



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 5, TRACT # 981, PN 8513**

ACTION REQUESTED / RECOMMENDATION

This department has inspected construction of all improvements within the "Martis Camp - Unit 5" 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.
2. Authorize the Faithful Performance and Labor and Materials sureties to be reduced to:
 - a) Faithful Performance 25% immediately upon your Board's approval.
 - b) Labor and Material 50% or the total of all claims per G.C.66499.7, whichever is higher, for six months or longer if claims exist.

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. Unit 5 will create 11 single-family residential lots with an average size of 0.4 acres, 1 Open Space Lot and 1 lot "J" for construction of a parking lot 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, 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

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

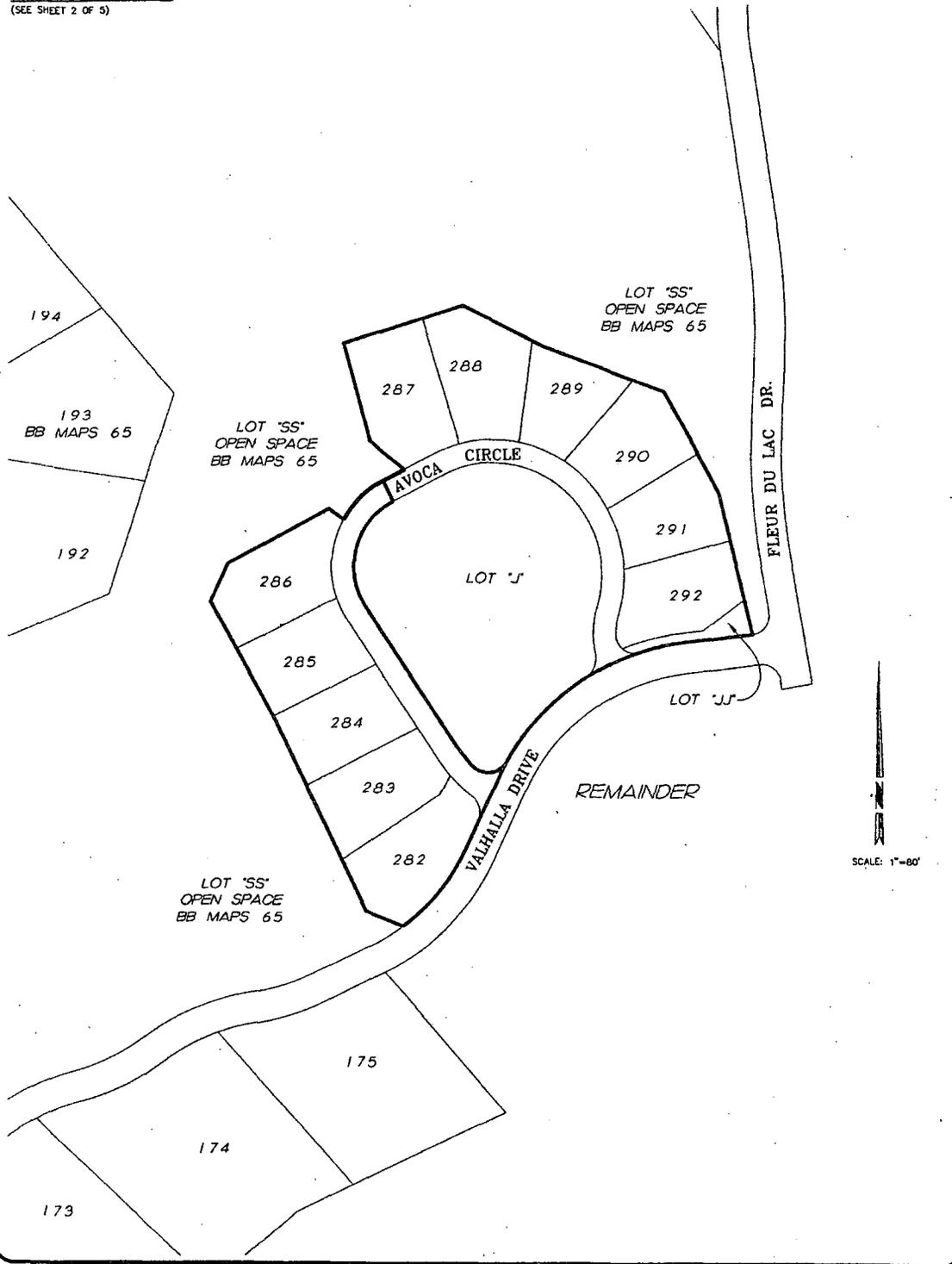
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PLAT OF TRACT NO. 981
MARTIS CAMP UNIT NO. 5

PLANNED DEVELOPMENT
A PORTION OF SECTION 35 T. 17 N., R. 16 E. M.D.B. & M.
ALSO BEING LOT "J-1", BB MAPS 65
COUNTY OF PLACER CALIFORNIA
APRIL, 2008 SCALE: 1" = 80'

G W CONSULTING ENGINEERS
SHEET 3 OF 5

BASIS OF BEARINGS:
(SEE SHEET 2 OF 5)



BOOK **BB** OF MAPS, PAGE **96**

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EXHIBIT "B"

