



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING AND
SURVEYING DIVISION**

Michael Johnson, AICP
Agency Director

Richard Eiri
Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael Johnson, AICP
Agency Director

DATE: December 10, 2013

SUBJECT: **MARTIS CAMP (SILLER RANCH) UNITS 7B and 7C, TRACTS NO.1006 and NO. 1007, PROJECT NO. DPN 8676**

ACTION REQUESTED:

For the Martis Camp (Siller Ranch) Units 7B and 7C Subdivisions, Tracts, No. 1006 and No. 1007, located in Martis Valley, the following actions are requested:

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at:
 - a) Faithful Performance 25 percent of the value of any otherwise unsecured public improvements immediately upon your Board's approval.
 - b) Labor and Material 50 percent or the total of all claims per Government Code Section 66499.7, whichever is higher.

There is no net County cost associated with this action.

BACKGROUND

Martis Camp, originally called Siller Ranch, was approved to create 726 residential units. The Final Map for Unit 7B created 42 single-family residential lots ranging in size from 23,522 to 89,298 square feet as shown on the attached Exhibit "A1." The Final Map for Unit 7C created 10 single-family residential lots with an average size of 40,000 square feet as shown on the attached Exhibit "A2". The Unit 7C improvements were built with, and are secured by the Unit 7B Subdivision Improvement Agreement (SIA). The subdivisions are located at the end of Schaffer Mill Road off State Route 267 in the Martis Valley as shown on the attached Exhibits "B1" and "B2".

The subdivision improvements for both units 7B and 7C were constructed under a single set of Improvement Plans, County project no. DPN 8676. The department inspected the construction of the improvements and found the work to be in accordance with approved standards. The subdivision improvements have been satisfactorily completed and consist of private subdivision streets, drainage, survey monuments, public utility infrastructure and miscellaneous items. With the exception of the public utility infrastructure, all the improvements constructed with this subdivision are private, with maintenance provided by the property owner's association.

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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.

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

- Attachment: Exhibit A1 - Unit 7B Subdivision Map
Exhibit A2 - Unit 7C Subdivision Map
Exhibit B1 - Unit 7B Vicinity Map
Exhibit B2 - Unit 7C Vicinity Map

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EXHIBIT "A1"

