



COUNTY OF PLACER  
Community Development Resource Agency

ENGINEERING  
&  
SURVEYING

Michael Johnson, 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: January 13, 2009

SUBJECT: **MARTIS CAMP (aka SILLER RANCH) UNIT 2, TRACT # 956, PN 8470**

**ACTION REQUESTED / RECOMMENDATION**

This department has inspected construction of all improvements within the "Martis Camp - Unit 2" project and found the work to be in accordance with approved standards. Therefore, it is requested that the Board take the following Actions:

1. Accept the improvements as complete.

**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 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. At the request of the developer, the Subdivision Improvement Agreement (SIA) was amended by the Board on 10/21/08 to allow for the reduction of the Faithful Performance and Labor and Materials sureties. The amended SIA reduced the Faithful Performance and Labor and Materials sureties by the standard amounts of 25% and 50% respectively.

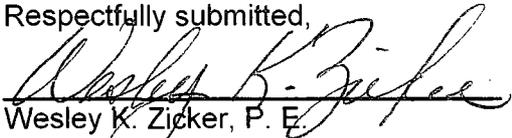
**ENVIRONMENTAL CLEARANCE**

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 Surveying Department

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

Attachment: Exhibit A – Map of Subdivision  
Exhibit B – Vicinity Map

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# EXHIBIT "A"

## MARTIS CAMP UNIT NO. 2

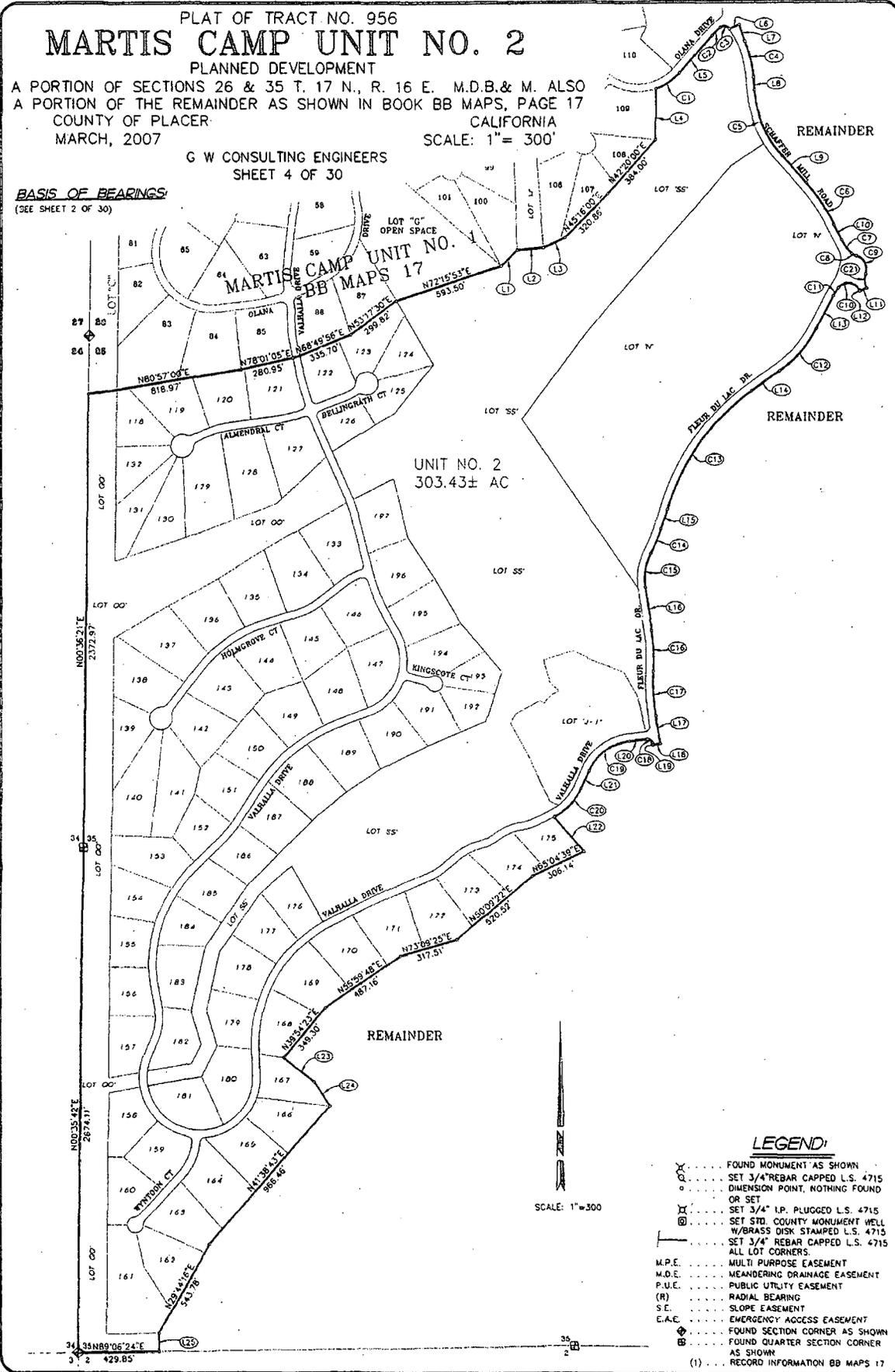
PLANNED DEVELOPMENT

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  
COUNTY OF PLACER  
MARCH, 2007

G W CONSULTING ENGINEERS  
SHEET 4 OF 30

CALIFORNIA  
SCALE: 1" = 300'

BASIS OF BEARINGS:  
(SEE SHEET 2 OF 30)



UNIT NO. 2  
303.43± AC

### 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
- N.P.E. MULTI PURPOSE EASEMENT
- W.D.E. MEANDERING DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- S.E. SLOPE EASEMENT
- E.A.C. 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

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# EXHIBIT "B"

