



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

Michael Johnson, AICP  
Agency Director

**ENGINEERING AND  
SURVEYING DIVISION**

Richard Eiri, Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Michael Johnson, AICP  
Agency Director  
By: Leslie Amsberry, County Surveyor  
**DATE:** September 15, 2015  
**SUBJECT:** The Northside Phase 4 Final Map, A Map for Condominium Purposes, Tract No. ESD15-00125

**ACTION REQUESTED**

1. Authorize the Chair to sign the Northside Phase 4 Subdivision Final Map and the Subdivision Improvement Agreement and approve recordation of the Final Map and the Agreement.

**BACKGROUND**

The Northside project is located on the northwest side of Northstar Drive, approximately 500 feet southwest from the intersection of Northstar Drive and Big Springs Drive (see Attachment 1). The Northside project was approved to create three lots containing 103 residential condominium units and 34 residential Townhome lots with three commonly owned lots. This Fourth and final phase will create a single lot for Condominium Purposes (see Attachment 2).

The public improvements were completed with Phase 2. The improvements for this phase consist of private sewer, water, drainage, survey monuments and miscellaneous items. Security sufficient to cover survey monumentation has been posted with Placer County. Streets within this subdivision are private with maintenance provided by the property owner's Association.

Approval of this Final Map will also abandon portions of a Public Utility Easement and Multi-Purpose Easement, pursuant to Section 66499.20.2 of the Subdivision Map Act. An application for this abandonment has been approved by the Department of Public Works.

**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 address by the Conditions of approval for this subdivision.

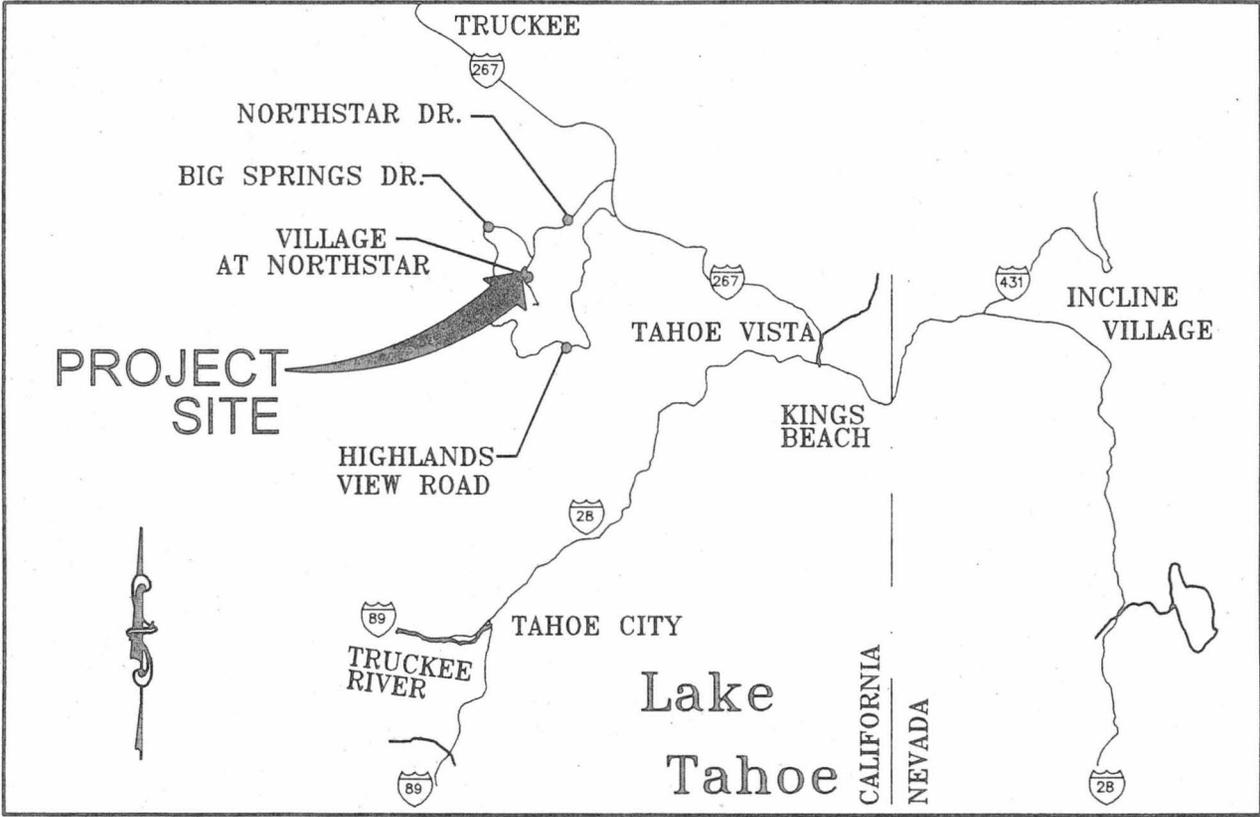
**FISCAL IMPACT**

None.

