



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: Matt Bartholomew, Senior Civil Engineer

DATE: July 7, 2015

SUBJECT: Greyhawk II, Project No. DPN-8698, Tract No. 1015

ACTION REQUESTED

1. Accept the improvements for the Greyhawk II Subdivision (located west of the intersection of Greyhawk Drive and Woodgrove Way in Granite Bay) as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at:
 - a. Faithful Performance 25 percent of the value of any otherwise unsecured public improvements immediately upon your Board's approval.
 - b. Labor and Material 50 percent, or the total of all claims per Government Code Section 66499.7, whichever is higher.

BACKGROUND

Greyhawk II is a Planned Development located in the community of Granite Bay west of the intersection of Greyhawk Drive and Woodgrove Way, as shown on Attachment 1. Greyhawk II was approved to create 21 single-family residential lots (all 3900 square feet in size), one open space lot, two open space common area lots, and one private road lot on 10.3 acres, as shown on Attachment 2.

The subdivision improvements have been satisfactorily constructed and consist of private subdivision streets, sewer, drainage and utility infrastructure, survey monuments, and miscellaneous items. Streets within this project are private, with maintenance provided by the property owner's association.

The streets adjacent to this project, within the first Greyhawk Subdivision, are public with maintenance provided by County Service Area Zone of Benefit No. 167. A new Zone of Benefit, No. 218, was created to contribute to the maintenance costs for those streets within Greyhawk that provide direct access to Greyhawk II.

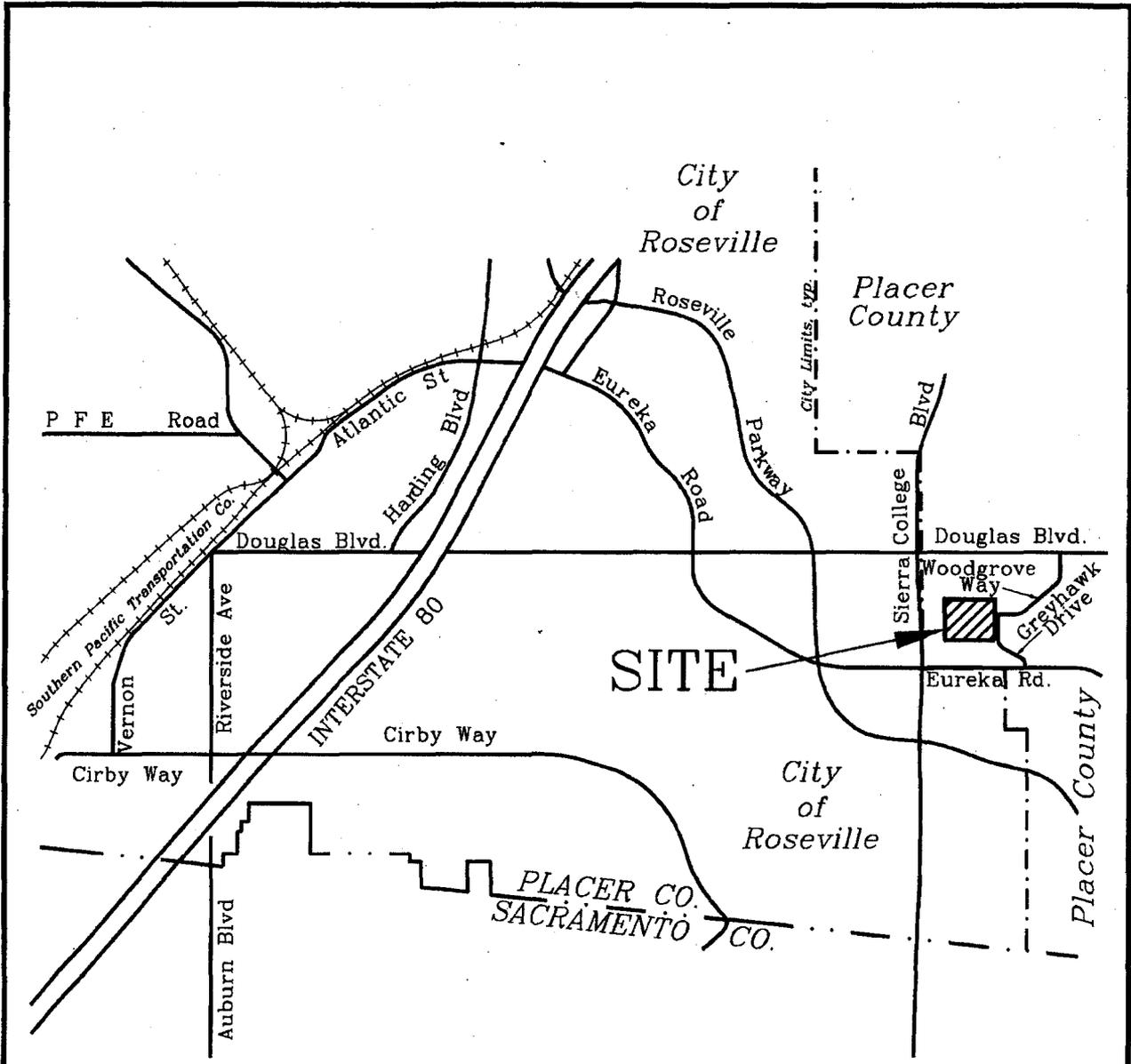
ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration for Greyhawk II has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was approved by the Board of Supervisors on January 8, 2013. Mitigation measures have been addressed by the Conditions of Approval for this Planned Development.

