



COUNTY OF PLACER
Community Development / Resource Agency

**ENGINEERING &
SURVEYING**

Michael J. Johnson, AICP
Agency Director

Wes Zicker, PE
Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Wes Zicker, Director
Department of Engineering and Surveying, Community Development Resource Agency

DATE: July 7, 2009

SUBJECT: NORTHSTAR VILLAGE PHASES 1 & 2, TRACT # 920, PN 8211 and PN 8227

ACTION REQUESTED / RECOMMENDATION

This department has inspected construction of all improvements within Northstar Village Phases 1 and 2 and found the work to be in accordance with approved standards. Therefore, it is requested that the Board take the following actions:

Accept the improvements as complete.

1. Authorize reducing the Faithful Performance and Labor and Materials bonds to the following amounts:
 - a) Faithful Performance to 25% or \$48,388.70 immediately upon your Board's approval.
 - b) Labor and Material to 50% or \$96,777.40 or the total of all claims per G.C.66499.7, whichever is higher, for six months or longer if claims exist.
2. Authorize the Chairman to sign the Amendment to Subdivision Improvement Agreement
3. Instruct the Clerk of the Board to prepare the Amendment to Subdivision Improvement Agreement for recording
4. Adopt a Resolution to abandon the Water and Sewer Easements created on the final map.

BACKGROUND / SUMMARY

Northstar Village is a condominium development approved to create 213 condominium units on six lots, nine commonly owned lots, and a remainder, in four phases. Phases 1 and 2, mapped together on one final map, created 100 condominium units on three lots, six commonly owned lots and a remainder, as shown on Attachment 1. This subdivision is located at the southerly end of Northstar Drive in the Northstar Village.

The improvements constructed with this subdivision consist of private infrastructure (drainage, sewer, and water improvements), County road reconstruction, survey monumentation, and miscellaneous items. Labor/materials and faithful performance bonds have been supplied to replace the cash security originally provided. Consistent with the County Land Development Manual, the Amendment to the

Subdivision Improvement Agreement will remove the privately maintained improvements from the coverage provided by the security supplied with the final map.

The public service provider (Northstar Community Services District) has advised the County by letter dated June 12, 2009, that much of the infrastructure intended for public maintenance will now be privately maintained. The public water and sewer easements created for maintenance are now unnecessary and may be abandoned.

Staff is aware that neighboring property owners have filed a legal complaint against the owners of this project. It is staff's opinion that the project has complied with all County conditions and that the Lahontan Regional Water Quality Control Board requirements have been met.

ENVIRONMENTAL

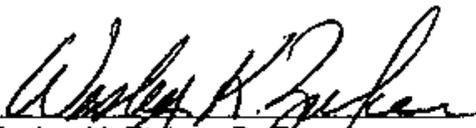
An Addendum EIR (EIAQ #3575) was approved by the Planning Commission on October 28, 2004. A Notice of Determination was posted with the County Clerk on November 2, 2004. The Board of Supervisors previously certified an EIR for the Northstar Village (SCH#2001012081) on October 21, 2003. The Addendum EIR and previously certified EIR have been determined to be adequate to satisfy the requirements of CEQA for this project. This project is in compliance with the environmental mitigation measures in that approved EIR as implemented by the conditions of approval.

The proposed abandonment of the water & sewer easement is categorically exempt from the provisions of CEQA.

