



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING AND
SURVEYING DIVISION**

Michael Johnson, Agency Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael Johnson, AICP
Agency Director
DATE: June 4, 2013
SUBJECT: **SCHAFFER'S MILL (aka EAGLEWOOD, then TIMILICK TAHOE) PHASES 2A & 2B,
TRACTS # 963 & 978, PROJECTS PN 8398 & PN 8677**

ACTION REQUESTED / RECOMMENDATION

The improvements for the "Schaffer's Mill Phases 2A & 2B" projects have been substantially completed. Therefore, it is requested that the Board take the following Actions:

1. Accept the improvements as complete.
2. Authorize release of the Faithful Performance surety pursuant to County Code Section 16.08.200 immediately upon your Board's approval.
3. Authorize release of the Labor and Materials surety per G.C.66499.7 immediately upon your Board's approval.
4. Authorize release of Faithful Performance and Labor/Materials security provided with a Deferred Improvement Agreement taken with Timilick Tahoe Phases 1A and 1B.

There is no net County cost associated with this action.

BACKGROUND

The Schaffer's Mill Tentative Map, originally called Eaglewood, then Timilick Tahoe, was approved to create 462 residential units, 5 open space lots, and 9 open space / recreational lots that include an 18 hole golf course. The project is divided into 9 total phases. The Phase 2A Final Map created 44 single-family residential lots ranging in size from 0.32 to 0.62 acres, and 1 Open Space Lot as shown on the attached Exhibit "A". The Phase 2B Final Map created 28 townhome lots ranging in size from 0.11 to 0.18 acres, and 1 Open Space Lot as shown on the attached Exhibit "B". These subdivisions are located along Schaffer Mill Road off Highway 267 in Martis Valley as shown on the attached Exhibits "A" and "B".

The improvements required by the Tentative Map conditions of approval and constructed with these subdivisions consist of private subdivision streets and drainage, public sewer and water infrastructure,

survey monumentation, and miscellaneous items. Security sufficient to cover labor / materials and faithful performance was posted with the County as part of the Final Map approvals.

The private streets, drainage and miscellaneous items within this project are maintained by the property owner's association.

Placer County Water Agency (PCWA), the water purveyor, had not provided the regularly required "notice of acceptance" of the water supply facilities because some of the infrastructure has not been completed. This deficiency prevents the County from issuing unrestricted building permits within Phases 2A & 2B. Until PCWA's notice of acceptance is received, the County will restrict building permits by requiring a PCWA service commitment for each individual building permit. Since the incomplete infrastructure is a component of the water system required by PCWA, staff believes that decisions of water availability on a lot-by-lot basis are best made by PCWA. The Developer has received a letter from PCWA stating this policy and has returned that letter acknowledging and agreeing to its content.

Some of the incomplete water improvements were identified in a Deferred Improvement Agreement (DIA) executed by the previous developer of Timilick Tahoe (now called Schaffer's Mill) Phases 1A and 1B. The improvements identified in this DIA were not Tentative Subdivision Map conditions required by Placer County but were PCWA service requirements. County Staff crafted the DIA and took security to assist the developer during the initial phase of the project. A PCWA Facilities Agreement (FA) serves as an exhibit in the DIA to identify the required improvements. The term of this DIA lapsed in September 2008. The FA requires the developer to provide PCWA with security prior to their acceptance of the facilities. By releasing the security provided with the DIA the County will be returning control of this water system, and the management thereof back to PCWA.

