



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

**ENGINEERING AND  
SURVEYING DIVISION**

Michael Johnson, AICP  
Agency Director

Richard Eiri  
Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Michael Johnson, AICP  
Agency Director  
**DATE:** December 10, 2013  
**SUBJECT:** GONDOLA NORTH SUBDIVISION, TRACT NO. 997, PROJECT NO. DPN 8656

**ACTION REQUESTED:**

For the Gondola North Subdivision, Tract No. 997, located on Mule Ears Drive in the Sugar Bowl Ski Resort, the following actions are requested:

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at:
  - a) Faithful Performance 25 percent of the value of any otherwise unsecured public improvements immediately upon your Board's approval.
  - b) Labor and Material 50 percent or the total of all claims per Government Code Section.66499.7, whichever is higher.

There is no net County cost associated with this action.

**BACKGROUND**

The Final Map for Gondola North created 25 single-family residential lots ranging in size from 9,000 to 17,000 square feet as shown on the attached Exhibit "A." The subdivision is located on Mule Ears Drive in the Sugar Bowl Ski Resort as shown on the attached Exhibit "B".

This department has inspected the construction and found the work to be in accordance with approved standards. The subdivision improvements have been satisfactorily completed and consist of private subdivision streets, drainage, survey monuments, public utility infrastructure and miscellaneous items. With the exception of the public utility infrastructure, all the improvements constructed with this subdivision are private, with maintenance provided by the property owner's 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 subdivision.

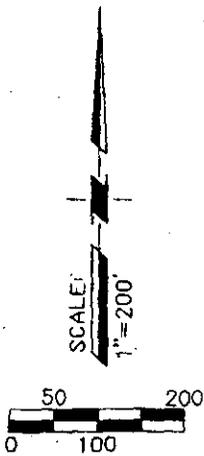
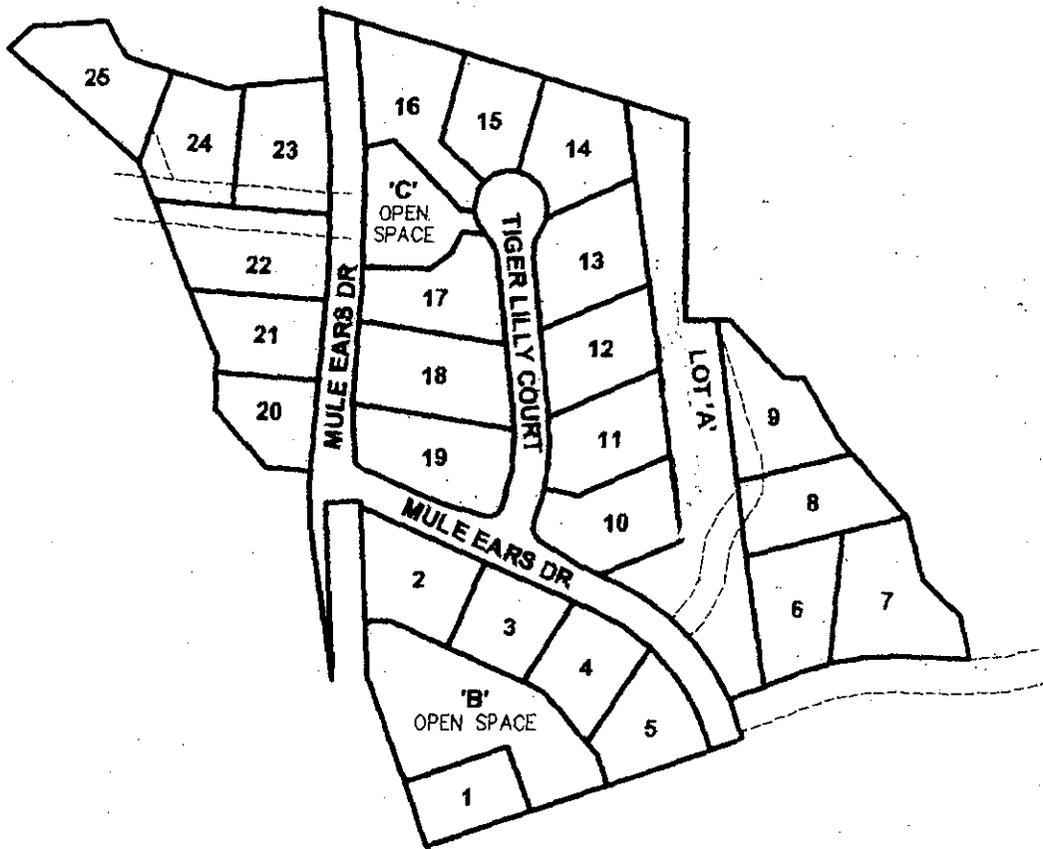
**FISCAL IMPACT**

None.

