



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

TO: Board of Supervisors  
FROM: Steve Pedretti, Agency Director  
BY: Rebecca Taber, Deputy Director  
SUBJECT: Schaffer's Mill Phase 3C Subdivision, Project No. ESD18-00112  
Acceptance of Improvements as Complete

DATE: June 23, 2020

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**ACTIONS REQUESTED**

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

**BACKGROUND**

The Schaffer's Mill Phase 3C subdivision is located in Martis Valley off Schaffer's Mill Road, approximately one mile south of the Schaffer's Mill/Highway 267 intersection (Attachment 1). Schaffer's Mill, originally called Eaglewood (then Timilick), was approved to create 462 residential units. The Phase 3C Final Map created 38 single family residential lots ranging in size from 22,058 to 44,096 square feet, and one open space lot (Attachment 2). The Final Map for Phase 3C was recorded in December of 2018.

The improvements within this subdivision, consisting of private streets, sewer, water, drainage, dry utility infrastructure, survey monuments, and miscellaneous items, have been constructed and are complete. 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 filed, nor can any be filed pursuant to State Law due to lapse of the allowable legal period for which to file a lien. Warranty security for the public improvements is held by the serving Utility Districts, and cover the public sewer and water infrastructure warranty obligations.

In conformance with the Schaffer's Mill Workforce Housing Agreement, a deposit into the Schaffer's Mill Workforce Housing Fund was provided with the Final Map.

**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

# SCHAFFER'S MILL PHASE 3C

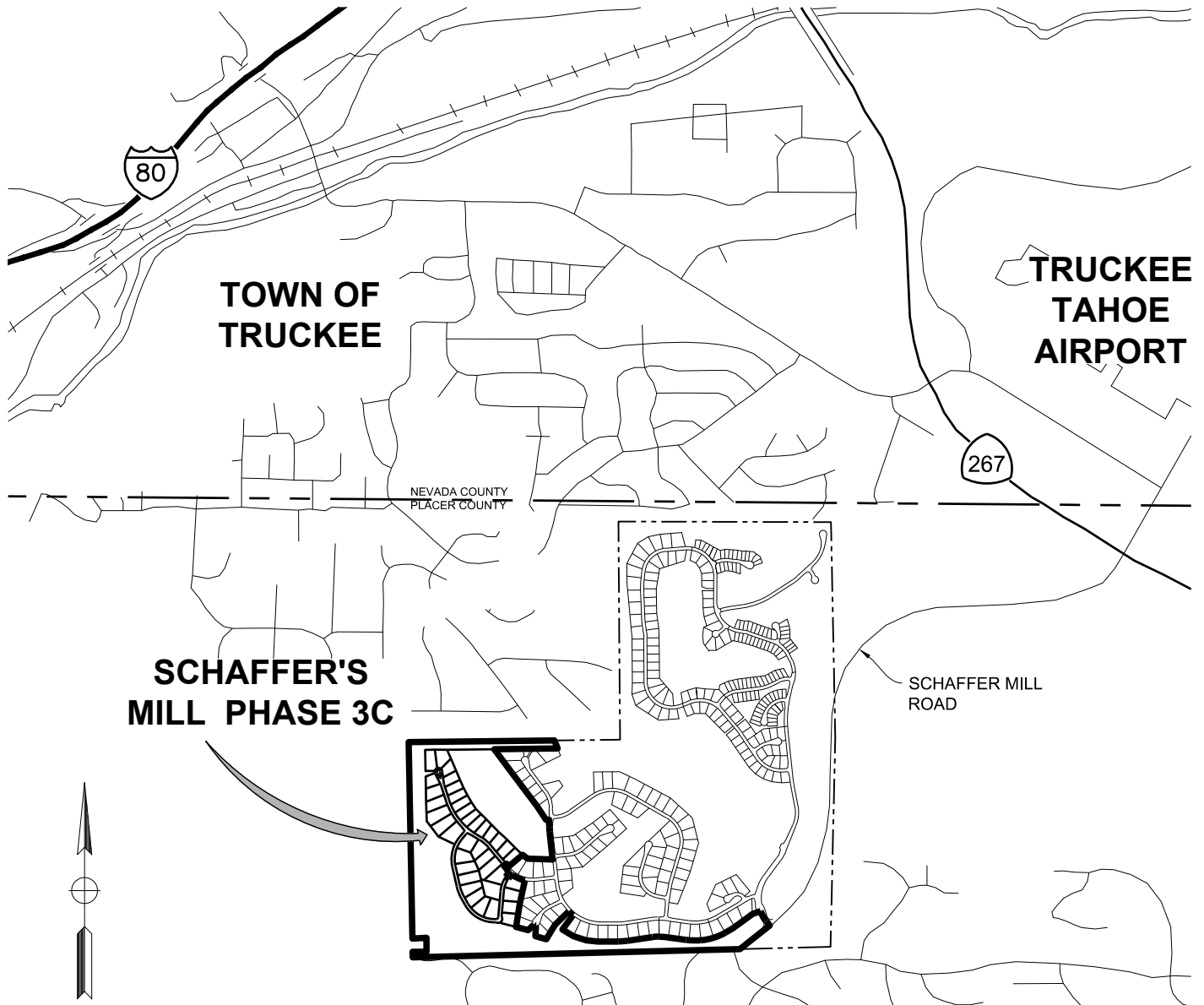
A SUBDIVISION OF A PORTION OF REMAINDER BOOK 'DD' OF MAPS, PAGE 82, ORPC,  
A PORTION OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

