



**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 4, 2008

**SUBJECT:** **NORTHSTAR NORTHSIDE PSUB-T20060278**  
**PROJECT No. DPN 8515 "VILLAGE WALK TOWNHOMES - PHASE 2" aka**  
**"THE NORTHSIDE PHASE 3", TRACT No. 979**

**ACTION REQUESTED:**

This department has inspected construction of all improvements within "The Northside - Phase 3" 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 3" improvements as complete.
2. Authorize "The Northside - Phase 3" 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 3 of the project consists of 22 townhome lots and one common area lot. The Phase 3 improvement plans, titled "Village Walk Townhomes - Phase 2", were approved in May 2007. The Phase 3 Final Map, "The Northside - Phase 3", recorded in June 2008. 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 3" consist of on-site streets, sewer, water and drainage systems, survey monumentation, and miscellaneous infrastructure components. Streets within "The Northside - Phase 3" 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, including landscaping, revegetation, and a short section of curbing, are not complete due to construction phasing needs and will be constructed simultaneously with the residential structures. These incomplete components are ancillary, have no detrimental effect on fire/life/safety issues, and have been secured by separate instrument.

**ENVIRONMENTAL CLEARANCE:**

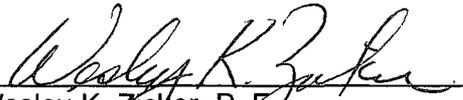
An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. The final EIR was certified by the Planning Commission on June 28<sup>th</sup>, 2006. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

1049

**FISCAL IMPACT:**

None

Respectfully submitted,

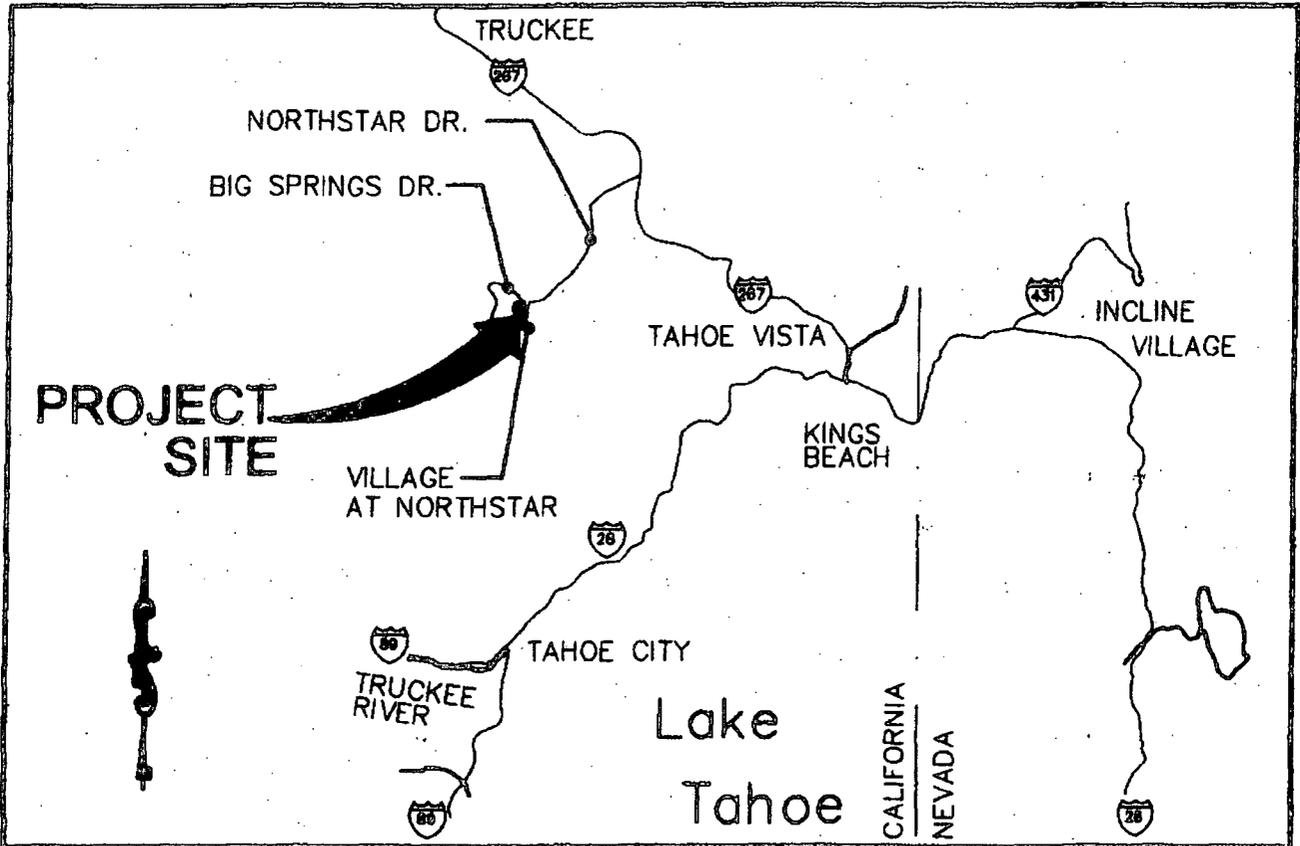


Wesley K. Zicker, P. E.  
Director, Engineering and Survey Department

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

- Attachment: Exhibit A Sheet 1- Vicinity Map
- Attachment: Exhibit A Sheet 2 - Map of Subdivision

