

COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING
&
SURVEYING**

Michael J. Johnson, AICP
Agency Director

Wes Zicker, P.E.
Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Wes Zicker, Director
Department of Engineering and Surveying, Community Development Resource Agency
DATE: April 7, 2009
SUBJECT: **MARTIS CAMP (aka SILLER RANCH) UNIT 4A, TRACT # 985, PN 8533**

ACTION REQUESTED / RECOMMENDATION

This department has inspected construction of all improvements within the "Martis Camp - Unit 4A" 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 4A will create 27 single-family residential lots with an average size of 15,000 square feet, 3 Open Space Lots and a Private Recreation 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

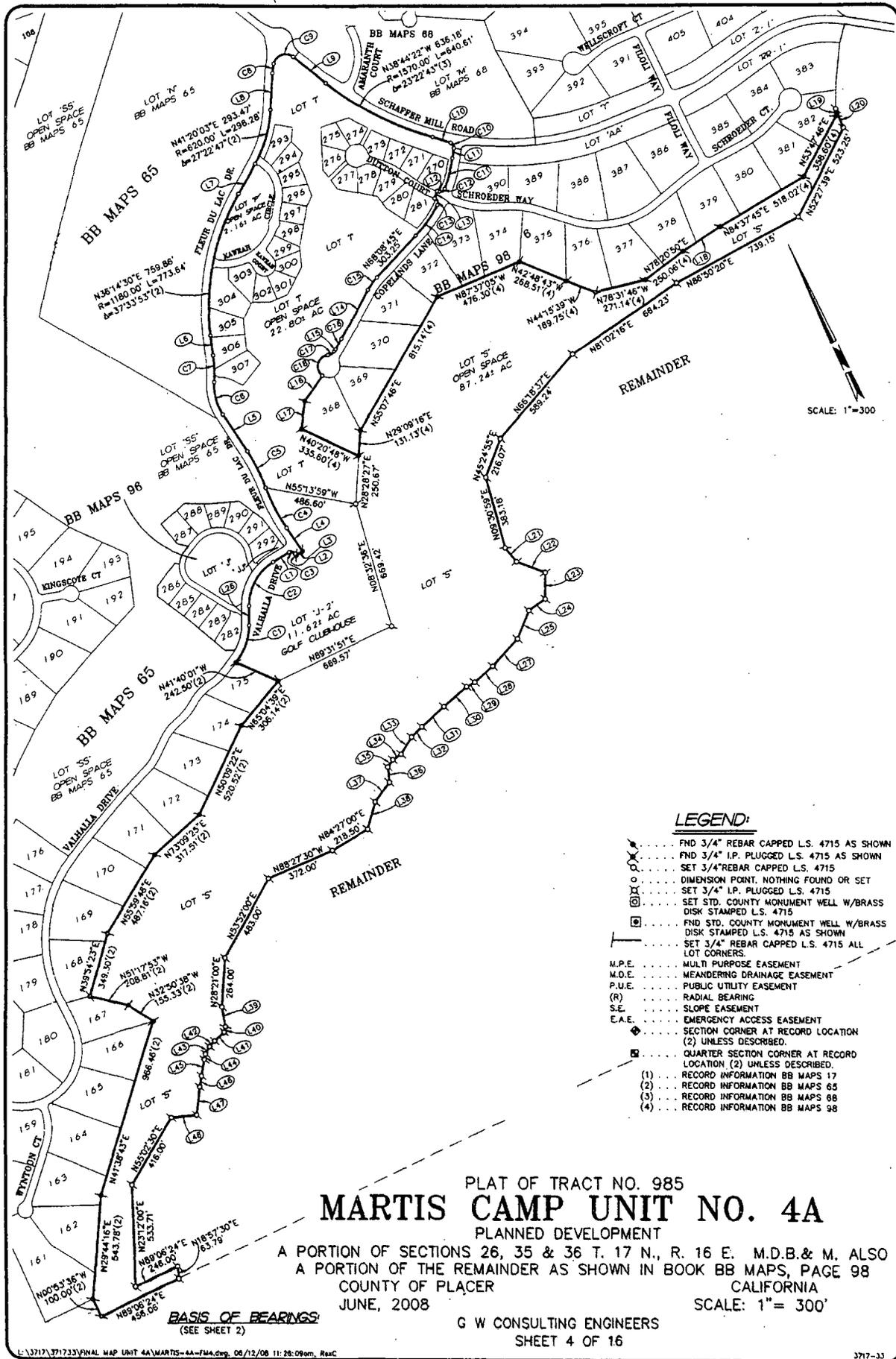
Respectfully submitted,

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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LEGEND:

- FND 3/4" REBAR CAPPED L.S. 4715 AS SHOWN
- FND 3/4" I.P. PLUGGED L.S. 4715 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
- FND STD. COUNTY MONUMENT WELL W/BRASS DISK STAMPED L.S. 4715 AS SHOWN
- SET 3/4" REBAR CAPPED L.S. 4715 ALL LOT CORNERS.
- M.P.E. MULTI PURPOSE EASEMENT
- M.O.E. MEANDERING DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- S.E. SLOPE EASEMENT
- E.A.E. 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
- (3) RECORD INFORMATION BB MAPS 68
- (4) RECORD INFORMATION BB MAPS 98

**PLAT OF TRACT NO. 985
MARTIS CAMP UNIT NO. 4A
PLANNED DEVELOPMENT**

A PORTION OF SECTIONS 26, 35 & 36 T. 17 N., R. 16 E. M.D.B. & M. ALSO
A PORTION OF THE REMAINDER AS SHOWN IN BOOK BB MAPS, PAGE 98
COUNTY OF PLACER CALIFORNIA
JUNE, 2008

BASIS OF BEARINGS:
(SEE SHEET 2)

G W CONSULTING ENGINEERS
SHEET 4 OF 16

SCALE: 1" = 300'

BOOK CC OF MAPS, PAGE 001

EXHIBIT "B"

