

COUNTY OF PLACER
Community Development/Resource Agency

**ENGINEERING &
SURVEYING**

Michael J. Johnson, AICP
Agency Director

Wes Zicker, PE
Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Wes Zicker, Director of Engineering & Surveying

DATE: November 17, 2009

SUBJECT: **NORTHSTAR HIGHLANDS RESORT (aka RITZ-CARLTON HOTEL)
AND RITZ-CARLTON CLUB, DPN-8384 AND DPN-8633, RESPECTIVELY
PORTIONS OF TRACT 961**

ACTION REQUESTED:

This department has inspected construction of all improvements within the Northstar Highlands Resort project (aka Ritz-Carlton Hotel), DPN-8384, and within the Ritz-Carlton Club project, DPN-8633, and found the work to be in accordance with approved standards. Therefore, it is requested that your Board take the following Actions:

1. Authorize the Director of Engineering & Surveying to execute amendments to the Subdivision Improvement Agreement (SIA) that essentially creates three new SIA's, one for each of the three lots created with this map, and divides the security currently held for the three lots commonly into three prorated portions.
2. Accept the improvements as complete for the Ritz-Carlton Hotel, DPN-8384, and the Ritz-Carlton Club, DPN-8633, located on Lots 2 and 3, respectively.
3. Authorize the Faithful Performance and Labor/Materials sureties to be reduced for Lots 2 and 3 to the levels described below upon execution of the SIA amendments:
 - a) Faithful Performance in the amount of 25% of the public improvements.
 - b) Labor/Materials in the amount of 50% of all the improvements, or the total of all claims per G.C.66499.7, whichever is higher, for six months or longer if claims exist.
4. Authorize retention of the Faithful Performance and Labor/Materials sureties for Lot 1 at 100% of the amount of all improvements on this lot, to be reduced at a later time once the improvements are completed.
5. Authorize the Director of Engineering & Surveying to execute a Deferred Improvement Agreement with the developer to guarantee dedication of an easement at the intersection of Highlands View Road and State Highway 267 for the benefit of Caltrans.

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, and employee housing. 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. Access is provided via Highlands View Road.

The final map for the "Northstar Highlands Resort" created three lots for purposes of constructing three general components of this development, the Ritz Residences on Lot 1, the Ritz-Carlton Hotel on Lot 2, and the Ritz-Carlton Club on Lot 3. The Ritz-Carlton Hotel and the Ritz-Carlton Club have completed

construction and are the subject of this action; the Ritz Residences will be constructed and ultimately accepted at a later date.

The infrastructure constructed within Lots 2 and 3 consist of streets, sewer and water lines, drainage improvements, survey monumentation, and other miscellaneous items. All infrastructure has been constructed to Lots 2 and 3 in it's entirety, and the serving infrastructure has been stubbed to Lot 1. The streets are private with maintenance provided by the property owners. Security sufficient to cover faithful performance, and labor and materials, for all work within Lots 1, 2 and 3, been posted with Placer County.

A single Subdivision Improvement Agreement with security was executed to cover all three lots commonly. The developer has indicated a desire to now prorate the security to each of the three lots proportionately to the percent of infrastructure on each. The security amount would then be reduced for Lots 2 and 3, for which construction has been completed, and retained at 100% for Lot 1, for which improvements have not yet been completed. The Department takes no exception to this request and will work with the developer to execute SIA amendments and proration of security, assuming your Board approves this action.

One small component of this project is not yet complete, namely dedication by the developer of an easement for the benefit of Caltrans near the intersection of Highlands View Road and State Highway 267. The dedication is related to this project by way of the serving access road, Highlands View Road. The physical improvements at Highlands View Road and State Highway 267 have been completed, Caltrans has accepted those physical improvements, and the intersection is currently fully functional. The outstanding Caltrans easement was noted after the fact, and we understand that Caltrans and the developer have an easement dedication in draft form that is agreeable to all parties; only easement execution and recordation remains to be completed. Accordingly, since the remaining action is administrative on the part of Caltrans, the developer has requested that the Department secure this last incomplete item, and the Department is agreeable to this request. The County is holding sufficient security to guarantee completion of the dedication, and upon approval by your Board, will enter into a Deferred Improvement Agreement with the developer to memorialize their obligation to assure completion of this last step.