FISCAL IMPACT

None

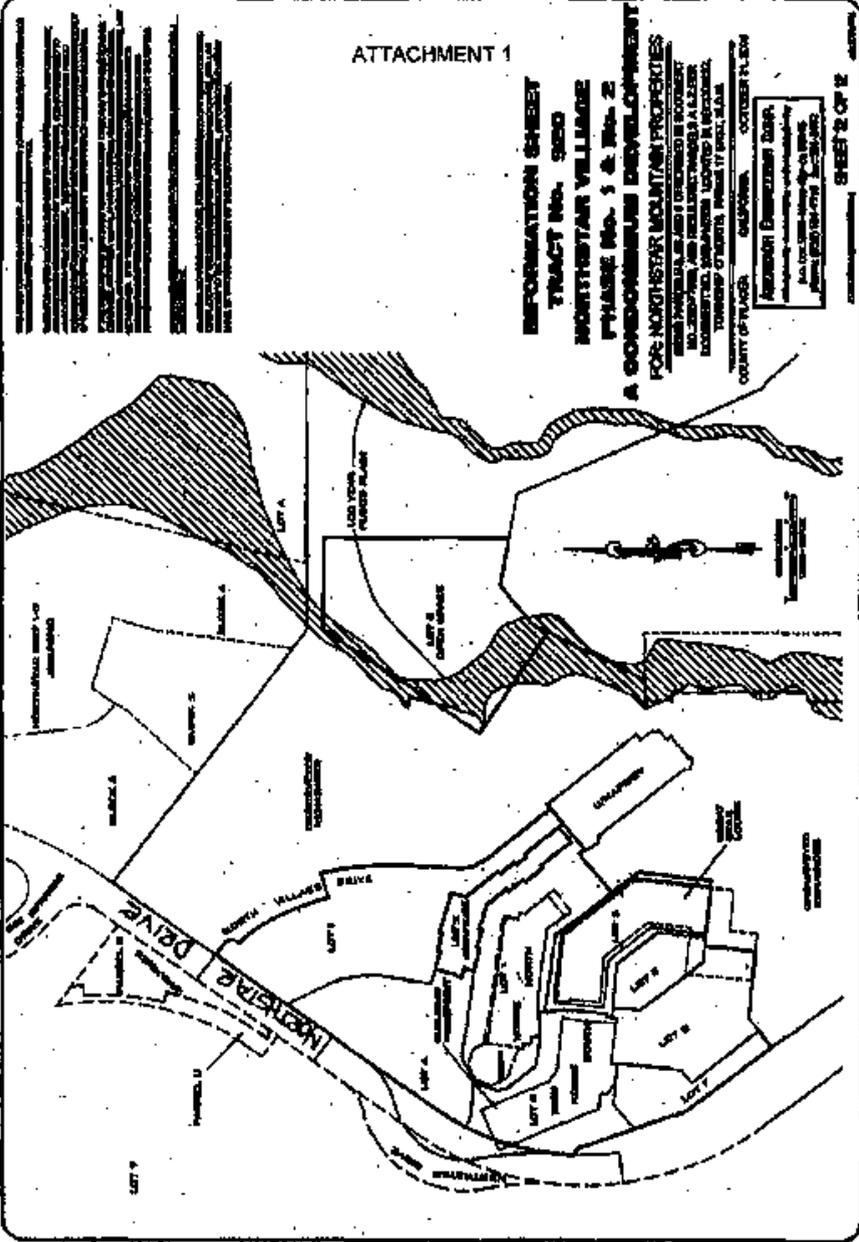
Respectfully submitted,



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

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

- Attachments: Attachment 1 – Map of Northstar Villages Phase 1 & 2
- Attachment 2 – Location Map of Northstar Villages
- Resolution of Abandonment
- Amendment to the Subdivision Improvement Agreement



