



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

**ENGINEERING AND  
SURVEYING DIVISION**

Michael Johnson, AICP  
Agency Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael Johnson, AICP  
Agency Director

**DATE:** December 11, 2012

**SUBJECT:** **NORTHSTAR HIGHLANDS III, TRACT 999  
DPN 8665**

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**ACTION REQUESTED:**

1. Accept the Northstar Highlands III subdivision improvements as complete.
2. Approve the recordation of the Final Map for Northstar Highlands III.
3. Approve the recordation of the associated Subdivision Improvement Agreement.

There is no net County cost associated with this action.

**BACKGROUND:**

The Northstar Highlands III project was originally approved to create 32 single family lots, three common area Open Space lots, one common area road lot, one lot to be conveyed to the ski area owner and a Remainder. As a result of design constraints, only 25 single-family lots are being created with the four common area lots and ski owner lot. The project is located approximately five miles northwest of the North Shore of Lake Tahoe, and approximately three miles southwest of the intersection of State Route 267 and Highlands View Road, at the end of Highlands View Road in the Northstar at Tahoe Ski Area.

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. Security sufficient to cover the warranty period for the public improvements has been provided. No Labor and Materials security is being provided based the Subdivider's representation that no liens or claims have been, nor can be filed pursuant to State Law for payment to the contractor of the public improvements.

Provided the improvements are accepted as complete (Item 1), staff has prepared a Subdivision Improvement Agreement that recognizes these actions (Item 3), thus satisfying all conditions required for the approval of the Final Map (Item 2).

An application to abandon certain Public Road, Multi-Purpose, Snow Storage and Emergency Access Easements within Northstar Highlands has been satisfactorily processed through the Department of Public Works. Pursuant to Section 66499.20½ of the Subdivision Map Act, portions of those easements lying within the boundaries of this subdivision will be abandoned with the filing of the Final Map. The remainder of those easements will be presented for abandonment.

**ENVIRONMENTAL CLEARANCE:**

A Final Environmental Impact Report (EIR) for Northstar Highlands was certified by the Planning Commission on January 8, 2009. A Mitigated Negative Declaration for Northstar Highlands III has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was approved by the Planning Commission on December 9, 2010. Mitigation Measures have been addressed by the Conditions of Approval for this subdivision.

**FISCAL IMPACT:**

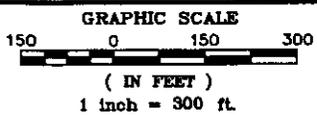
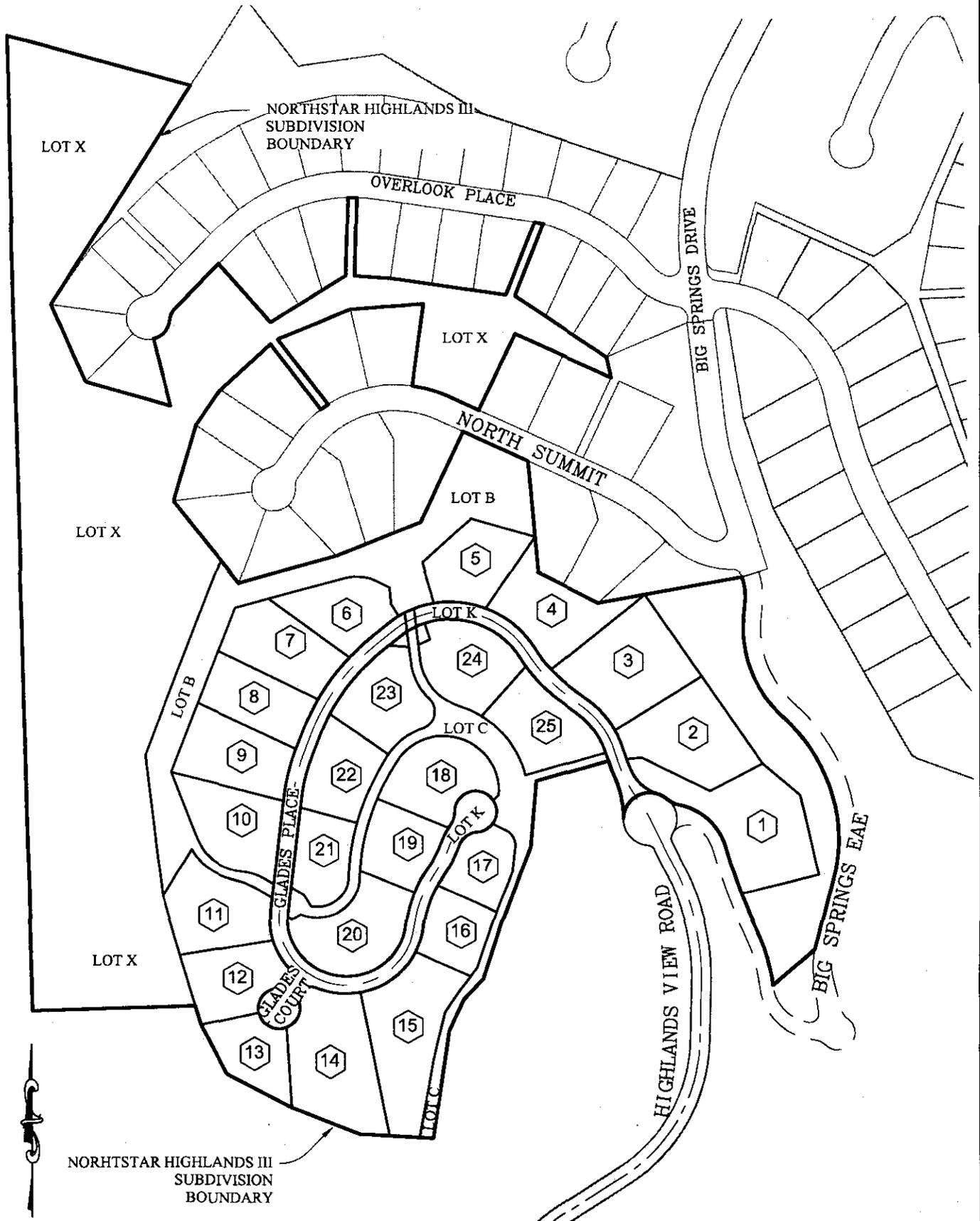
Acceptance of the improvements and approval of the Final Map will have no fiscal impact on the County's General Fund.

