

**COUNTY OF PLACER**  
Community Development Resource Agency

John Marin, Agency Director

**ENGINEERING  
&  
SURVEYING**

Wes Zicker  
Director of Engineering & Surveying

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Wes Zicker, Director  
Department of Engineering and Surveying, Community Development Resource Agency  
**DATE:** May 8, 2007  
**SUBJECT:** MARTIS CAMP (aka SILLER RANCH) UNIT No. 3, TRACT #966

**ACTION REQUESTED:**

Approve recording of the Final Map for Martis Camp Unit No. 3 located in Martis Valley:

1. Approve recording and authorize the Chairman to sign the Final Map.
2. Authorize the Chairman to sign the Subdivision Improvement Agreement.
3. 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.

**BACKGROUND:**

Martis Camp, originally called Siller Ranch, was approved to create 726 residential units. The developer has opted to limit development to 653 residential lots. This third phase will create 72 single-family residential lots varying in size from 1/3 of an acre to 4 acres, 2 Open Space Lots and one lot for construction of a sewer lift station as shown on the attached Exhibit "A." This subdivision is located at the end of Schaffer Mill Road off Highway 267 in Martis Valley.

The improvements proposed to be constructed with this subdivision consist of subdivision streets, drainage, public multi-purpose trails, survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance has been posted with the County. The proposed sewer lift station is to be owned, inspected and operated by the serving sewer district and is not covered by this security.

Streets within this project are private, with maintenance provided by the property owner's association.

**ENVIRONMENTAL CLEARANCE**

A Final EIR for Siller Ranch has been found adequate to satisfy the requirements of CEQA for this project. The Final EIR was certified by the Planning Commission on June 24, 2004. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

**FISCAL IMPACT**

None

Attachment: Exhibit A – Map of Subdivision

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EXHIBIT "A"

PLAT OF TRACT NO. 966  
**MARTIS CAMP UNIT NO. 3**  
 PLANNED DEVELOPMENT

A PORTION OF SECTIONS 26 & 35 T. 17 N., R. 16 E. M.D.B. & M. ALSO  
 A PORTION OF THE REMAINDER AS SHOWN IN BOOK BB MAPS, PAGE —  
 COUNTY OF PLACER CALIFORNIA  
 APRIL, 2007

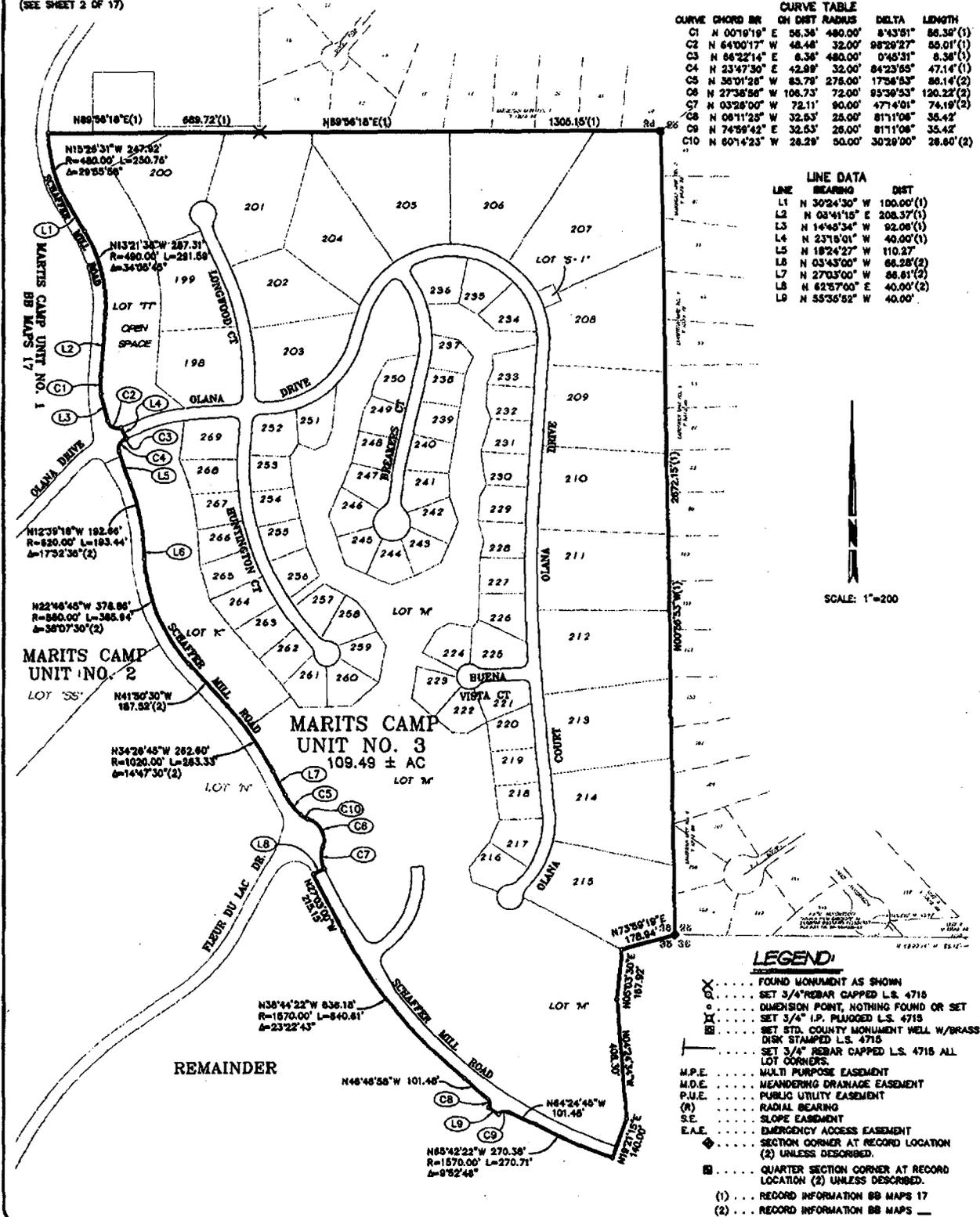
G W CONSULTING ENGINEERS  
 SHEET 4 OF 17

