



COUNTY OF PLACER  
Community Development Resource Agency

ENGINEERING  
&  
SURVEYING

John Marin, Agency Director

Wes Zicker  
Director of Engineering & Surveying

MEMORANDUM

**TO:** Honorable Board of Supervisors  
**FROM:** Wes Zicker, Director  
Department of Engineering and Surveying, Community Development Resource Agency  
**DATE:** October 21, 2008  
**SUBJECT:** MARTIS CAMP (aka SILLER RANCH) UNITS No. 1, 2 & 3

**ACTION REQUESTED:**

Approve the revised Subdivision Improvement Agreements reducing the amounts of security for the Final Maps of Martis Camp Units No. 1, 2 & 3, located in Martis Valley by:

1. Authorizing the Chairman to sign the revised Subdivision Improvement Agreements.
2. Authorizing the Director of the Engineering and Surveying Department to reduce the amount of security presently supplied for the subject subdivisions.
3. Instructing the Clerk of the Board to prepare the revised Subdivision Improvement Agreements for recording.

**BACKGROUND:**

Security sufficient to cover labor / materials and faithful performance for the required subdivision improvements was supplied at the time your Board approved the Final Maps for Martis Camp Units No. 1, 2 & 3, located at the end of Schaffer Mill Road off Highway 267 in Martis Valley. The majority of the improvements have been completed but some remaining items cannot be finished until spring of '09. The developer has requested a reduction to this security based upon the work completed. Revised Subdivision Improvement Agreements for each tract have been prepared that reflect this reduction of security. These reduced amounts of security are based upon County verified completed construction, are consistent with State law and represent amounts that are equal to or greater than the amounts retained after improvement acceptance.

The improvements being constructed with this subdivision consist of private subdivision streets, drainage, survey monumentation and miscellaneous items.

These revised Subdivision Improvement Agreements are on file with the Clerk of the Board.

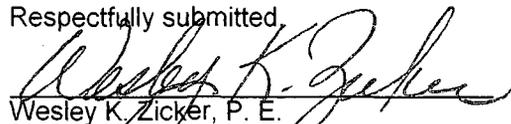
**ENVIRONMENTAL CLEARANCE**

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

Respectfully submitted



Wesley K. Zicker, P. E.  
Director, Engineering and Survey Department

Attached to this report for the Board's information/consideration are:

