



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

By: Leslie Amsberry, County Surveyor

DATE: September 15, 2015

SUBJECT: **SCHAFFER'S MILL PHASE 2C (PREVIOUSLY EAGLEWOOD / TIMILICK) FINAL MAP
TRACT NO. 1004, DPN 8678**

ACTION REQUESTED

1. Accept the improvements as complete.
2. Authorize the Chair to sign the Schaffer's Mill Phase 2C Final Map and approve recordation of the Final Map.

BACKGROUND

The Schaffer's Mill Phase 2C subdivision is located in Martis Valley off Schaffer Mill Road, approximately one mile from Highway 267 (See Attachment 1). Schaffer's Mill, originally called Eaglewood (then Timilick), was approved to create 462 residential units. Phase 2C creates 36 single-family residential lots ranging in size from 5,468 to 12,681 square feet (See Attachment 2).

The improvements constructed with this subdivision consisting of paving remaining portions of private subdivision streets, drainage and utility infrastructure, survey monuments, and miscellaneous items are complete. Streets within this project are private, with maintenance provided by the property owner's association. No Labor & Materials Security is being provided based upon the Subdivider's representation that no liens or claims have been, nor can be filed pursuant to State Law for payment to the contractor of the public improvements. Warranty Security for the public improvements is held by the serving Utility District. A Subdivision Improvement Agreement for this phase is not required.

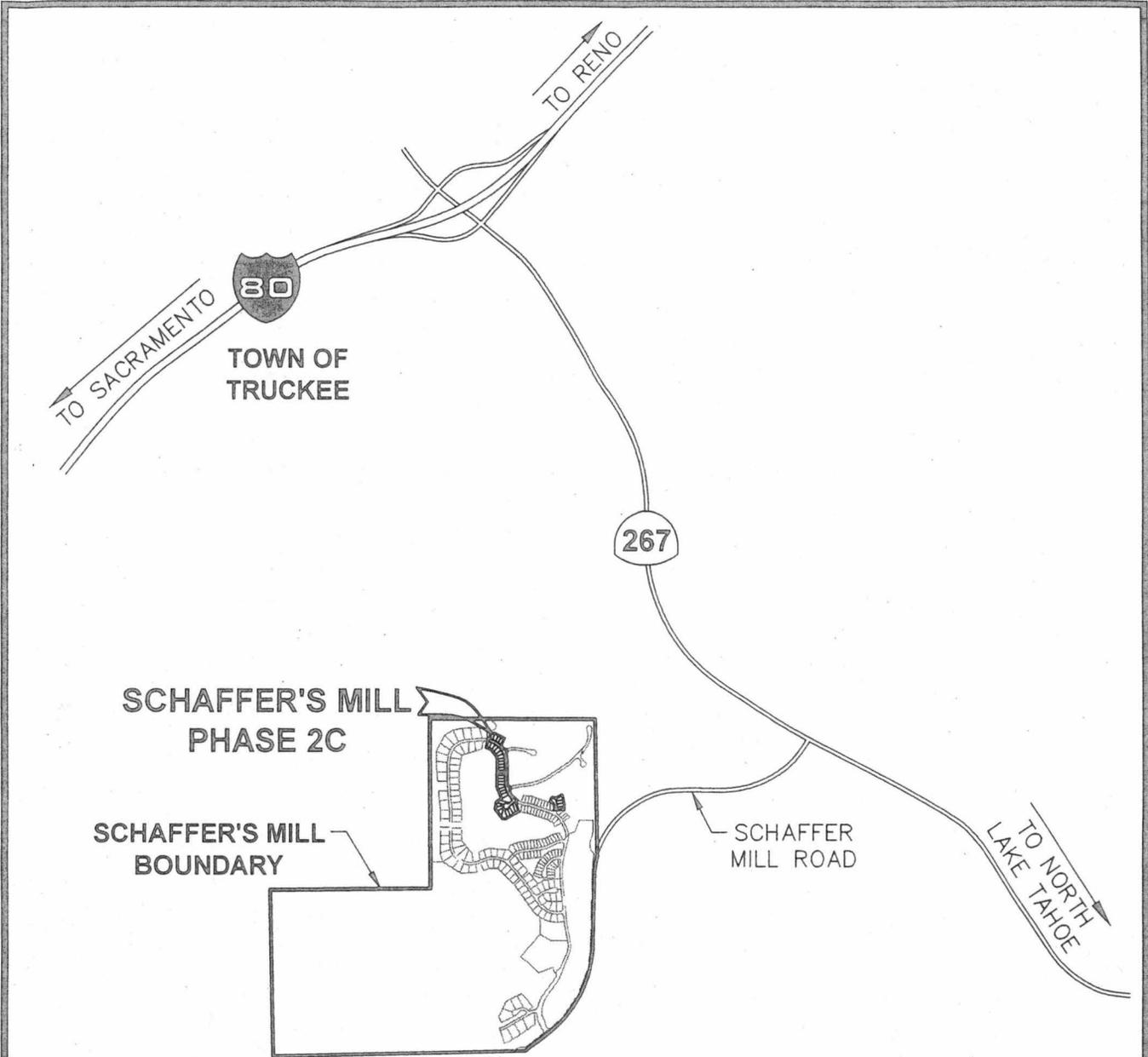
ENVIRONMENTAL CLEARANCE

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.

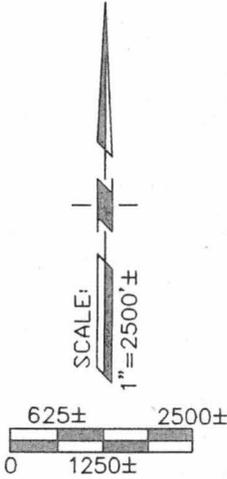
FISCAL IMPACT

None.