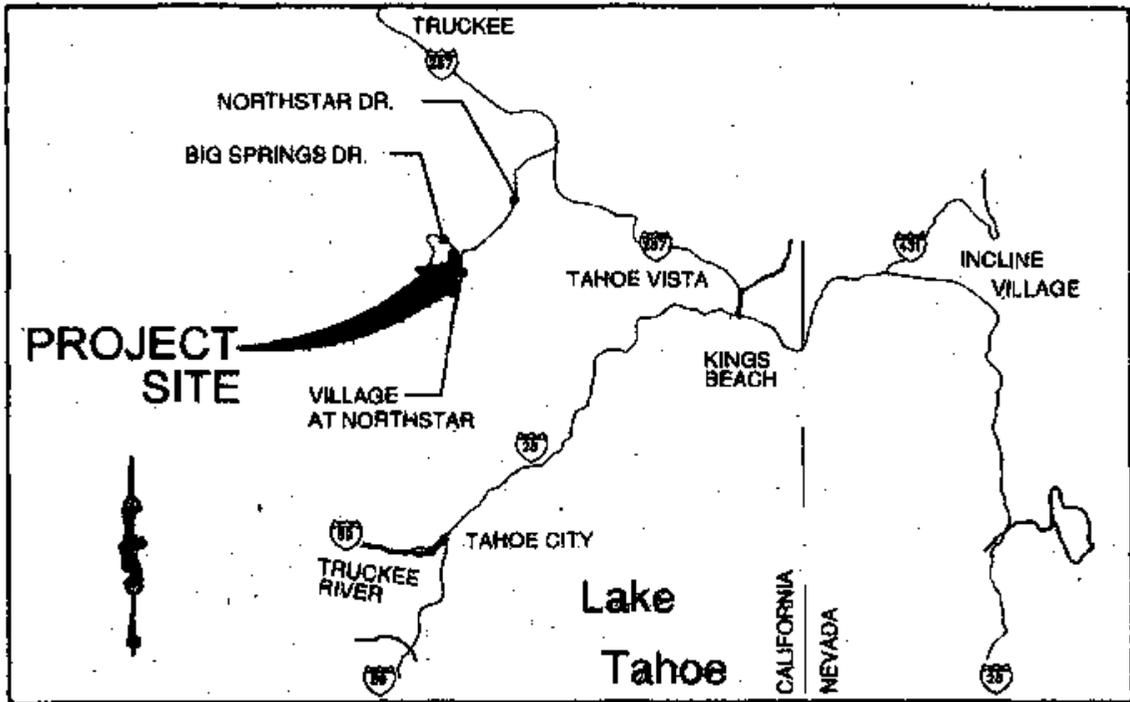
ATTACHMENT 1

INFORMATION SHEET
 TRACT No. 5200
 NORTHSTAR VILLAGE
 PHASE No. 1 & No. 2
 A CONDOMINIUM DEVELOPMENT

FOR NORTHSTAR MOUNTAIN PROPERTIES
 10000 NORTHSTAR DRIVE, SUITE 100
 NORTHSTAR VILLAGE, PHASE 1 & 2
 TOWN OF NORTHSTAR, PHASE 17 DEVELOPMENT
 COUNTY OF PLACER, CALIFORNIA, OCTOBER 2010

PREPARED BY
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ATTACHMENT 2



VICINITY MAP
N.T.S.

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: A RESOLUTION ABANDONING THE
WATER EASEMENTS AND SEWER EASEMENTS -
NORTHSTAR VILLAGE PHASE 1 & 2.

Resol. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held July 7, 2009,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

Ann Holman _____

Jim Holmes _____

WHEREAS, Water Easements and Sewer Easements were dedicated on the final map of Northstar Village Phase No. 1 & 2 filed in Book AA of Maps at Page 21, Official Records of Placer County; and

WHEREAS, it has been determined that the Water Easements and Sewer Easements as described in the attached Exhibit "A" and shown on the attached Exhibit "B" are no longer necessary for present or prospective public use;

Resolution No. _____

Abandonment of Water Easements and Sewer Easements – Northstar Village Phase No. 1 & 2.

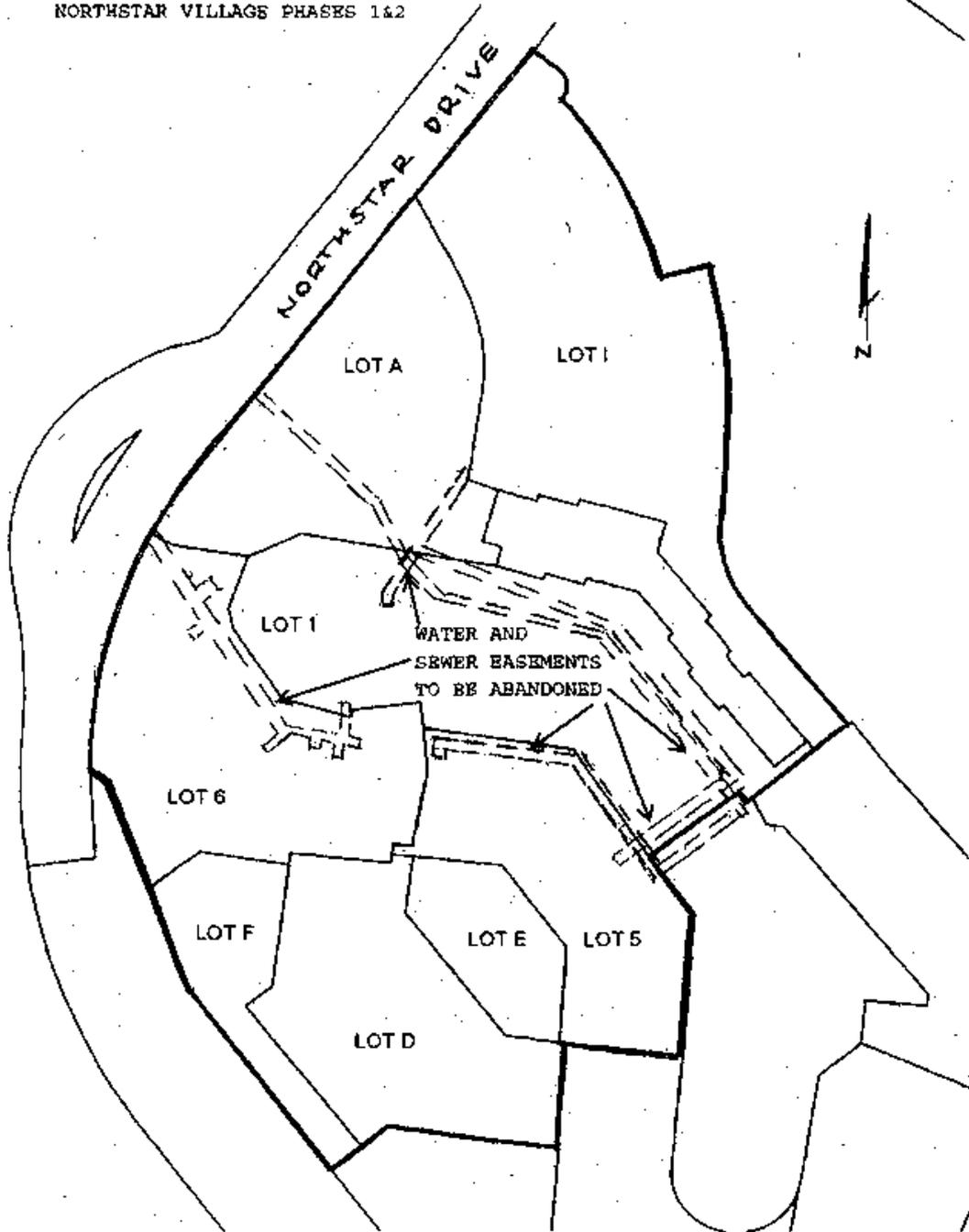
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Placer County that from and after the date this Resolution is recorded, the Water Easements and Sewer Easements, as described in the attached Exhibit “A” and shown on the attached Exhibit “B”, shall be vacated and abandoned, and shall thereafter not constitute Water Easements or Sewer Easements.