SCALE: 1" = 300'

**BASIS OF BEARINGS**  
 (SEE SHEET 2 OF 17)

CURVE	CHORD BR	ON DIST	RADIUS	DELTA	LENGTH
C1	N 00°16'19" E	56.34'	480.00'	8°43'51"	86.50'(1)
C2	N 64°00'17" W	48.48'	32.00'	88°20'27"	55.01'(1)
C3	N 66°22'14" E	8.36'	480.00'	0°45'31"	8.36'(1)
C4	N 23°47'30" E	42.98'	32.00'	84°23'55"	47.14'(1)
C5	N 30°01'28" W	83.78'	275.00'	17°56'53"	86.14'(2)
C6	N 27°38'58" W	106.73'	72.00'	85°36'53"	120.22'(2)
C7	N 03°28'00" W	72.11'	90.00'	47°4'01"	74.19'(2)
C8	N 08°11'25" W	32.53'	25.00'	81°11'08"	35.42'
C9	N 74°56'42" E	32.53'	25.00'	81°11'08"	35.42'
C10	N 60°14'23" W	28.29'	50.00'	30°28'00"	28.80'(2)

LINE	BEARING	DIST
L1	N 30°24'30" W	100.00'(1)
L2	N 03°41'15" E	208.37'(1)
L3	N 14°40'34" W	92.00'(1)
L4	N 23°15'01" W	40.00'(1)
L5	N 18°24'27" W	110.27'
L6	N 03°43'00" W	66.28'(2)
L7	N 27°03'00" W	86.81'(2)
L8	N 62°57'00" E	40.00'(2)
L9	N 55°35'52" W	40.00'



- LEGEND:**
- FOUND MONUMENT AS SHOWN
  - SET 3/4" REBAR CAPPED L.S. 4715
  - DIMENSION POINT, NOTHING FOUND OR SET
  - SET 3/4" I.P. PLUGGED L.S. 4715
  - SET STD. COUNTY MONUMENT HELL W/BASS DISK STAMPED L.S. 4715
  - SET 3/4" REBAR CAPPED L.S. 4715 ALL LOT CORNERS.
  - M.P.E. MULTI PURPOSE EASEMENT
  - M.D.E. MEANDERING DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (R) RADIAL BEARING
  - S.E. SLOPE EASEMENT
  - E.A.E. EMERGENCY ACCESS EASEMENT
  - ◆ SECTION CORNER AT RECORD LOCATION (2) UNLESS DESCRIBED.
  - QUARTER SECTION CORNER AT RECORD LOCATION (2) UNLESS DESCRIBED.
  - (1) RECORD INFORMATION BB MAPS 17
  - (2) RECORD INFORMATION BB MAPS —

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