PLAT OF TRACT NO. 1006

MARTIS CAMP UNIT NO. 7B

PLANNED DEVELOPMENT

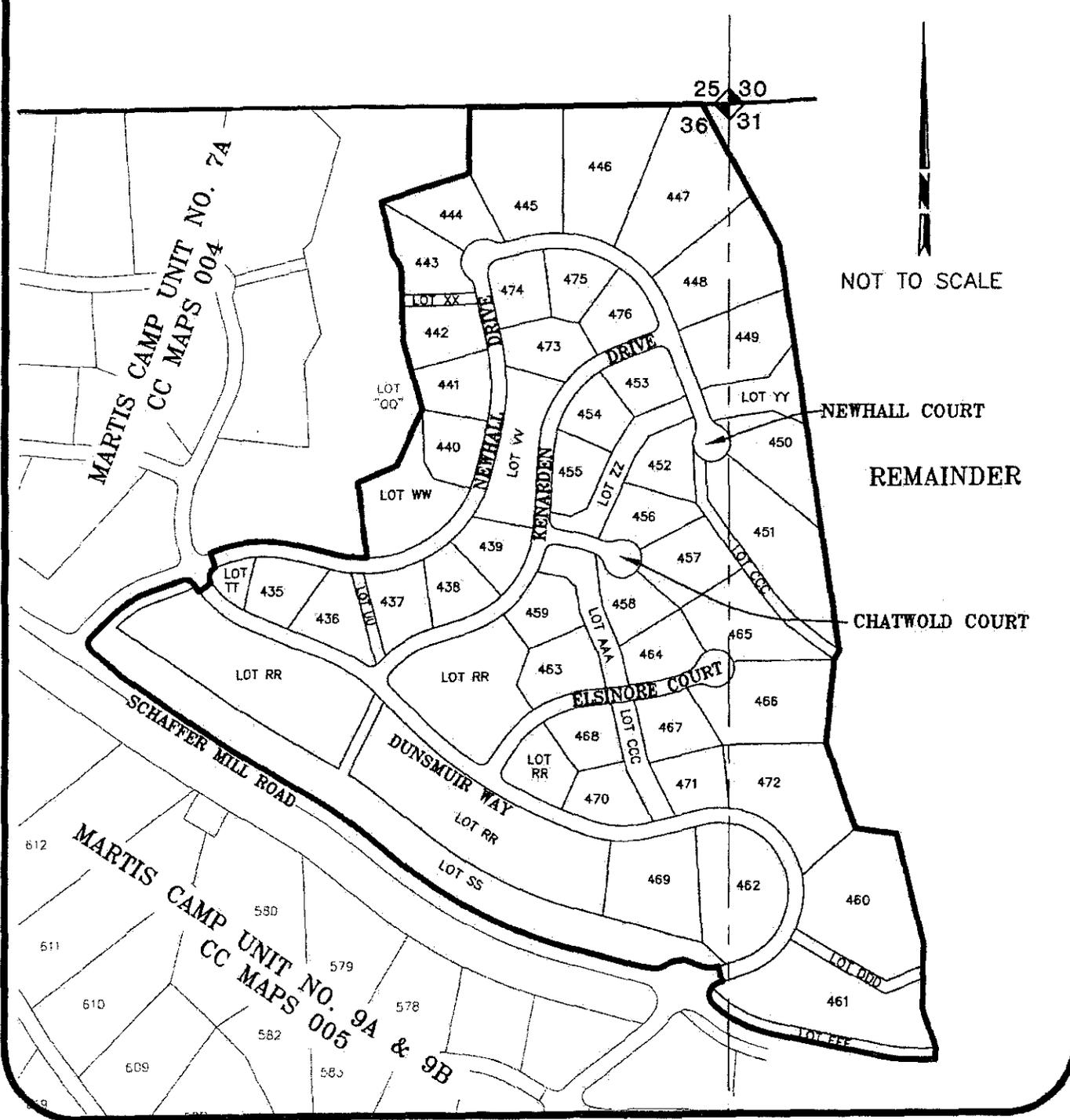
A PORTION OF SECTION 36 T. 17 N., R. 16 E. AND

A PORTION OF SECTION 31 T. 17 N., R. 17 E. M.D.B. & M.

ALSO A PORTION OF THE REMAINDER AS SHOWN ON BOOK CC MAPS, PAGE 23
COUNTY OF PLACER CALIFORNIA

APRIL, 2013

RFE ENGINEERING, INC.



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EXHIBIT "A2"

