



M E M O R A N D U M
COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENGINEERING & SURVEYING DIVISION
County of Placer

TO: Honorable Board of Supervisors
DATE: May 17, 2016

FROM: Rick Eiri, Deputy Director
Engineering and Surveying

BY: Leslie Amsberry, County Surveyor

SUBJECT: Schaffer's Mill Phase 2C-1 (Previously Eaglewood/Timilick) Final Map Tract No. ESD 16-00038

ACTION REQUESTED

Authorize the Chair to sign the Schaffer's Mill Phase 2C-1 Final Map and Subdivision Improvement Agreement and approve recordation of the Final Map and the Agreement.

BACKGROUND

The Schaffer's Mill Phase 2C-1 subdivision is located in Martis Valley off Schaffer's 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-1 merges 28 townhome lots by re-subdividing portions of two previously recorded Schaffer's Mill Phased Final Maps: Lots 102-129 of Phase 2C, and Lot "M", of Phase 2B. Phase 2C-1 creates 14 single-family residential lots from the areas merged, ranging in size from 12,630 to 17,665 square feet (See Attachment 2).

The improvements were constructed with prior Phases within this Development for this subdivision. The improvements for Phase 2C-1 consist of demolition of what are now extra utility service connections, and the relocation of private drainage swales, 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 IMPACT

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.

ATTACHMENTS

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

ATTACHMENT 1

SCHAFFER'S MILL PHASE 2C-1

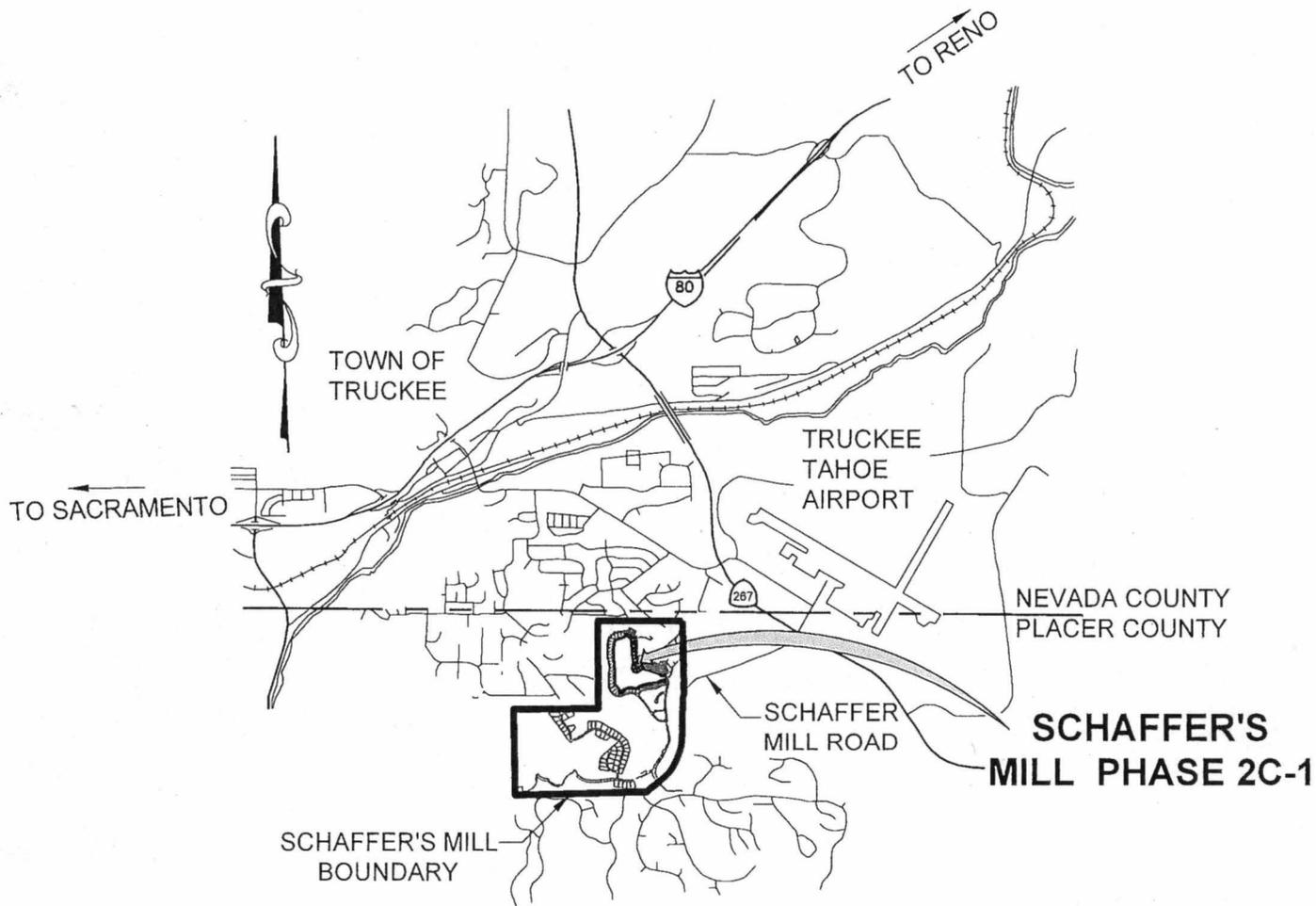
BEING A PORTION OF SCHAFFER'S MILL PHASE 2B IN BOOK 'CC' OF MAPS, PAGE 39 AND PHASE 2C IN BOOK 'DD' OF MAPS, PAGE 37, PLACER COUNTY RECORDS ALSO BEING A PORTION OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

