



**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:** March 24, 2015

**SUBJECT:** **NORTHSTAR HIGHLANDS II – TREE HOUSE (LOT 8B) and STELLAR RESIDENCES (LOT 9A) FINAL MAP, TRACT No. ESD14-00035, DPN 8705**

**ACTION REQUESTED**

1. Accept the improvements as complete.
2. Authorize the Faithful Performance and Labor and Materials sureties to be set at:
  - a. Faithful Performance, 25 percent of the value of any otherwise unsecured public improvements immediately upon your Board's approval.
  - b. Labor and Materials, 50 percent or the total of claims per Government Code Section 66499.7, whichever is higher.
3. Approve recording and authorize the Chair to sign the Final Map and Subdivision Improvement Agreement.

There is no net County cost associated with this action.

**BACKGROUND**

The Northstar Highlands II project was approved to create 16 large lots on 64.7 acres. Within the 16 large lots, the approval included creation of 446 residential units and up to 147 non-residential and commercial condominiums, including 4,000 square feet of commercial space and 32 employee housing units. The Northstar Highlands II Tree House (8B) and Stellar Residences (Lot 9A) developments located on Mountainside Place off Highlands View Road, approximately three miles southwest of the intersection of Highway 267 and Highlands View Road (see Exhibit "A"). This final map will create one commercial lot (8B) for the newly constructed "Tree House" recreational facility, six residential lots (which are between 7,318 square feet and 8,929 square feet in size), one common area open space lot, a private road lot within Large Lot 9A, and a remainder. The improvements for the Tree House (8B) were accepted as complete July 15, 2014. Highlands View Road provides access to this development from Highway 267.

The improvements constructed with this subdivision consisting of private subdivision streets, sewer, drainage and utility infrastructure, and survey monuments are complete. Security sufficient to cover labor and materials and faithful performance for the public improvements has been posted with the County. Streets within this project are private, with maintenance provided by the property owner's Association.

Approval of this Final Map will also abandon certain portions of a Drainage Access Easement, Snow Storage, and Multi-Purpose Easements, pursuant to Section 66499.20.2 of the Subdivision Map Act. An application for this abandonment has been approved by the Department of Public Works.

**ENVIRONMENTAL CLEARANCE**

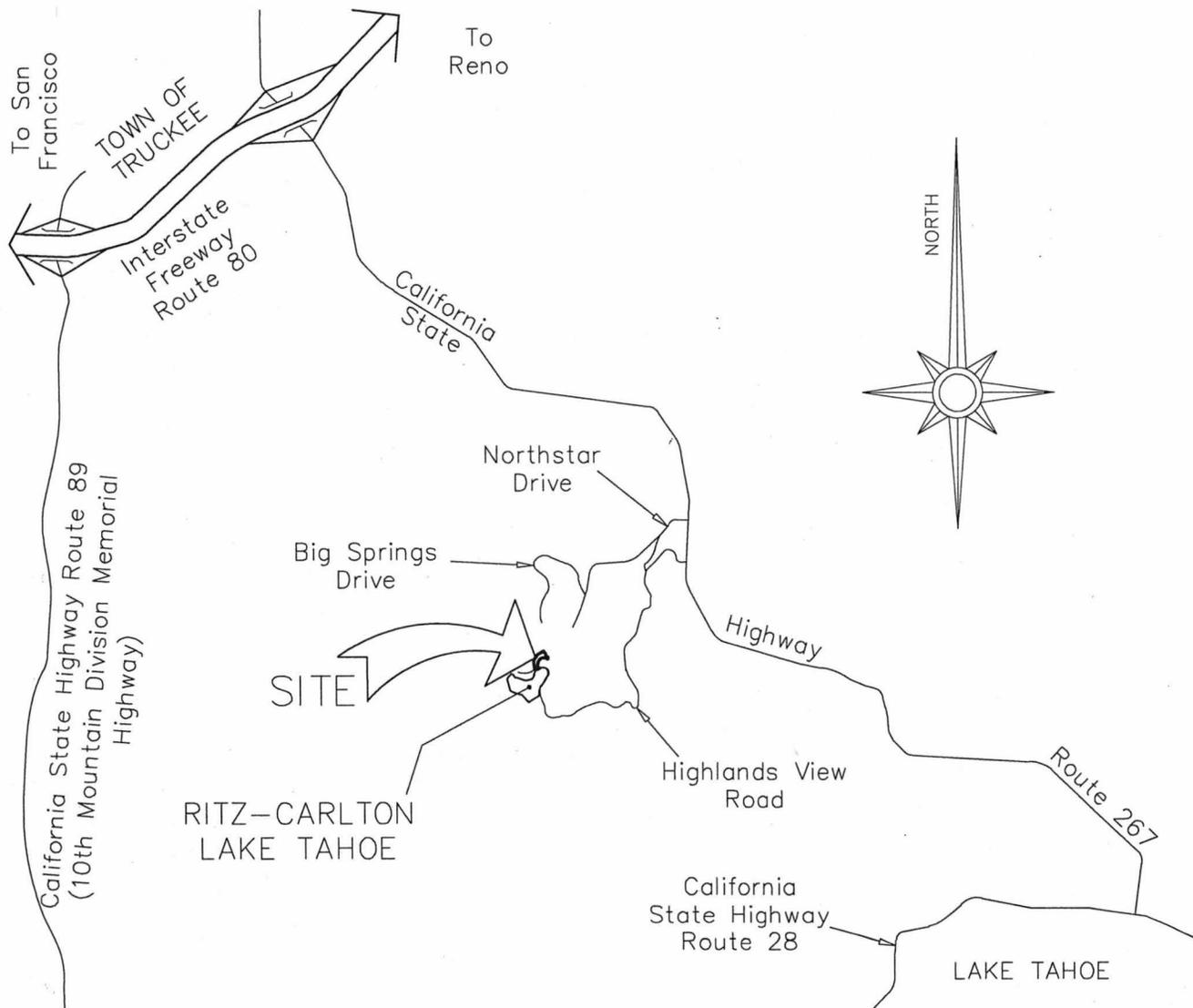
On July 25, 2013, the Planning Commission accepted the Initial Study for Northstar Highlands II which relies on the previously certified Northstar Highlands Master Plan Environmental Impact Report (EIR) as the appropriate environmental document for this project. The EIR for the Northstar Highlands Master 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**

