



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING AND
SURVEYING DIVISION**

Michael Johnson, AICP
Agency Director

Richard Eiri, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael Johnson, AICP
Agency Director
By: Leslie Amsberry, County Surveyor
DATE: October 7, 2014
SUBJECT: NORTHSTAR HIGHLANDS II - LARGE LOT MAP- PHASE 1 TRACT No. 1011

ACTION REQUESTED

1. Approve the recordation of the Final Map for Northstar Highlands II Large Lot Phase 1.

There is no net County cost associated with this action.

BACKGROUND

The Northstar Highlands II development is located on Highlands View Road, approximately three miles southwest of the intersection of Highway 267 and Highlands View Road (see Exhibit "A"). In 2013, the Northstar Highlands II Large Lot Subdivision with no development rights was approved to create sixteen lots for future development, six roadway lots and three operations and maintenance lots on 64.7 acres.

Recently, the developer has opted to pursue this previously approved entitlement in multiple phases, with this request being the first phase (Phase 1 Large Lot Map). This phase creates nine large lots for future development and a remainder parcel. It is anticipated that further subdivision of the nine lots designated for future development will be the subject of future Board consideration.

The anticipated required Private Road and Public Utility Easements are shown on this Final Map. As previously approved, this phase is also a no development rights map. Highlands View Road provides access to the Large Lots from Highway 267

ENVIRONMENTAL CLEARANCE

On July 25, 2013, the Planning Commission accepted the Initial Study for Northstar Highlands II which relies on the previously certified Northstar Highlands Master Plan Environmental Impact Report (EIR) as the appropriate environmental document for this project. The EIR for the Northstar Highlands Master Plan was certified by the Board of Supervisors on February 23, 2005, and has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA).

FISCAL IMPACT

Approval of the Final Map will have no fiscal impact on the County's General Fund.

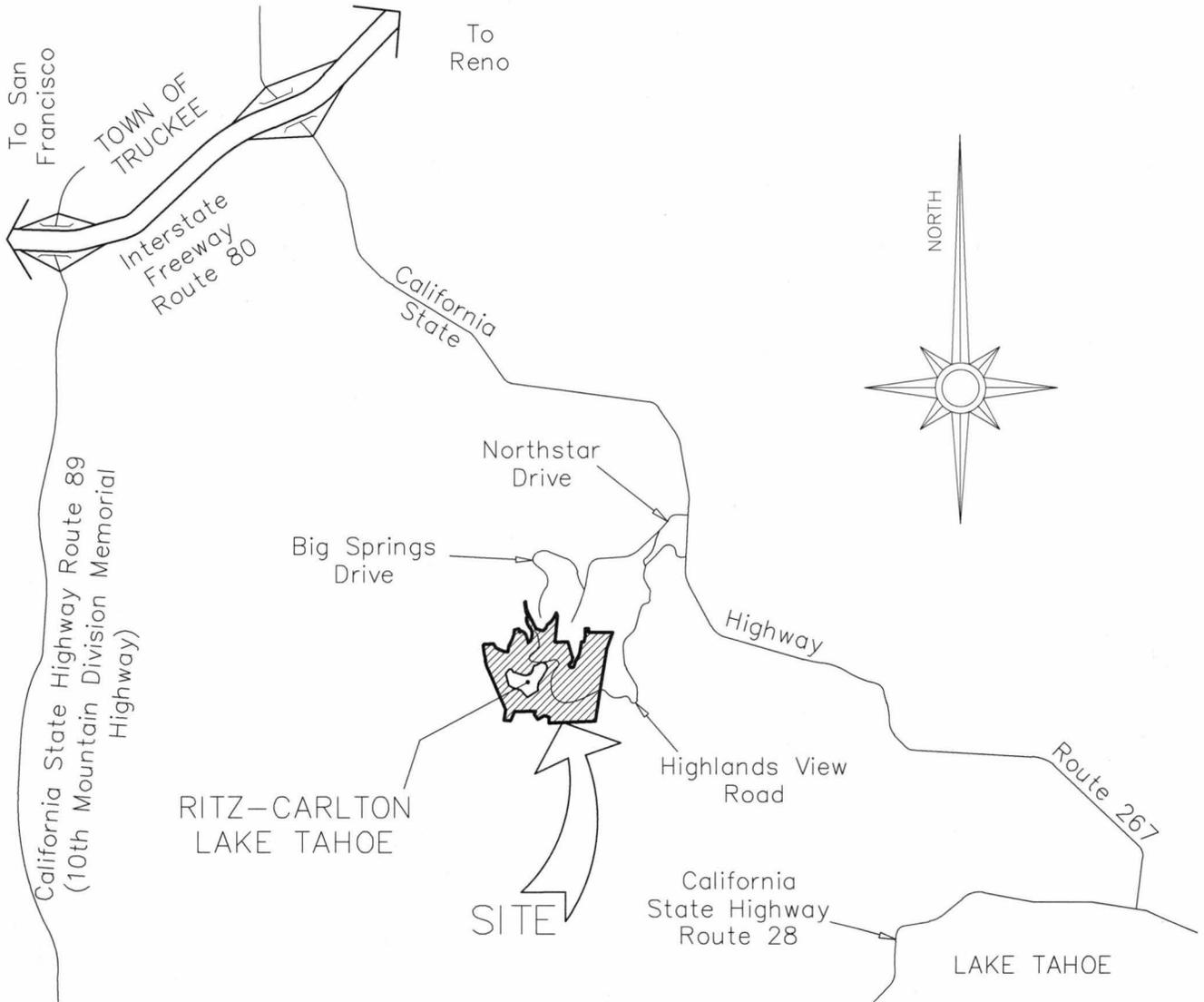
RECOMMENDATION:

1. Approve recording and authorize the Chairmen to sign the Final Map.
2. Instruct the Clerk of the Board to prepare the Final Map for recording.

