



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING
&
SURVEYING**

John Marin, Agency Director

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 13, 2008
SUBJECT: MARTIS CAMP (aka SILLER RANCH) UNIT No. 6, TRACT #980

ACTION REQUESTED:

Approve recording of the Final Map for Martis Camp Unit No. 6 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 fifth phase will create 38 single-family residential lots with an average size of 1.74 acres and 4 Open Space Lots with a total of 8.72 acres 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, survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance has been posted with the County.

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

Respectfully submitted,

Wesley K. Zicker, P.E.
Director, Engineering and Survey Department

Attached to this report for the Board's information/consideration are:

Attachment: Exhibit A – Map of Subdivision

EXHIBIT "A"

PLAT OF TRACT NO. 980 MARTIS CAMP UNIT NO. 6

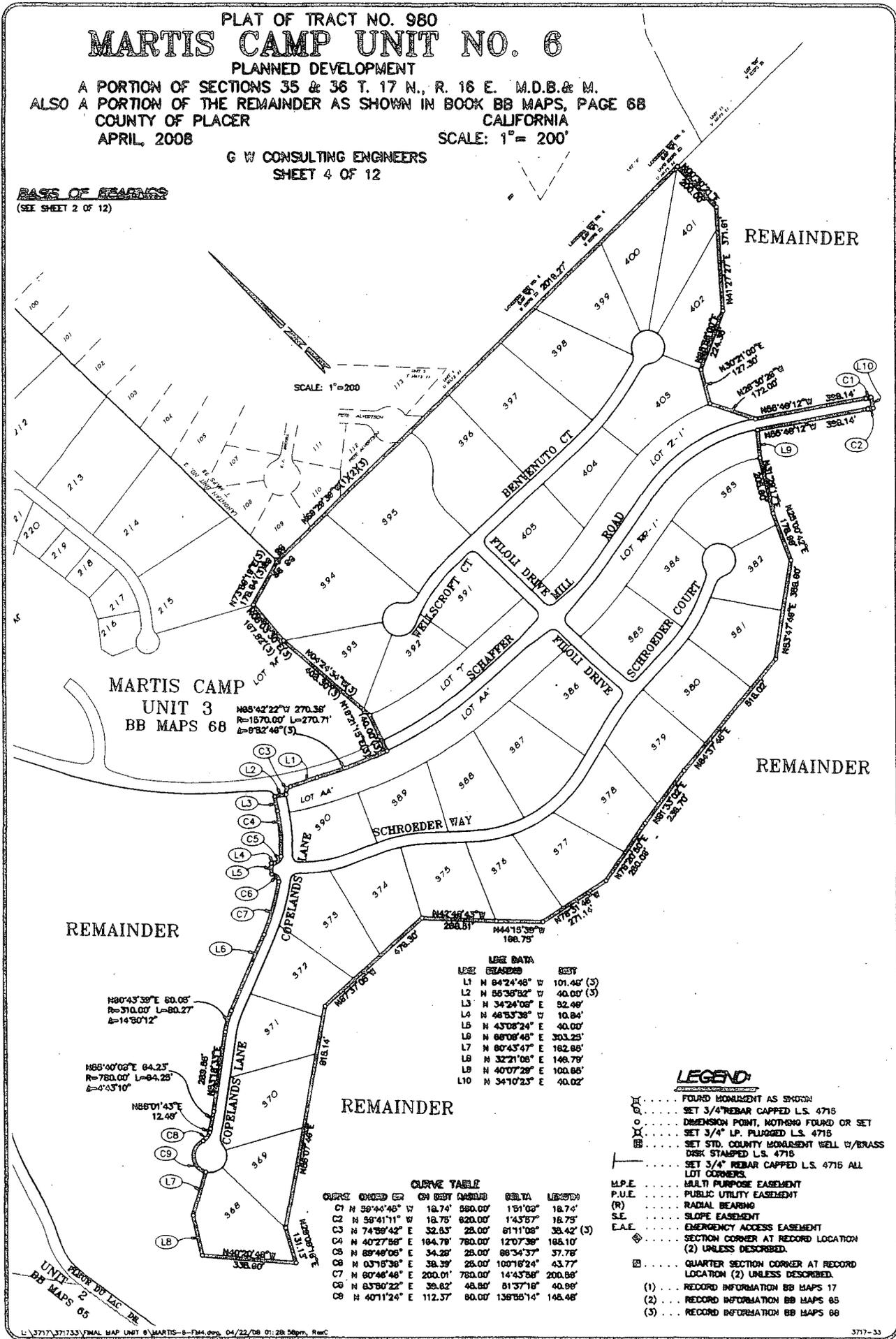
PLANNED DEVELOPMENT

A PORTION OF SECTIONS 35 & 36 T. 17 N., R. 16 E. M.D.B. & M.
ALSO A PORTION OF THE REMAINDER AS SHOWN IN BOOK BB MAPS, PAGE 68
COUNTY OF PLACER CALIFORNIA
APRIL, 2008

SCALE: 1" = 200'

G W CONSULTING ENGINEERS
SHEET 4 OF 12

BASE OF BEARINGS
(SEE SHEET 2 OF 12)



MARTIS CAMP
UNIT 3
BB MAPS 68

M85°42'22" W 270.35'
R=1870.00' L=270.71'
Δ=8°32'46" (3)

LOT DATA

LOT	BEARING	DIST	BEAR
L1	N 64°24'48" W	101.46'	(3)
L2	N 55°38'22" W	40.00'	(3)
L3	N 34°24'08" E	52.48'	
L4	N 46°53'38" W	10.84'	
L5	N 43°08'24" E	40.00'	
L6	N 68°08'48" E	303.25'	
L7	N 80°43'47" E	182.88'	
L8	N 32°21'08" E	148.78'	
L9	N 40°07'28" E	100.86'	
L10	N 34°10'23" E	40.02'	

CURVE TABLE

CURVE	CHORD	CH BEY	CHORD	DELTA	LENGTH
C1	N 56°44'48" W	18.74'	860.00'	151°02'	18.74'
C2	N 59°41'11" W	18.78'	820.00'	143°57'	18.78'
C3	N 74°59'42" E	32.63'	28.00'	61°11'08"	38.42' (3)
C4	N 40°27'58" E	184.78'	780.00'	120°38'	185.10'
C5	N 89°48'08" E	34.28'	28.00'	68°34'37"	37.78'
C6	N 03°18'38" E	38.39'	28.00'	100°18'24"	43.77'
C7	N 80°46'48" E	200.01'	780.00'	144°33'58"	200.88'
C8	N 83°50'22" E	39.82'	48.80'	81°37'18"	40.98'
C9	N 40°11'24" E	112.37'	80.00'	138°55'14"	148.48'

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
- BB SET STD. COUNTY MEASUREMENT WELL W/BASS
- DISK STAMPED L.S. 4715
- SET 3/4" REBAR CAPPED L.S. 4715 ALL LOT CORNERS
- M.P.E. MULTI PURPOSE 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 68
- (3) RECORD INFORMATION BB MAPS 68

126