



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**ENGINEERING  
&  
SURVEYING**

Wes Zicker  
Director of Engineering & Surveying

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Wes Zicker, Director *WZ*  
Department of Engineering and Surveying, Community Development Resource Agency  
**DATE:** April 17, 2007  
**SUBJECT:** MARTIS CAMP (aka SILLER RANCH) UNIT No. 2, TRACT #956

**ACTION REQUESTED:**

Approve recording of the Final Map for Martis Camp Unit No. 2 located in Martis Valley:

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:**

Martis Camp, originally called Siller Ranch, was approved to create 726 residential units. The developer has opted to limit development to 653 residential lots. This second phase will create 80 single-family residential lots with an average size of 1.8 acres, 2 lots for future residential development and 2 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.

**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. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

**FISCAL IMPACT**

None

Attachment: Exhibit A – Map of Subdivision

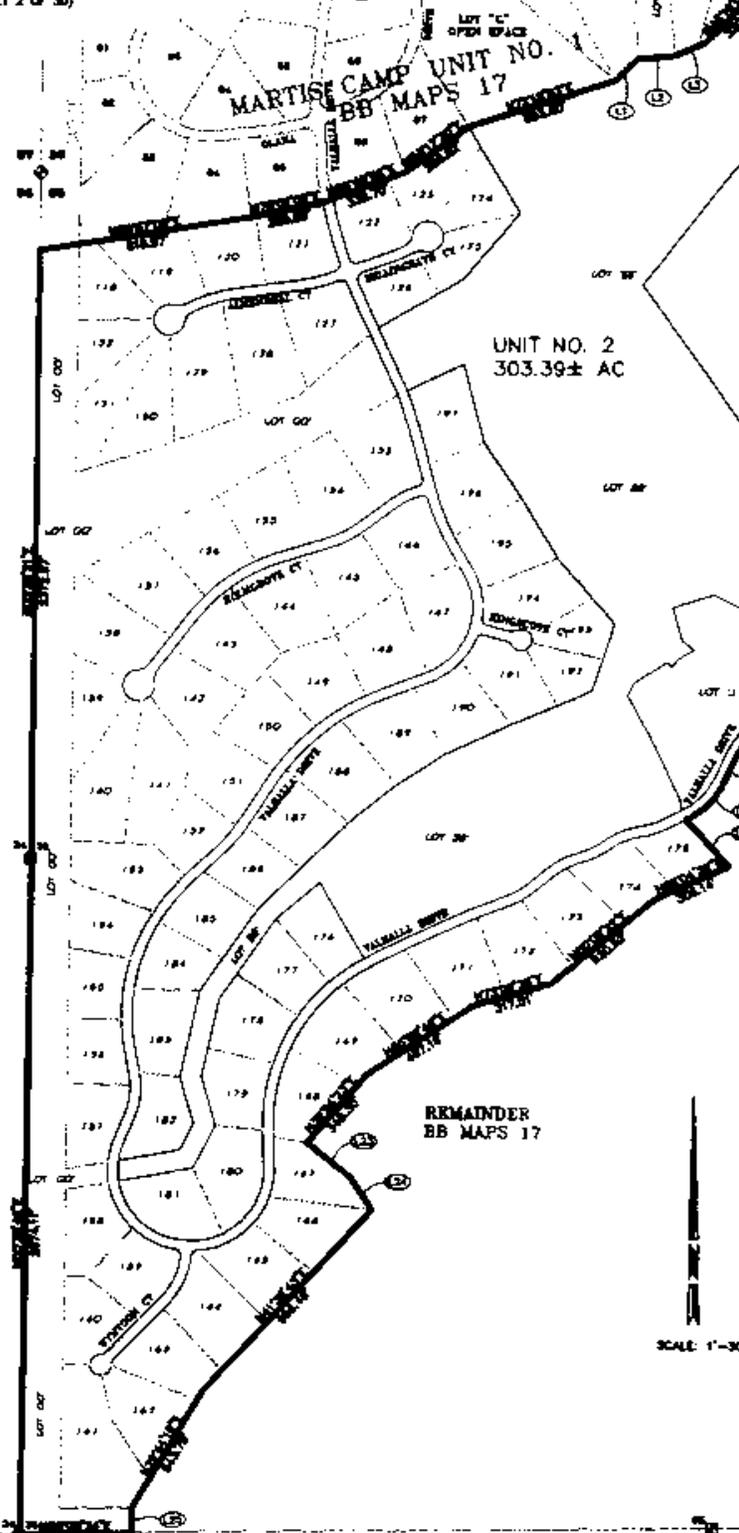
EXHIBIT "A"

