



**COUNTY OF PLACER**  
Community Development Resource Agency

**ENGINEERING  
&  
SURVEYING**

John Marin, 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:** November 25, 2008

**SUBJECT:** NORTHSTAR NORTHSIDE PSUB-T20060278  
PROJECT No. DPN 8491 "VILLAGE NORTH CONDOMINIUMS - PHASE 1" aka  
"THE NORTHSIDE PHASE 2", TRACT No. 965

**ACTION REQUESTED:**

This department has inspected construction of all improvements within "The Northside - Phase 2" 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 Northside - Phase 2" improvements as complete.
2. Authorize "The Northside - Phase 2" Faithful Performance and Labor/Materials sureties to be set at:
  - a) Faithful Performance 25% immediately upon your Board's approval.
  - b) Labor/Materials 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 Northstar Northside project was approved in June 2006 to create 103 condominium units and 34 single-family attached townhome lots with three common lots and a day use parking lot. Phase 2 of the project consists of two lots for condominium purposes and a remainder. The Phase 2 improvement plans, "Village North Condominiums - Phase 1", were approved in May 2007. The Phase 2 Final Map, "The Northside - Phase 2", recorded in June 2008. This subdivision is located 500 feet southwest of the Big Springs Drive and Northstar Drive intersection, in the Northstar ski resort area.

Improvements constructed with "The Northside - Phase 2" consist of on-site streets, sewer, water and drainage systems, survey monumentation, and miscellaneous infrastructure components. Streets within "The Northside - Phase 2" are private with maintenance provided by the property owners. Security sufficient to cover Faithful Performance and Labor/Materials has been posted with Placer County.

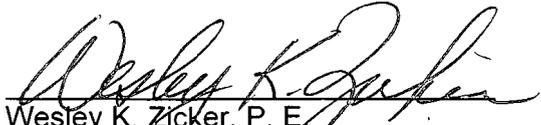
**ENVIRONMENTAL CLEARANCE:**

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 28<sup>th</sup>, 2006. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