Attachment: Exhibit A – Map of Subdivision

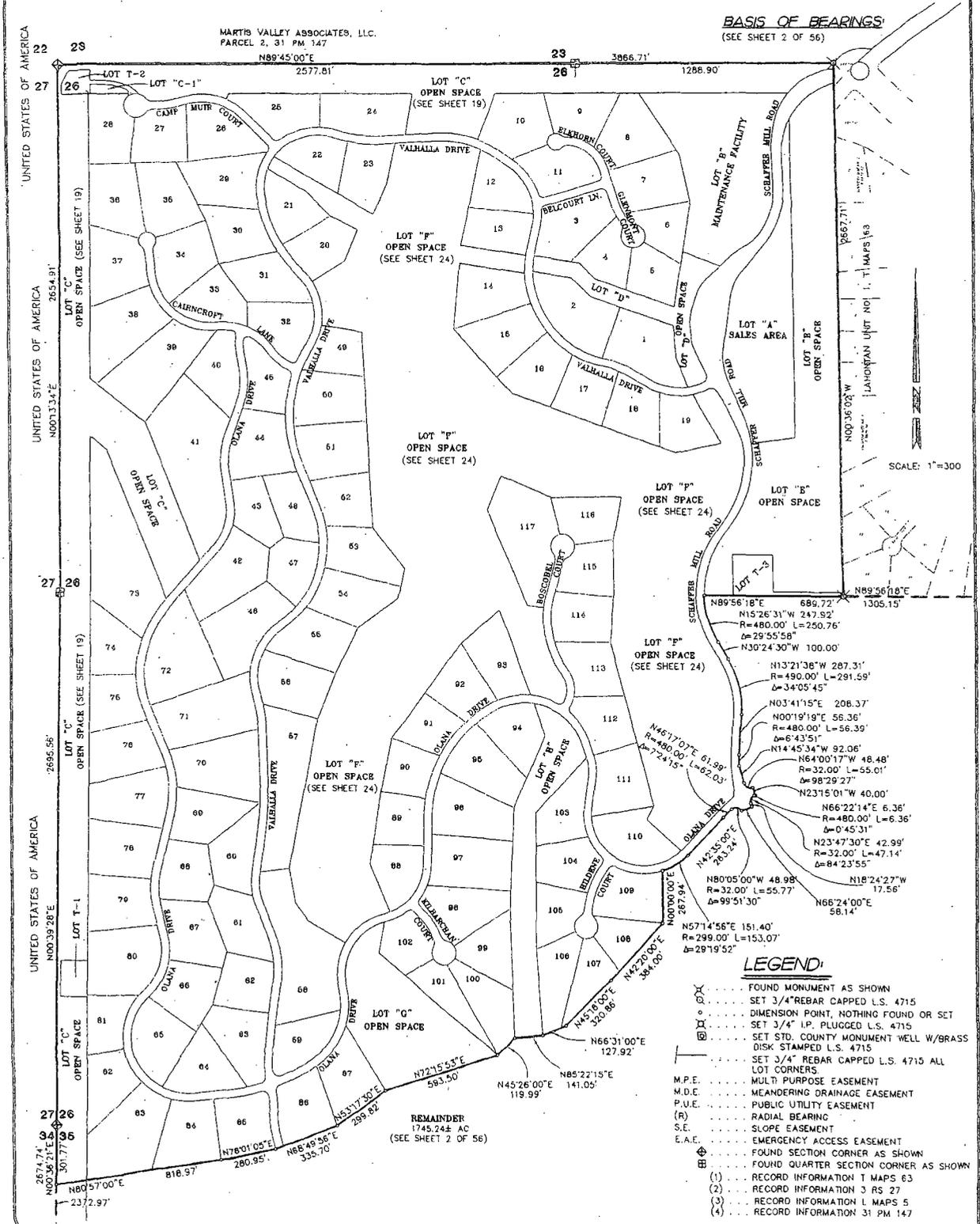
EXHIBIT 66 A<sup>99</sup>

PLAT OF TRACT NO. 939  
**MARTIS CAMP UNIT NO. 1**  
 PLANNED DEVELOPMENT

A PORTION OF SECTIONS 26, 35 & 36, T. 17 N., R. 16 E.  
 AND WEST 1/2 SECTION 31, T. 17 N., R. 17 E., M.D.B. & M.  
 COUNTY OF PLACER CALIFORNIA  
 JUNE, 2006

G W CONSULTING ENGINEERS  
 SHEET 4 OF 56

SCALE: 1" = 300'



**BASIS OF BEARINGS**  
 (SEE SHEET 2 OF 56)

SCALE: 1" = 300'

- LEGEND:**
- FOUND MONUMENT AS SHOWN
  - SET 3/4" REBAR CAPPED L.S. 4715
  - DIMENSION POINT, NOTHING FOUND OR SET
  - SET 3/4" I.P. PLUGGED L.S. 4715
  - SET STD. COUNTY MONUMENT WELL W/BRASS DISK STAMPED L.S. 4715
  - SET 3/4" REBAR CAPPED L.S. 4715 ALL LOT CORNERS
  - M.P.E. MULT. PURPOSE EASEMENT
  - M.D.E. MEANDERING 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 T MAPS 63
  - (2) RECORD INFORMATION 3 RS 27
  - (3) RECORD INFORMATION L MAPS 5
  - (4) RECORD INFORMATION 31 PM 147