PLAT OF TRACT NO.  
**MARTIS CAMP UNIT NO. 2**

PLANNED DEVELOPMENT  
A PORTION OF SECTIONS 26 & 35 T. 17 N., R. 16 E. M.D.B. & M.  
ALSO A PORTION OF REMAINDER PARCEL, BB MAPS 17  
COUNTY OF PLACER  
FEBRUARY, 2007  
SCALE: 1" = 300'

G W CONSULTING ENGINEERS  
SHEET 4 OF 30

**BASIS OF BEARINGS**  
(SEE SHEET 2 OF 30)



UNIT NO. 2  
303.39± AC

REMAINDER  
BB MAPS 17

**LINE DATA**

LINE	BEARING	DIST
L1	N 45°28'00" E	118.88'
L2	N 88°23'18" E	141.08'
L3	N 48°21'00" E	127.82'
L4	N 89°02'00" E	267.94'
L5	N 42°38'00" E	263.54'
L6	N 88°24'00" E	88.14'
L7	N 19°24'27" W	82.71'
L8	N 07°43'00" W	84.38'
L9	N 41°00'30" W	157.82'
L10	N 37°03'00" E	88.47'
L11	N 62°17'00" E	40.00'
L12	N 27°03'00" W	10.87'
L13	N 27°38'30" E	190.88'
L14	N 88°01'30" E	180.18'
L15	N 17°27'33" E	107.37'
L16	N 08°40'18" W	226.87'
L17	N 08°03'00" E	148.45'
L18	N 89°08'57" E	40.80'
L19	N 08°03'00" W	11.38'
L20	N 83°27'30" E	98.18'
L21	N 34°17'30" E	101.48'
L22	N 41°48'01" W	242.80'
L23	N 81°17'00" W	208.81'
L24	N 32°00'30" W	185.33'
L25	N 08°00'30" W	100.00'

**CURVE TABLE**

CURVE	CHORD BE	CH OR BEET	CHORD BE	CHORD BE	CHORD BE
C1	N 87°45'48" E	191.40'	288.00'	271°18'21"	183.87'
C2	N 48°17'07" E	81.88'	480.00'	73°41'18"	49.52'
C3	N 89°08'00" W	48.88'	31.00'	89°13'30"	86.77'
C4	N 12°39'14" W	182.88'	430.00'	178°32'30"	183.44'
C5	N 27°04'48" W	378.88'	380.00'	307°03'30"	388.84'
C6	N 34°28'48" W	383.88'	188.00'	147°17'30"	383.33'
C7	N 41°11'34" W	134.38'	378.00'	381°17'00"	138.78'
C8	N 22°08'28" W	84.38'	80.00'	84°41'13"	87.74'
C9	N 89°08'57" E	80.88'	148.00'	30°24'00"	82.12'
C10	N 87°45'48" E	198.27'	98.00'	114°23'21"	138.77'
C11	N 32°00'30" E	91.38'	378.00'	107°44'48"	89.43'
C12	N 41°28'00" E	263.47'	840.00'	37°22'47"	268.28'
C13	N 36°43'00" E	788.88'	1188.00'	37°30'30"	773.84'
C14	N 22°42'00" E	141.44'	778.00'	107°22'30"	141.44'
C15	N 08°28'00" E	178.18'	288.00'	38°08'11"	178.20'
C16	N 02°21'00" E	213.27'	870.00'	12°38'28"	214.00'
C17	N 02°17'28" W	238.38'	960.00'	170°14'	238.88'
C18	N 83°12'42" W	34.31'	28.00'	88°38'18"	37.81'
C19	N 84°18'34" E	283.87'	370.00'	88°38'11"	278.88'
C20	N 44°28'27" E	287.12'	340.00'	38°01'08"	211.18'

