

COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENGINEERING
&
SURVEYING**

Wes Zicker
Director of Engineering & Surveying

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Wes Zicker, Director *WZ*
Department of Engineering and Surveying, Community Development Resource Agency
DATE: August 28, 2007
SUBJECT: **THE NORTHSIDE PHASE 1, TRACT 950**

ACTION REQUESTED:

Approve recording of Final Map for The Northside Phase1:

1. Approve recording and authorize the Chairman to sign the Final Map.
2. Authorize the Chairman to sign two Subdivision Improvement Agreements (SIA).
3. Instruct the Clerk of the Board to do the following:
 - a. Prepare the Final Map for Recording.
 - b. Prepare the Subdivision Improvement Agreements for recording.

BACKGROUND: The Northside project was approved to create 103-lot condominium on three parcels and 34 single-family attached Townhome lots with three commonly owned lots along with participation in the construction of Highlands View Road to State Route 267. The Phase 1 final map will create twelve Townhome Lots, one common area lot and a remainder. This subdivision is located at the intersection of Big Springs Drive and Northstar Drive in the Northstar at Tahoe ski area.

The improvements proposed to be constructed with this subdivision consist of offsite and onsite streets, onsite sewers, drainage, survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance for both the onsite and offsite work has been posted with Placer County. Two SIAs have been prepared for this project, one for on site work and one for off site improvements. Because the construction of Highlands View Drive is a condition of several related projects, a separate security has been proposed by the developer to facilitate the use of that security for other final maps to be brought to your Board in the future. Using two SIAs will also facilitate release of security posted for each segment of the overall project as each segment is completed.

Streets within Phase 1 are private with maintenance provided by the property owners. Highlands View Drive will be a private road with a public road easement allowing for the use of the road by the general public.

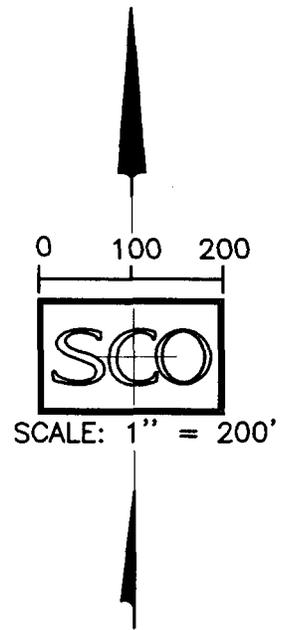
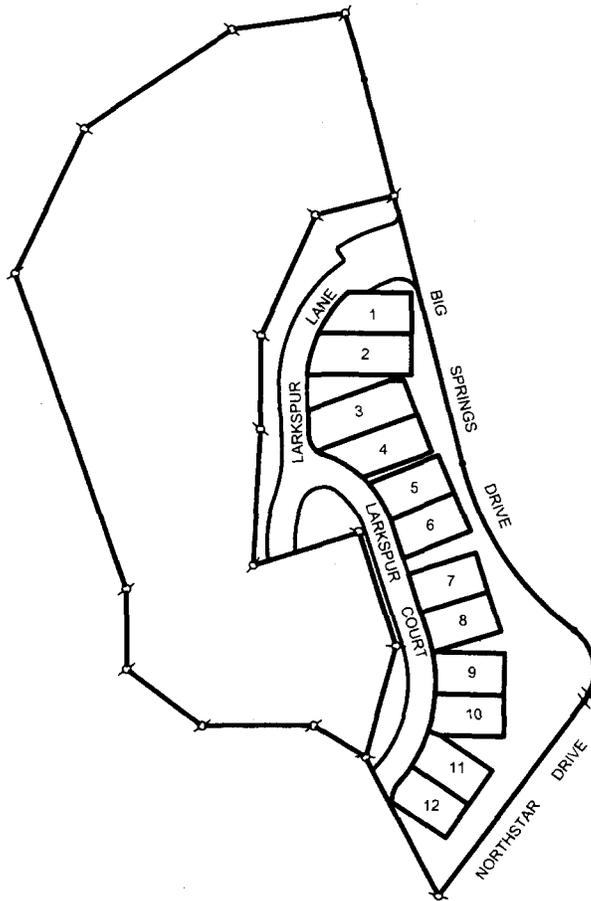
ENVIRONMENTAL CLEARANCE: An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. The final EIR was certified by the Planning Commission on June 28th, 2006. Mitigation measures have been addressed by the Conditions of approval for this subdivision.

FISCAL IMPACT:

None

Attachment: Exhibit "A" – Map of Subdivision

EXHIBIT "A"
"THE NORTHSIDE" - PHASE I TRACT NO. 950
VILLAGE WALK TOWNHOMES



**PLANNING &
ENGINEERING, INC.**

140 LITTON DRIVE, SUITE 240, GRASS VALLEY, CA 95945
10800 DONNER PASS ROAD, SUITE 302, TRUCKEE, CA 96161

SHEET 1 OF 1