Exhibit A
Exhibit B

EXHIBIT "A"

All those easements identified as "Water Easements and Sewer Easements" shown as irrevocably offered for dedication on the Final Map of Northstar Village Phase No. 1 & 2, filed in Book AA of Maps at Page 21, Placer County Official Records.

EXHIBIT "B"
NORTHSTAR VILLAGE PHASES 1&2



Recording Requested by
and Return to:

Placer County
Community Development Resource Agency
Engineering and Surveying Department
3091 County Center Dr., Suite 120
Auburn, California 95603

Subdivision No.: SUB-416/CUP 2938; Tract No. 920
Recorded at: Book AA of Maps, at Page 21
Placer County Records.
Contract No. 30920
Subdivider: NORTHSTAR IRON HORSE, LLC
Original Subdivision Improvement Agreement
Recorded: Doc. 2004-0175754
Extension of Subdivision Improvement Agreement
Recorded: 2008-0098122
Effective Date: _____

AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT

This Amendment to Subdivision Improvement Agreement ("Amendment") is entered into by and between the County of Placer, hereinafter called "County," and Northstar Iron Horse, LLC, a Delaware limited liability company, hereinafter called "Subdivider," on the ___ day of _____, 2009.

RECITALS

1. Subdivider has received approval from County of a certain tentative subdivision map commonly known as Northstar Village (the "Subdivision").
2. Subdivider filed for record a final map (the "Map") in substantial conformance with the Subdivision, on December 30, 2004 in Book AA of Maps at Page 21 in the Official Records of Placer County. Copies of the Map are on file with the Placer County Community Development Resource Agency and by this reference incorporated herein.
3. County approved the Map, subject to the execution of a Subdivision Improvement Agreement recorded as Document No. 2004-0175754 in the Placer County Official Records (the "SIA").
4. Pursuant to Section 14 of the SIA, the Subdivider provided substitute security in the form of Faithful Performance and Labor & Materials Bonds both in the amount of Five Million One Hundred Eight Thousand and Eleven dollars (\$5,108,011.00) to the County.

5. County and Subdivider agreed to extend the completion date for the improvements and executed an Extension of Subdivision Improvement Agreement recorded as Document No. 2008-0098122 in the Placer County Official Records (the "SIA Extension").

6. County and Subdivider wish to alter the amounts of security to be retained after County acceptance of the improvements required by the Subdivision as identified in Section 13 of the SIA.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, County and Subdivider hereby agree as follows:

AGREEMENT

1. The following language shall supersede the existing requirements of Section 6 of the SIA:

"Subdivider agrees to complete the works of public improvements ("the Improvements") required for the subdivision as shown on the final improvement plans for the Map, Northstar Village Phase 1 (PN 8211), Northstar Village Phase 2 (PN 8227), and Segment 1 of Highlands View Road and Sawmill Flat Road (PN 8313) and Segment 2 of Highlands View Road and Ridgeline Drive (PN 8378), both PN 8313 and PN 8378 in lieu of the Village Emergency Access Road (PN 8259) referenced in the original SIA. Both PN 8313 and PN 8378 were accepted as complete on November 6, 2007. The parties agree and acknowledge that the referenced plans (PN 8211, PN 8227, PN 8313, and PN 8378) were submitted to, approved by and filed with the Community Development Resource Agency, in accordance with the requirements of the Map Act, Title 16, the Standard Specifications of County improvement plans, and such other requirements as are included herein. These public Improvements are limited to those items specifically identified in Exhibit "A".