**LEGEND**

- ..... FOUND MONUMENT AS SHOWN
- ..... SET 3/4" IRON CAPPED L.S. 4718
- ..... MONUMENT POINT, NOTHING FOUND OR SET
- ..... SET 3/4" UP PLUGGED L.S. 4718
- ..... SET 3/8" COUNTY MONUMENT WELL
- ..... W/IRON NAIL STAMPED L.S. 4718
- ..... SET 3/4" IRON CAPPED L.S. 4718
- ..... ALL LOT CORNERS
- M.P.E. .... M.L.S. PURPOSE EASEMENT
- M.D.E. .... MEMORANDUM DRAINAGE EASEMENT
- P.U.E. .... PUBLIC UTILITY EASEMENT
- (R) ..... RADIAL BEARING
- S.E. .... SLOPE EASEMENT
- E.A.E. .... EMERGENCY ACCESS EASEMENT
- ..... FOUND SECTION CORNER AS SHOWN
- ..... FOUND QUARTER SECTION CORNER AS SHOWN
- (1) ..... RECORD INFORMATION BB MAPS 17

SCALE: 1" = 300'

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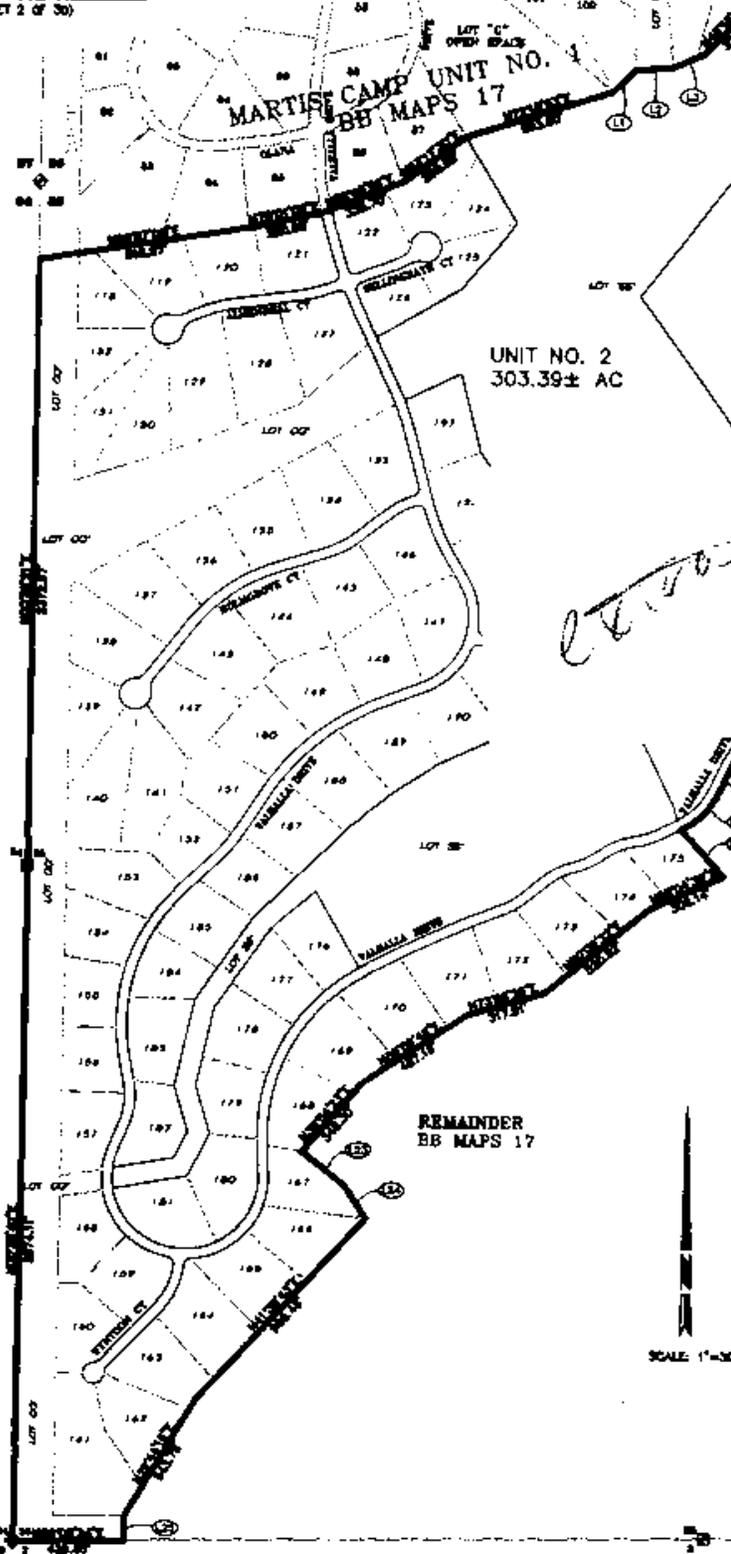
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 CALIFORNIA  
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 SHEET 4 OF 30

