



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: Ed Staniforth, Senior Engineer
SUBJECT: Schaffer's Mill Phase 3D Subdivision Site Acceptance, ESD20-00336

ACTION REQUESTED

1. Accept the improvements for the Schaffer's Mill Phase 3D Subdivision as complete.

BACKGROUND

The Schaffer's Mill Phase 3D Subdivision is located in Martis Valley off Schaffer's Mill Road, approximately one and a half miles southwest of the Schaffer's Mill and Highway 267 intersection (Attachment A). Schaffer's Mill, originally called Eaglewood (then Timilick), was originally approved to create 462 residential units. The Phase 3D Subdivision creates eight single-family residential lots ranging in size from 25,785 to 44,342 square feet and fronting Tarn Circle, an existing private road, as well as a 43.68-acre open space lot, Lot H. (Attachment B). The improvements constructed with this subdivision are relatively minor since the Tarn Circle was constructed with a previous phase of the Schaffer's Mill project and consist of only utility infrastructure, survey monuments, and accessory items. The open space and frontage will be owned and maintained by the homeowner's association. The Schaffer's Mill project has met its overall Affordable Housing obligation with the construction and completion of Meadow View Place Apartments.

ENVIRONMENTAL IMPACT

A Final Environmental Impact Report (EIR) for Schaffer's Mill (Eaglewood) was re-certified by the Planning Commission on January 9, 2020. On February 11, 2022, the Planning Commission approved a Subdivision Modification and Addendum to the previously approved EIR. Mitigation measures have been addressed by the conditions of approval for this subdivision.

FISCAL IMPACT

The action requested with this item has no fiscal impact.

ATTACHMENTS

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

ATTACHMENT A

SCHAFFER'S MILL PHASE 3D

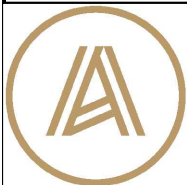
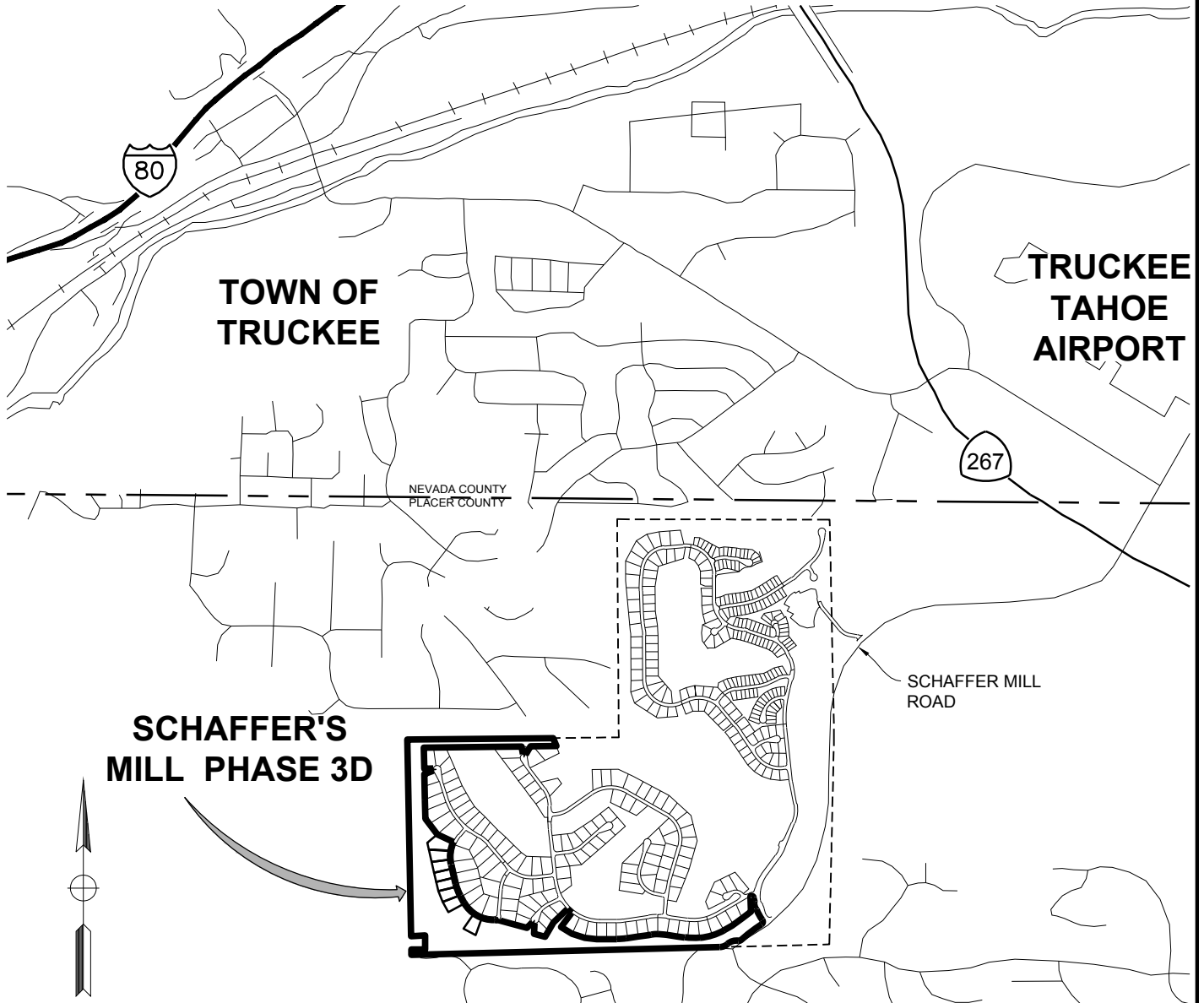
A SUBDIVISION OF THE REMAINDER BOOK 'EE' OF MAPS, PAGE 36, P.C.R.,
A PORTION OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