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

Respectfully submitted,



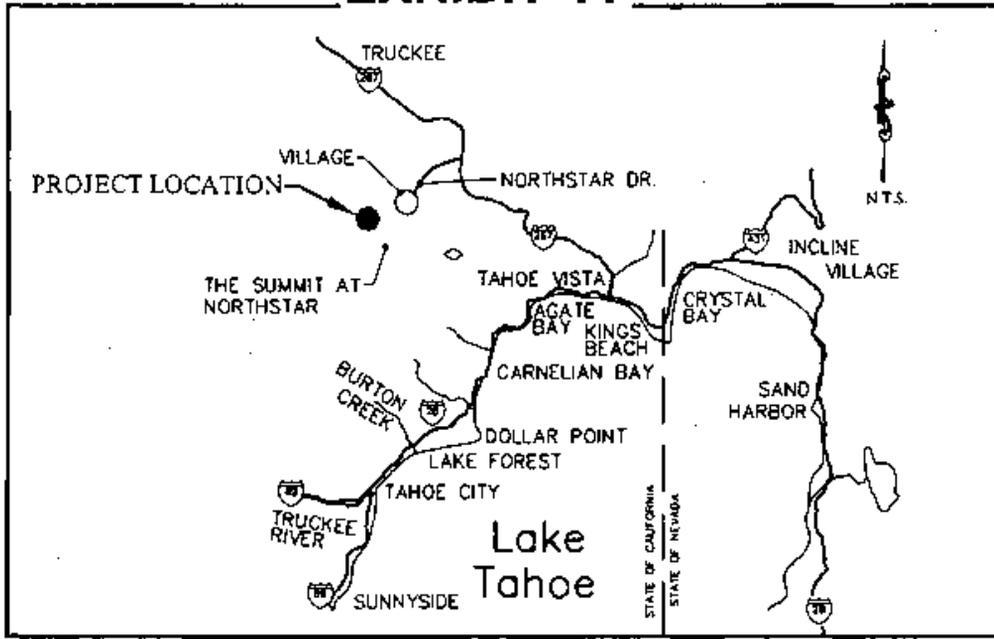
WES ZICKER

Director of Engineering & Surveying

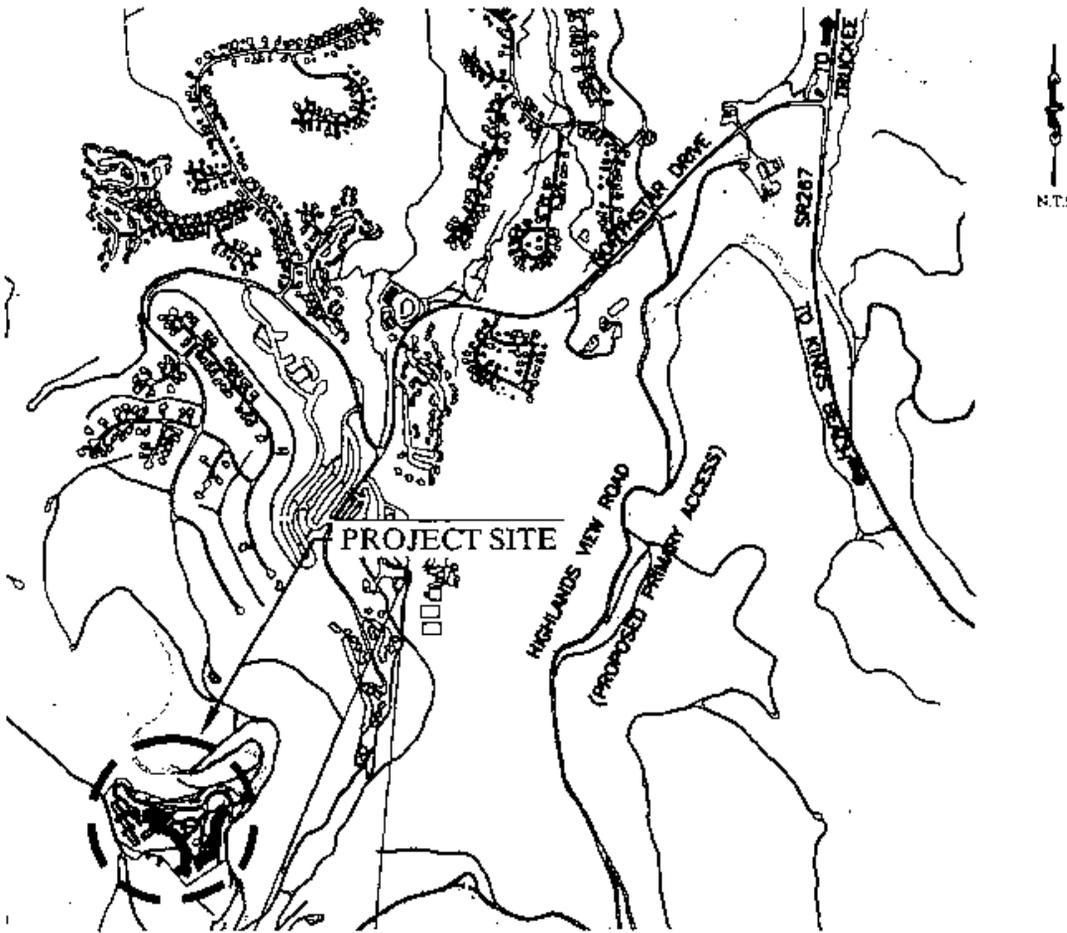
Attached to this report for the Board's information/consideration are:

ATTACHMENTS: Exhibit A: Vicinity Map
 Exhibit B: Map of Subdivision
 Exhibit C: Caltrans Easement Map

EXHIBIT 'A'



VICINITY MAP



SITE MAP



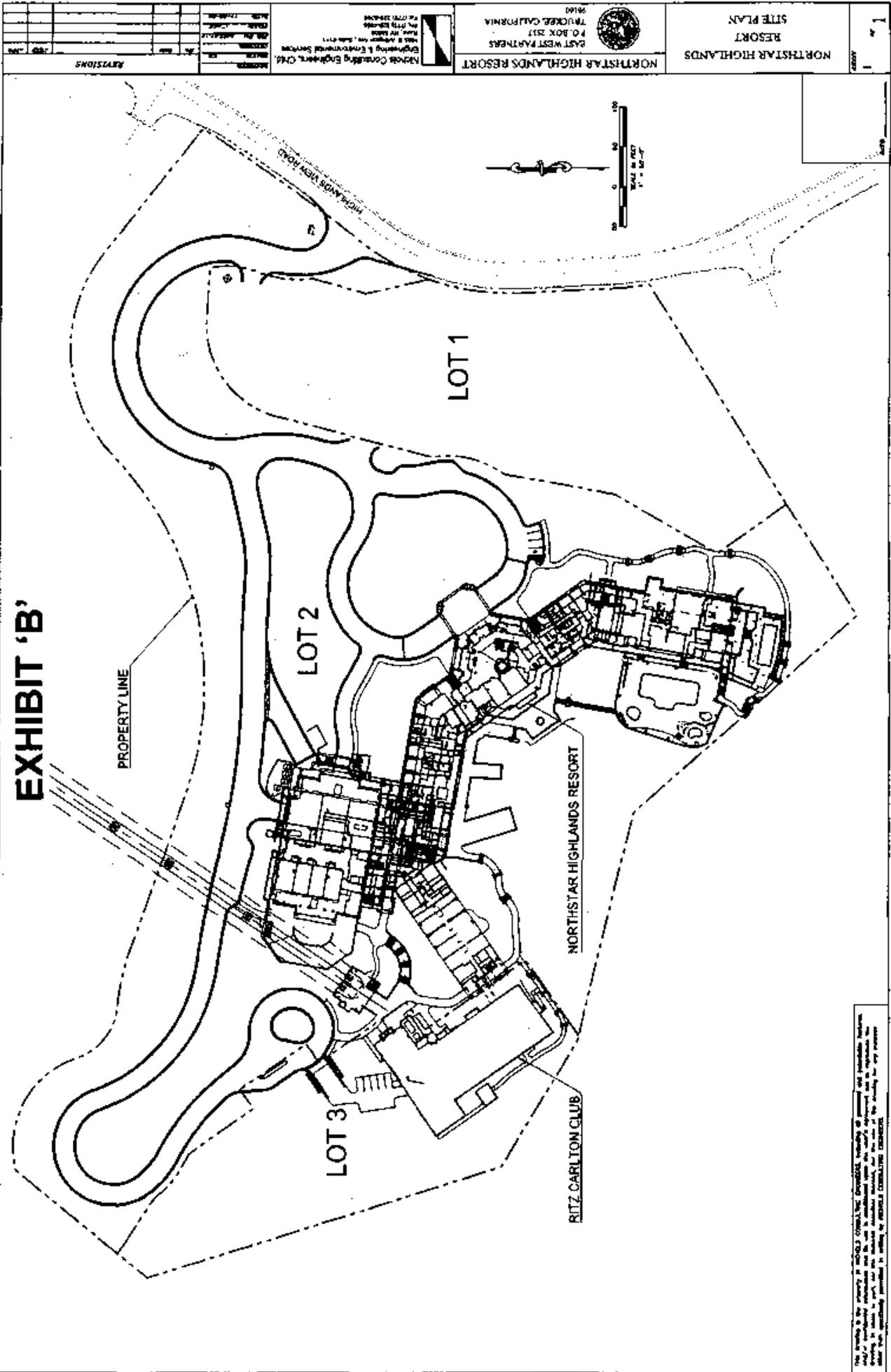
Nichols Consulting
 Engineers, Chtd.
 1885 S. Arlington Ave., Suite 111
 Reno, NV 89509
 (775) 329-4955