COUNTY OF PLACER

CALIFORNIA

SCALE: 1"=5000'±

APRIL 2016



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PROJECT NO. 2192.02C

SCHAFFER'S MILL PHASE 2C-1

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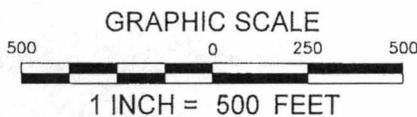
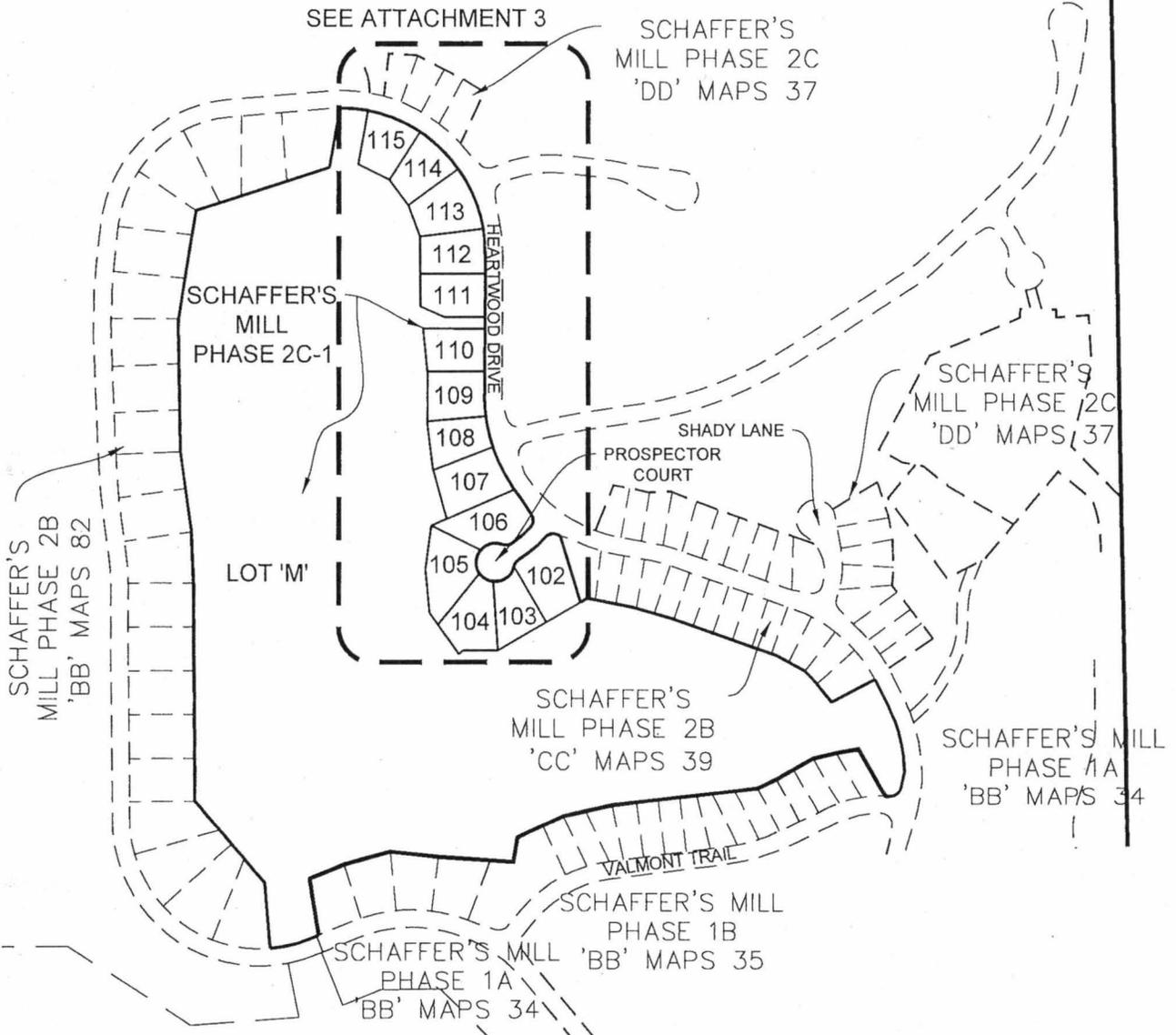
COUNTY OF PLACER

