



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ENGINEERING AND SURVEYING DIVISION
County of Placer

TO: Board of Supervisors
FROM: Rick Eiri, Deputy Director 
BY: Ed Staniforth, Associate Engineer

DATE: September 27, 2016

SUBJECT: SCHAFFER'S MILL PHASE 2C-1 (PREVIOUSLY EAGLEWOOD/TIMIILICK)
TRACT NO. ESD16-00038, PROJECT NO. ESD16-00043

ACTION REQUESTED

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials security to be released in full immediately upon your Board's approval.

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. The Phase 2C-1 Final Map, previously approved by your Board May 17, 2016, merged 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 created 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 consisted 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. No Labor and Materials Security is being retained 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.

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.

ATTACHMENTS

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

ATTACHMENT 1

SCHAFFER'S MILL PHASE 2C-1

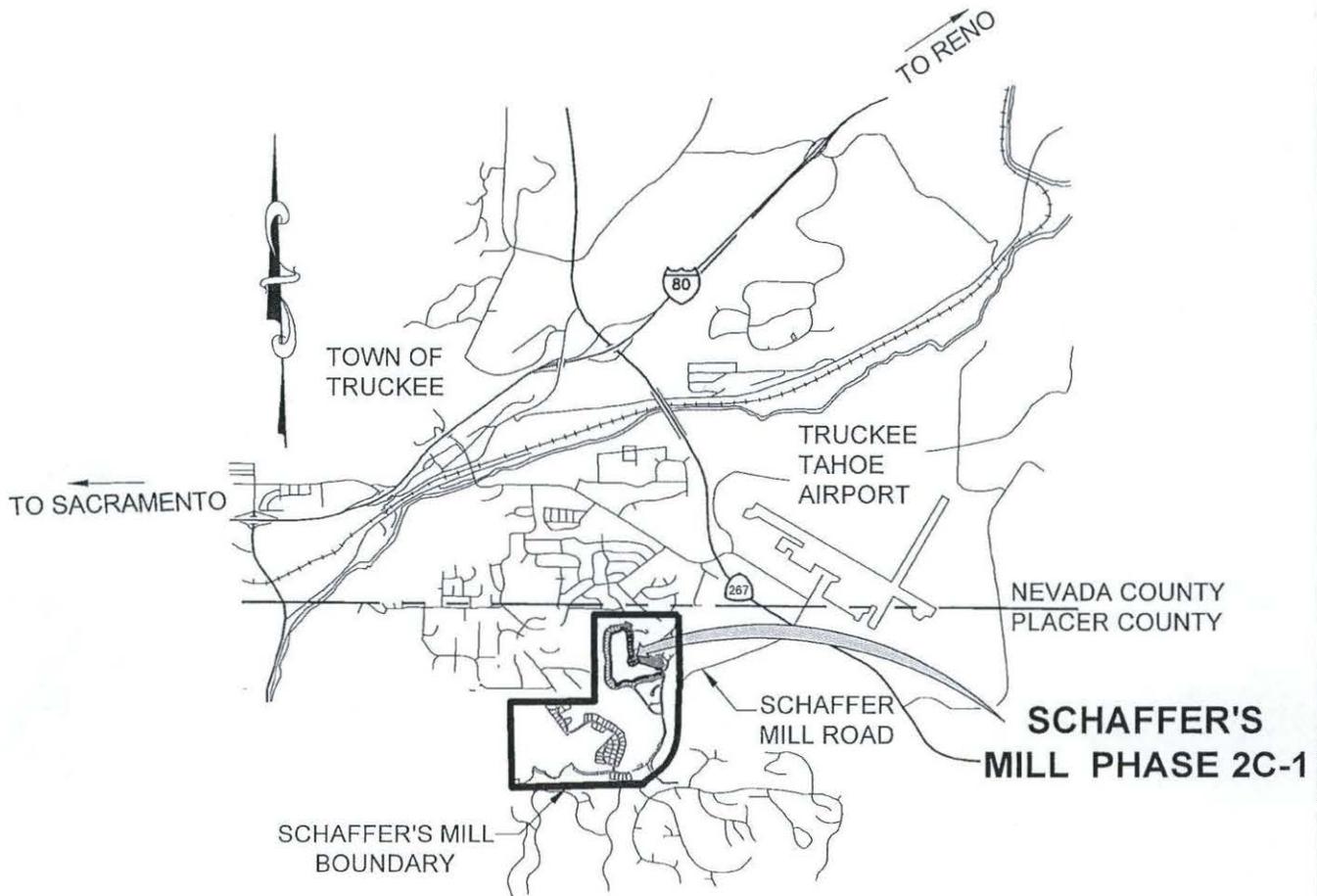
BEING A PORTION OF SCHAFFER'S MILL PHASE 2B IN BOOK 'CC' OF MAPS, PAGE 39 AND PHASE 2C IN BOOK 'DD' OF MAPS, PAGE 37, PLACER COUNTY RECORDS ALSO BEING A PORTION OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