VICINITY/SITE MAP
 NORTHSTAR HIGHLANDS RESORT
 PLACER COUNTY
 CALIFORNIA

FIGURE
 1

| DRAWN | JOB NUMBER | APPROVED | DATE | REVISED | DATE |
|-------|------------|----------|---------------|---------|------|
| LNU | A462.01.14 | | NOVEMBER 2006 | | |

EXHIBIT 'B'



| | | | | | |
|--|--|--|--|--|--|
| NORTHSTAR HIGHLANDS RESORT SITE PLAN | | | EAST WEST PARTNERS P.O. BOX 2815 THUNDER, CALIFORNIA 95142 | | NORTHSTAR HIGHLANDS RESORT ENGINEERING & ENVIRONMENTAL SERVICES, CHD 10000 HIGHWAY 101, SUITE 100 THUNDER, CALIFORNIA 95142 (916) 261-1111 |
| NORTHSTAR HIGHLANDS RESORT SITE PLAN | | | | | |

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EXHIBIT 'C'

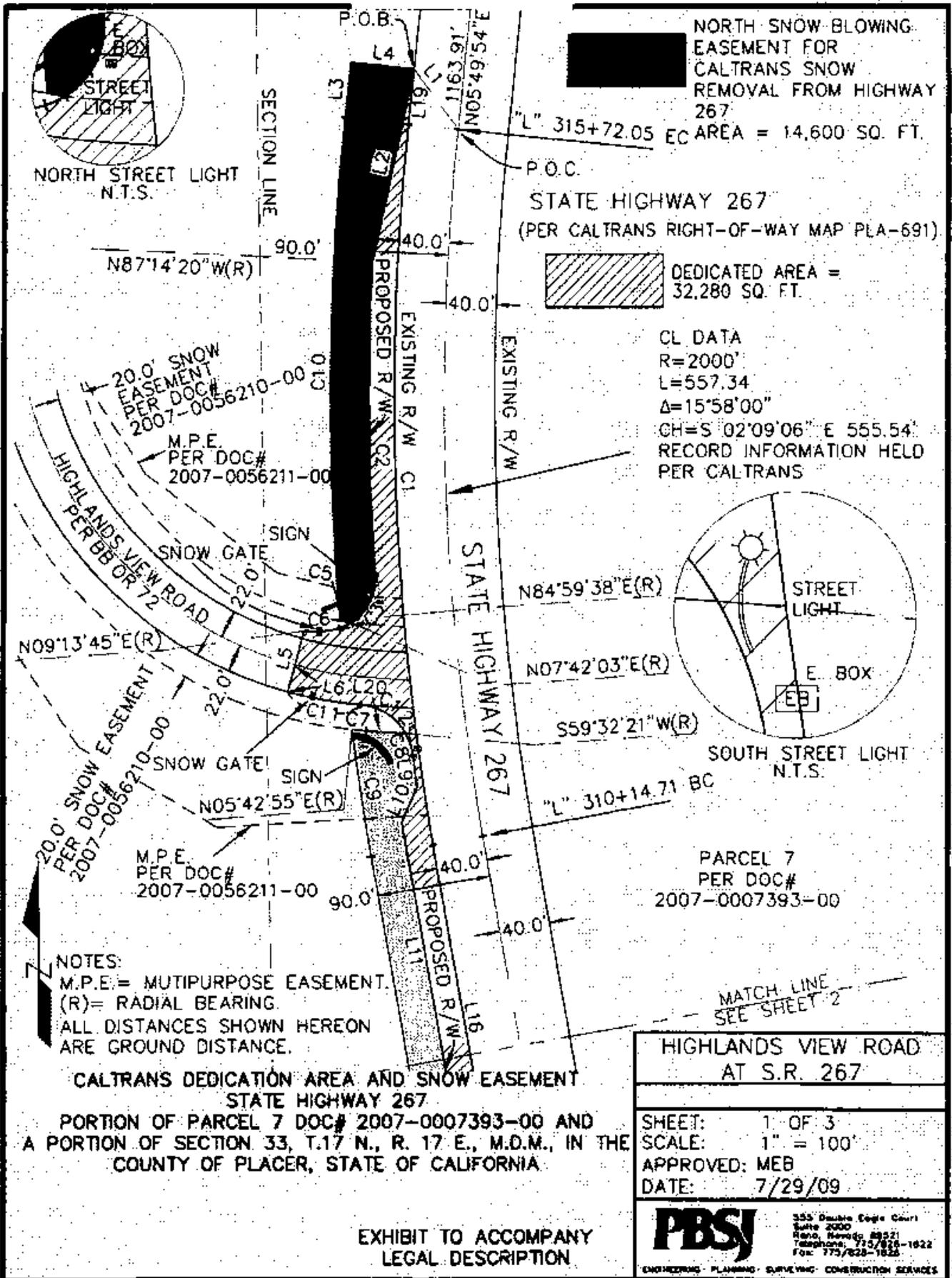
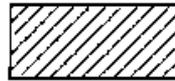


EXHIBIT 'C'

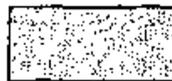
CALTRANS DEDICATION AREA AND SNOW EASEMENT
STATE HIGHWAY 267

PORTION OF PARCEL 7 DOC# 2007-0007393-00 AND A
PORTION OF SECTION 33, T.17 N., R. 17 E., M.D.M., IN THE
COUNTY OF PLACER, STATE OF CALIFORNIA

PARCEL 7
PER DOC#