2. The following language shall supersede the existing requirements of Section 13 of the SIA:

"Upon acceptance of the Improvements by the Board of Supervisors, the Director of the Engineering and Surveying Department shall authorize the following reductions of the Labor & Materials and Faithful Performance bonds based upon the construction cost of the public improvements estimated to be One Hundred Ninety Three Thousand Five Hundred Fifty Four and 79/100 dollars (\$193,554.79):

- A. **Faithful Performance:** shall be reduced to twenty five (25%) percent of the estimated construction cost of publically maintained improvements or the amount of Forty Eight Thousand Three Hundred Eighty Eight and 70/100 dollars (\$48,388.70) to guarantee and warranty the work pursuant to Government Code Section 66499.9. The Faithful Performance security shall be released only after:
 - 1. All improvement deficiencies have been corrected to the satisfaction of Placer County.
 - 2. Not less than twelve (12) months have elapsed since acceptance of the improvements as complete by the Board of Supervisors.

B. Labor & Materials: shall be reduced to fifty (50%) percent of the estimated construction cost of publically maintained improvements or the amount of Ninety Six Thousand Seven Hundred Seventy Seven and 40/100 dollars (\$96,777.40) to ensure payment to the contractor, his/hers sub-contractors and to persons renting equipment or furnishing labor or material and to assure the survey monuments will be placed as shown on the Map. The security shall be held for six (6) months for payment of any outstanding claims. Not less than six (6) months have elapsed since acceptance of the improvements as complete by the Board of Supervisors, security may be reduced to the total amount of all claims filed against the project. The balance of the security shall be released upon the settlement of all claims and obligations for which the security was provided."

3. Subdivider consents to the recordation of this Amendment in the Placer County Official Records.

4. In all other respects not expressly modified by this Amendment, the SIA, as extended, remains in full force and effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, County and Subdivider have executed this Amendment by duly authorized representatives, all as of the date first written above.

COUNTY:

COUNTY OF PLACER

By: _____
Name: _____
Title: _____
Date: _____

Approved As to Form:

By: _____
County Counsel

SUBDIVIDER:

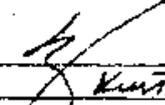
Northstar Iron Horse, LLC,
a Delaware limited liability company

By : Northstar Mountain Properties, LLC,
a Delaware limited liability company,
its manager

By: NMP Holdings, LLC
A Delaware limited liability company
its manager

By: East West Resort Development V,
L.P., L.L.L.P., a Delaware limited partnership
Registered as a limited liability partnership
its member and manager

By: HF Holding Corporation, a Colorado
Corporation as General Partner

By: 
Name: Kurt Knobel
Title: VP
Date: 6/16/09

[Notarial acknowledgements on pages to follow]

ACKNOWLEDGMENT

State of California Placer
County of Placer

on 6/16/09 before me, Joan Marie Ferro
(Insert name and title of the officer)

personally appeared Kurt Krieg
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

[Notarial acknowledgements on pages to follow]

EXHIBIT "A"

Placer County Community Development Resource Agency
 Engineering and Surveying Department
 Plan Check and Inspection Fee Spreadsheet
 Effective July 1, 2006