**BASIS OF READINGS**  
 (SEE SHEET 2 OF 30)



UNIT NO. 2  
 303.39± AC

REMAINDER  
 BB MAPS 17

**LINE DATA**

LINE	BEARING	DIST
L1	N 47°00'00" E	118.89'
L2	N 88°27'18" E	141.88'
L3	N 88°28'10" E	127.82'
L4	N 00°00'00" E	287.84'
L5	N 42°38'00" E	263.94'
L6	N 89°34'00" E	88.14'
L7	N 82°24'27" W	82.71'
L8	N 03°43'00" W	88.28'
L9	N 41°50'30" W	187.82'
L10	N 27°03'00" W	88.47'
L11	N 82°57'00" E	40.00'
L12	N 27°03'00" W	10.87'
L13	N 27°30'30" E	180.88'
L14	N 08°14'30" E	180.18'
L15	N 17°27'30" E	107.27'
L16	N 08°49'15" W	238.87'
L17	N 08°33'00" W	188.48'
L18	N 80°58'17" E	40.00'
L19	N 08°33'00" W	11.28'
L20	N 83°27'30" E	88.18'
L21	N 24°57'30" E	101.48'
L22	N 41°40'01" W	242.80'
L23	N 81°17'02" W	208.88'
L24	N 33°57'38" W	186.33'
L25	N 00°53'38" W	100.00'

**CURVE TABLE**

CURVE	CHORD BE	CH BEAT	CHORD	DELTA	LENGTH
C01	N 57°14'08" E	101.40'	288.00'	281°52'22"	133.47'
C02	N 48°17'07" E	81.88'	480.00'	73°41'18"	62.03'
C03	N 80°00'00" W	46.88'	32.00'	89°30'30"	86.77'
C04	N 12°39'18" W	182.88'	626.00'	178°23'30"	183.44'
C05	N 22°48'48" W	278.88'	880.00'	287°07'30"	268.94'
C06	N 34°28'48" W	382.88'	1280.00'	144°37'30"	283.33'
C07	N 41°13'34" W	134.28'	278.00'	281°7'08"	126.78'
C08	N 22°58'34" W	84.30'	80.00'	84°41'13"	67.74'
C09	N 08°58'57" W	80.88'	148.00'	38°34'08"	82.12'
C10	N 84°14'48" E	108.27'	86.00'	114°23'32"	128.77'
C11	N 32°58'04" E	81.28'	278.00'	105°48'48"	81.43'
C12	N 41°50'30" E	283.47'	626.00'	222°27'47"	288.28'
C13	N 28°14'08" E	788.88'	1480.00'	37°33'53"	773.84'
C14	N 22°43'48" E	141.44'	278.00'	182°22'30"	141.84'
C15	N 08°28'30" E	178.88'	380.00'	38°40'11"	178.20'
C16	N 02°21'02" W	212.87'	476.00'	123°28'45"	214.20'
C17	N 02°57'28" W	228.38'	680.00'	137°11'45"	238.88'
C18	N 03°12'48" W	34.31'	28.00'	88°30'18"	37.81'
C19	N 84°12'34" E	283.87'	278.00'	88°30'11"	278.88'
C20	N 44°28'27" E	287.17'	260.00'	38°10'18"	211.18'

- LEGEND**
- ..... FOUND MONUMENT AS SHOWN
  - ⊙ SET 3/4" IRON CAPPED L.S. 4716
  - ..... DIMENSION POINT, NO IRON FOUND OR SET
  - ⊙ SET 3/4" UP. PLUMBED L.S. 4718
  - ⊙ SET STD. COUNTY MONUMENT BELL W/BRASS DISK STAMPED L.S. 4716
  - ⊙ SET 3/4" IRON CAPPED L.S. 4718 ALL LOT CORNERS
  - M.P.E. .... M.E.T. PURPOSE EASEMENT
  - M.D.E. .... MEADOWS DRAINAGE EASEMENT
  - P.U.E. .... PUBLIC UTILITY EASEMENT
  - (R) ..... RADIAL BEARING
  - S.E. .... SLOPE EASEMENT
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  - ⊙ FOUND SECTION CORNER AS SHOWN
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  - (1) ..... RECORD INFORMATION BB MAPS 17

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