BOOK 88 OF MAPS, PAGE 17

EXHIBIT 66 A 99

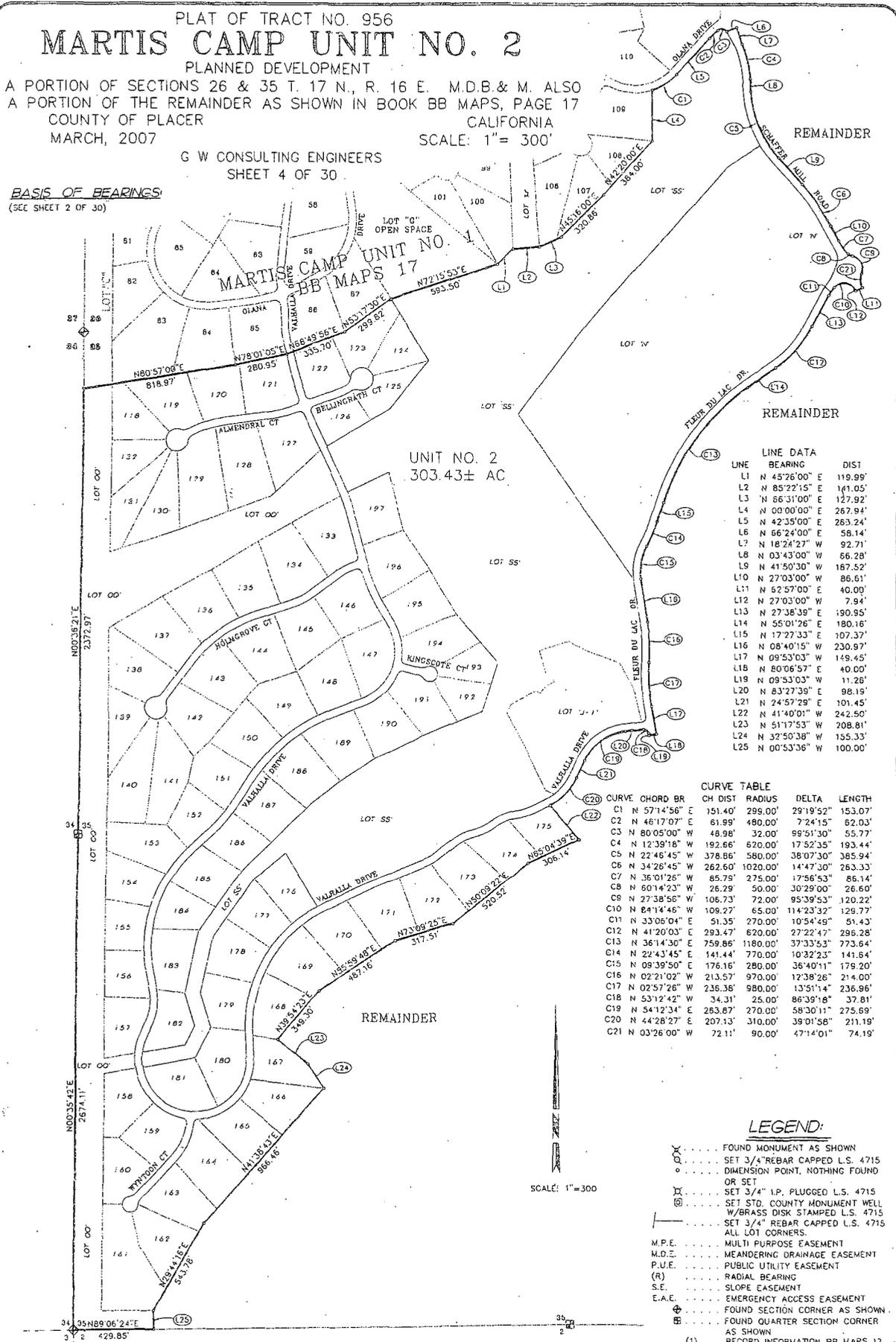
PLAT OF TRACT NO. 956  
**MARTIS CAMP UNIT NO. 2**  
 PLANNED DEVELOPMENT

A PORTION OF SECTIONS 26 & 35 T. 17 N., R. 16 E. M.D.B. & M. ALSO  
 A PORTION OF THE REMAINDER AS SHOWN IN BOOK BB MAPS, PAGE 17  
 CALIFORNIA  
 COUNTY OF PLACER  
 MARCH, 2007