PLAT OF TRACT NO. 1007

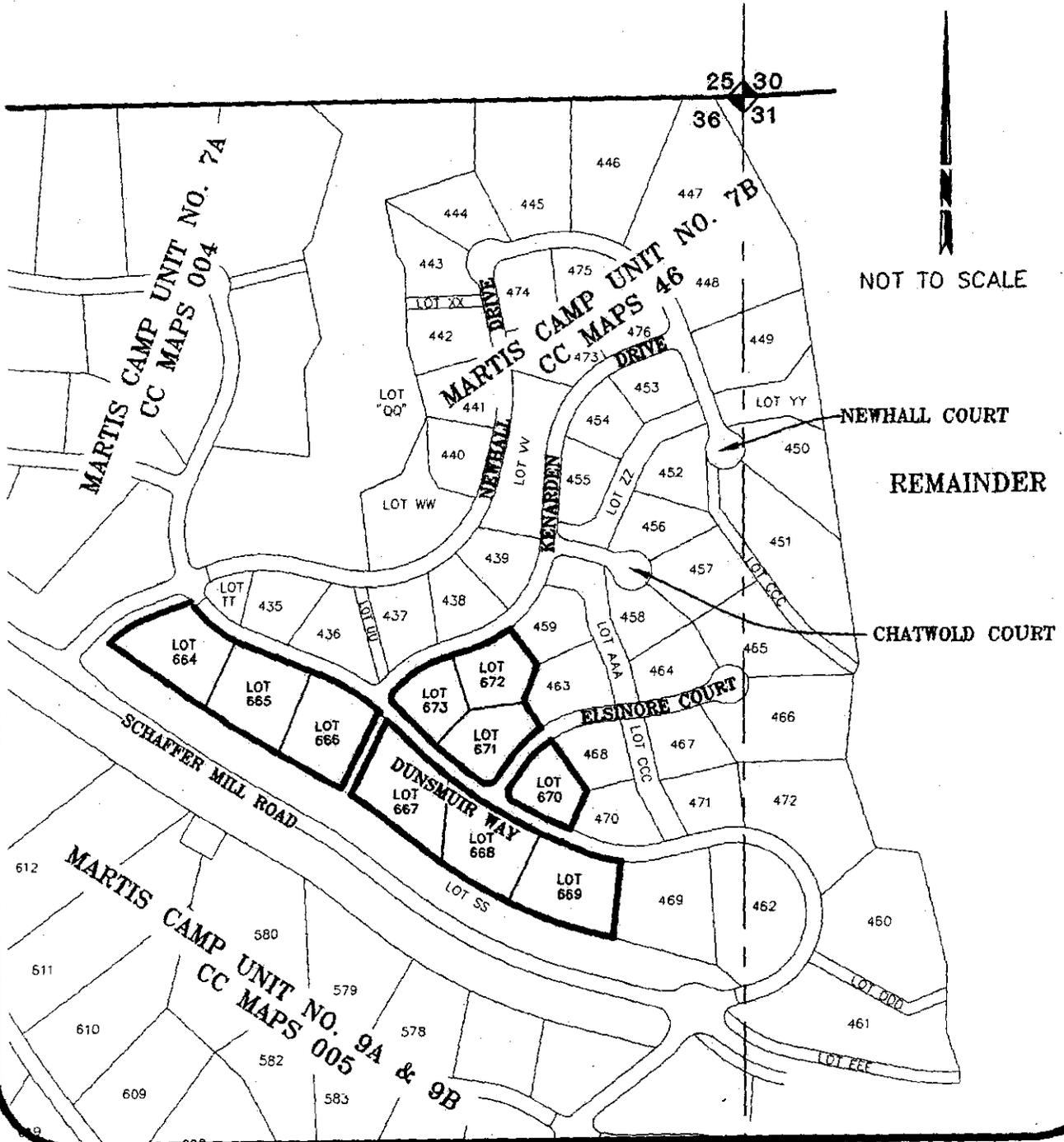
MARTIS CAMP UNIT NO. 7C

PLANNED DEVELOPMENT

LOT "RR" OF MARTIS CAMP UNIT 7B (CC MAPS 46)
A PORTION OF SECTION 36 T. 17 N., R. 16 E. M.D.B. & M.
COUNTY OF PLACER CALIFORNIA

JULY, 2013

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EXHIBIT "B1"