COUNTY OF PLACER

CALIFORNIA

SCALE: 1"=2000'±

AUGUST, 2022



**AUERBACH
ENGINEERING
CORP** ESTD 1998

PREPARED FOR:
NEW MARTIS PARTNERS
J/N: 2192.03D

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ATTACHMENT B

SCHAFFER'S MILL PHASE 3D

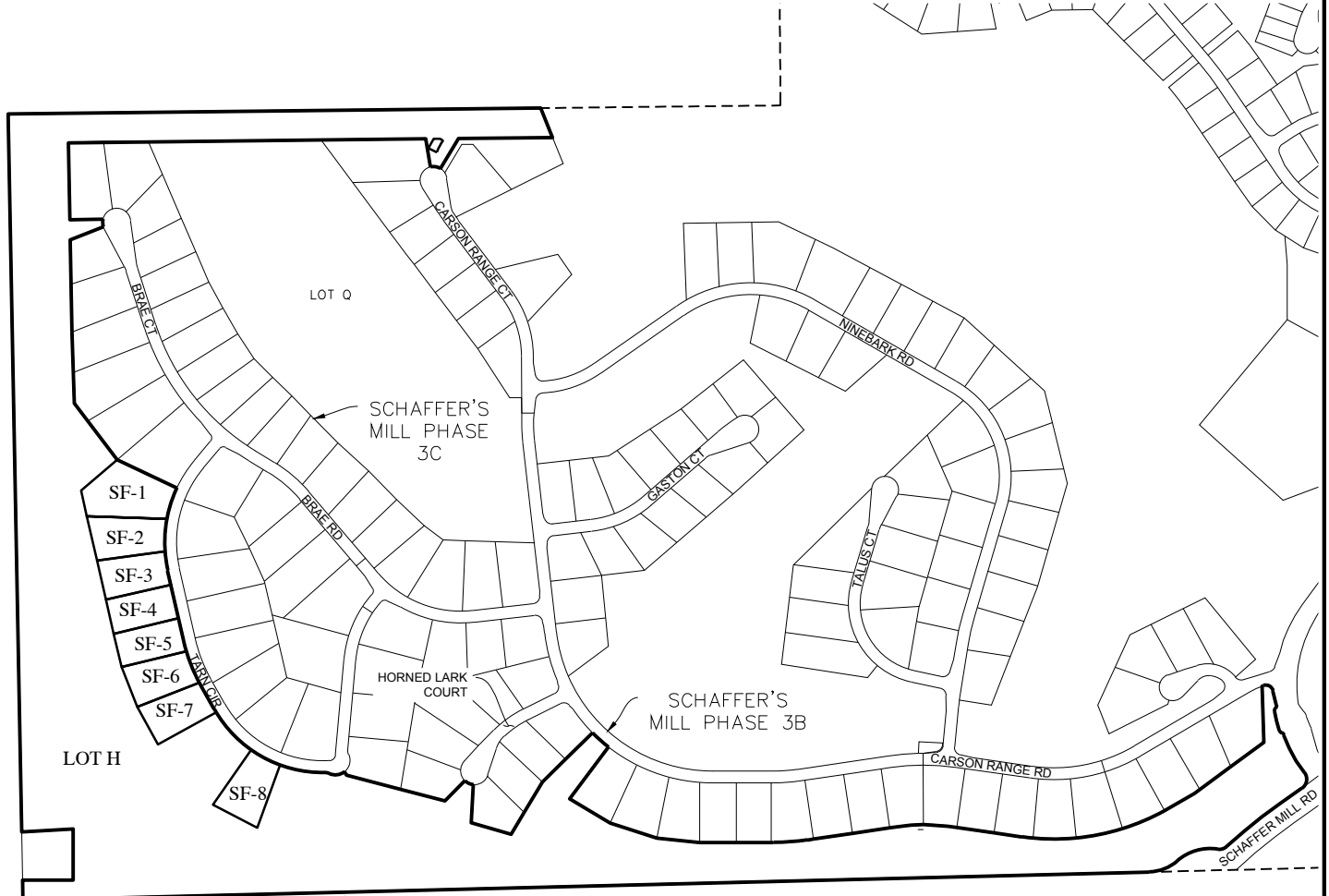
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COUNTY OF PLACER

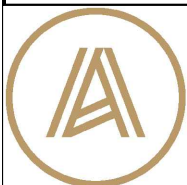
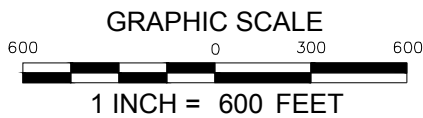
CALIFORNIA

SCALE: 1"=600'

AUGUST, 2022



SCHAFFER'S
MILL PHASE 3D



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