Project: Northstar Village Phase 1 (PN-0211) Date: 6-11-09

Submitted By: Bryan McFarland, SCO Planning & Engineering for East-West Partners

ENGINEERS ESTIMATE OF PUBLIC IMPROVEMENTS

ENR Index 0117, April 2006 ENR Adopted June 24, 2006 Effective July 1, 2006					
	Item	Unit	Unit Cost	Quantity	Subtotal
A	EARTHWORK				
	Roadway excavation	CY	\$4.30		\$0.00
	Earthwork - Import	CY	\$9.70		\$0.00
	Site grading and compaction	SF	\$9.90	20340	\$12,528.60
	Export material	CY	\$1.40		\$0.00
	Clear and grub	AC	\$1,430.00		\$0.00
	Sealcoat and remove existing AC	SF	\$1.18		\$0.00
				Subtotal A	\$12,628.60
B	STORM DRAINAGE				
	Storm Drain Drop Inlet	EA	\$1,421.00		\$0.00
	Storm Drain Manhole - 24"	EA	\$1,991.00		\$0.00
	Storm Drain Manhole - 36"	EA	\$1,991.00		\$0.00
	Storm Drain Manhole - 48"	EA	\$2,294.00		\$0.00
	Storm Drain Manhole - 60"	EA	\$3,420.00		\$0.00
	Storm Drain Manhole - 72"	EA	\$4,671.00		\$0.00
	Storm Drain Manhole With Trap - 36"	EA	\$2,495.00		\$0.00
	Storm Drain Manhole With Trap - 72"	EA	\$4,496.00		\$0.00
	Drain Pipe - 6" and Under	LF	\$18.00		\$0.00
	Drain Pipe - 8"	LF	\$24.00		\$0.00
	Drain Pipe - 10"	LF	\$24.00		\$0.00
	Drain Pipe - 12"	LF	\$26.00		\$0.00
	Drain Pipe - 16"	LF	\$30.00		\$0.00
	Drain Pipe - 18"	LF	\$33.00		\$0.00
	Drain Pipe - 21"	LF	\$40.00		\$0.00
	Drain Pipe - 24"	LF	\$43.00		\$0.00
	Drain Pipe - 30"	LF	\$45.00		\$0.00
	Drain Pipe - 36"	LF	\$52.00		\$0.00
	Drain Pipe - 42"	LF	\$61.00		\$0.00
	Drain Pipe - 48"	LF	\$76.00		\$0.00
	Drain Pipe - 54"	LF	\$82.00		\$0.00
	Drain Pipe - 60"	LF	\$88.00		\$0.00
	Drain Pipe - 72"	LF	\$101.00		\$0.00
	Flared End Section - 18" & Under	EA	\$285.00		\$0.00
	Flared End Section - 21" to 36"	EA	\$370.00		\$0.00
	Flared End Section - 42" and Over	EA	\$459.00		\$0.00
	Drain Pipe - 21"x15" Arch Pipe	LF	\$40.00		\$0.00
	Drain Pipe - 24"x18" Arch Pipe	LF	\$48.00		\$0.00
	Drain Pipe - 28"x22" Arch Pipe	LF	\$63.00		\$0.00
	Drain Pipe - 32"x24" Arch Pipe	LF	\$69.00		\$0.00
	Drain Pipe - 42"x30" Arch Pipe	LF	\$73.00		\$0.00
	Drain Pipe - 48"x36" Arch Pipe	LF	\$82.00		\$0.00
	Drain Pipe - 54"x42" Arch Pipe	LF	\$84.00		\$0.00
	Drain Pipe - 60"x48" Arch Pipe	LF	\$101.00		\$0.00
	Drain Pipe - 72"x60" Arch Pipe	LF	\$113.00		\$0.00
	Concrete Box Culvert - 24"	LF	\$58.00		\$0.00
	Concrete Box Culvert - 36"	LF	\$74.00		\$0.00
	Concrete Box Culvert - 48"	LF	\$120.00		\$0.00
	Concrete Box Culvert - 54"x7'	LF	\$170.00		\$0.00
	Headwall/Abutment	SF	\$17.00		\$0.00
	Catchbasin	EA	\$254.00		\$0.00
	Reinforce drainage ditch	LF	\$0.30		\$0.00
	Drainage swale	LF	\$6.00		\$0.00
	Grch - 18" dia	LF	\$12.00		\$0.00
	Open - rock lined	LF	\$12.00		\$0.00
	18" x 3' Concrete catch basins	CY	\$94.15		\$0.00
	Rock structure protection	SF	\$13.00		\$0.00

Placer County Community Development Resource Agency
 Engineering and Surveying Department
 Plan Check and Inspection Fee Spreadsheet
 Effective July 1, 2003

Project: Northstar Village Phase 1 (PM-0211) Date: 6-11-08
 Submitted By: Bryan McAlister, GCO Planning & Engineering for East-West Partners