PLAT OF TRACT NO. 1006

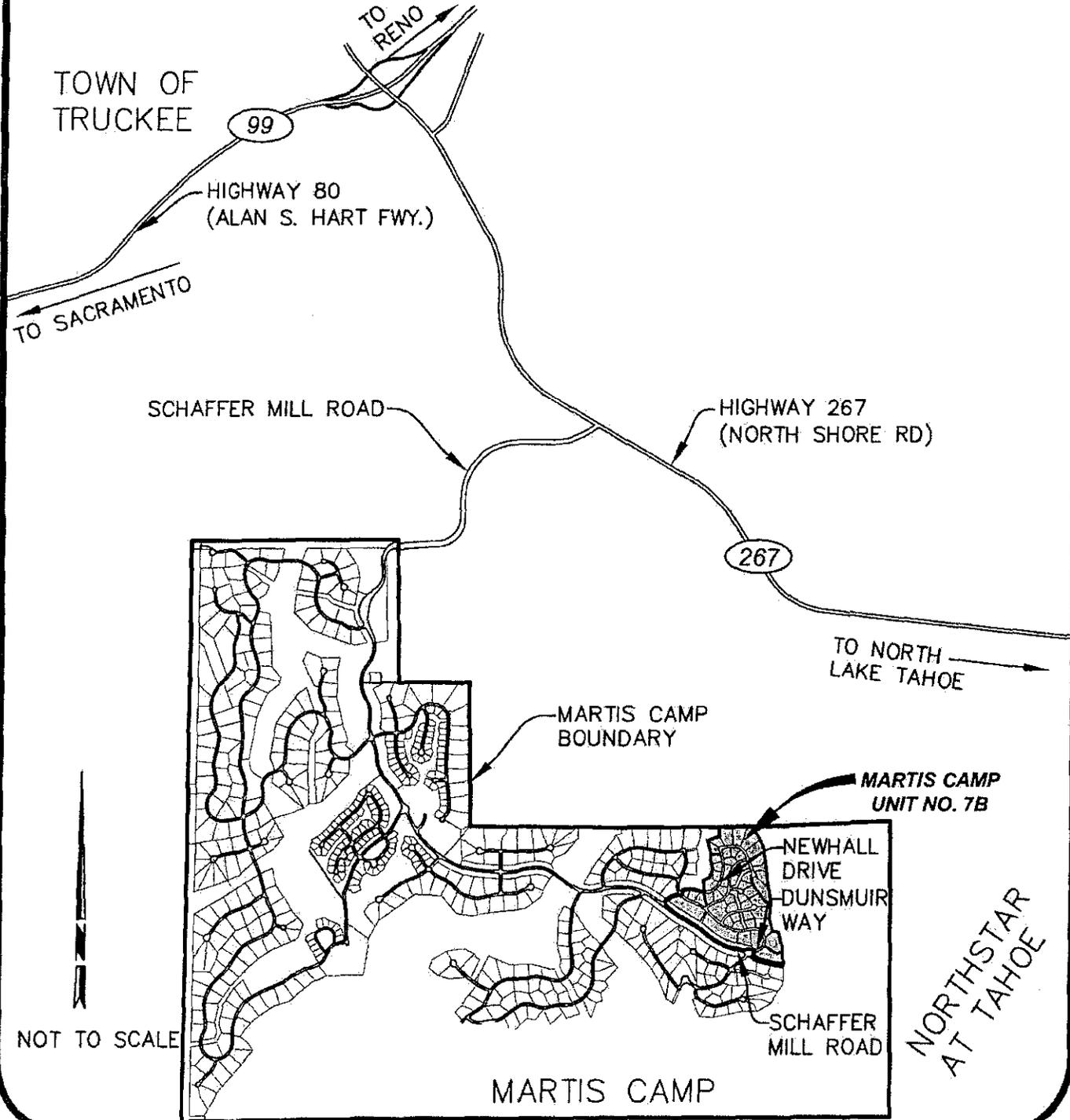
MARTIS CAMP UNIT NO. 7B

PLANNED DEVELOPMENT

A PORTION OF SECTION 36 T. 17 N., R. 16 E. AND
A PORTION OF SECTION 31 T. 17 N., R. 17 E. M.D.B. & M.
ALSO A PORTION OF THE REMAINDER AS SHOWN ON BOOK CC MAPS, PAGE 23
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EXHIBIT "B2"

PLAT OF TRACT NO. 1007

MARTIS CAMP UNIT NO. 7C

PLANNED DEVELOPMENT

LOT "RR" OF MARTIS CAMP UNIT 7B (CC MAPS 46)