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SCALE: 1"=500'

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SCHAFFER'S MILL PHASE 2C-1

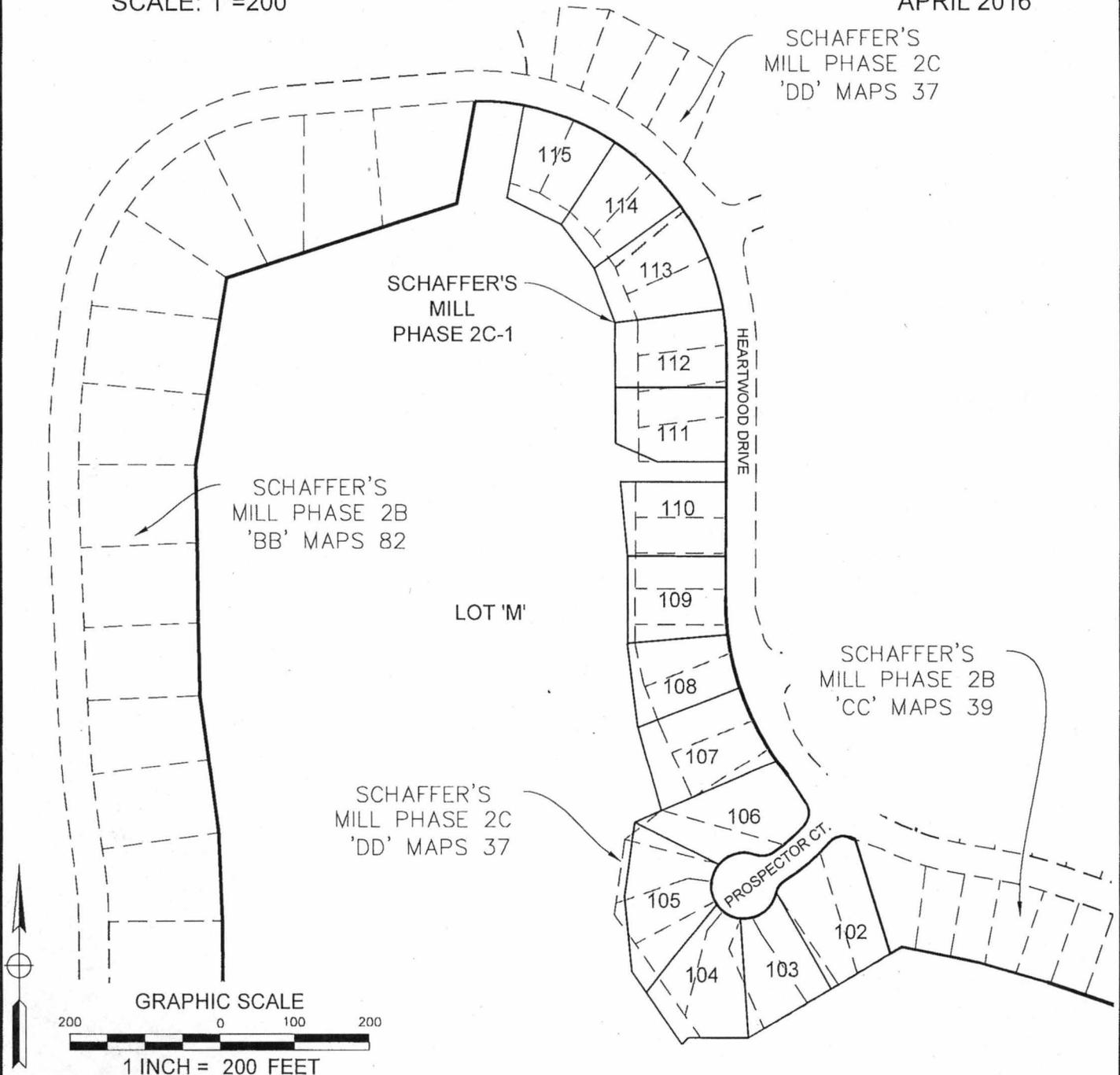
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COUNTY OF PLACER
SCALE: 1"=200'

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SCHAFFER'S
MILL PHASE 2C
'DD' MAPS 37



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