COUNTY OF PLACER

CALIFORNIA

SCALE: 1"=2000'±

OCTOBER 2018



**AUERBACH ENGINEERING CORP.**  
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PREPARED FOR: NMP  
PROJECT NO. 2192.03C

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# SCHAFFER'S MILL PHASE 3C

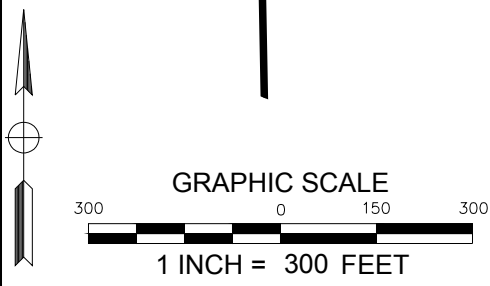
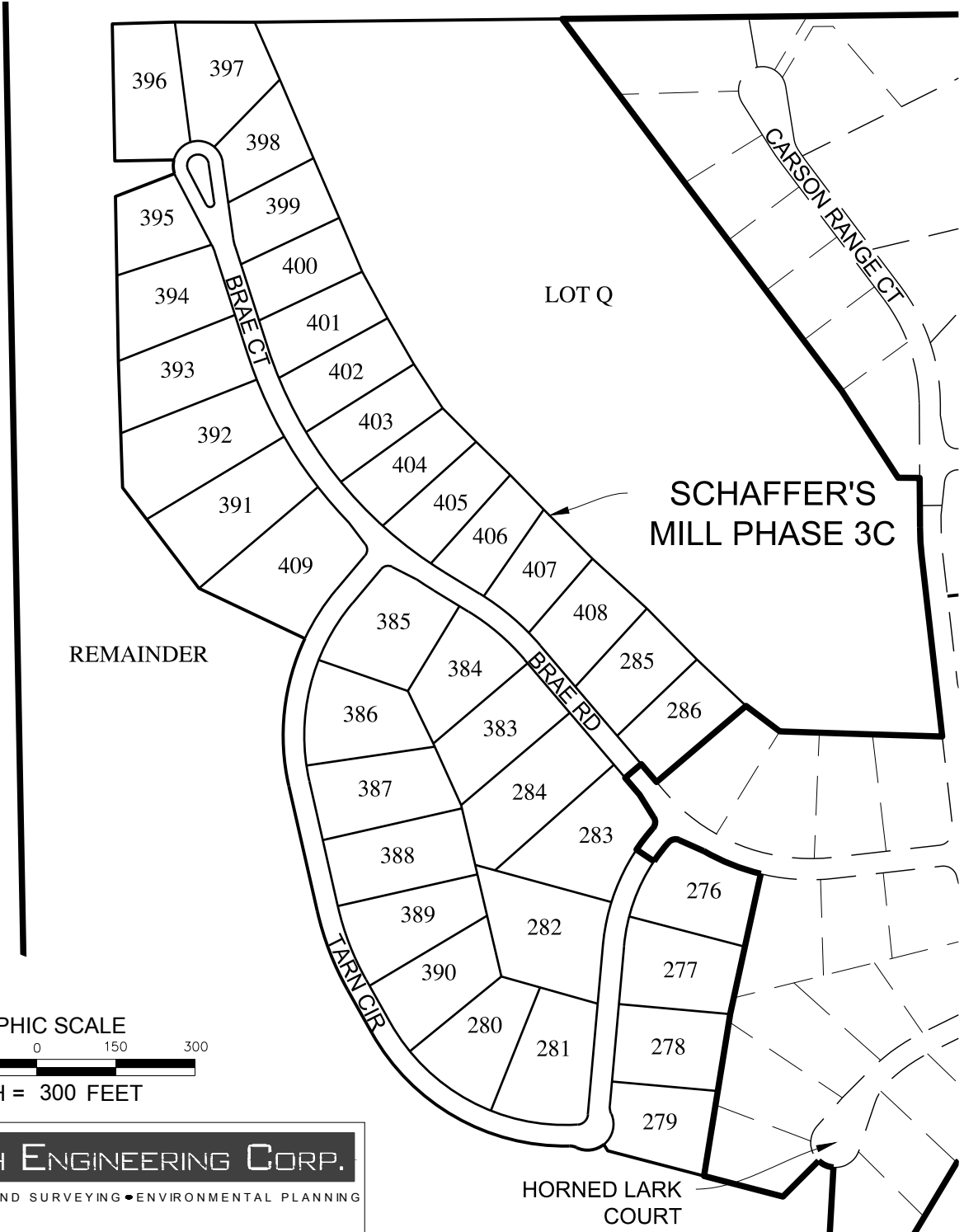
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COUNTY OF PLACER

CALIFORNIA

SCALE: 1"=300'

MARCH 2017



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