



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: January 20, 2015
SUBJECT: OLYMPIC ESTATES FINAL MAP, TRACT 989, DPN 8584

ACTION REQUESTED

1. Accept the improvements as complete;
2. Authorize the Chair to sign the Final Map for Olympic Estates, and approve recordation of the Final Map; and
3. Authorize the Chair to sign the Subdivision Improvement Agreement, and approve the recordation of the Subdivision Improvement Agreement.

There is no net County cost associated with these actions.

BACKGROUND

Olympic Estates is a Planned Development located at the east end of Squaw Valley, northwest of the intersection of Squaw Valley Road and Creeks End Court (see Exhibit "A"). Olympic Estates was approved to create 16 single-family residential lots, and two Open Space Common Area lots on 4.2 acres. The residential lots have an average size of 4,585 square feet (see Exhibit "B").

The improvements constructed with this subdivision consisting of private subdivision streets, sewer, drainage and utility infrastructure, and survey monuments are complete. Streets within this project are private, with maintenance provided by the property owner's Association. Security sufficient to cover the warranty period for any otherwise unsecured public improvements has been provided. No Labor and Materials security is being provided based upon the Subdivider's representation that no liens or claims have been, nor can be filed pursuant to State Law for payment to the contractor of the public improvements. Provided the improvements are accepted as complete (Item 1), Staff has prepared a Subdivision Improvement Agreement that recognizes these actions.

In conjunction with this item, a request will be presented for the approval to impose a charge within a portion of Zone of Benefit No. 162, of County Service Area No. 28 to contribute to park maintenance for the Squaw Valley Community Park. This request requires approval to ensure that the Final Map will comply with the Conditions of Approval for this Subdivision.

ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration for Olympic Estates 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 August 9, 2007. Mitigation measures have been addressed by the Conditions of Approval for this Planned Development.

FISCAL IMPACT

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

Attachment: Exhibit A – Vicinity Map
Exhibit B – Map of Subdivision

EXHIBIT A

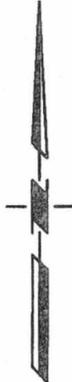
TO
SAN FRANCISCO

TOWN OF
TRUCKEE

TO RENO



10TH MOUNTAIN DIVISION
MEMORIAL HIGHWAY



CREEKS END CT



SITE

SQUAW VALLEY RD
SQUAW CREEK RD

VILLAGE AT
SQUAW VALLEY

TAHOE CITY
N LAKE BLVD
LAKE TAHOE



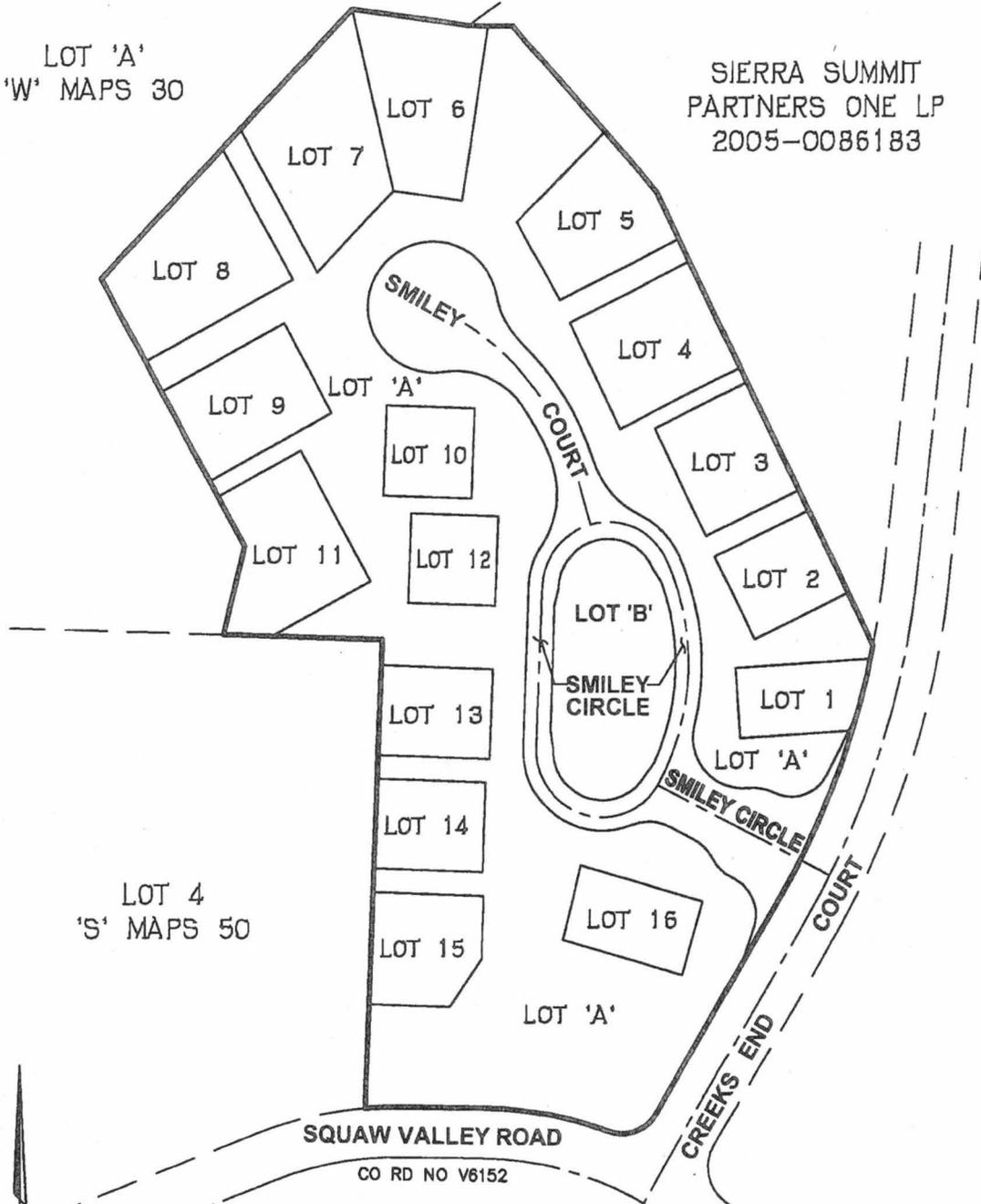
VICINITY MAP
OLYMPIC ESTATES
A PORTION OF
SECTION 28, T.16 N., R.16 E., M.D.M.
PLACER COUNTY, CALIFORNIA
NO SCALE DECEMBER 19, 2014

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EXHIBIT B

LOT 'A'
'W' MAPS 30

SIERRA SUMMIT
PARTNERS ONE LP
2005-0086183



LOT 4
'S' MAPS 50



**LOTING EXHIBIT
OLYMPIC ESTATES**

A PORTION OF
SECTION 28, T.16 N., R.16 E., M.D.M.
PLACER COUNTY, CALIFORNIA

SCALE: 1"=100' DECEMBER 19, 2014

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