



**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael Johnson, AICP  
Agency Director

**ENGINEERING AND  
SURVEYING DIVISION**

Richard Eiri, Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Michael Johnson, AICP  
Agency Director  
By: Leslie Amsberry, County Surveyor  
**DATE:** July 8, 2014  
**SUBJECT:** SCHAFFER'S MILL 3A (PREVIOUSLY EAGLEWOOD/TIMILICK) TRACT No. 1013

**ACTION REQUESTED**

1. Approve the recordation of the Final Map for Schaffer's Mill 3A.
2. Approve the recordation of the Subdivision Improvement Agreement.

There is no net County cost associated with these actions.

**BACKGROUND**

The Schaffer's Mill Phase 3A subdivision is located in Martis Valley off Schaffer Mill Road, approximately one mile from Highway 267 as shown on the attached Exhibit "A". Schaffer's Mill, originally called Eaglewood (then Timilick), was approved to create 462 residential units. Phase 3A creates 50 single-family residential lots ranging in size from 21,780 to 43,124 square feet, one sewer lift station lot, one Open Space (Golf Course) lot, and five private road lots as shown on the attached Exhibit "B".

The improvements proposed to be constructed with this subdivision consist of private subdivision streets, sewer, 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 sufficient to cover labor and materials and faithful performance for 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 and Subdivision Improvement Agreement.
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 – Vicinity Map  
Exhibit B - Map of Subdivision

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EXHIBIT "A"

# SCHAFFER'S MILL PHASE 3A

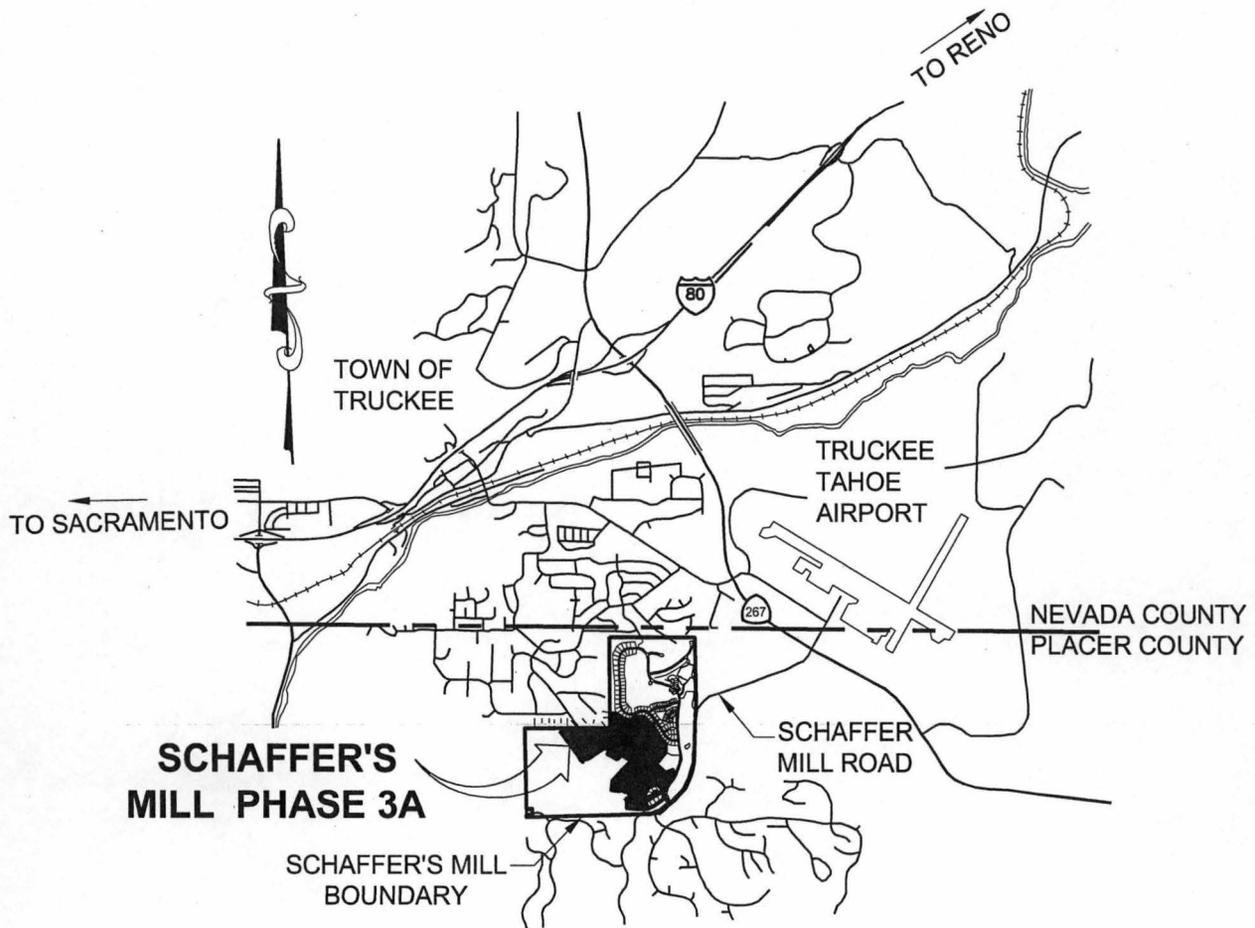
A PORTION OF REMAINDER BOOK 'BB' OF MAPS, PAGE 34, PLACER COUNTY RECORDS  
A PORTION OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