**RECOMMENDATION:**

1. Accept the improvements for Northstar Highlands III as complete;
2. Approve recording and authorize the Chairperson to sign the Final Map.
3. Instruct the Clerk of the Board to do the following:
  - a. Prepare the Final Map for recording
  - b. Prepare the Subdivision Improvement Agreement for recording.

Attachment: Exhibit A – Map of Subdivision  
Exhibit B – Location Map

# EXHIBIT 'A'

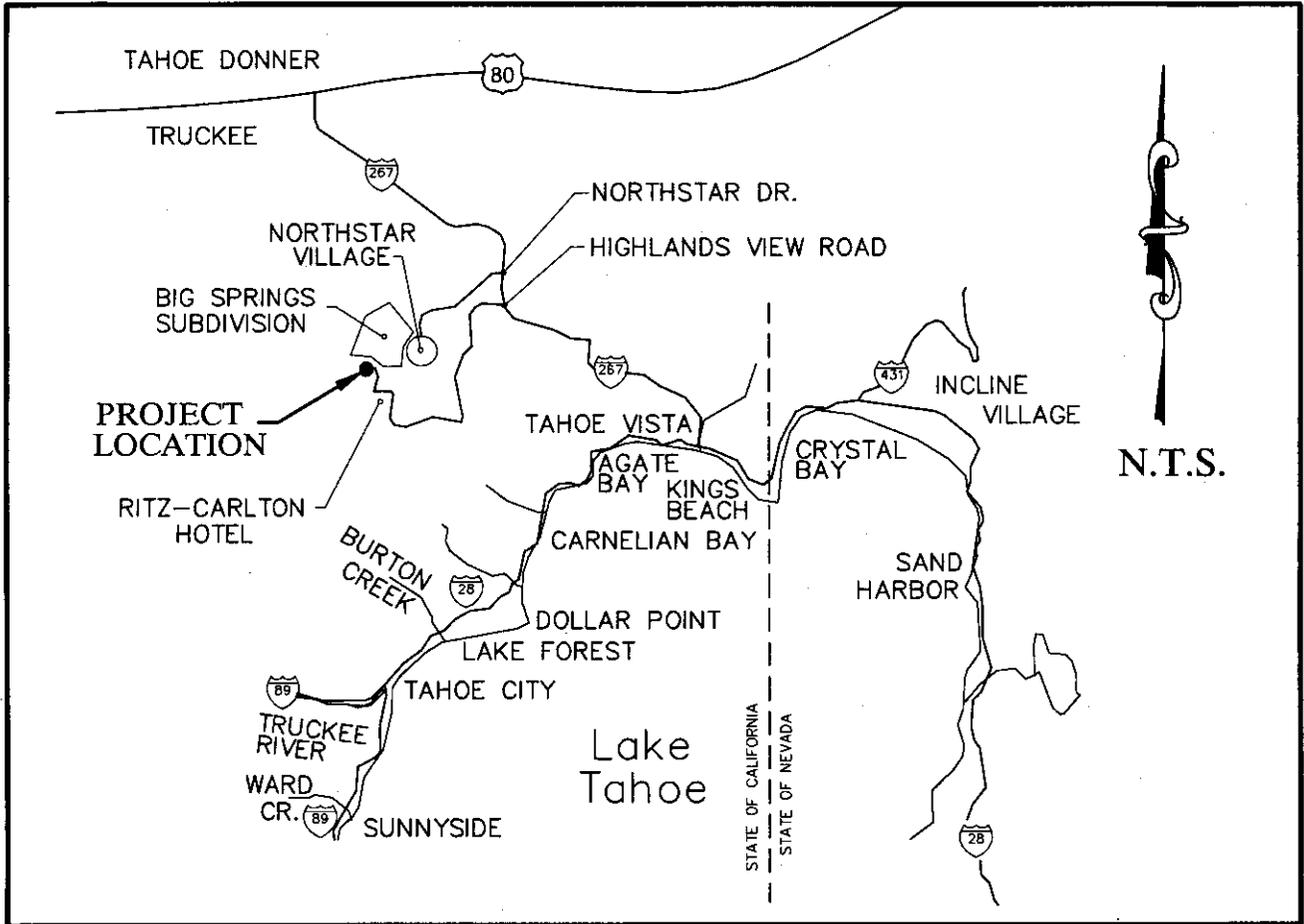


## EXHIBIT A NORTHSTAR HIGHLANDS III

**TELESTO**  
NEVADA • INC a Welsh Hagen Company  
5490 LONGLEY LANE  
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PH: 775-853-7776 FX: 775-853-9191

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# EXHIBIT 'B'



## VICINITY MAP

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EXHIBIT B  
NORTHSTAR HIGHLANDS III

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