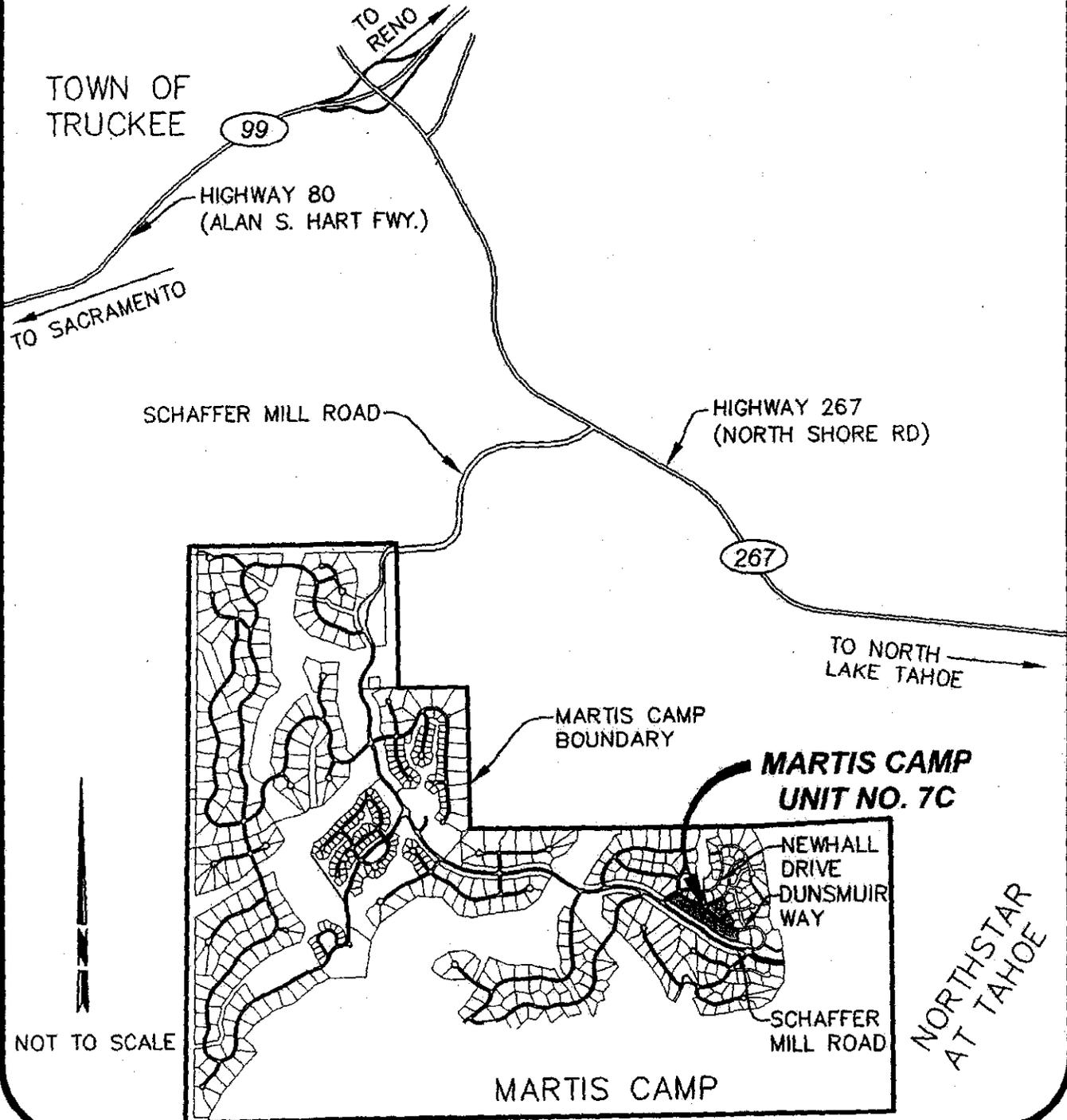
A PORTION OF SECTION 36 T. 17 N., R. 16 E. M.D.B. & M.

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