ENGINEERS ESTIMATE OF PUBLIC IMPROVEMENTS

Paved apron/overside drain	EA	\$400.00		\$0.00
AC skid/edge transition	EA	\$400.00		\$0.00
Cleaning Bins	SF	\$2.85		\$0.00
Trench paving (3' AC / 8" AB)	SF	\$2.86		\$0.00
Trench paving (4' AC / 12" AB)	SF	\$4.00		\$0.00
Bedstone Top	EA	\$3,777.00		\$0.00
Extension facility, per acre of shall area	EA	\$1,093.00		\$0.00
Subtotal B				\$9.00
C UTILITIES				
Utility trench and backfill	LF	\$18.85	620	\$11,502.00
1 foot trench road crossings and slope	EA	\$1,258.00	1	\$1,258.00
Restorable valve	EA	\$399.00		\$0.00
Subtotal C				\$12,822.00
D RETAINING WALLS				
Retaining Wall	SF	\$18.95		\$0.00
Sealing Wall	GT	\$13.70		\$0.00
Subtotal D				\$0.00
E ROADWAYS				
2" AC	GF	\$1.15		\$0.00
2" AC	SF	\$1.45	18300	\$26,535.00
4" AC	SF	\$1.75		\$0.00
8" AC	SF	\$2.25		\$0.00
4" AB	GF	\$4.15		\$0.00
8" AB	SF	\$1.75		\$0.00
8" AB	GF	\$1.95	18300	\$35,685.00
12" AB	SF	\$2.25		\$0.00
12" AB	SF	\$2.90		\$0.00
Sturdy seal	SF	\$0.45		\$0.00
Chip seal	SF	\$0.50		\$0.00
Double chip seal	SF	\$0.60		\$0.00
2" AC overlay	SF	\$1.15		\$0.00
2" AC overlay	SF	\$1.45		\$0.00
AC dye	LF	\$3.40	180	\$612.00
AS slope	SF	\$1.18	1980	\$2,277.00
PCC paving - 6"	SF	\$4.00		\$0.00
Concrete curb	LF	\$11.90	120	\$1,308.00
Concrete curb and gutter	LF	\$18.96	40	\$678.00
Concrete V-gutter	SF	\$3.40		\$0.00
Stitching (1" thick)	SF	\$3.40	480	\$1,632.00
Drainage (AS)	EA	\$1,685.00		\$0.00
Pedestrian/Equitation Path	SF	\$0.00		\$0.00
Subtotal E				\$68,799.00
F LANDSCAPING				
Street sign	EA	\$2,200.00		\$0.00
Street sign base	EA	\$261.75		\$0.00
Street name sign	EA	\$284.50		\$0.00
Tree sign	EA	\$284.50	2	\$569.00
Barricade (Plate 43)	EA	\$240.00		\$0.00
Barricade, remove	EA	\$180.00		\$0.00
Barricade, pedestal (mod. Plate 43)	EA	\$508.78		\$0.00
Quick posts	EA	\$225.75		\$0.00
Sanitary vehicle stop	EA	\$1,160.00		\$0.00
Fence - post & rails	LF	\$8.30		\$0.00
Fence - open iron	LF	\$18.00		\$0.00
Fence - solid rail	LF	\$11.50		\$0.00
Perennial marking	LF	\$3.15		\$0.00
Fire tank - 10,000 gal. w/ hydrant	EA	\$11,480.00		\$0.00
Trash enclosure	EA	\$2,282.00		\$0.00
Utility vault	LF	\$115.10		\$0.00
General - cable anchor assembly	EA	\$675.00		\$0.00
General - terminal splicing	EA	\$628.00		\$0.00
Buried monument & wtd (incl. brass caps)	EA	\$575.00		\$0.00
Landscape	SF	\$2.30		\$0.00
Traffic sign	EA	\$290,360.00		\$0.00
Subtotal F				\$233.80

Piscar County Community Development Resource Agency
Engineering and Surveying Department
Plan Check and Inspection Fee Spreadsheet
 Effective July 1, 2008

Project: Northstar Village Phase 1 (PN 8211) Date: 6.11.08
 Submitted By: Bryan McAlister, SCD Planning & Engineering for East-West Partners

ENGINEERS ESTIMATE OF PUBLIC IMPROVEMENTS

G. WINTERIZATION AND EROSION CONTROL				
Construction fencing	LF	\$2.30		\$6.00
Silt fence	LF	\$3.40		\$6.00
10% protection	EA	\$115.00		\$6.00
Check dam	EA	\$276.86		\$6.00
Strip bale dam	LF	\$2.85		\$6.00
Hydroseed	AC	\$2,843.00		\$6.00
Fiber blanket	SF	\$0.45		\$6.00
Construction entrance	EA	\$680.00		\$6.00
Bedment Trap	EA	\$628.00		\$6.00
			Subtotal G	\$6.00
H. SANITARY SEWER FACILITIES				
Sewer MH - 18"	EA	\$2,117.00	2	\$6,084.00
Sewer MH - 60"	EA	\$3,832.00		\$6.00
Sewer Drop Connection - 8"	EA	\$494.00		\$6.00
Sewer Drop Connection - 6"	EA	\$428.00		\$6.00
Sewer Flushing Branch	EA	\$454.00		\$6.00
Sewer Pipe - 4"	LF	\$21.00		\$6.00
Sewer Pipe - 6"	LF	\$31.70		\$6.00
Sewer Pipe - 8"	LF	\$35.00	155	\$5,425.00
Sewer Pipe - 10"	LF	\$37.20		\$6.00
Sewer Pipe - 12"	LF	\$42.30		\$6.00
Sewer Service - 4"	EA	\$884.00		\$6.00
Sewer Service - 6"	EA	\$900.00		\$6.00
Sewer Service - 8"	EA	\$940.00		\$6.00
Sewer Force Main - 12"	LF	\$10.40		\$6.00
Sewer Force Main - 2"	LF	\$12.60		\$6.00
Sewer Force Main - 4"	LF	\$18.85		\$6.00
Sewer Force Main - 6"	LF	\$20.65		\$6.00
4" Teeless double bell expansion joint	EA	\$153.10		\$6.00
8" Teeless double bell expansion joint	EA	\$186.10		\$6.00
4" Check valve assembly	EA	\$684.00		\$6.00
4" Single bypass port assembly	EA	\$684.00		\$6.00
Sewer FT station	EA	\$220,000.00		\$6.00
Manhole riserhole	EA	\$6,798.00		\$6.00
Sewer riserhole valve assembly	EA	\$350.00		\$6.00
Sewer Clean Out	EA	\$172.00		\$6.00
Sewer Adjust MH to Grade	EA	\$438.00		\$6.00
Sewer - Connect to Existing	EA	\$840.00		\$6.00
			Subtotal H	\$10,488.00
I. ADDITIONAL COSTS (Lift)				
			Subtotal I	\$0.00

