

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

John Marin, Agency Director

**ENGINEERING  
&  
SURVEYING**

Wes Zicker  
Director of Engineering & Surveying

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Wes Zicker, Director *WZ*  
Department of Engineering and Surveying, Community Development Resource Agency  
**DATE:** MAY 22, 2007  
**SUBJECT:** NORTHSTAR HIGHLANDS PHASE 2, TRACT 961

---

---

**ACTION REQUESTED:**

Approve recording of Final Map for Northstar Highlands Phase 2:

1. Approve recording and authorize the Chairman to sign the Final Map.
2. Authorize the Chairman to sign two Subdivision Improvement Agreements (SIA).
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 Northstar Highlands project was approved to create up to 1,450 clustered multifamily residential units along with a 255 room hotel, miscellaneous retail and dining, an outdoor amphitheater, employee housing and construction of Highlands View Road to State Route 267. This Phase 2 final map will create three lots that will facilitate construction of the Ritz Carlton Hotel with included condominium units, and two separate lots for future condominium unit development. The Phase 2 map also includes the survey monuments to be set for the easements encompassing Highlands View Road. This subdivision is located approximately 5 miles northwest of North Shore Lake Tahoe, and 3 miles Southwest of Highway 267 in the Northstar at Tahoe ski area.

The improvements proposed to be constructed with this subdivision consist of offsite and onsite streets, sewers, drainage, offsite and onsite survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance for both the onsite and offsite work has been posted with Placer County. Two SIAs have been prepared for this project, one for on site work and one for off site improvements. Because the construction of Highlands View Drive is a condition of several portions of the Highlands Project, a separate security has been proposed by the developer to facilitate the use of that security for other final maps to be brought to your Board in the future. Using two SIAs will also facilitate release of security posted for each segment of the overall project as each segment is completed.

Streets within Phase 2 are private with maintenance provided by the property owners. Highlands View Drive will be a private road with a public road easement allowing for the use of the road by the general public. The maintenance of Highlands View Drive will be funded by the creation of a Permanent Road Division (PRD). Prior to the approval of this final map your Board will be requested to form that PRD.

**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 February 23, 2005. Mitigation measures have been addressed by the Conditions of approval for this subdivision.

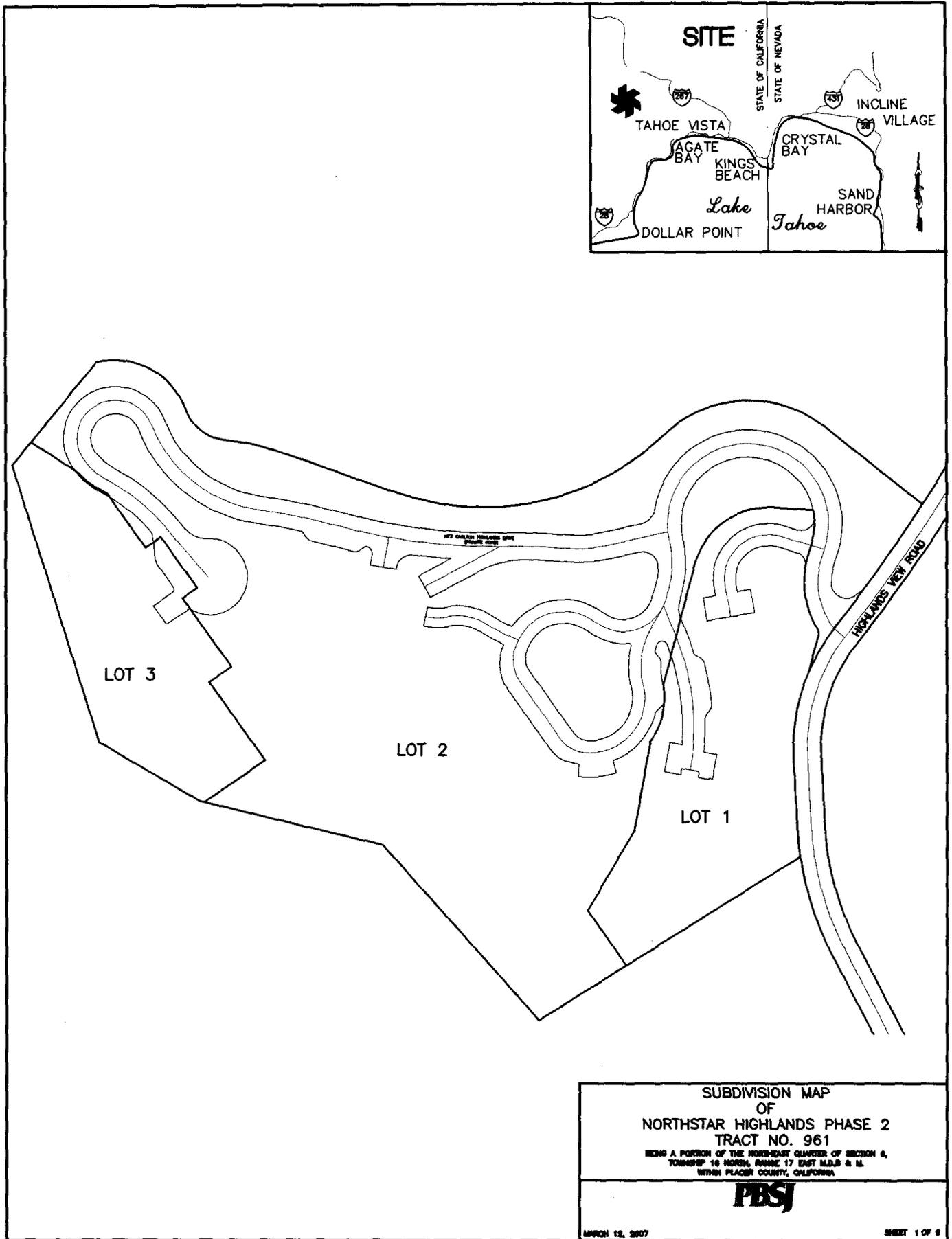
**FISCAL IMPACT:**

None

Attachment: Exhibit A – Map of Subdivision

T:\ENG\BOS Memos\NORTHSTAR HIGHLANDS PHASE2 5-22-07.doc

# EXHIBIT A



SUBDIVISION MAP  
OF  
NORTHSTAR HIGHLANDS PHASE 2  
TRACT NO. 961  
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 16 NORTH, RANGE 17 EAST M.D.B. & M.  
WITHIN PLACER COUNTY, CALIFORNIA

**PBSJ**

MARCH 12, 2007 SHEET 1 OF 8

67