COUNTY OF PLACER

SCALE: 1"=5000'±

CALIFORNIA

MAY 20, 2014



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PROJECT NO. 2192.03A

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EXHIBIT "B"

# SCHAFFER'S MILL PHASE 3A

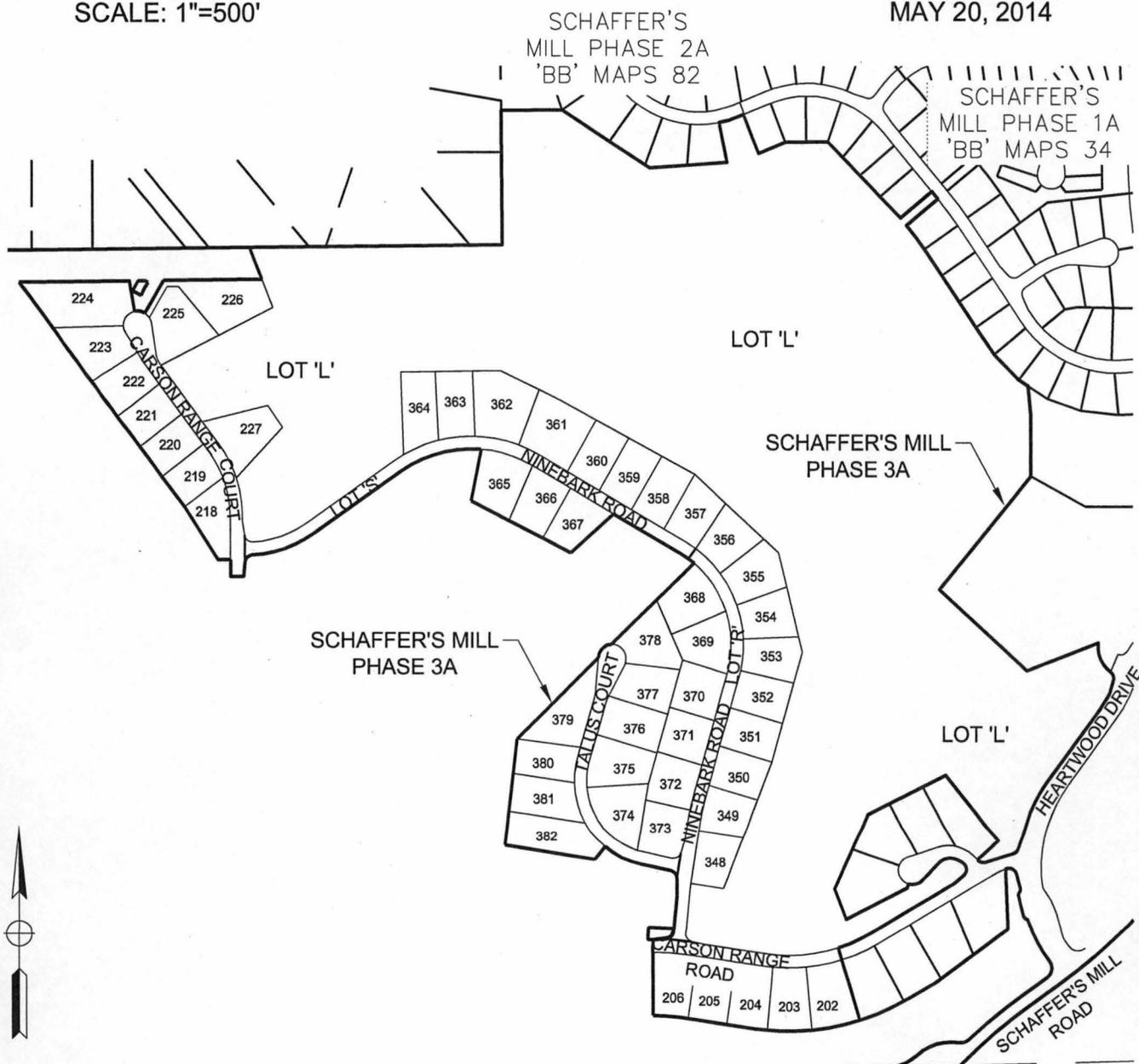
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