



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING AND
SURVEYING DIVISION**

Michael Johnson, AICP
Agency Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael Johnson, AICP
Agency Director
DATE: February 26, 2013
SUBJECT: SCHAFFER'S MILL PHASE 2B, TRACT 978 (Formerly Timilick/Eaglewood)

ACTION REQUESTED:

1. Approve the recordation of the Final Map for Schaffer's Mill Phase 2B.
2. Approve the recordation of the associated Subdivision Improvement Agreement.

There is no net County cost associated with this action.

BACKGROUND:

Schaffer's Mill, originally called Eaglewood (then Timilick), was approved to create 462 residential units. Phase 2B creates 28 single-family residential lots ranging in size from 4,850 to 8,050 square feet as shown on the attached Exhibit A. The Schaffer's Mill Phase 2B subdivision is located in Martis Valley off Schaffer Mill Road, approximately one mile south of Highway 267 as shown on the attached Exhibit B.

The improvements proposed to be constructed with this subdivision consist of private subdivision streets, drainage and utility infrastructure, survey monuments, and miscellaneous items. Streets within this project are private, with maintenance provided by the property owner's association. Security equivalent to the estimated cost of the public improvements has been posted with the County.

ENVIRONMENTAL CLEARANCE:

A Final Environmental Impact Report (EIR) for Schaffer's Mill (Eaglewood) 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:

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

RECOMMENDATION:

1. Approve recording and authorize the Chairman to sign the Final Map.
2. 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.

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

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23

14 13
23 24

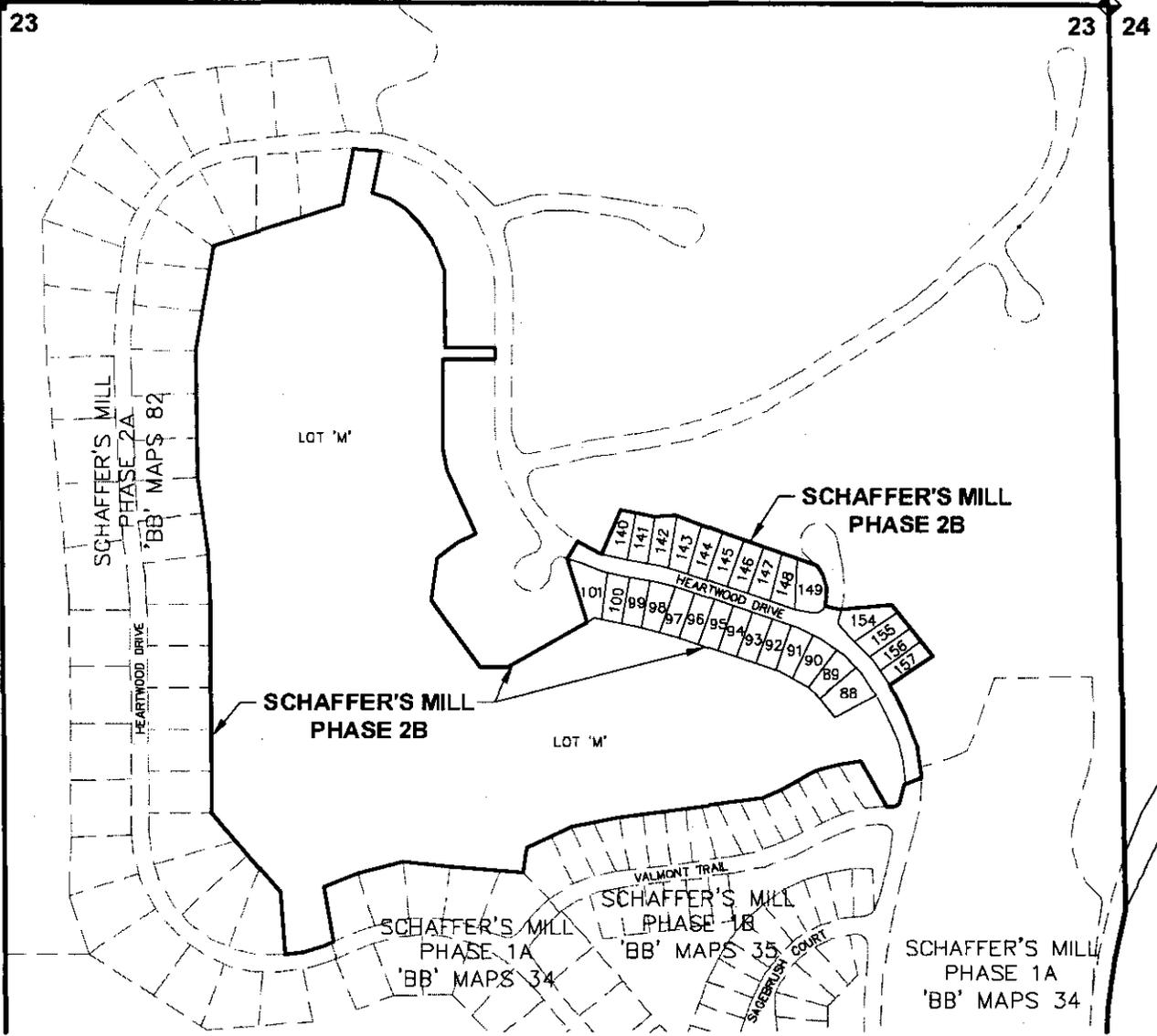
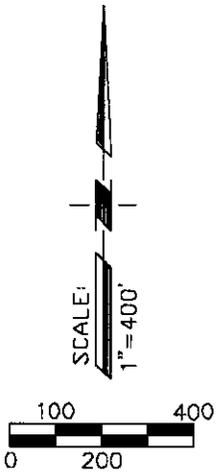