Attachment: Attachment 1 - Vicinity Map
Attachment 2 - Map of Subdivision



ATTACHMENT #1
PLAT OF TRACT NO 1004
SCHAFFER'S MILL
PHASE 2C
A PORTION OF REMAINDER
BOOK 'BB' OF MAPS, PAGE 34, PCR
A PORTION OF SEC. 23, T. 17 N., R. 16 E., M.D.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=2500'± AUGUST 2015

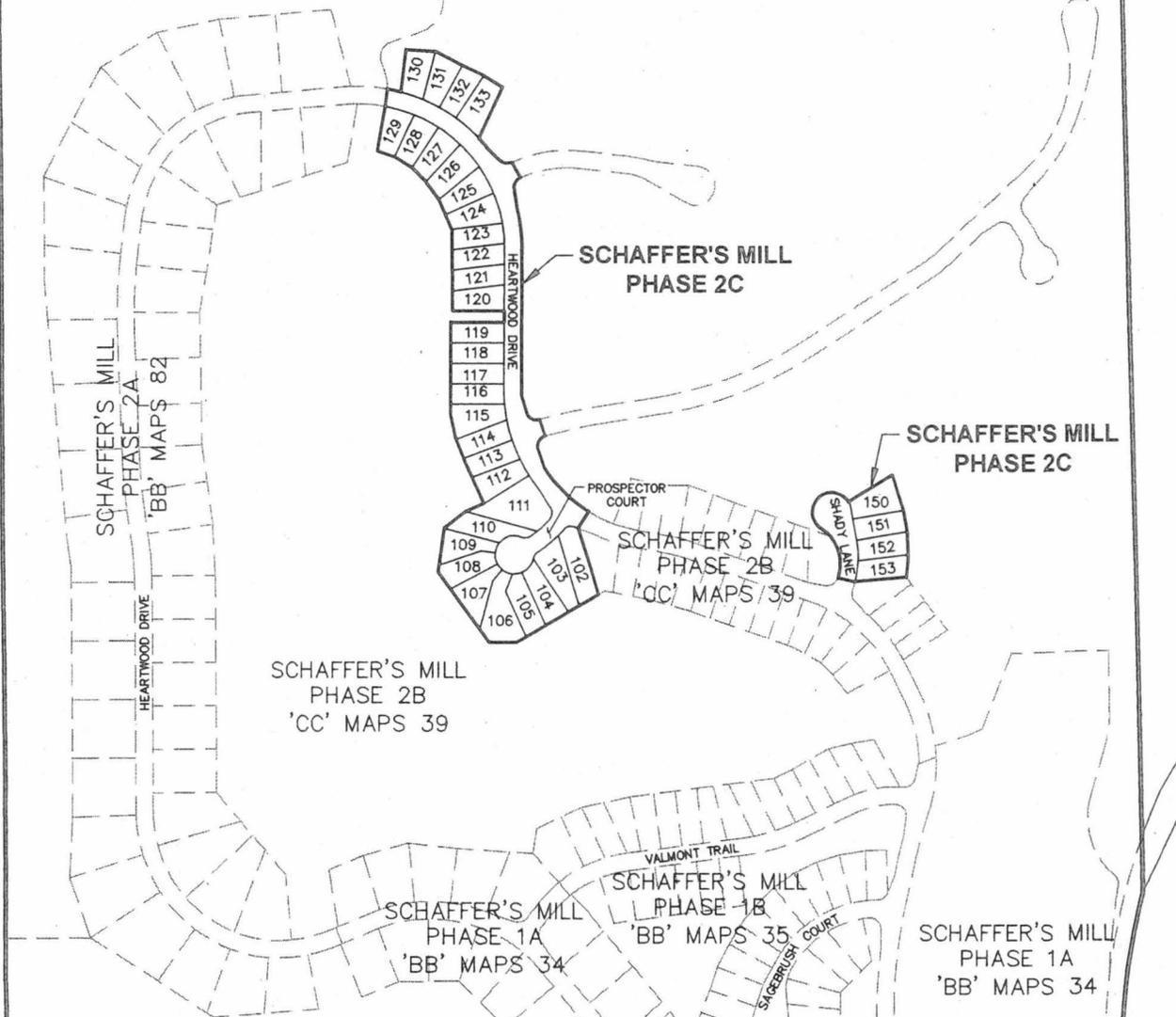


ANDREGG
GEOMATICS
 www.andregg.com
 800-400-7072

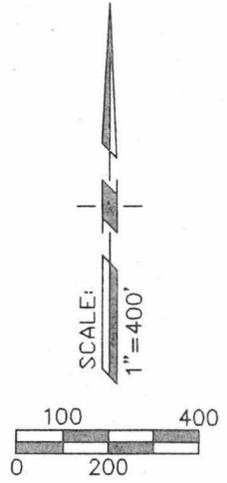
X:\C3D\1102177\dwg\1102177EX-Phase 2C.dwg, 08/18/15 06:24:09pm, Parker

14
23

14 13
23 24



ATTACHMENT #2
PLAT OF TRACT NO 1004
SCHAFFER'S MILL
PHASE 2C
 A PORTION OF REMAINDER
 BOOK 'BB' OF MAPS, PAGE 34, PCR
 A PORTION OF SEC. 23, T. 17 N., R. 16 E., M.D.M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=400' AUGUST 2015



ANDREGG
GEOMATICS
 www.andregg.com
 800-400-7072

