



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: June 24, 2008

SUBJECT: THE NORTHSIDE PHASE 3, TRACT 979

ACTION REQUESTED:

Approve recording of Final Map for The Northside Phase 3:

1. Approve recording and authorize the Chairman to sign the Final Map.
2. Authorize the Chairman to sign the Subdivision Improvement Agreement.
3. Instruct the Clerk of the Board to do the following:
 - a. Prepare the Final Map for Recording.
 - b. Prepare the Subdivision Improvement Agreements for recording.

BACKGROUND:

The Northside project was approved to create three lots containing 103 residential condominium units and 34 residential Townhome lots with three commonly owned lots. The first phase has been recorded and created 12 Townhome lots. This Phase 3 final map will create twenty two Townhome lots with one common area lot as shown on the attached Exhibit A. This subdivision is located at the intersection of Big Springs Drive and Northstar Drive in the Northstar at Tahoe ski area.

The improvements proposed to be constructed with this subdivision consist of streets, sewers, drainage, survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance for the work has been posted with Placer County.

Streets within this Subdivision are private with maintenance provided by the property owners.

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 28th, 2006. Mitigation measures have been addressed by the Conditions of approval for this subdivision.

FISCAL IMPACT: None

Respectfully submitted,

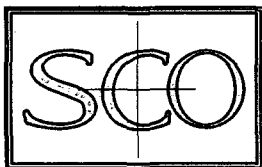
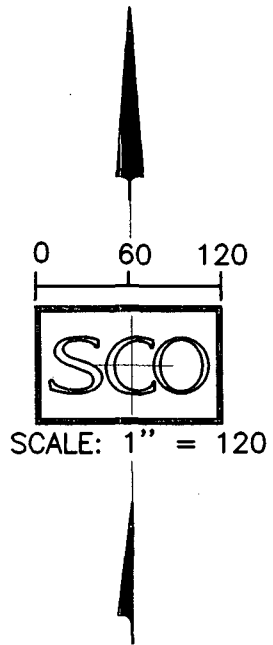
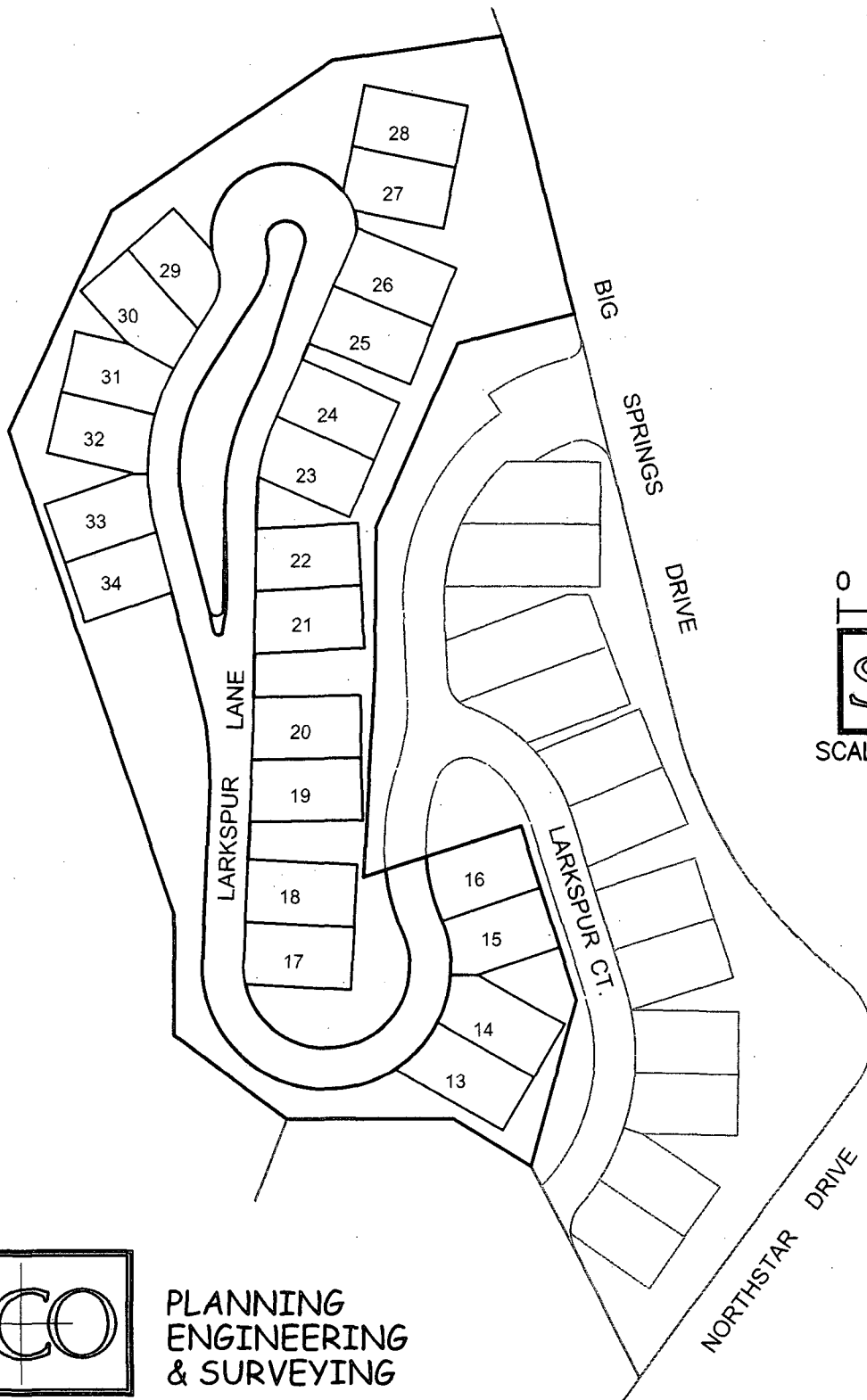
Wesley K. Zicker, P. E.
Director, Engineering and Survey Department

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

Attachment: Exhibit A – Map of Subdivision

317

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



**PLANNING
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SHEET 1 OF 1

378