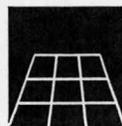
Approval of the Final Map and improvements will have no fiscal impact on the County's General Fund.

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

# EXHIBIT A



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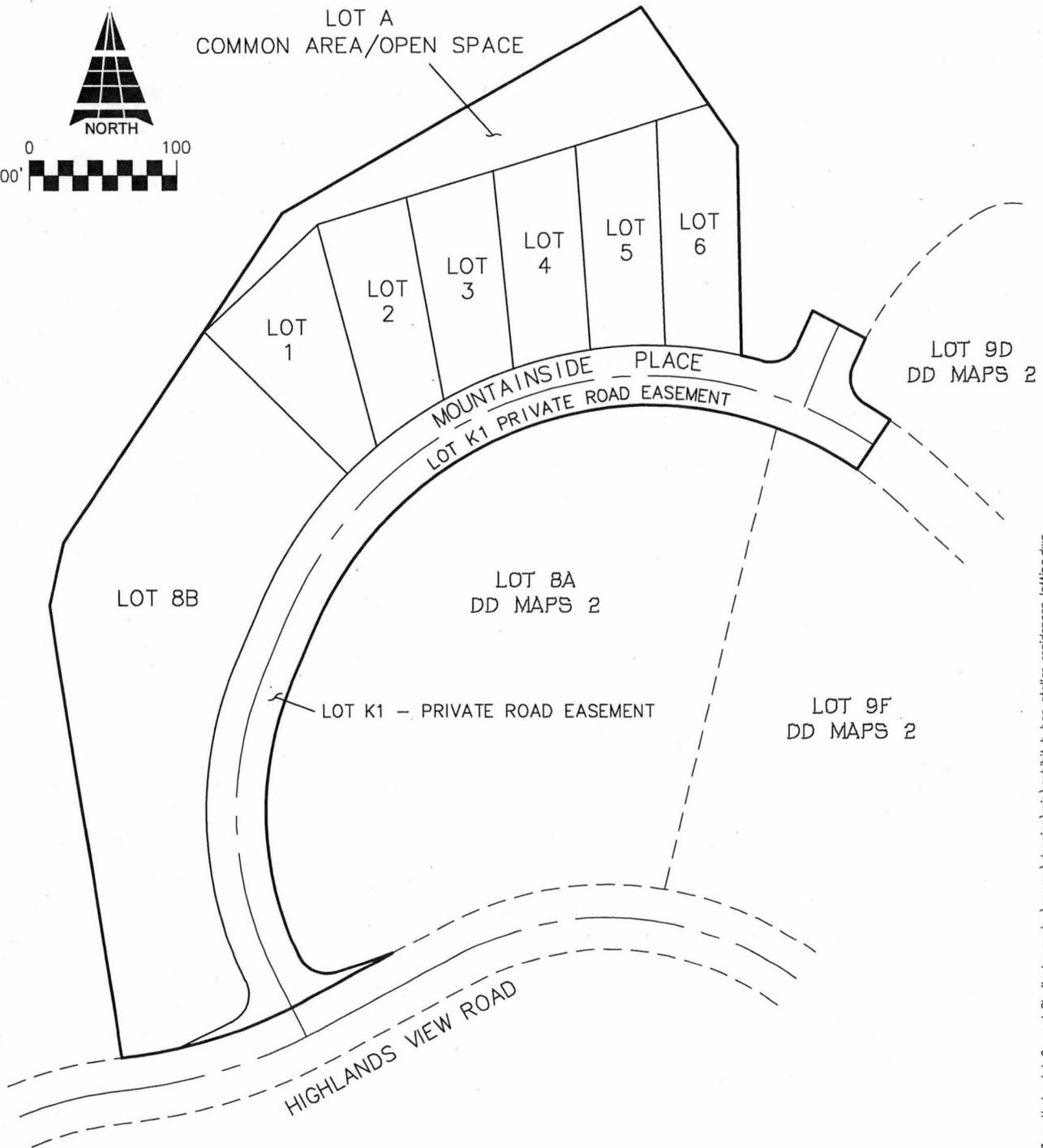
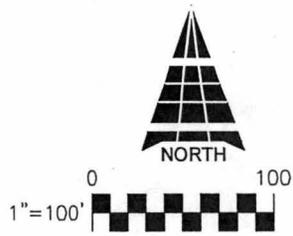
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VICINITY MAP  
NORTHSTAR HIGHLANDS II  
TREE HOUSE (8B) AND STELLAR RESIDENCES (9A)  
TRACT NO. ESD 14-00035  
PLACER COUNTY, CALIFORNIA

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# EXHIBIT B



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LOTING EXHIBIT  
NORTHSTAR HIGHLANDS II  
TREE HOUSE (8B) AND STELLAR RESIDENCES (9A)  
TRACT NO. ESD 14-00035  
PLACER COUNTY, CALIFORNIA

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