COUNTY OF PLACER

SCALE: 1"=5000'±

CALIFORNIA

APRIL 2016



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PREPARED FOR: NMP
PROJECT NO. 2192.02C

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SCHAFFER'S MILL PHASE 2C-1

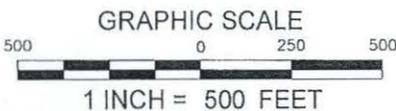
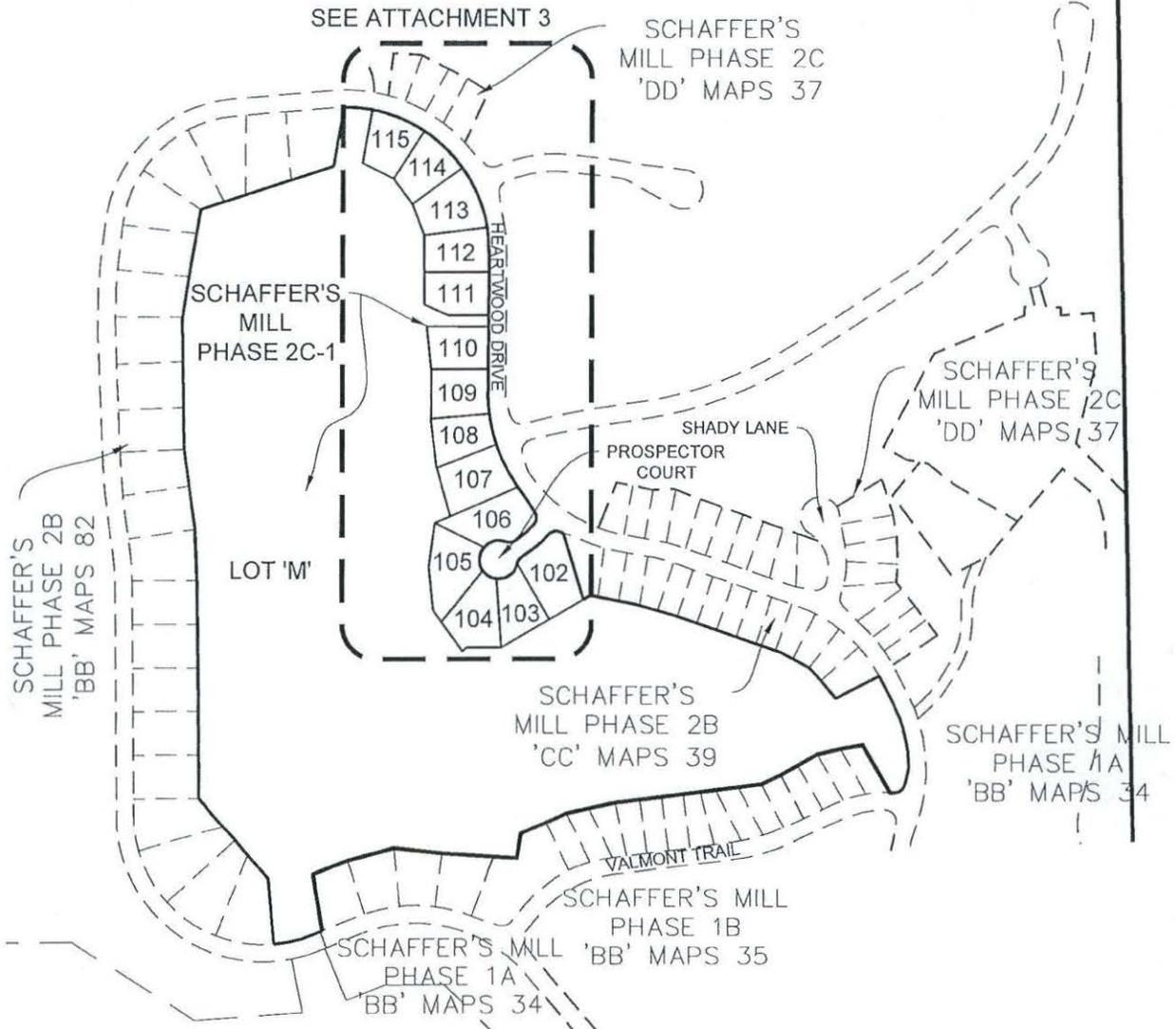
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SCALE: 1"=500'