Attachment: Attachment 1- Vicinity Map  
Attachment 2 - Map of Subdivision

# ATTACHMENT 1

ESD15-00125

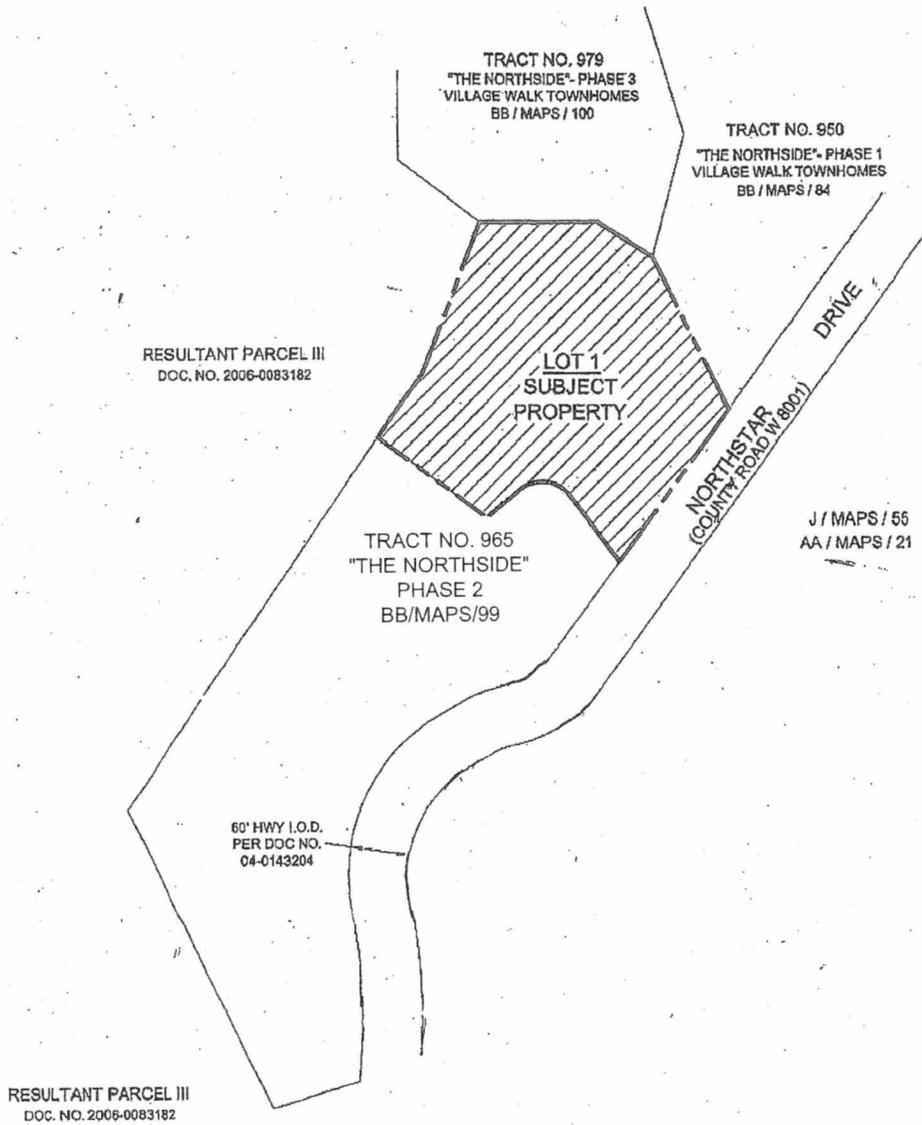


## VICINITY MAP

N.T.S.

# ATTACHMENT 2

ESD15-00125



"THE NORTHSIDE" - PHASE 4 TRACT NO. ESD15-00125

MAP OF SUBDIVISION