Lol

Placer County Community Development Resource Agency
 Engineering and Surveying Department
 Plan Check and Inspection Fee Spreadsheet
 Effective July 1, 2008

Project: Northstar Village Phase 1 (PN-8211)

Date: 6-11-09

Submitted By: Bryan McAulster, SCD Planning & Engineering for East-West Partners

ENGINEERS ESTIMATE OF PUBLIC IMPROVEMENTS

J. WATER			
Connect to Existing - Water	LS	180.00	\$0.00
Water Pipe - 2"	LF	\$15.85	\$0.00
Water Pipe - 4"	LF	\$75.16	\$0.00
Water Pipe - 6"	LF	\$73.95	\$0.00
Water Pipe - 8"	LF	\$78.49	220 \$4,869.00
Water Pipe - 10"	LF	\$88.00	704 \$37,384.00
Water Pipe - 12"	LF	\$28.80	238 \$15,423.40
Water Pipe - 15"	LF	\$74.40	\$0.00
Water Pipe - 18"	LF	\$85.45	\$0.00
Water Pipe - 24"	LF	\$118.20	\$0.00
Water - Air Relief Valve	EA	\$1,161.00	\$0.00
Water - 2" Blow Off Valve	EA	\$909.00	\$0.00
Backflow Valve	EA	\$629.00	1 \$629.00
8" Flanged Duct-Bell Expansion Joint	EA	\$1,040.00	\$0.00
Water Valve - 4" and under	EA	\$985.73	\$0.00
Water Valve - 6"	EA	\$854.00	\$0.00
Water Valve - 8"	EA	\$854.00	3 \$2,562.00
Water Valve - 10"	EA	\$854.00	2 \$1,708.00
Water Valve - 12"	EA	\$854.00	2 \$1,708.00
Water Valve - 14"	EA	\$1,422.00	\$0.00
Water Valve - 16"	EA	\$1,422.00	\$0.00
Water Valve - 24"	EA	\$2,286.00	\$0.00
Fire Department Connection	EA	\$1,224.00	\$0.00
10" Check Valve	EA	\$3,420.00	1 \$3,420.00
Fire Hydrant Assembly	EA	\$2,682.00	2 \$5,364.00
Water Service With Meter - Under 1"	EA	\$520.00	\$0.00
Water Service With Meter - 1"	EA	\$572.00	\$0.00
Water Service With Meter - 1 1/2"	EA	\$804.00	\$0.00
Water Service With Meter - 2"	EA	\$854.00	\$0.00
Subtotal J			\$78,497.40

62

Placer County Community Development Resource Agency
Engineering and Surveying Department
Plan Check and Inspection Fee Spreadsheet
 Effective July 1, 2008

Project: Northstar Village Phase 1 (PN-1241)

Date: 8-11-09

Submitted By: Bryan McAllister, SCD Planning & Engineering for East-West Partners

ENGINEERS ESTIMATE OF PUBLIC IMPROVEMENTS

SUMMARY OF COSTS & FEES

A	EARTHWORK		\$52,560.00
B	STORM DRAINAGE		\$0.00
C	UTILITIES		\$12,822.00
D	RETAINING WALLS		\$0.00
E	ROADWAYS		\$48,789.00
F	AGENCIES		\$269.80
G	WATERIZATION AND EROSION CONTROL		\$0.00
H	SANITARY SEWER FACILITIES		\$10,489.00
I	ADDITIONAL COSTS		\$0.00
J	WATER FACILITIES		\$70,497.40
	SUBTOTAL - ENGINEER'S ESTIMATE		\$175,866.80
	15% CONTINGENCY		\$17,805.69
	TOTAL		\$193,672.49

Bryan McAllister 8-11-09



63