G W CONSULTING ENGINEERS  
 SHEET 4 OF 30

SCALE: 1" = 300'

BASIS OF BEARINGS:  
 (SEE SHEET 2 OF 30)



LINE DATA

LINE	BEARING	DIST
L1	N 45°26'00" E	119.99'
L2	N 85°22'15" E	141.05'
L3	N 66°31'00" E	127.92'
L4	N 00°00'00" E	267.94'
L5	N 42°35'00" E	263.24'
L6	N 66°24'00" E	58.14'
L7	N 18°24'27" W	92.71'
L8	N 03°43'00" W	56.28'
L9	N 41°50'30" W	167.52'
L10	N 27°03'00" W	86.61'
L11	N 52°57'00" E	40.00'
L12	N 27°03'00" W	79.94'
L13	N 27°38'36" E	190.95'
L14	N 55°01'26" E	180.16'
L15	N 17°27'33" E	107.37'
L16	N 08°40'15" W	230.97'
L17	N 09°53'03" W	149.45'
L18	N 80°06'57" E	40.00'
L19	N 09°53'03" W	11.26'
L20	N 83°27'39" E	98.19'
L21	N 24°57'29" E	101.45'
L22	N 41°40'01" W	242.50'
L23	N 51°17'53" W	208.81'
L24	N 32°50'36" W	155.33'
L25	N 00°53'36" W	100.00'

CURVE TABLE

CURVE	CHORD BR	CH DIST	RADIUS	DELTA	LENGTH
C1	N 57°14'56" E	151.40'	299.00'	29°19'52"	153.07'
C2	N 46°17'07" E	61.99'	480.00'	7°24'15"	62.03'
C3	N 80°05'00" W	48.98'	32.00'	99°51'30"	55.77'
C4	N 12°39'18" W	192.66'	620.00'	17°52'35"	193.44'
C5	N 22°48'45" W	378.86'	580.00'	38°07'30"	385.94'
C6	N 34°28'45" W	262.60'	1020.00'	14°47'30"	263.33'
C7	N 36°12'25" W	85.79'	275.00'	17°56'53"	86.14'
C8	N 60°14'23" W	26.29'	50.00'	30°29'00"	26.60'
C9	N 27°38'56" W	106.73'	72.00'	95°39'53"	120.22'
C10	N 64°14'46" W	109.27'	65.00'	114°23'32"	129.77'
C11	N 33°06'04" E	51.35'	270.00'	10°54'49"	51.43'
C12	N 41°20'03" E	293.47'	620.00'	27°22'47"	296.28'
C13	N 36°14'30" E	759.86'	1180.00'	37°33'53"	773.64'
C14	N 22°43'45" E	141.44'	770.00'	10°32'23"	141.64'
C15	N 09°39'50" E	176.16'	280.00'	36°40'11"	179.20'
C16	N 02°21'02" W	213.57'	970.00'	12°38'26"	214.00'
C17	N 02°57'26" W	236.38'	980.00'	13°51'14"	236.96'
C18	N 53°12'42" W	34.31'	25.00'	86°39'18"	37.81'
C19	N 54°12'34" E	263.87'	270.00'	58°30'11"	275.69'
C20	N 44°28'27" E	207.13'	310.00'	39°01'58"	211.19'
C21	N 03°26'00" W	72.11'	90.00'	47°14'01"	74.19'

- LEGEND:**
- ..... FOUND MONUMENT AS SHOWN
  - X O X ..... SET 3/4" REBAR CAPPED L.S. 4715
  - ..... DIMENSION POINT, NOTHING FOUND OR SET
  - ..... SET 3/4" I.P. PLUGGED L.S. 4715
  - ..... SET STD. COUNTY MONUMENT WELL
  - ..... W/BRASS DISK STAMPED L.S. 4715
  - ..... SET 3/4" REBAR CAPPED L.S. 4715
  - ..... ALL LOT CORNERS.
  - M.P.E. .... MULTI PURPOSE EASEMENT
  - M.D.E. .... MEANDERING 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

