



**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 3, TRACT # 966, PN 8480**

**ACTION REQUESTED / RECOMMENDATION**

This department has inspected construction of all improvements within the "Martis Camp - Unit 3" 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 third phase will create 72 single-family residential lots varying in size from 1/3 of an acre to 4 acres, 2 Open Space Lots and one lot for construction of a sewer lift station 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. The proposed sewer lift station is to be owned, inspected and operated by the serving sewer district and is not covered by this security.

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.

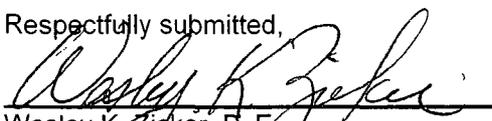
**ENVIRONMENTAL CLEARANCE**

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"

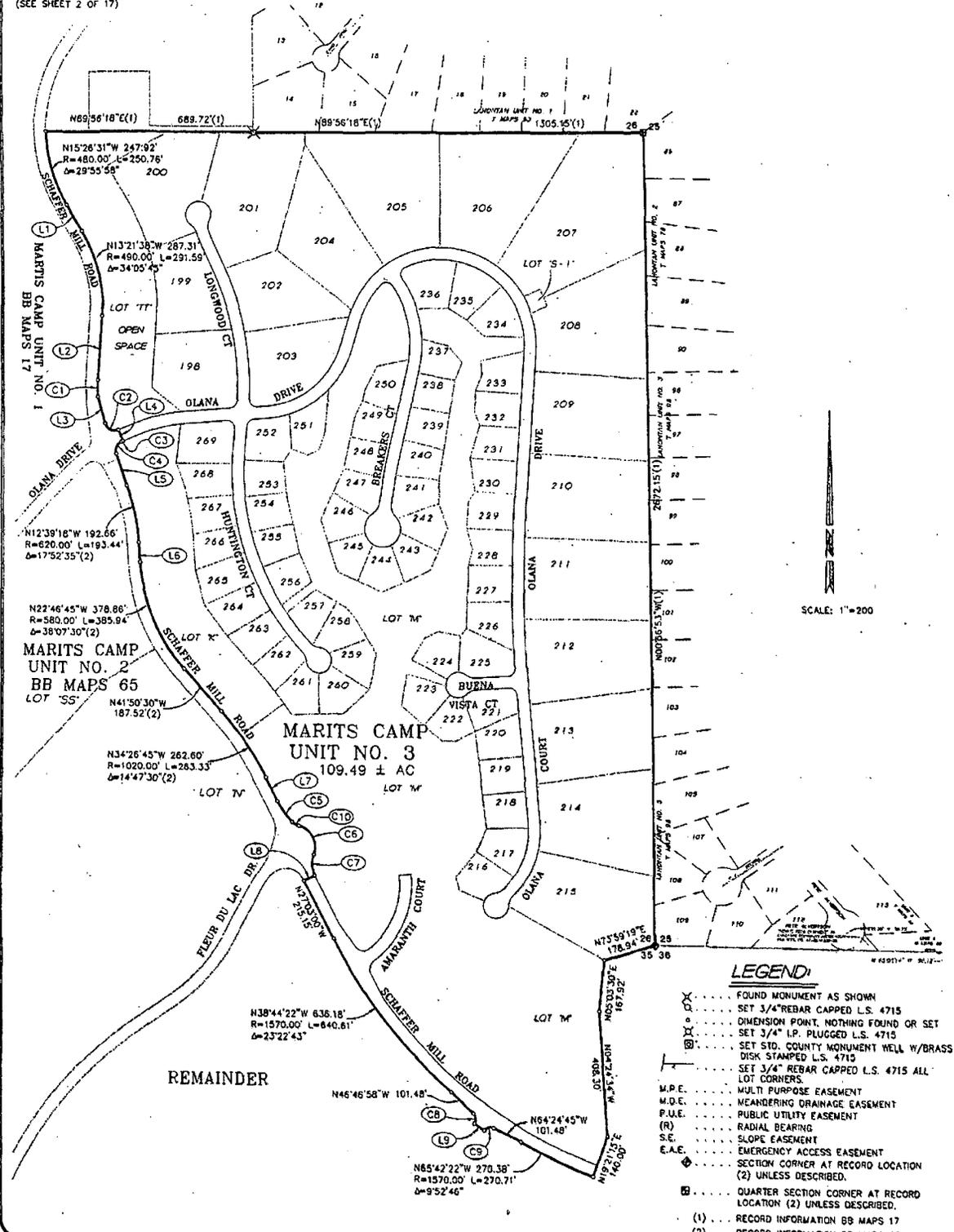
## PLAT OF TRACT NO. 966 MARTIS CAMP UNIT NO. 3 PLANNED DEVELOPMENT

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 65.  
COUNTY OF PLACER CALIFORNIA  
APRIL, 2007

G W CONSULTING ENGINEERS  
SHEET 4 OF 17

SCALE: 1" = 300'

**BASIS OF BEARINGS**  
(SEE SHEET 2 OF 17)



SCALE: 1" = 200'

BOOK BB OF MAPS, PAGE 68

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