



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: March 8, 2011
SUBJECT: MARTIS CAMP (aka SILLER RANCH) UNITS 9A & 9B, TRACT # 990, PN 8594

ACTION REQUESTED / RECOMMENDATION

It is requested that the Board take the following Actions:

1. Accept the improvements for Martis Camp Units 9A & 9B and Schaffer Mill Road as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be reduced to:
 - a) Faithful Performance 25% pursuant to County Code Section 16.08.200 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

The Tentative Map for Martis Camp, originally called Siller Ranch, was approved to create 726 residential units. The developer has opted to limit development to 653 residential lots. The Final Map for Units 9A & 9B created 46 single-family residential 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 "on-site" subdivision streets, drainage, survey monumentation and miscellaneous items, together with the "off-site" primary access road known as Schaffer Mill Road. All streets and roads within this project are private with maintenance provided by the property owner's association.

Security sufficient to cover labor / materials and faithful performance for the "on-site" Unit 9A & 9B work was posted with the County pursuant to the Subdivision Improvement Agreement recorded as Document No. 2008-0088115. Security sufficient to cover labor / materials and faithful performance for Schaffer Mill Road was posted with the County pursuant to an Amended Subdivision Improvement Agreement recorded as Document No. 2009-0101167.

This Department has inspected the construction of all improvements for the "Martis Camp - Units 9A & 9B" and "Schaffer Mill Road" projects and found the work to be in accordance with approved standards.

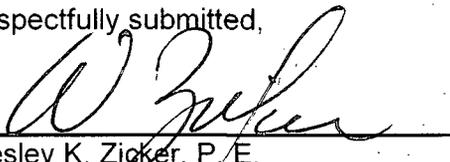
ENVIRONMENTAL CLEARANCE

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,

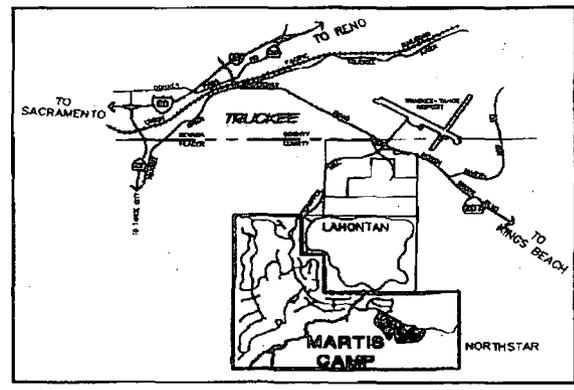
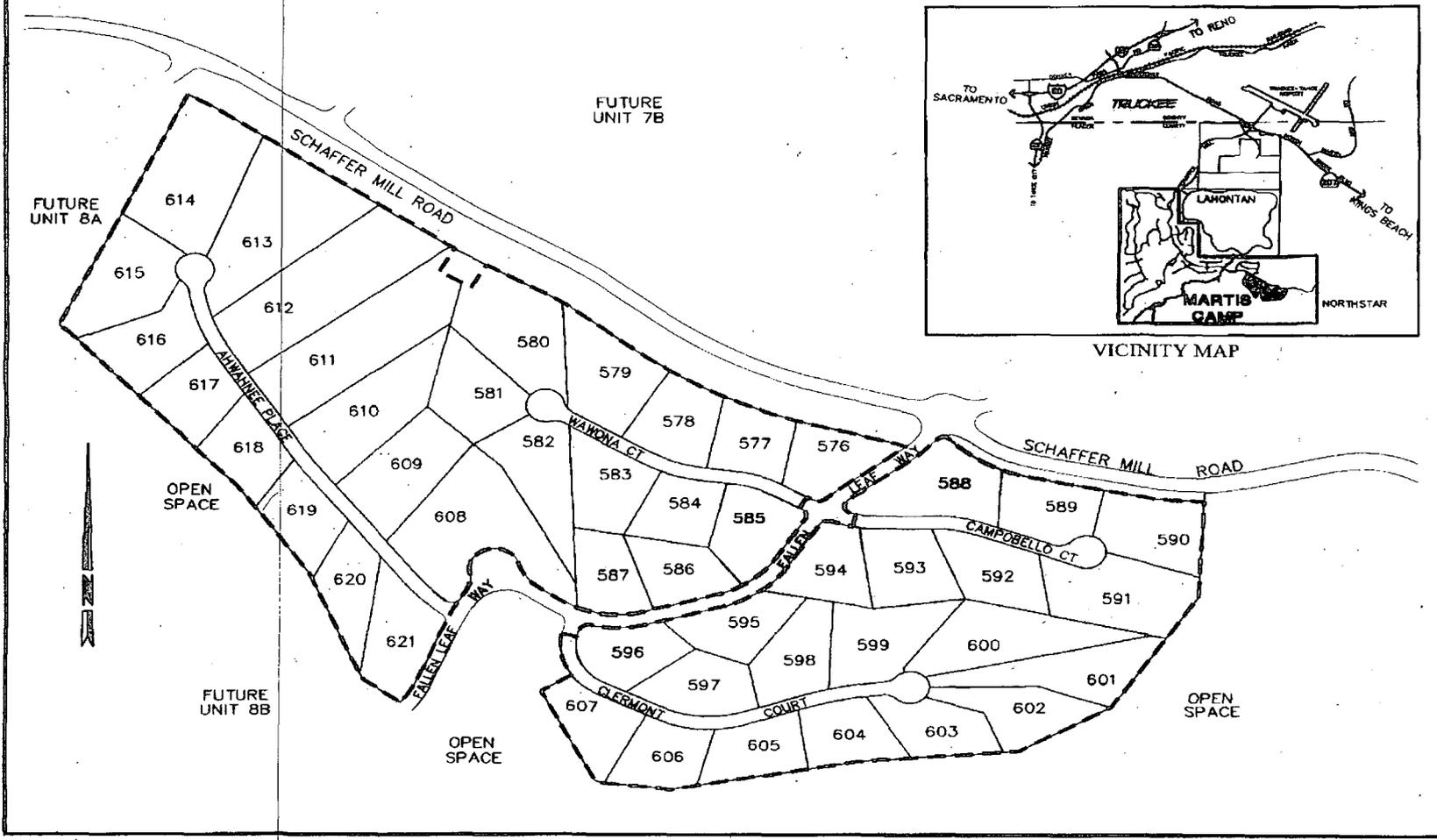


Wesley K. Zicker, P.E.
Director, Engineering and Surveying Department

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

Attachment: Exhibit A – Map of Subdivision

MARTIS CAMP UNITS 9A & 9B / PN 8594
 DECEMBER, 2010



VICINITY MAP

EXHIBIT "A"

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