EXHIBIT "A"
PLAT OF TRACT NO 978
SCHAFFER'S MILL
PHASE 2B
 A PORTION OF REMAINDER
 BOOK 'BB' OF MAPS, PAGE 34, PCR AND
 LOT 'M' PER BOOK 'BB' OF MAPS, PAGE 82, PCR
 A PORTION OF SEC. 23, T. 17 N., R. 16 E., M.D.M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=400' FEBRUARY 2013



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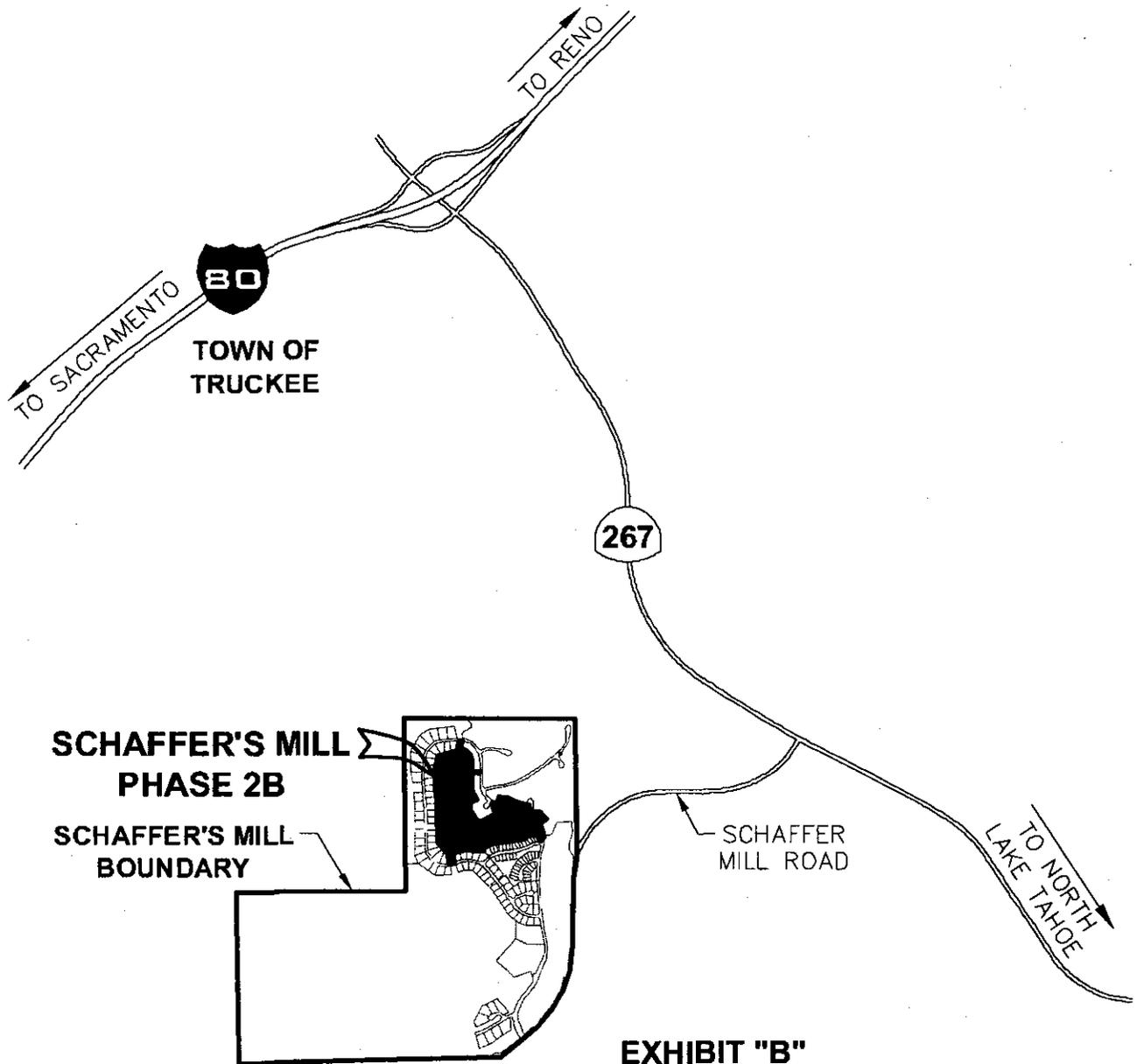
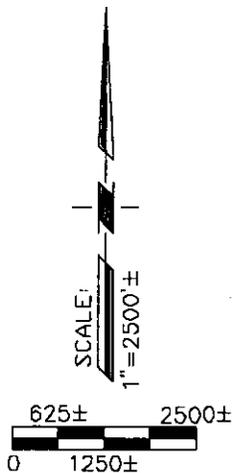


EXHIBIT "B"
 PLAT OF TRACT NO 978
**SCHAFFER'S MILL
 PHASE 2B**
 A PORTION OF REMAINDER
 BOOK 'BB' OF MAPS, PAGE 34, PCR AND
 LOT 'M' PER BOOK 'BB' OF MAPS, PAGE 82, PCR
 A PORTION OF SEC. 23, T. 17 N., R. 16 E., M.D.M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=2500'± FEBRUARY 2013



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