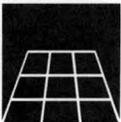
ATTACHMENTS

- Exhibit A: Vicinity Map
Exhibit B: Map of Subdivision

EXHIBIT A



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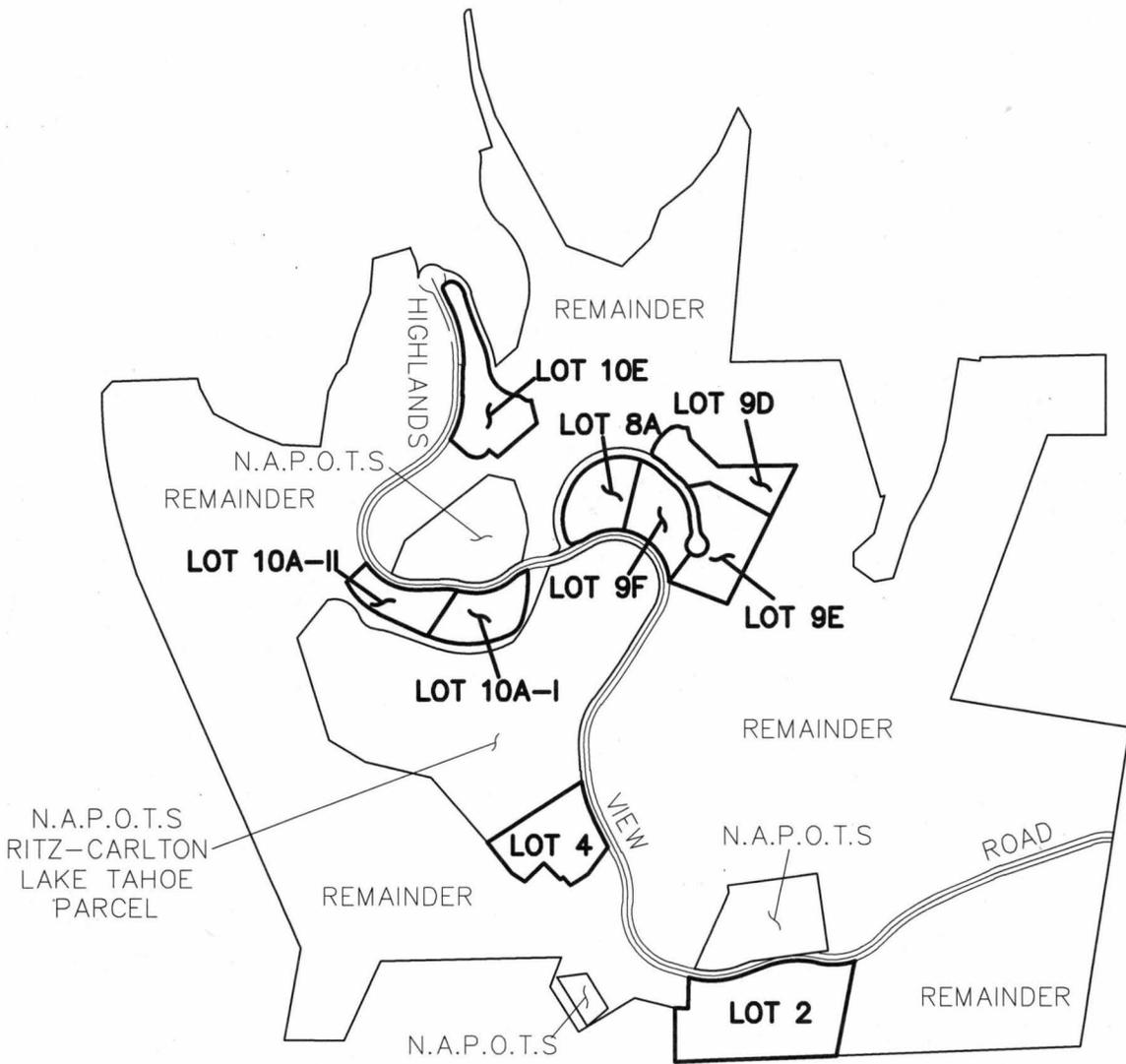
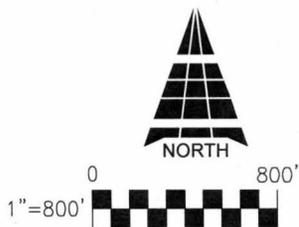
**Michael Dequine
and Associates, Inc.**
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VICINITY MAP
NORTHSTAR HIGHLANDS II LARGE LOT MAP – PHASE 1 TRACT
NO. 1011
PLACER COUNTY, CALIFORNIA

Chk'd by: MD	Dwg By: KS	Scale: NONE	Job# 13-1352	Date: 9/10/2014	Sheet 1 of 1
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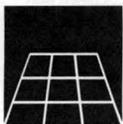
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EXHIBIT B



N.A.P.O.T.S = NOT A PART OF THIS SUBDIVISION

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LOTING EXHIBIT
NORTHSTAR HIGHLANDS II LARGE LOT MAP – PHASE 1 TRACT
NO. 1011
PLACER COUNTY, CALIFORNIA

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