COUNTY OF PLACER • STATE OF CALIFORNIA

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DECEMBER 2020
SHEET 3 OF 9 18156 LEN