



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 *WZ*
Department of Engineering and Surveying, Community Development Resource Agency
DATE: January 22, 2008
SUBJECT: NORTHSTAR NORTHSIDE, PSUB-T20060278
PROJECT NO. DPN 8440 "VILLAGE WALK TOWNHOMES – PHASE 1" aka
"THE NORTHSIDE – PHASE 1", TRACT NO. 950

ACTION REQUESTED

This department has inspected construction of all improvements within "The Northside - Phase 1" 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 1" improvements as complete.
2. Authorize "The Northside - Phase 1" 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 1 of the project consists of 12 townhome lots, one common area lot, and a remainder. The Phase 1 improvement plans, "Village Walk Townhomes – Phase 1", were approved in April 2007. The Phase 1 Final Map, "The Northside - Phase 1", recorded in September 2007. This subdivision is located at the southwest corner of the intersection of Big Springs Drive and Northstar Drive in the Northstar ski resort area.

Improvements constructed with "The Northside - Phase 1" consist of on-site streets, sewer, water and drainage systems, survey monumentation, and miscellaneous infrastructure components. Streets within "The Northside - Phase 1" are private with maintenance provided by the property owners. Security sufficient to cover Faithful Performance and Labor/Materials has been posted with Placer County.

Some minor infrastructure components are not fully complete as of this date due to Tahoe's seasonal grading restriction. The outstanding incomplete improvements have been inventoried and secured by separate instrument. The incomplete improvements are slated to be constructed in May of this year when grading restrictions for Tahoe projects are lifted. All incomplete components are ancillary and have no detrimental effect on fire/life/safety issues.

ENVIRONMENTAL CLEARANCE

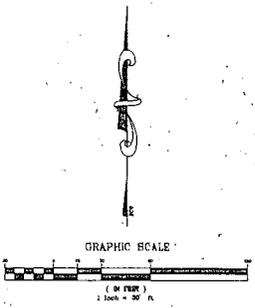
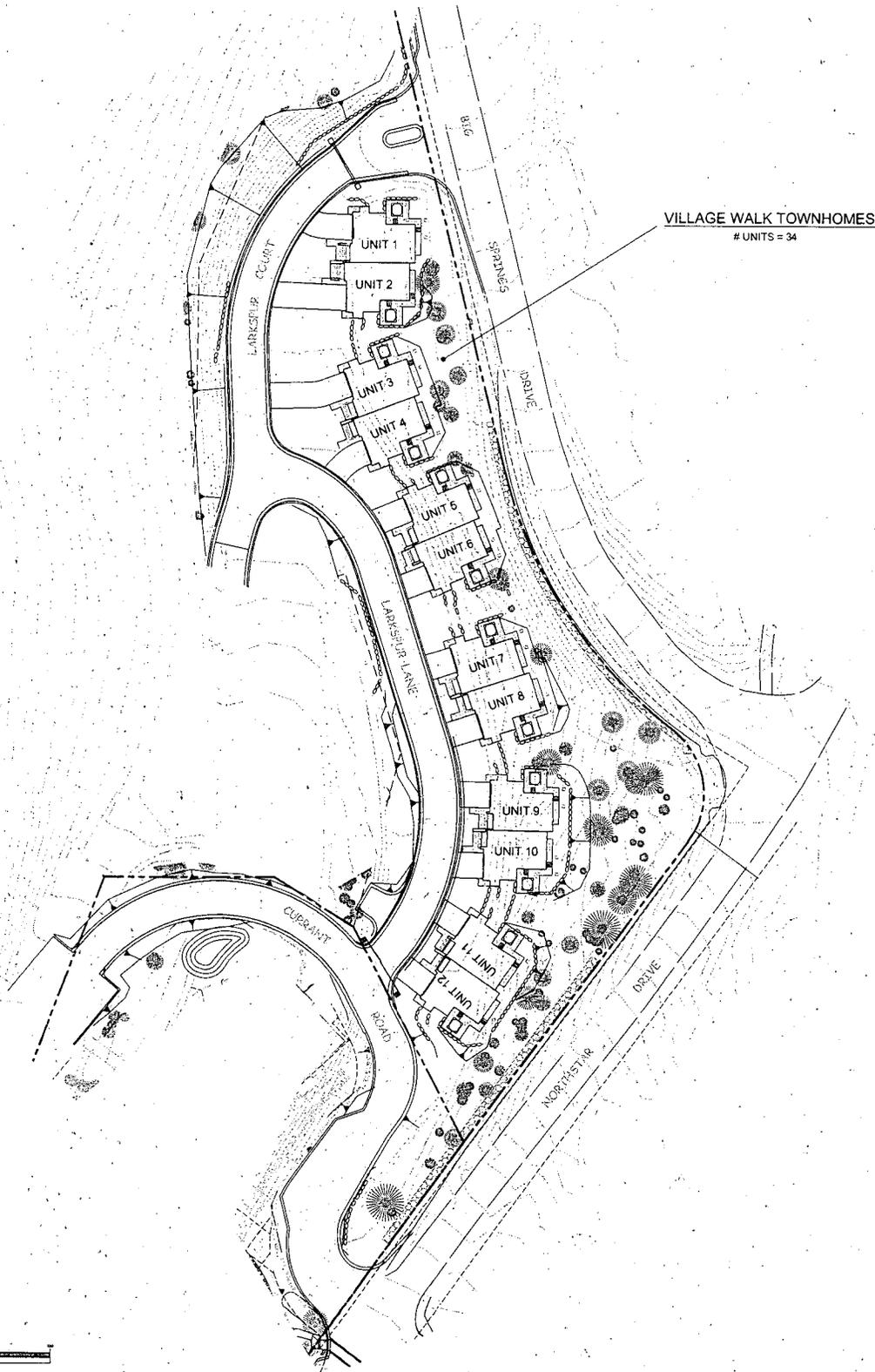
An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. The final EIR was certified by the Planning Commission on June 28, 2006. Mitigation measures have been addressed by the Conditions of approval for this subdivision.

FISCAL IMPACT

None.

Attachment: Exhibit "A" - Map of Subdivision ("Overall Site Plan")

OVERALL SITE PLAN
 VILLAGE WALK TOWNHOMES - PHASE I



VILLAGE WALK TOWNHOMES
 # UNITS = 34

1
 OF
 7

GROUP: VILLAGE
 530 772-1891
 TRUCKEE
 530 940-1643
 FAX: 530-772-1840



COUNTY OF PLACER

OVERALL SITE PLAN
 VILLAGE WALK TOWNHOMES - PHASE 1

CALIFORNIA

NO.	REVISIONS	DATE	DESIGNED: BWM
			DRAWN: REW
			PROJ. NO. 0505
			DWG. SHEET: DWYSTAMP
			DATE: SEE DAYSTAMP

51

