



**MEMORANDUM**  
**COMMUNITY DEVELOPMENT RESOURCE AGENCY**  
**ENGINEERING AND SURVEYING DIVISION**  
County of Placer

TO: Board of Supervisors

FROM: Rick Eiri, Deputy Director  
Engineering and Surveying 

BY: Leslie Amsberry, County Surveyor

SUBJECT: Northstar Highlands II, Boulders (10G) Final Map  
Tract No. ESD16-00030, Improvements ESD15-00136

DATE: August 9, 2016

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**ACTION REQUESTED**

1. Accept the improvements as complete; and
2. Authorize the Chair to sign the Northstar Highlands II Boulders (10G) Final Map and Subdivision Improvement Agreement and approve recordation of the Final Map and the Agreement.

**BACKGROUND**

The Northstar Highlands II Boulders (10G) subdivision is located off Highlands View Road, approximately three miles southwest of the intersection of Highway 267 and Highlands View Road (see Attachment 1). The Northstar Highlands II project approval included the creation of 446 residential units. The Northstar Highlands II Boulders (10G) Final Map will create 19 residential lots ranging in size from 3,354 to 17,293 square feet (see Attachment 2), four open space/common area lots, one road lot and one lot for future ski lift improvements.

The improvements constructed with this subdivision consisting of subdivision streets, sewer, drainage and utility infrastructure, survey monuments, and miscellaneous items 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 public Snow Storage, Sewer Access, Multi Purpose and Emergency Access Easements, pursuant to Section 66499.20.2 of the Subdivision Map Act. Replacement easements are being dedicated on the Final Map. An application for this abandonment has been approved by the Department of Public Works and Facilities.

**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).

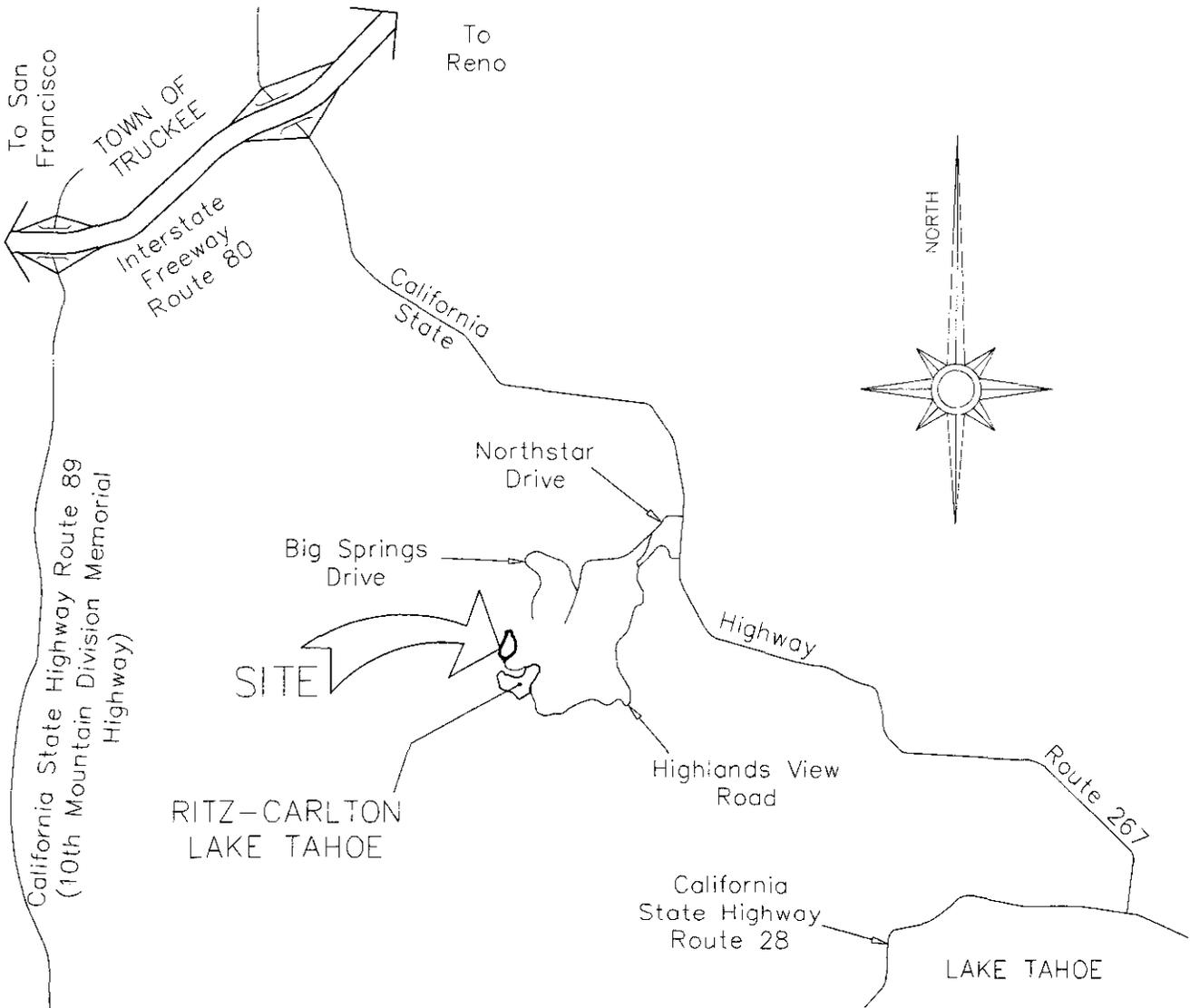
**FISCAL IMPACT**

None.