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

401

EXHIBIT "A"



**GONDOLA NORTH**

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

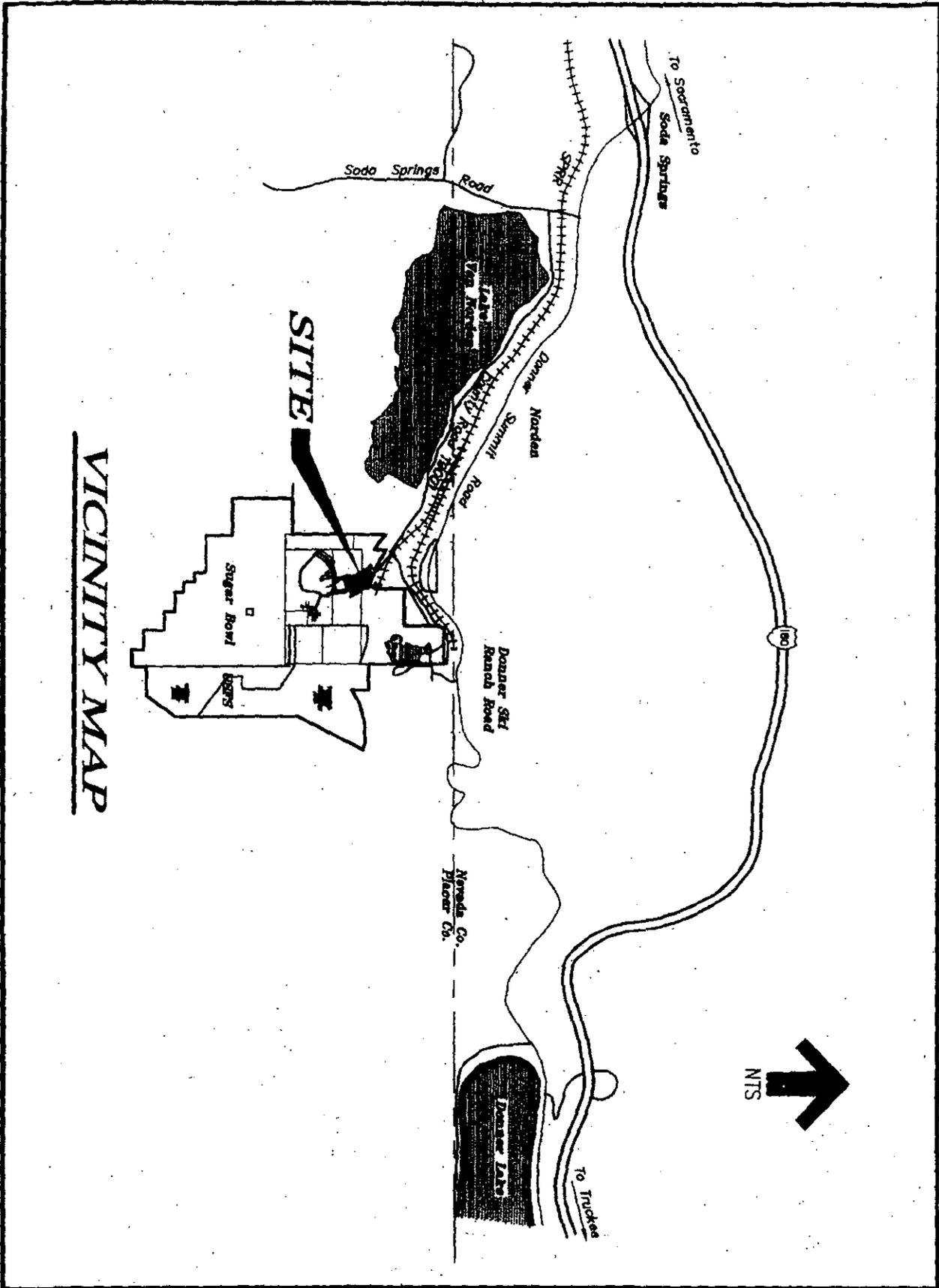
SCALE: 1"=200'

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EXHIBIT "B"



VICINITY MAP

