

MEMORANDUM

COMMUNITY DEVELOPMENT RESOURCE AGENCY

County of Placer

TO: BOARD OF SUPERVISORS

FROM: JOHN MARIN / WES ZICKER *WZ*
ENGINEERING AND SURVEYING DEPARTMENT

SUBJECT: **MARTIS CAMP (aka SILLER RANCH) PHASE No. 1**
TRACT #939

DATE: JUNE 27, 2006

ACTION REQUESTED / RECOMMENDATION

Approve recording of the Final Map for Martis Camp Phase No. 1 in Martis Valley, subject to your Board approving the formation of Zone 194 and Zone 199 in County Service Area No. 28:

1. Approve recording and authorize the Chairman to sign the Final Map.
2. Authorize the Chairman to sign the Subdivision Improvement Agreement.
3. 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.

BACKGROUND / SUMMARY

Martis Camp, originally called Siller Ranch, was approved to create 726 residential units. The developer has opted to limit development to 653 residential lots. Phase No. 1 creates 117 single-family residential lots with an average size of 2.3 acres, and 6 Open Space Lots as shown on the attached Exhibit "A." This subdivision is located at the end of Schaffer Mill Road off Highway 267 in Martis Valley.

The improvements to be constructed with this subdivision consist of subdivision streets, drainage, public multi-purpose trails, survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance has been posted with the County.

Streets within this project are private, with maintenance provided by the property owner's association. Your Board will be requested to approve the formation of Zone of Benefit 194 in County Service Area No. 28 to fund maintenance of the public recreational amenities. Your Board will also be requested to approve the formation of Zone of Benefit 199 County Service Area No. 28 to fund water quality monitoring.

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

FISCAL IMPACT

None.

Attachment: Exhibit A – Map of Subdivision

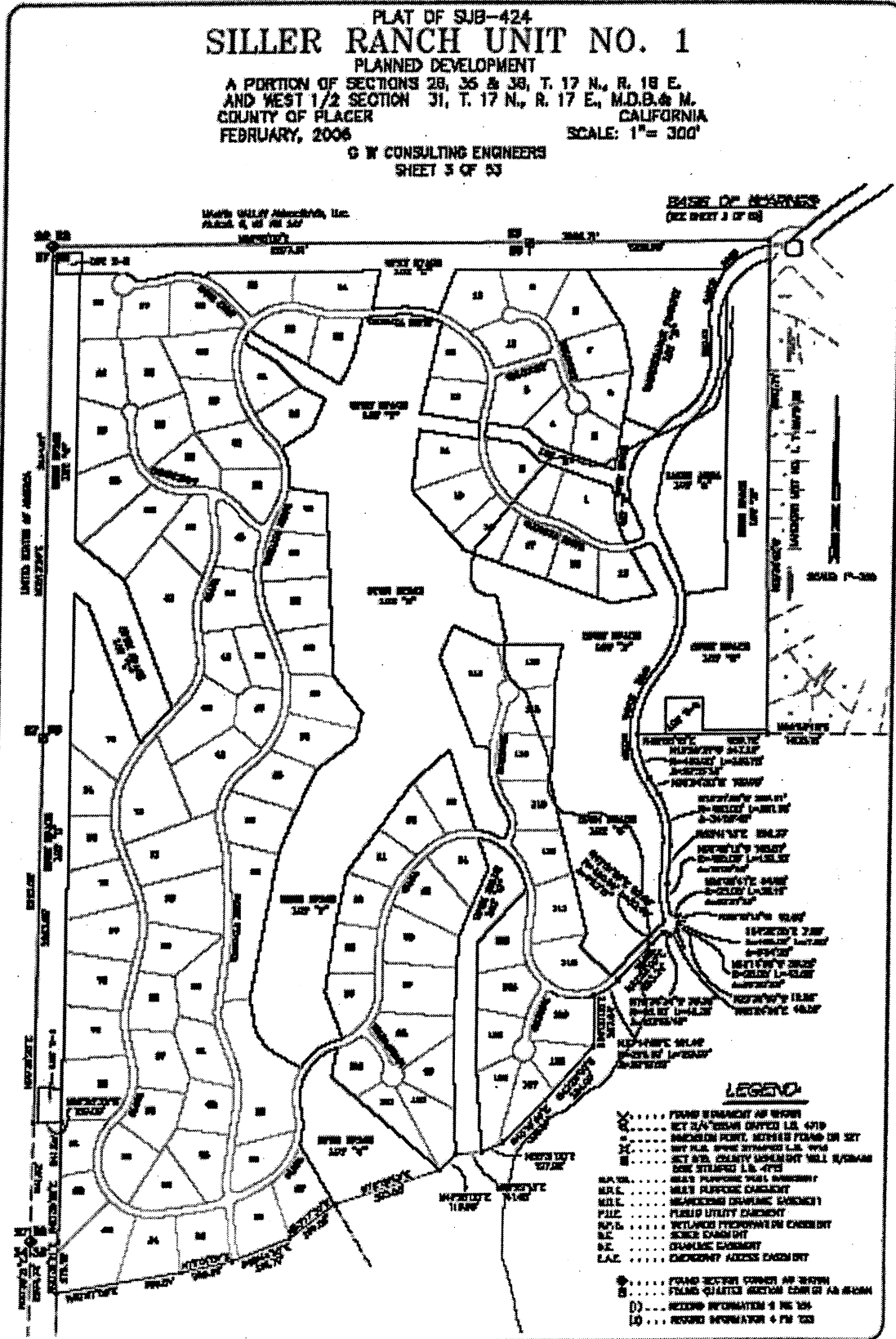
EXHIBIT "A"

PLAT OF SUB-424
SILLER RANCH UNIT NO. 1
 PLANNED DEVELOPMENT

A PORTION OF SECTIONS 28, 35 & 38, T. 17 N., R. 18 E.
 AND WEST 1/2 SECTION 31, T. 17 N., R. 17 E., M.D.B. & M.
 COUNTY OF PLACER
 CALIFORNIA
 FEBRUARY, 2006

G W CONSULTING ENGINEERS
 SHEET 3 OF 53

SCALE: 1" = 300'



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