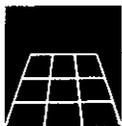
**ATTACHMENTS**

- Attachment 1: Vicinity Map
- Attachment 2: Map of Subdivision

# ATTACHMENT 1



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VICINITY MAP  
NORTHSTAR HIGHLANDS II  
BOULDERS (10G)  
TRACT NO. ESD 16-00030  
PLACER COUNTY, CALIFORNIA

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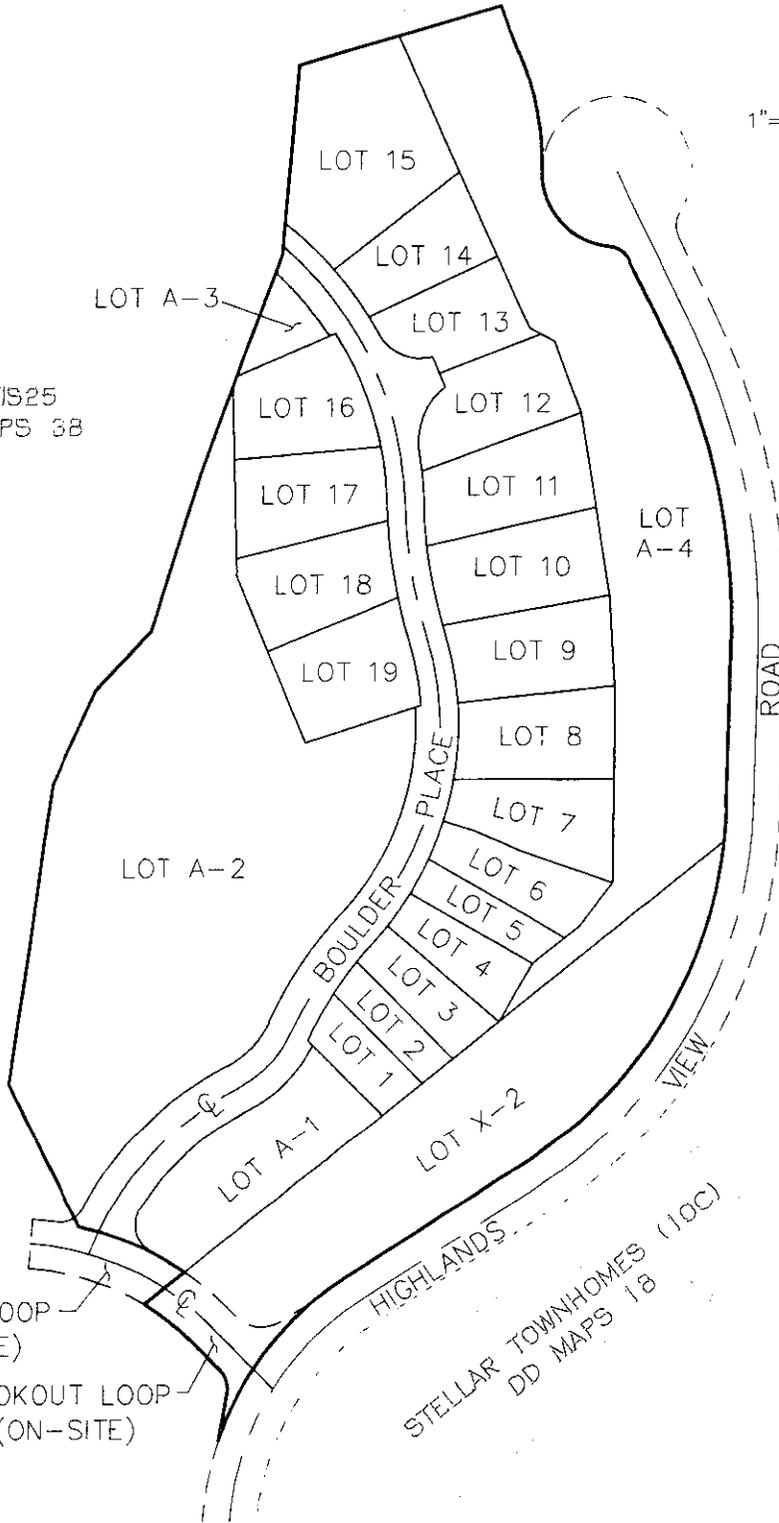
# ATTACHMENT 2



0 150  
1"=150'

MARTIS25  
CC MAPS 38

MARTIS25  
CC MAPS 38



REMAINDER  
DD MAPS 2

REMAINDER  
DD MAPS 2

LOOKOUT LOOP  
(OFF-SITE)

LOOKOUT LOOP  
(ON-SITE)

HIGHLANDS  
STELLAR TOWNHOMES (10C)  
DD MAPS 18

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LOTING EXHIBIT  
NORTHSTAR HIGHLANDS II  
BOULDERS (10G)  
TRACT NO. ESD 16-00030  
PLACER COUNTY, CALIFORNIA

Chk'd by: MRD	Dwg By: KS	Scale: 1"=150'	Job# 15-1378	Date: 7/11/2016	Sheet 1 of 1
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