2007-0007393-00



DEDICATED AREA =
32,280 SQ. FT.



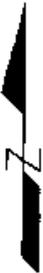
SOUTH SNOW BLOWING
EASEMENT FOR CALTRANS
SNOW REMOVAL FROM
HIGHWAY 267 AREA =
24,988 SQ. FT.

NOTES:

M.P.E. = MULTIPURPOSE EASEMENT.
(R) = RADIAL BEARING.
ALL DISTANCES SHOWN HEREON
ARE GROUND DISTANCE.

SEE SHEET
MATCH LINE

SECTION LINE



PARCEL 7
PER DOC#
2007-0007393-00

E 1/4 CORNER, SECTION 32
FND 3/4" IRON PIPE W/TAG
LS 3123 PER BK 18, PG 14
OF SURVEYS

32 33

T.17 N., R.17 E., M.D.M.

N73°17'15"E
324.34'

P.O.B.

P.O.C.

"L" 301+06.53 EC

STATE HIGHWAY 267
EXISTING R/W
S10°08'06"E
908.18'

(PER CALTRANS RIGHT OF WAY MAP PLA-691)

L16 EXISTING R/W
PROPOSED R/W
L13
L15

L17

90.0'

L14

L18

L7

L8

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

HIGHLANDS VIEW ROAD
AT S.R. 267

SHEET: 2 OF 3
SCALE: 1" = 100'
APPROVED: MEB
DATE: 7/29/09



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Napa, Nevada 89521
Telephone: 775/828-1622
Fax: 775/828-1626

ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES

EXHIBIT 'C'