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SCHAFFER'S MILL PHASE 2C-1

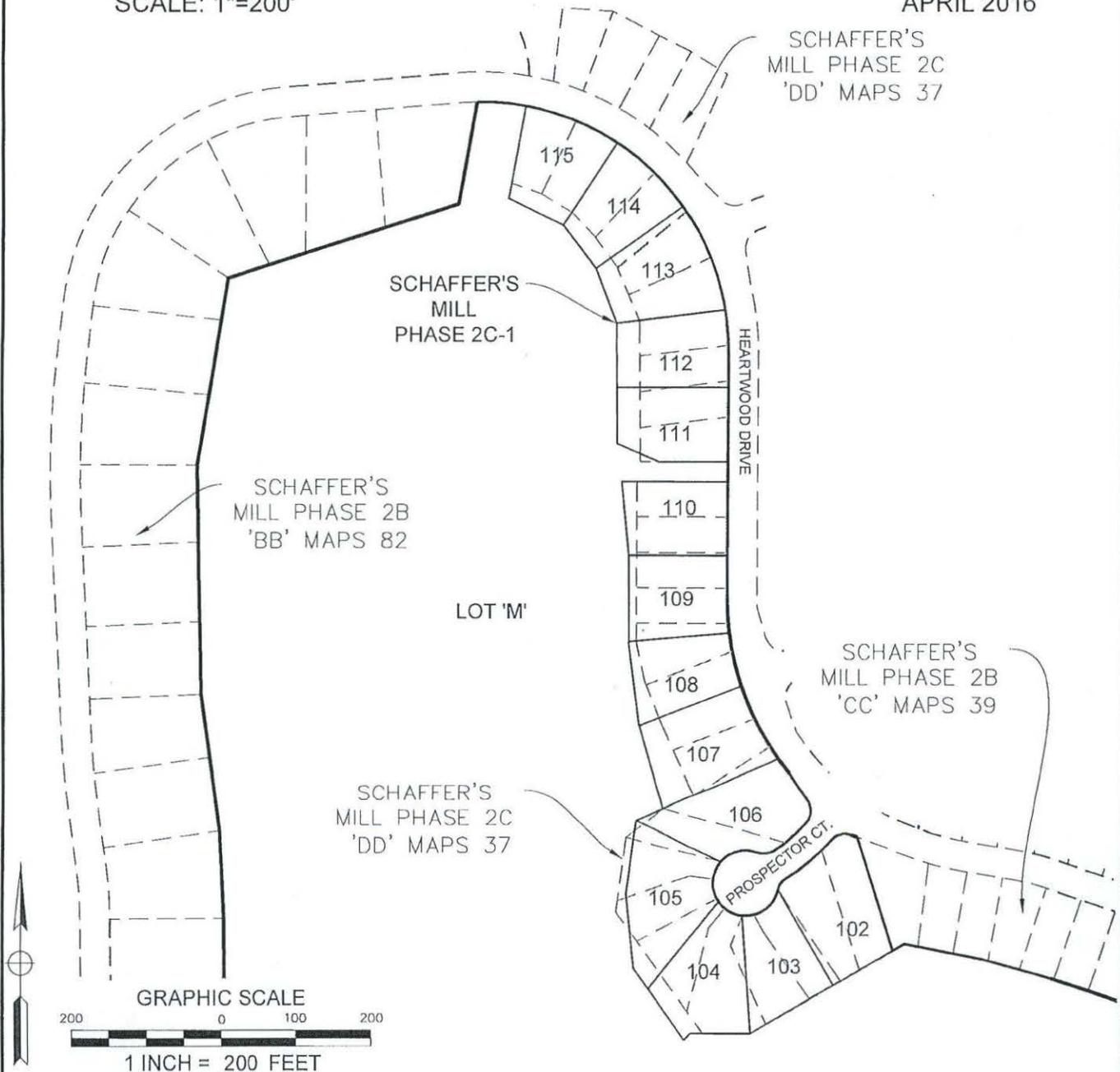
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COUNTY OF PLACER
SCALE: 1"=200'

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



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