



**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 *WZ*  
Department of Engineering and Surveying, Community Development Resource Agency  
**DATE:** November 6, 2007  
**SUBJECT:** **NORTHSTAR HIGHLANDS PHASE 1, TRACT NO. 948**  
**CUP 20050009, PROJECT NO. PN 8386 "TRAILSIDE TOWNHOMES"**  
**REVISED 10/25/2007**

**ACTION REQUESTED:**

This department has inspected the construction of all improvements within Northstar Highlands Phase 1, located off Highway 267 in the Northstar at Tahoe ski area, and we find the work to be in accordance with the approved standards. Therefore it is requested that the Board take the following actions:

1. Accept the Phase 1 improvements as complete.
2. Authorize the Phase 1 Faithful Performance and Labor and Materials sureties to be set at:
  - a) Faithful Performance 25% immediately upon your Board's approval.
  - b) Labor and Material 50% or the total of all claims per G.C.66499.7, whichever is higher, for six months or longer if claims exist.
  - c) Authorize the Director of Engineering & Surveying to execute a Deferred Improvement Agreement with developer for ancillary incomplete improvements.

**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. The Phase 1 improvements created 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-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 the off-site access road (Highlands View Road) is a condition of several related projects, separate security has been provided for this work. Prior to your Board acceptance of these on-site improvements as complete, you will be asked to accept Highlands View Road as complete.

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

Northstar Highlands Phase 1 (Trailside Townhomes) construction is substantially complete and considered functionally acceptable. Ancillary incomplete improvements consist mostly of finish grading, landscaping, and a common area pavilion. The developer requested these be deferred until after completion of the townhome structures in order to avoid damage to these improvements during structure construction. Security sufficient to cover these ancillary improvements has been posted with the County in the form of a Deferred Improvement Agreement.

**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



# northstar-at-tahoe

## THE HIGHLANDS

### VESTING TENTATIVE MAP

SEPTEMBER, 2003

#### Exhibit A



