

**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 6, TRACT # 980, PN 8525**

**ACTION REQUESTED / RECOMMENDATION**

This department has inspected construction of all improvements within the "Martis Camp - Unit 6" 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 6 will create 38 single-family residential lots with an average size of 1.74 acres and 4 Open Space Lots with a total of 8.72 acres 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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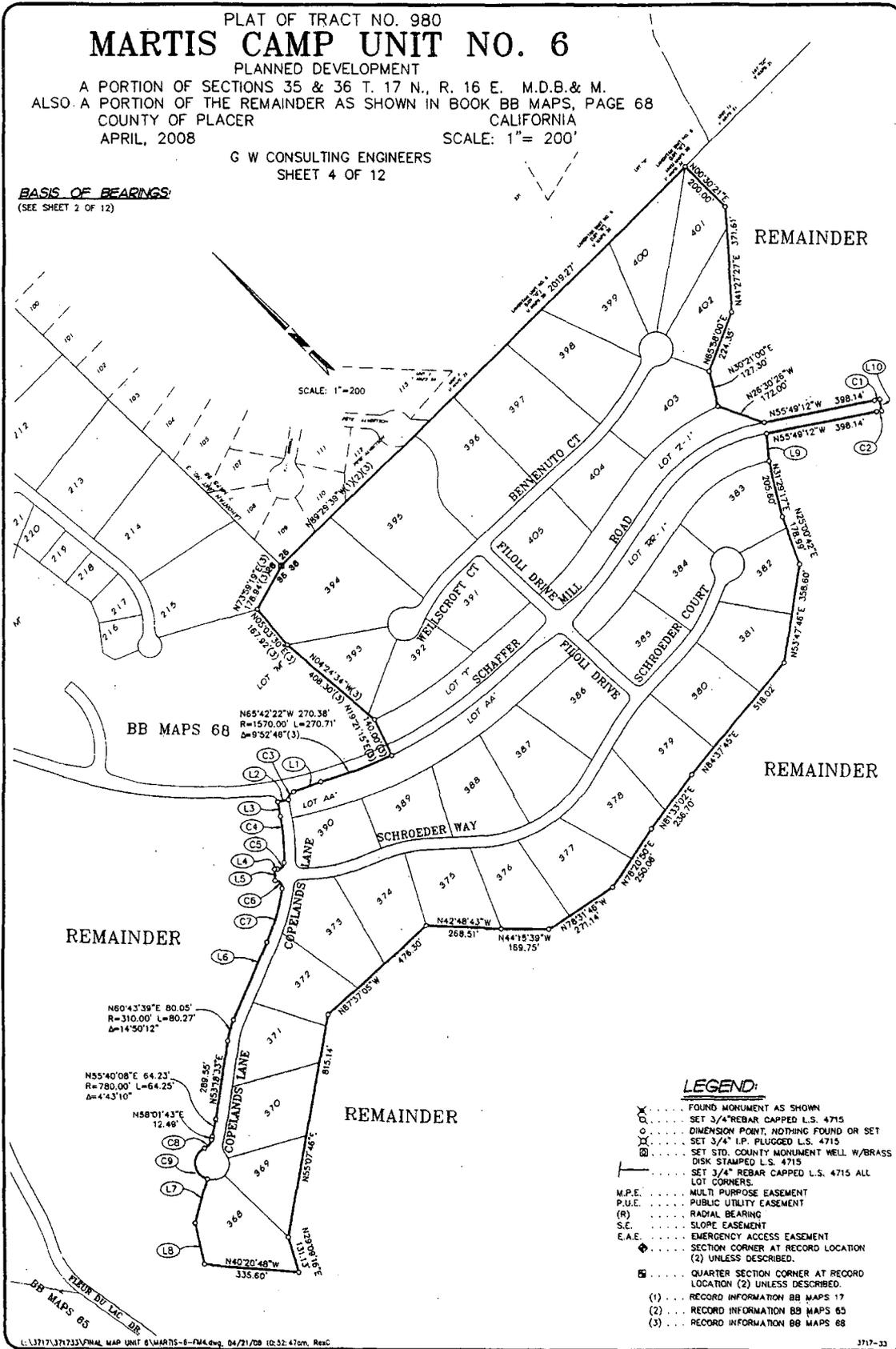
# EXHIBIT "A"

## PLAT OF TRACT NO. 980 MARTIS CAMP UNIT NO. 6

PLANNED DEVELOPMENT  
A PORTION OF SECTIONS 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 68  
CALIFORNIA  
APRIL, 2008  
SCALE: 1" = 200'

G W CONSULTING ENGINEERS  
SHEET 4 OF 12

BASIS OF BEARINGS:  
(SEE SHEET 2 OF 12)



**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
- DSK STAMPED L.S. 4715
- SET 3/4" REBAR CAPPED L.S. 4715 ALL LOT CORNERS
- M.P.E. MULTI PURPOSE 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

BOOK BB OF MAPS, PAGE 98

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# EXHIBIT "B"

