

**COUNTY OF PLACER**  
Community Development/Resource Agency

Michael J. Johnson, AICP  
Agency Director

**ENGINEERING &  
SURVEYING**

Wes Zicker, PE  
Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Wes Zicker *WZ*  
Director of Engineering & Surveying

**DATE:** July 12, 2011

**SUBJECT: GONDOLA NORTH SUBDIVISION; TRACT # 997**

**ACTION REQUESTED:**

Approve recording of the Final Map for Gondola North Subdivision

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

**BACKGROUND:**

The Gondola North Tentative Map was approved for the creation of 25 single family residential lots ranging in size from 9,000 to 17,000 square feet, and 3 non-residential lots. The Final Map conforms to the approved Tentative Map and covers 11.5 acres as shown on the attached Exhibit 'A'. This subdivision is located on Mule Ears Drive in the Sugar Bowl Ski Resort.

The Improvements proposed to be constructed with this subdivision consist of private roadways, drainage, utilities, monumentation, and miscellaneous items. Security sufficient to cover labor/materials and faithful performance has been posted with the County.

Streets within this project will be private, with maintenance to be provided by Sugar Bowl Ski Resort and the property owners association.

**ENVIRONMENTAL CLEARANCE:**

A Mitigated Negative Declaration has been found adequate to satisfy the requirements of CEQA and was certified by the Planning Commission on February 11, 2010. Mitigation measures have been addressed by the Conditions of Approval for this project.

**FISCAL IMPACT:**

None

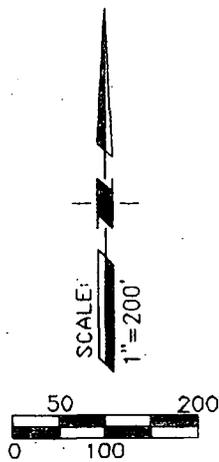
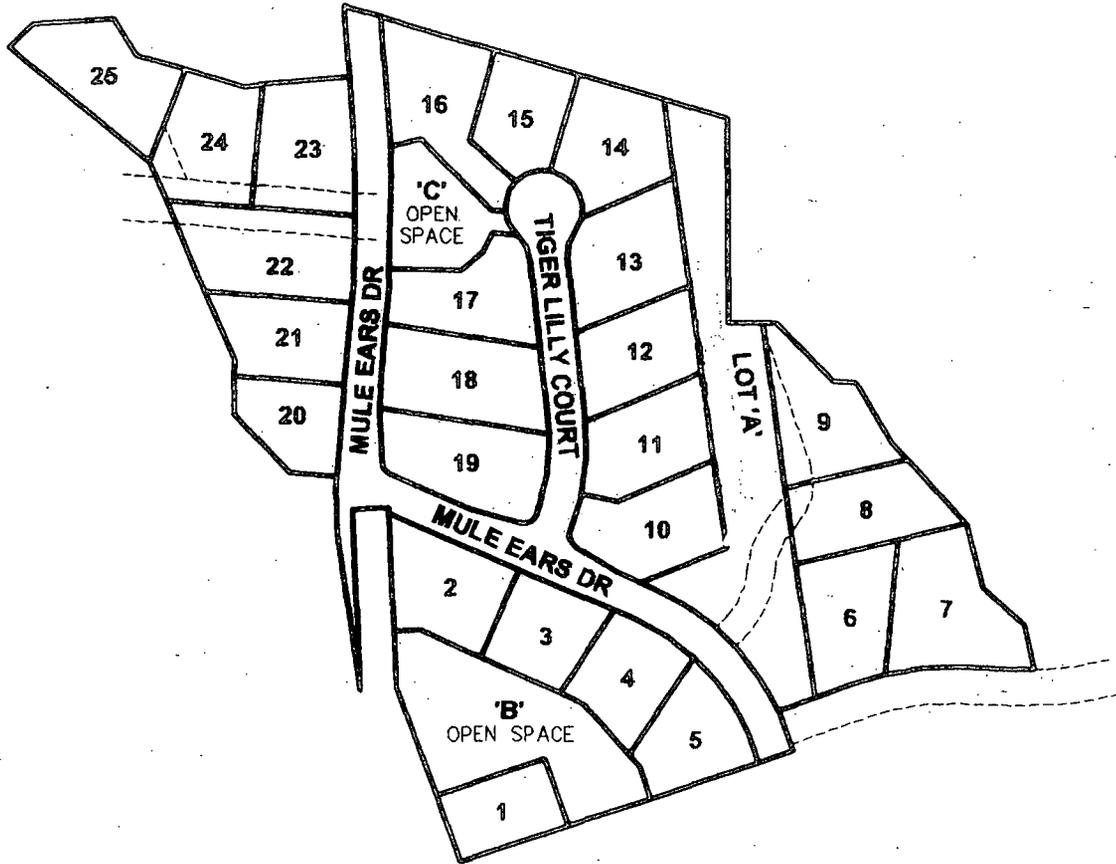
Attached to this report for the Board's information/consideration are:

**ATTACHMENTS:**

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

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# EXHIBIT 'A'



## GONDOLA NORTH

A PORTION OF  
SECTION 20, T.15 N., R.15 E., M.D.M.  
PLACER COUNTY, CALIFORNIA

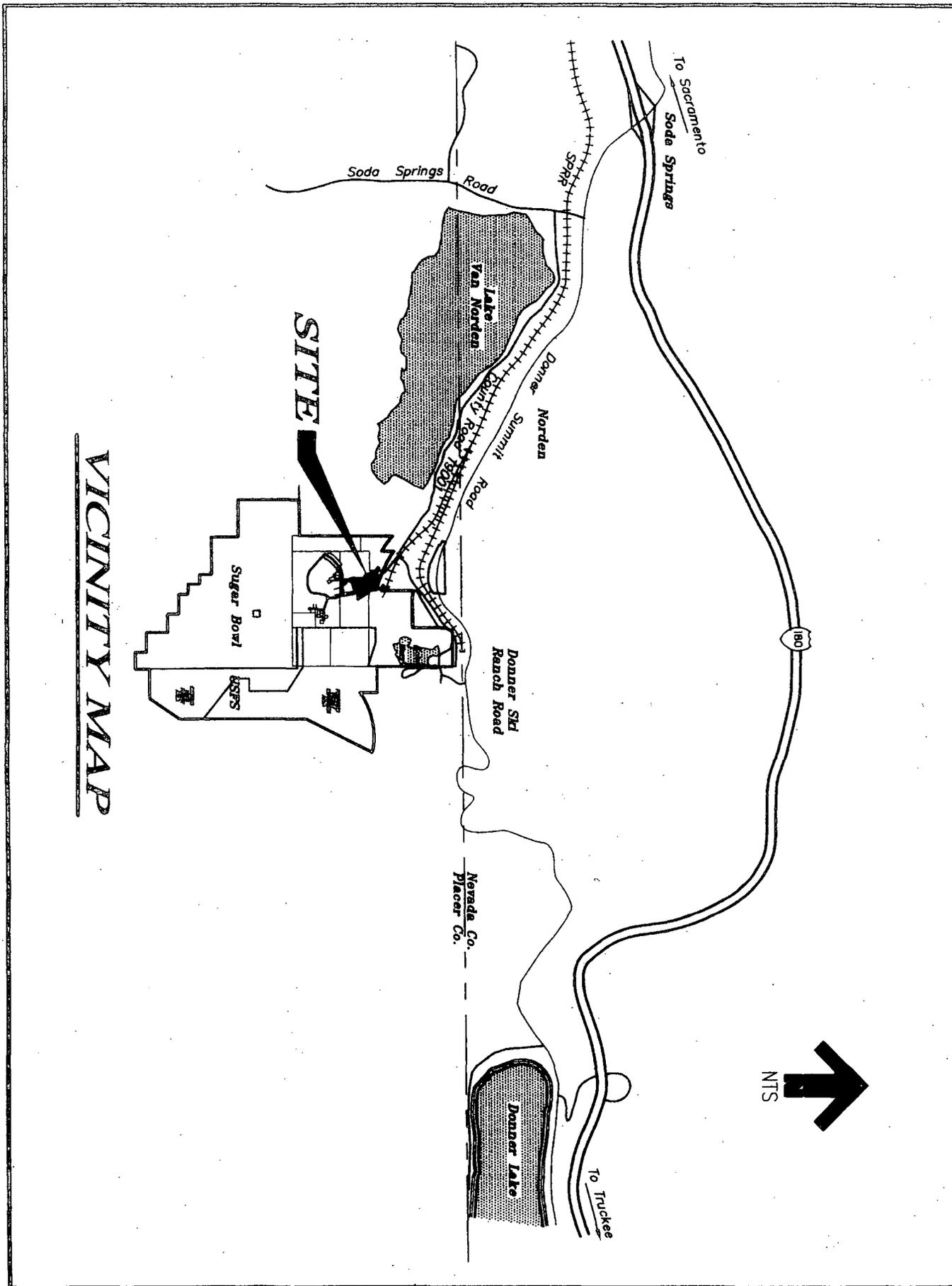
SCALE: 1"=200'

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VICINITY MAP

