



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: December 09, 2008

SUBJECT: MARTIS CAMP (aka SILLER RANCH) PHASE No. 1, PN 8310 ,TRACT # 939

ACTION REQUESTED / RECOMMENDATION

This department has inspected construction of all improvements within "Martis Camp - Phase 1" project and found the work to be in accordance with approved standards. Therefore, it is requested that the Board take the following Actions:

1. Accept "Martis Camp - Phase 1" improvements as complete.

At the request of the developer, the Subdivision Improvement Agreement (SIA) was previously amended to allow for the reduction of the Faithful Performance and Labor and Materials sureties. The amended SIA reduced the Faithful Performance Surety to 25% and the Labor and Materials surety to 50% for six months or longer if claims exist. The amended SIA was approved by Board action October 21, 2008.

BACKGROUND / SUMMARY

Martis Camp, originally called Siller Ranch, was approved to create 726 residential units. The developer has opted to limit development to 653 residential lots. Phase No. 1 creates 117 single-family residential lots with an average size of 2.3 acres, and 6 Open Space Lots 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 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.

Streets within this project are private, with maintenance provided by the property owner's association. Subsequent to the Boards' June 27, 2006 approval of the Final Map for Martis Camp Phase 1, the Board approved formation of Zone of Benefit 194 in County Service Area No. 28 to fund maintenance of the public recreational amenities and the formation of Zone of Benefit 199 County Service Area No. 28 to fund water quality monitoring.

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

FISCAL IMPACT

None.

Respectfully submitted,

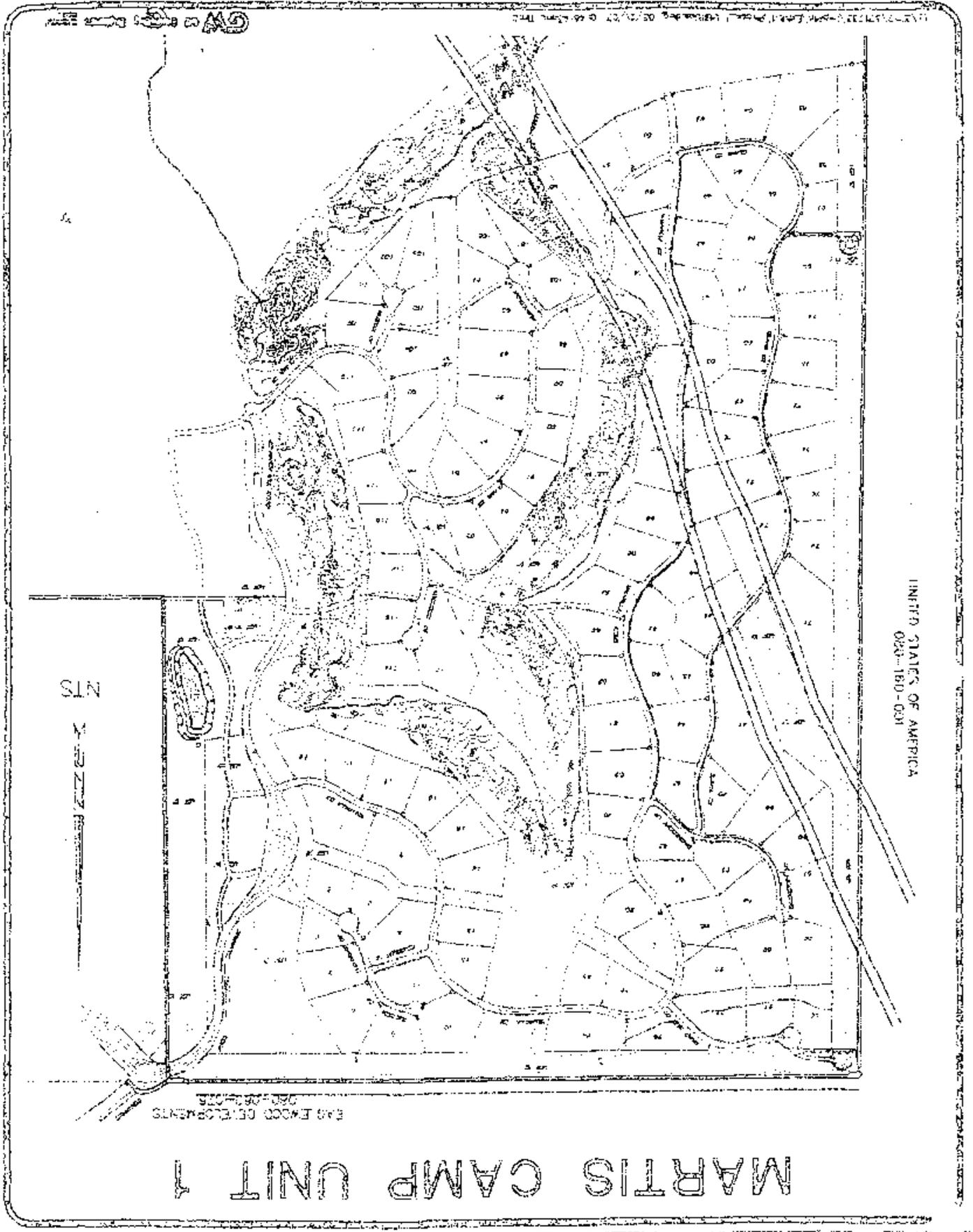


Wesley K. Zicker, P. E.
Director, Engineering and Survey Department

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

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

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020-180-031

EXHIBIT A

EXHIBIT B