ENVIRONMENTAL CLEARANCE

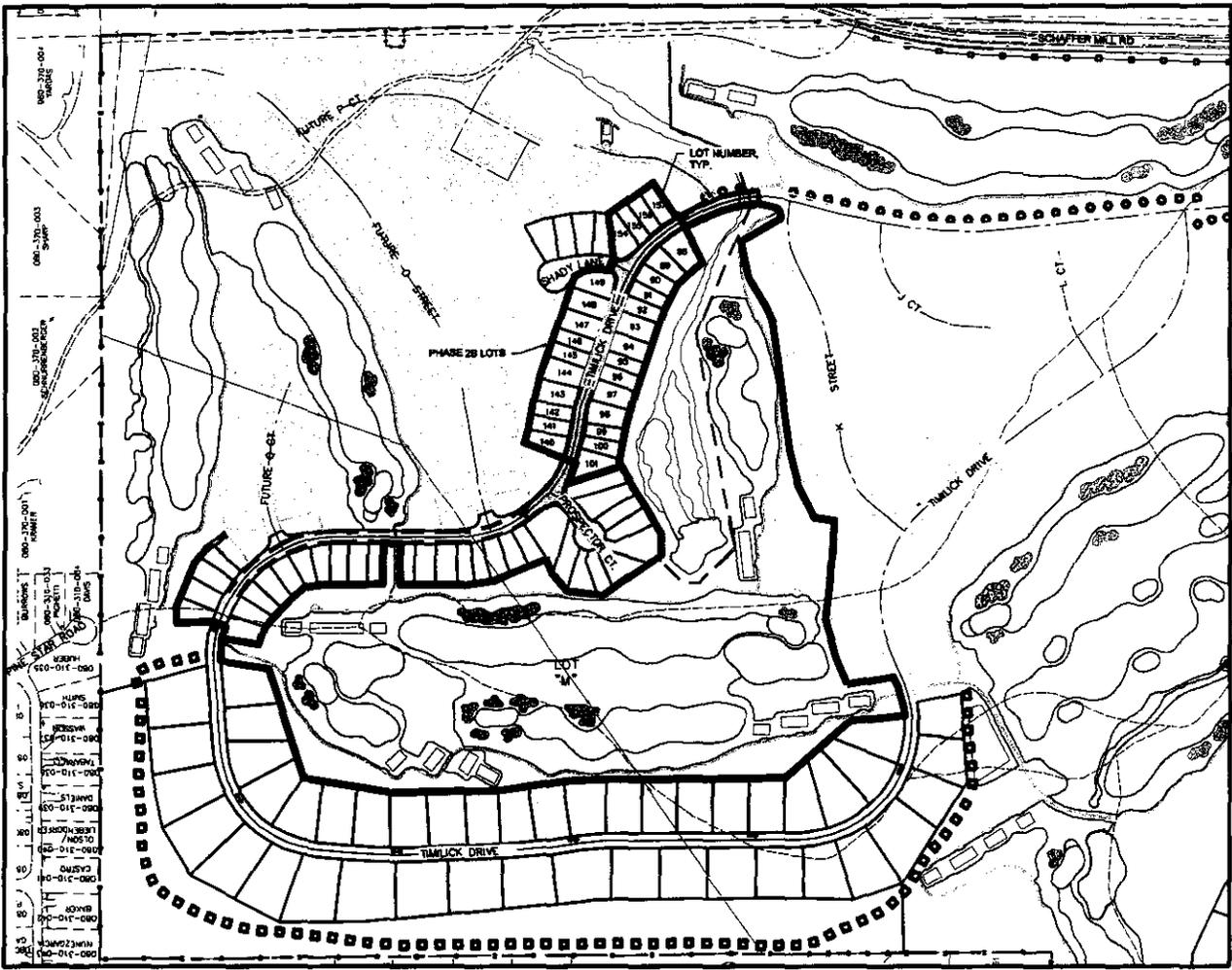
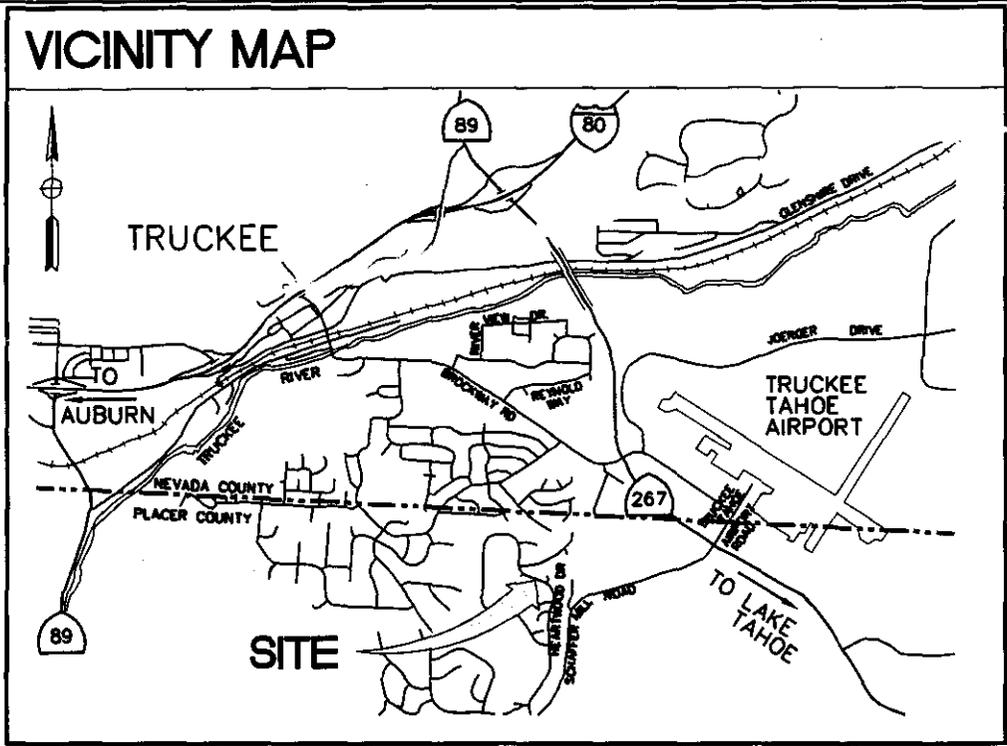
A Final EIR for Schaffer's Mill has been found adequate to satisfy the requirements of CEQA for this project. The Final EIR was certified by the Planning Commission on June 24, 2004. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

FISCAL IMPACT

None

Attachments: Exhibit A – Phase 2A Vicinity Map and Map of Subdivision
Exhibit B – Phase 2B Vicinity Map and Map of Subdivision

EXHIBIT B



SCHAFFER'S MILL PHASE 2B

SCALE: 1" = 500'

