



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

TO: Honorable Board of Supervisors **DATE:** September 27, 2022
FROM: David W. Kwong, Community Development Resource Agency Director
BY: Benjamin J. Bardakjian, County Surveyor
SUBJECT: Schaffer's Mill Phase 3D Subdivision Final Map, Tract No. ESD21-00064

ACTION REQUESTED

1. Authorize the Chair to sign the Schaffer's Mill Phase 3D Subdivision Final Map and approve the recordation of the Subdivision Final Map.

BACKGROUND

The Schaffer's Mill Phase 3D subdivision is located in Martis Valley off of Schaffer's Mill Road, approximately one and a half miles southwest of the intersection of Schaffer's Mill Road and California Highway 267 (Attachment A). Schaffer's Mill, originally called Eaglewood (and then later Timilick), was originally approved to create 462 residential units. The Phase 3D Subdivision Final Map (Attachment B) creates eight single-family residential lots fronting on Tarn Circle, an existing private road, and one Open Space lot. The residential lots range in size from 25,785 to 44,342 square feet and the Open Space lot is 43.68 acres.

The improvements include water and sewer infrastructure, survey monuments and accessory items within roadway. The Open Space and private roadway will be maintained by the homeowner's association. Warranty security to cover the faithful performance of the public improvements has been collected by Northstar Community Service District for domestic water and Truckee Sanitary District for sanitary sewer services. There is no Labor and Materials security required at map approval because the ownership provided an attest letter indicating the period of lien opportunity has passed. The Schaffer's Mill project satisfied the overall Affordable Housing obligation with the construction and acceptance of the Meadow View Place Apartments.

ENVIRONMENTAL IMPACT

A Final Environmental Impact Report for Schaffer's Mill (Eaglewood) was certified by the Placer County Planning Commission on June 24, 2004. Mitigation measures have been addressed by the Conditions of Approval for this subdivision. On February 11, 2022, the Planning Commission approved a Subdivision Modification creating the additional eight lots and an Addendum to the previously approved Mitigated Negative Declaration.

FISCAL IMPACT

The actions requested with this item have no fiscal impact.

ATTACHMENTS

- Attachment A: Vicinity Map
- Attachment B: Map of Subdivision

ATTACHMENT A

SCHAFFER'S MILL PHASE 3D

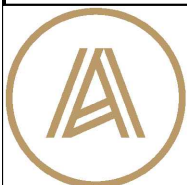
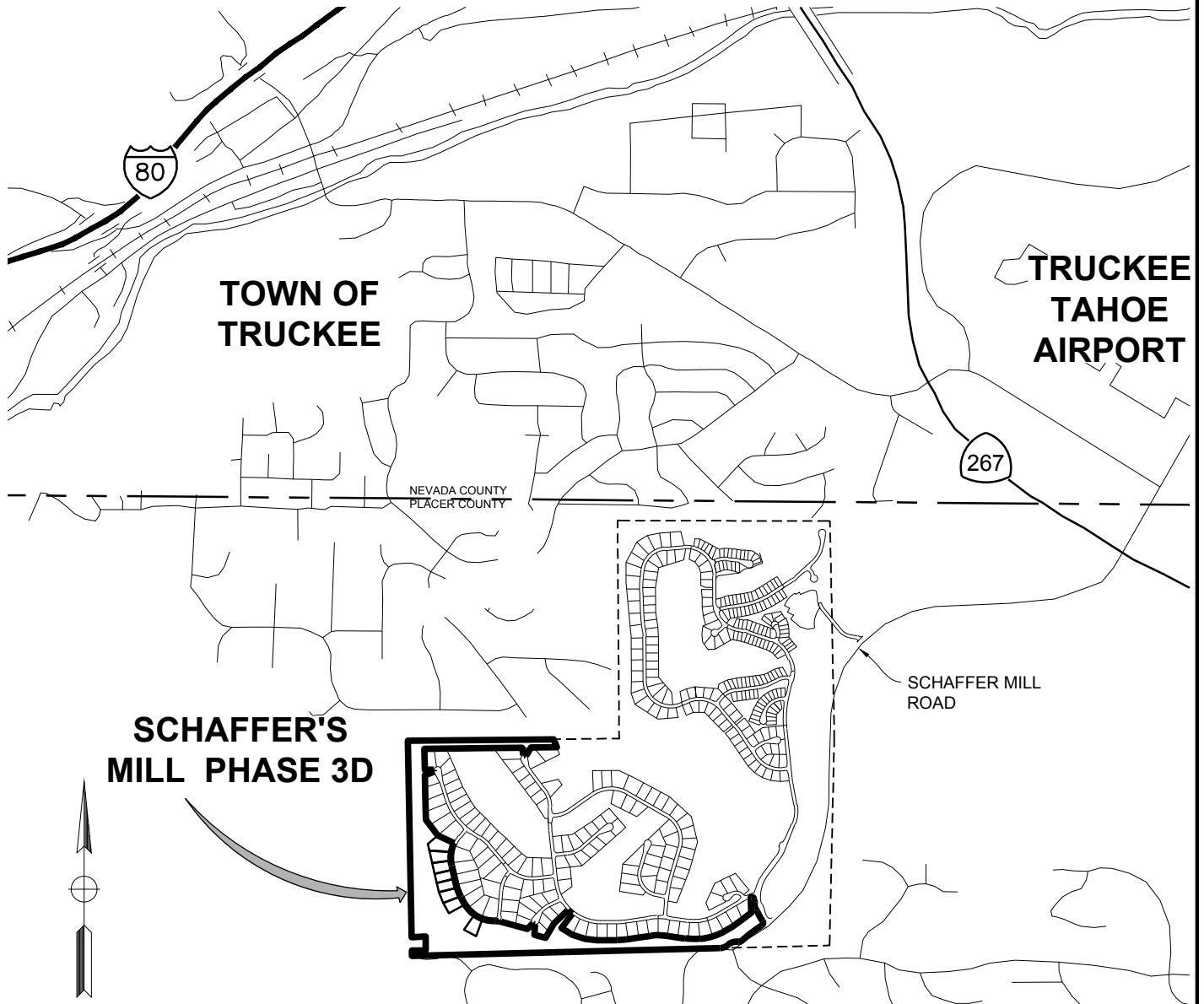
A SUBDIVISION OF THE REMAINDER BOOK 'EE' OF MAPS, PAGE 36, P.C.R.,
A PORTION OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