BOOK BB OF MAPS, PAGE 65

L:\1717\31733\FINAL MAP UNIT 2\MARTIS-2-Final.dwg, 03/16/07 12:08:54pm, rxc

EXHIBIT 66 A<sup>99</sup>

PLAT OF TRACT NO. 966  
**MARTIS CAMP UNIT NO. 3**  
 PLANNED DEVELOPMENT

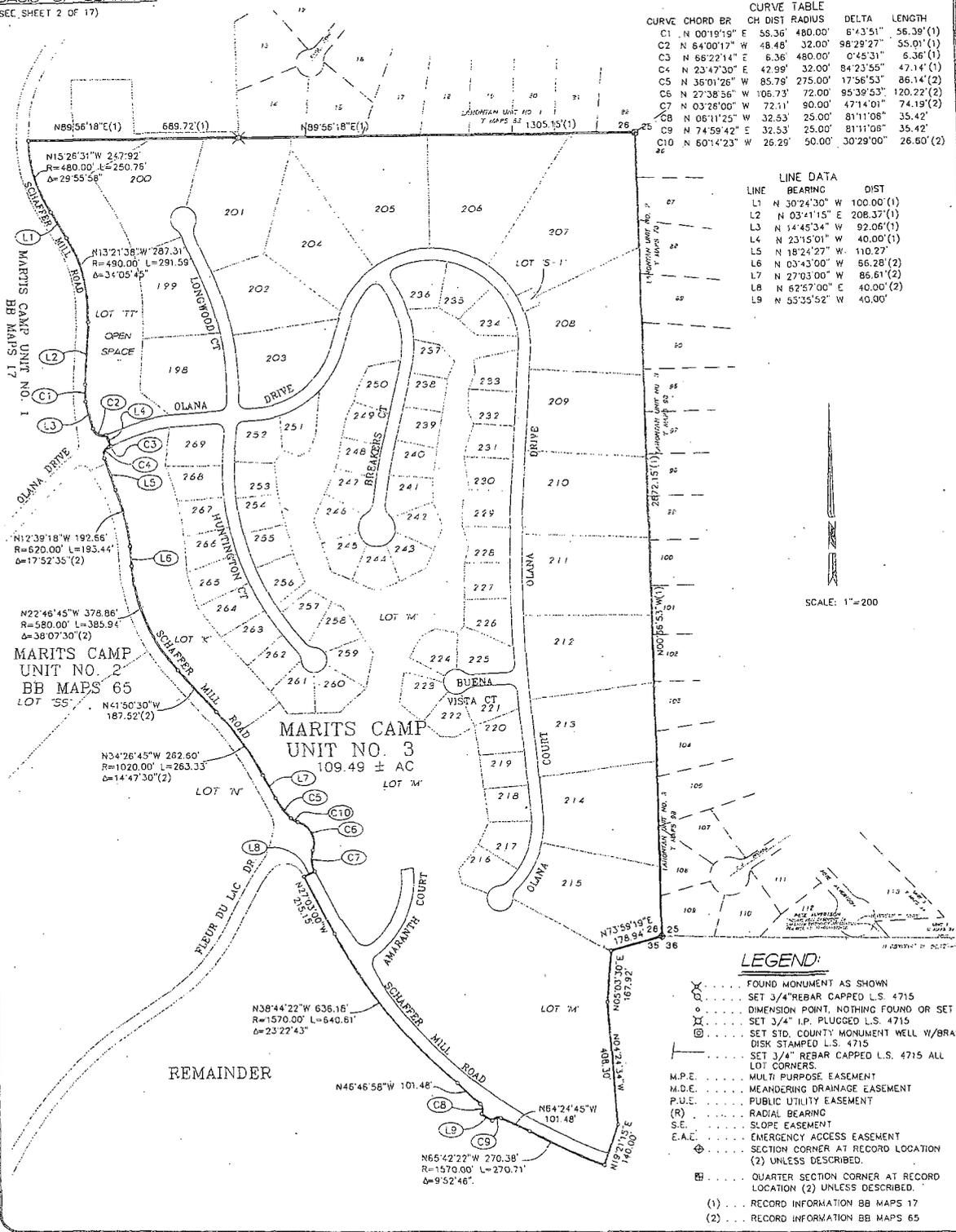
A PORTION OF SECTIONS 26 & 35 T. 17 N., R. 16 E. M.D.B. & M. ALSO  
 A PORTION OF THE REMAINDER AS SHOWN IN BOOK BB MAPS, PAGE 65.  
 COUNTY OF PLACER  
 APRIL, 2007