FISCAL IMPACT

None.

Attachment 1 – Vicinity Map
Attachment 2 – Map of Subdivision



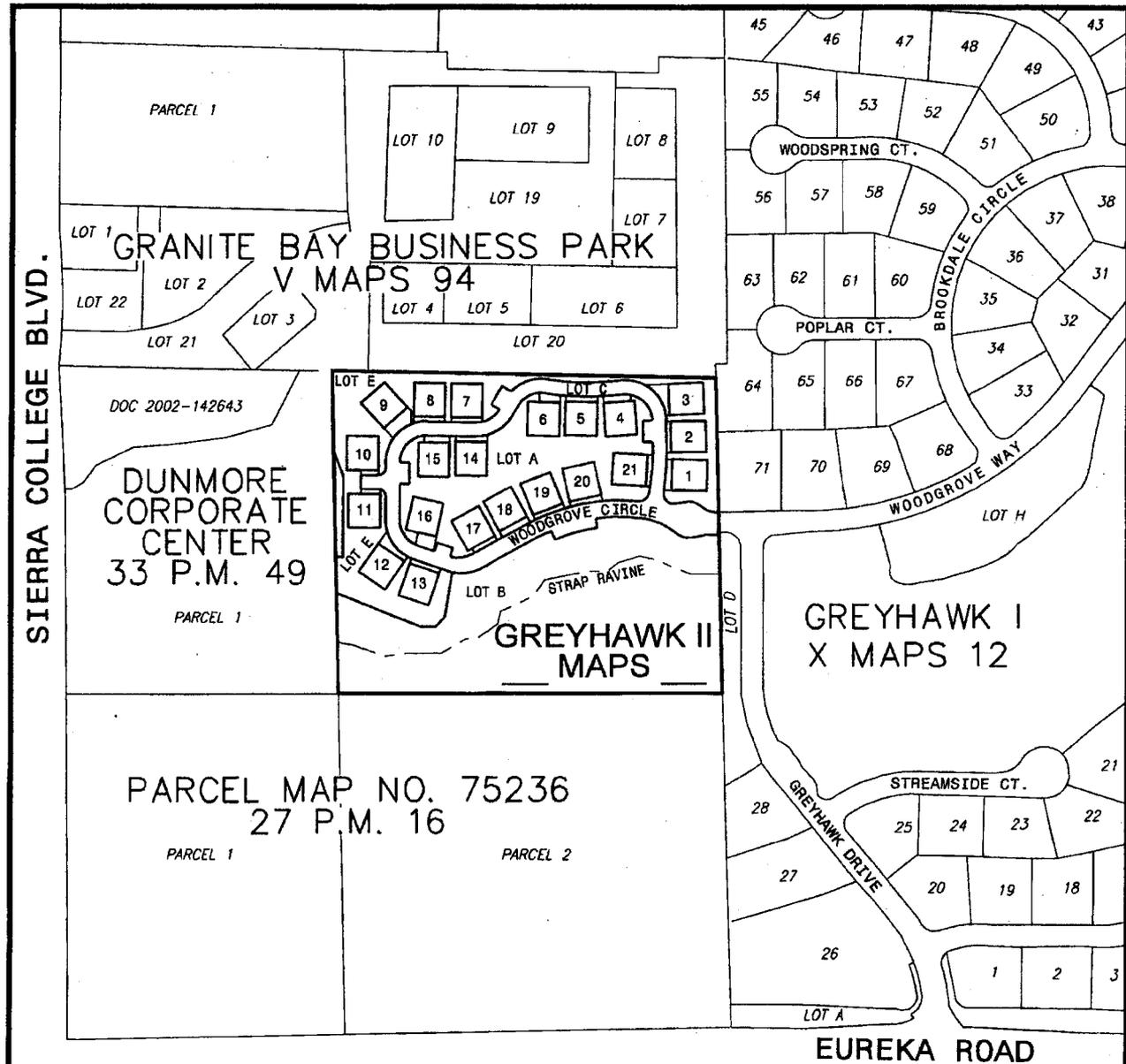
**VICINITY MAP
NOT TO SCALE**

Attachment 1

GREYHAWK II
A SUBDIVISION OF
PARCEL 2 OF 33 PARCEL MAPS 49
SITUATE WITHIN SECTION 9
TOWNSHIP 10 NORTH, RANGE 7 EAST, M.D.M.
COUNTY OF PLACER, STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1188

A. TAPLEY	N.T.S.	08/13/2014	18231.SPO
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SIERRA COLLEGE BLVD.

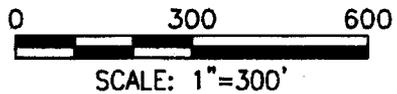
DUNMORE CORPORATE CENTER
33 P.M. 49
PARCEL 1

PARCEL MAP NO. 75236
27 P.M. 16
PARCEL 1 PARCEL 2

GREYHAWK II
MAPS

GREYHAWK I
X MAPS 12

EUREKA ROAD



Attachment 2

GREYHAWK II
A SUBDIVISION OF
PARCEL 2 OF 33 PARCEL MAPS 49
SITUATE WITHIN SECTION 9
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A. TAPLEY	1" = 300'	08/13/2014	18231.SPO
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