**FISCAL IMPACT:**

None

Respectfully submitted,

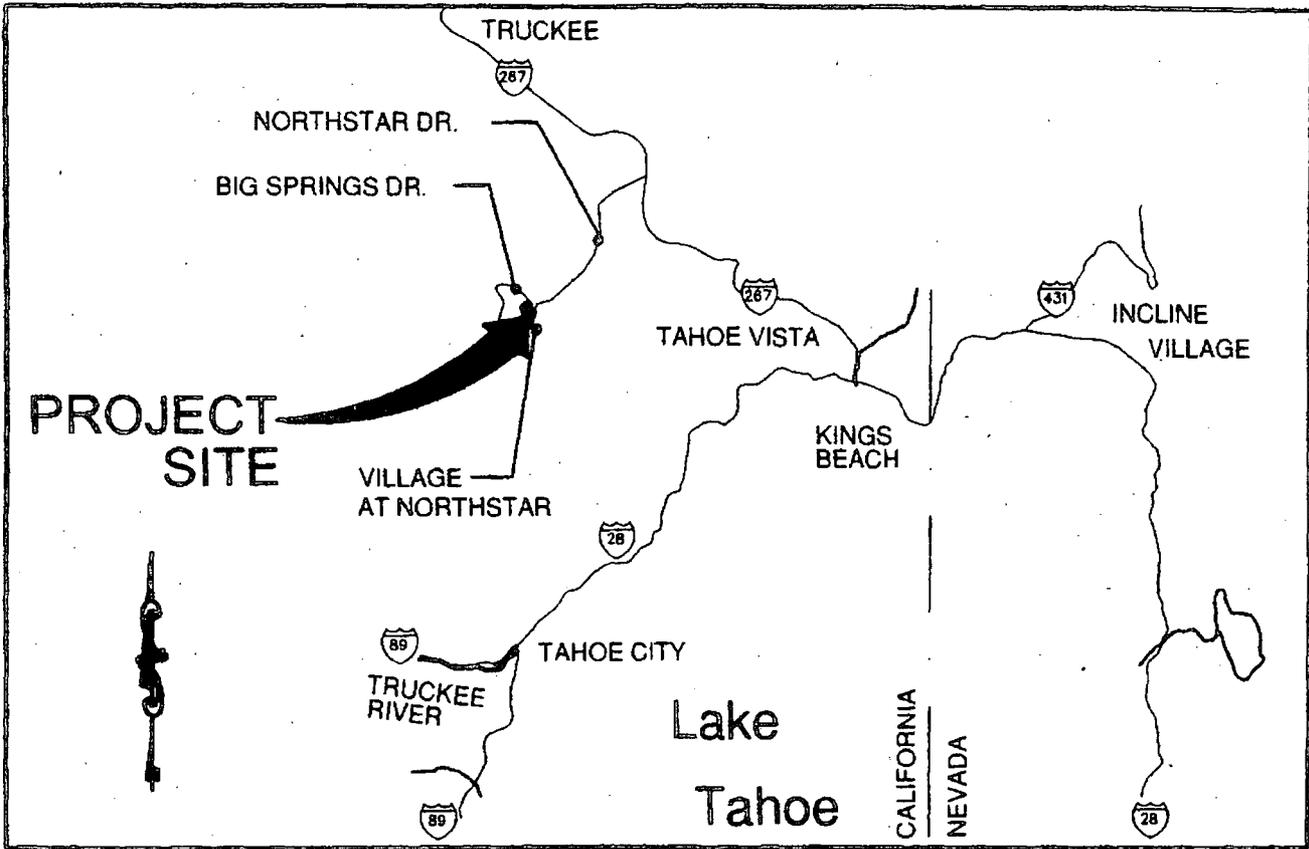


Wesley K. Zicker, P. E.  
Director, Engineering and Surveying Department

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

- Attachment: Exhibit A - Vicinity Map
- Attachment: Exhibit B - Map of Subdivision

# EXHIBIT A



## VICINITY MAP

N.T.S.

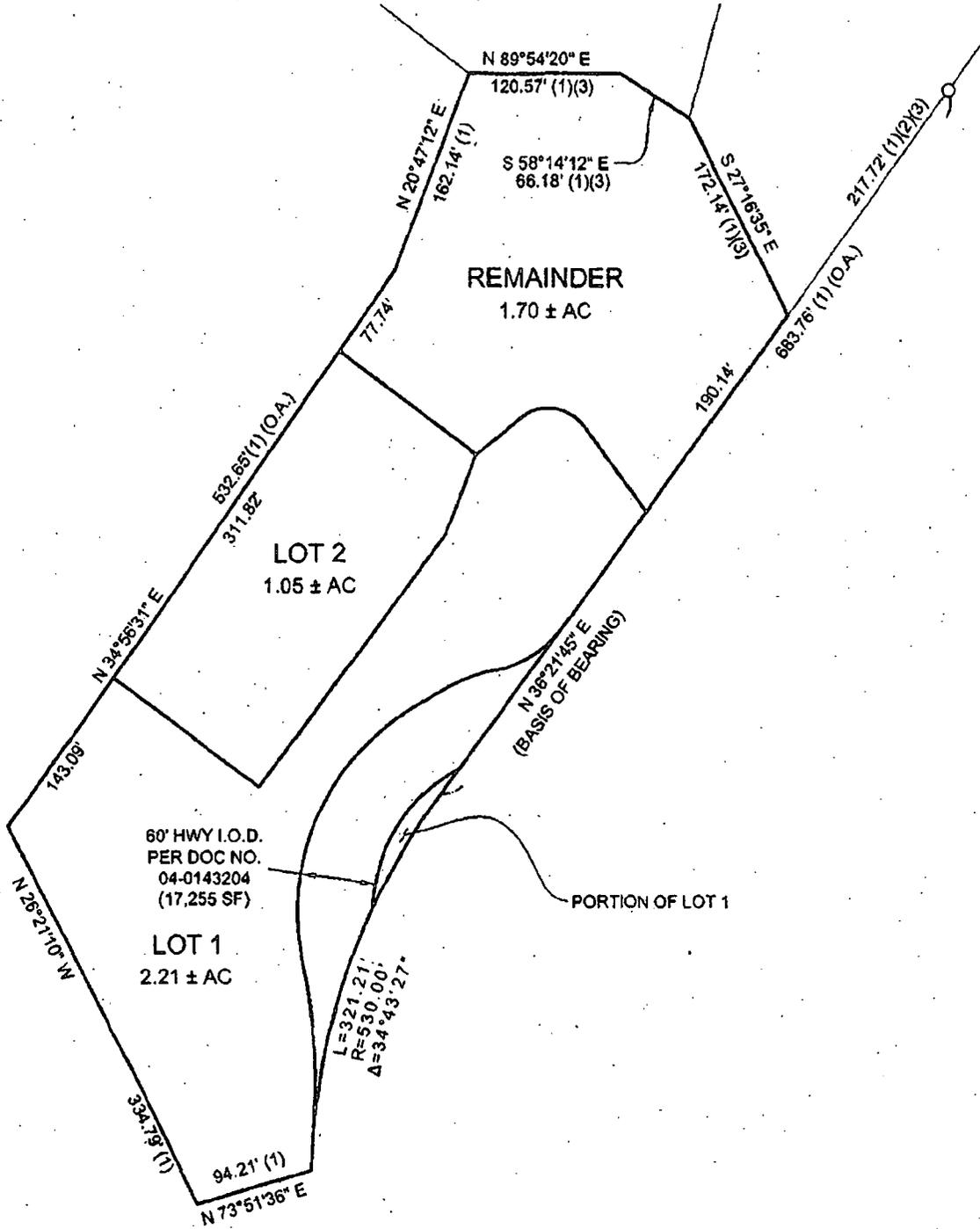
# EXHIBIT B

## "THE NORTHSIDE" - PHASE 2

### NORTHSTAR LODGE

MAY, 2008

SCALE: 1"=120'



PLANNING &  
ENGINEERING, INC.

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10800 DONNER PASS ROAD, SUITE 302, TRUCKEE, CA 96161

SHEET 1 OF 1