G W CONSULTING ENGINEERS  
 SHEET 4 OF 17

BASIS OF BEARINGS  
 (SEE SHEET 2 OF 17)

CURVE	CHORD BR	CH DIST	RADIUS	DELTA	LENGTH
C1	N 00°19'19" E	55.36'	480.00'	6°43'51"	56.39'(1)
C2	N 64°00'17" W	48.48'	32.00'	96°29'27"	55.01'(1)
C3	N 66°22'14" E	6.36'	480.00'	0°45'31"	6.36'(1)
C4	N 23°47'30" E	42.99'	32.00'	84°23'55"	47.14'(1)
C5	N 36°01'26" W	85.79'	275.00'	17°56'53"	86.14'(2)
C6	N 27°38'36" W	105.73'	72.00'	85°39'53"	120.22'(2)
C7	N 03°28'00" W	72.11'	90.00'	47°14'01"	74.19'(2)
C8	N 05°11'25" W	32.53'	25.00'	81°11'08"	35.42'
C9	N 74°59'42" E	32.53'	25.00'	81°11'08"	35.42'
C10	N 60°14'23" W	26.29'	50.00'	30°29'00"	26.60'(2)

LINE	BEARING	DIST
L1	N 30°24'30" W	100.00'(1)
L2	N 03°41'15" E	208.37'(1)
L3	N 14°45'34" W	92.06'(1)
L4	N 23°15'01" W	40.00'(1)
L5	N 18°24'27" W	110.27'
L6	N 03°43'00" W	56.28'(2)
L7	N 27°03'00" W	86.61'(2)
L8	N 62°57'00" E	40.00'(2)
L9	N 55°35'52" W	40.00'



SCALE: 1"=200

- LEGEND:**
- X O ..... FOUND MONUMENT AS SHOWN
  - O ..... SET 3/4" REBAR CAPPED L.S. 4715
  - ..... DIMENSION POINT, NOTHING FOUND OR SET
  - ⊗ ..... SET 3/4" I.P. PLUGGED L.S. 4715
  - ⊕ ..... SET STD. COUNTY MONUMENT WELL W/BRASS DISK STAMPED L.S. 4715
  - ⊥ ..... SET 3/4" REBAR CAPPED L.S. 4715 ALL LOT CORNERS.
  - M.P.E. .... MULTI PURPOSE EASEMENT
  - M.D.E. .... MEANDERING DRAINAGE EASEMENT
  - P.U.E. .... PUBLIC UTILITY EASEMENT
  - (R) ..... RADIAL BEARING
  - S.E. .... SLOPE EASEMENT
  - E.A.C. .... EMERGENCY ACCESS EASEMENT
  - ⊙ ..... SECTION CORNER AT RECORD LOCATION (2) UNLESS DESCRIBED.
  - ⊕ ..... QUARTER SECTION CORNER AT RECORD LOCATION (2) UNLESS DESCRIBED.
  - (1) ..... RECORD INFORMATION BB MAPS 17
  - (2) ..... RECORD INFORMATION BB MAPS 65

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