

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: SEPTEMBER 18, 2007
SUBJECT: **NORTHSTAR HIGHLANDS PHASE 1, TRACT 948**

ACTION REQUESTED:

Approve recording of Final Map for Northstar Highlands Phase 1:

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 Agreement 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 1 final map will create 16 "Townhome" lots and one common area lot. 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.

Improvements proposed to be constructed with this subdivision consist of on and off-site streets, sewers, drainage, survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance been posted with Placer County. Because the construction of Highlands View Drive is a condition of several related projects, a separate security was provided in conjunction with a project previously approved by your Board.

Streets within Phase 1 are private with maintenance provided by the property owners. Highlands View Drive is 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 is funded by Permanent Road Division #7.

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.

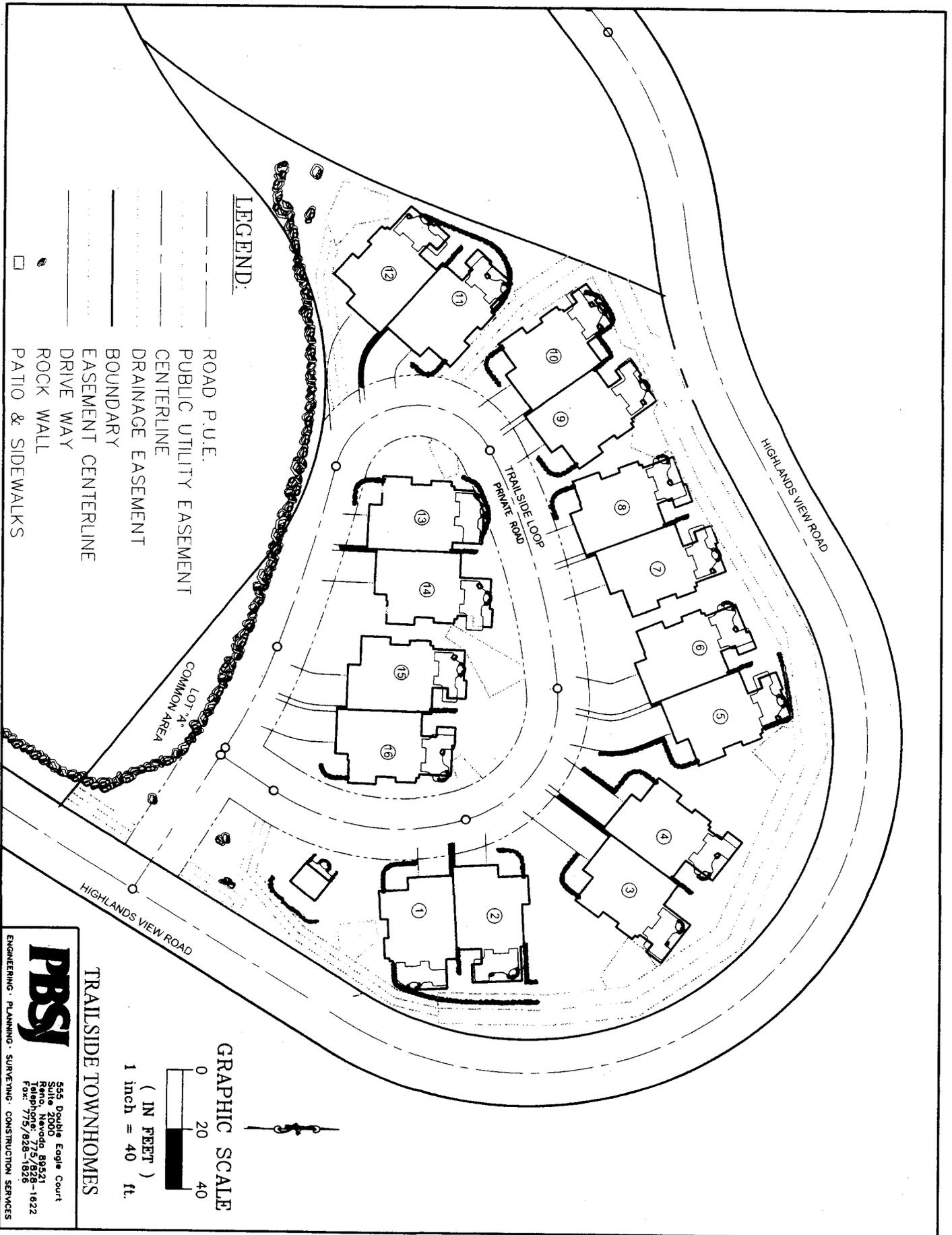
FISCAL IMPACT:

None

Attachment: Exhibit A – Map of Subdivision

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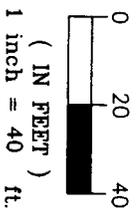
EXHIBIT "A"



LEGEND:

- ROAD P.U.E.
- PUBLIC UTILITY EASEMENT
- CENTERLINE
- DRAINAGE EASEMENT
- BOUNDARY
- EASEMENT CENTERLINE
- DRIVE WAY
- ROCK WALL
- PATIO & SIDEWALKS

GRAPHIC SCALE



TRAIL SIDE TOWNHOMES

PBSJ
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