



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: Leslie Amsberry, County Surveyor
DATE: November 4, 2014
SUBJECT: ENCLAVE AT GRANITE BAY TRACT No. 1012

ACTION REQUESTED

1. Approve the recordation of the Final Map for Enclave at Granite Bay.
2. Approve the recordation of the Subdivision Improvement Agreement.

There is no net County cost associated with these actions.

BACKGROUND

Enclave at Granite Bay is a Planned Development located in the Community of Granite Bay, 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 proposed to be constructed with this subdivision include street, sewer, drainage, utility infrastructure, survey monuments, and miscellaneous items. Security sufficient to cover labor and materials and faithful performance for the public improvements has been posted with the County.

In conjunction with this item, a request will be presented for the approval of the creation of new Zone of Benefit No. 219 to fund the maintenance costs for the street and storm drainage within Enclave at Granite Bay. This request requires approval to ensure that the Final Map will comply with the Conditions of Approval for this Planned Development.

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

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 and Subdivision Improvement Agreement.
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 – Vicinity Map
Exhibit B - Map of Subdivision

EXHIBIT "A"
ENCLAVE AT GRANITE BAY

COUNTY OF PLACER
SCALE: 1"=2000'±

CALIFORNIA
OCTOBER 9, 2014

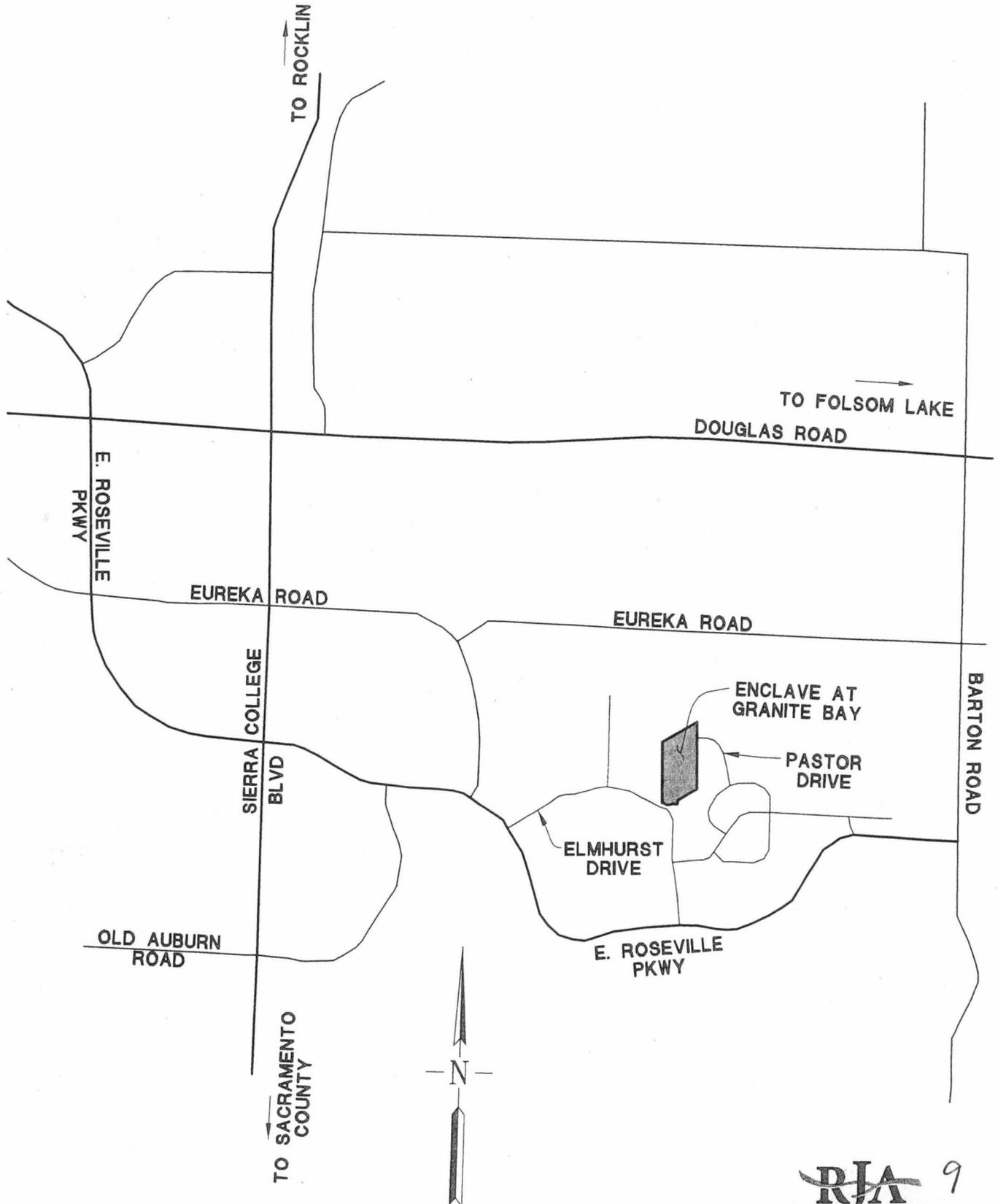


EXHIBIT "B" ENCLAVE AT GRANITE BAY

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

T MAPS 90

ENCLAVE PROJECT
BOUNDARY

S MAPS 72

S MAPS 28

LOT A
OPEN SPACE

X MAPS 72

T MAPS 40)

LINDA CREEK CT

Q MAPS 2

ELMHURST DRIVE

SWAN LAKE DRIVE

PASTOR DRIVE

PASTOR DRIVE

PYRAMID COURT