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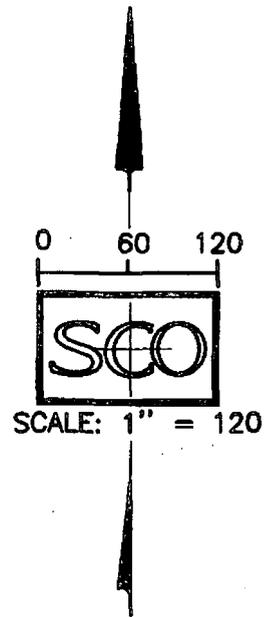
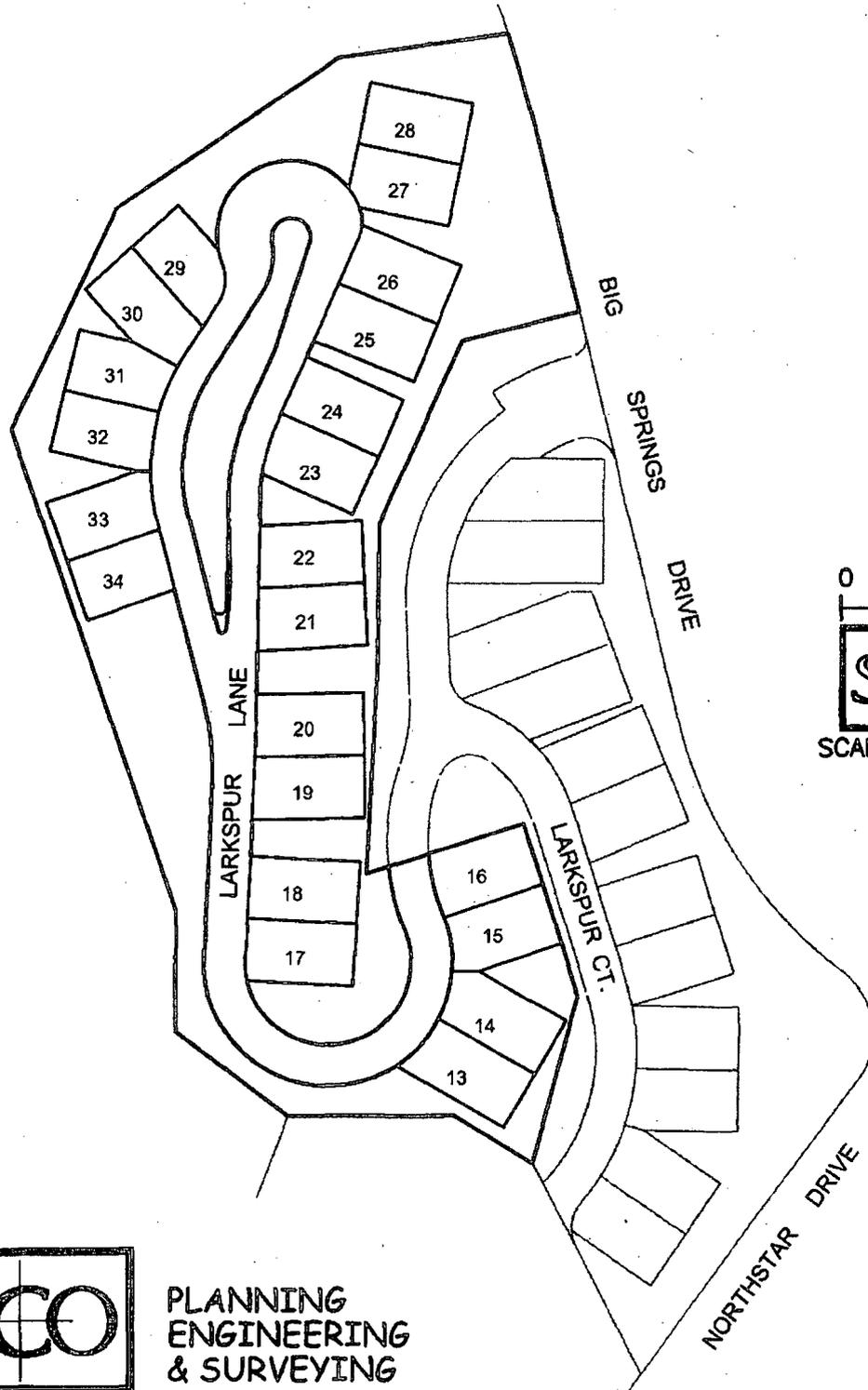


VICINITY MAP

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1051

**EXHIBIT "A"**  
**"THE NORTHSIDE" - PHASE 3 TRACT NO. 979**  
**VILLAGE WALK TOWNHOMES**



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**SHEET 1 OF 1**

1052