COUNTY OF PLACER

CALIFORNIA

SCALE: 1"=2000'±

AUGUST, 2022



**AUERBACH
ENGINEERING
CORP** ESTD 1998

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NEW MARTIS PARTNERS
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ATTACHMENT B

SCHAFFER'S MILL PHASE 3D

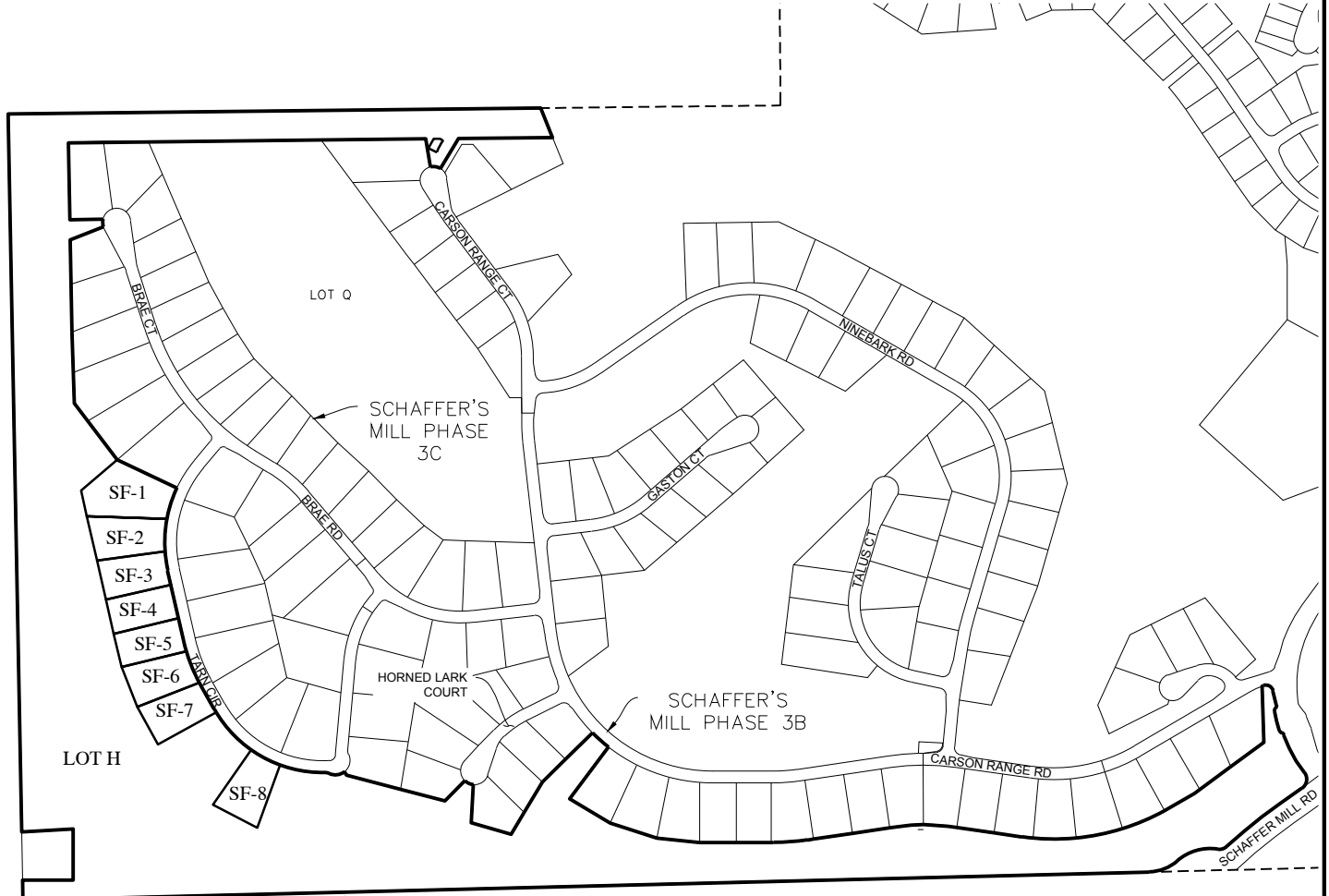
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COUNTY OF PLACER

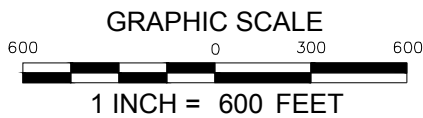
SCALE: 1"=600'

CALIFORNIA

AUGUST, 2022



SCHAFFER'S
MILL PHASE 3D



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