

MEMORANDUM

COMMUNITY DEVELOPMENT/RESOURCE AGENCY

County of Placer

TO: BOARD OF SUPERVISORS
FROM: JOHN MARINI WES ZICKER
SUBJECT: THE RETREAT AT NORTHSTAR
TRACT #930

DATE: MAY 9, 2006

ACTION REQUESTED / RECOMMENDATION

Approve recording of the Final Map for The Retreat at Northstar, subject to your Board approving the formation of Zone 187 of County Service Area No. 28:

1. Approve recording and authorize the Chairman to sign the Final Map.
2. Authorize the Chairman to sign the Subdivision Improvement Agreement.
3. Instruct the Clerk of the Board to do the following:
 - a) Prepare the Final Map for recording.
 - b) Prepare the Subdivision Improvement Agreement for recording.

BACKGROUND / SUMMARY

The Retreat was approved to create 18 single-family residential lots with an average size of 1.07 acres, and 2 Open Space Lots as shown on the attached Exhibit "A." This subdivision is located on Big Springs Drive, 3000' westerly of the intersection of Northstar Drive and Big Springs Drive in Northstar.

The Improvements to be constructed with this subdivision consist of County Road reconstruction, subdivision streets, drainage, survey monumentation, and miscellaneous items. Security sufficient to cover labor / materials and faithful performance has been posted with the County.

Streets within this project are public, with maintenance to be funded by Zone 187 of County Service Area No. 28, and provided by Northstar Community Service District. Your Board will be requested to approve the formation of Zone 187.

ENVIRONMENTAL CLEARANCE

A Final EIR for The Retreat at Northstar has been found adequate to satisfy the requirements of CEQA for this project. The Final EIR was certified by the Planning Commission on February 23, 2005 (SCH #2003032042).

FISCAL IMPACT

None

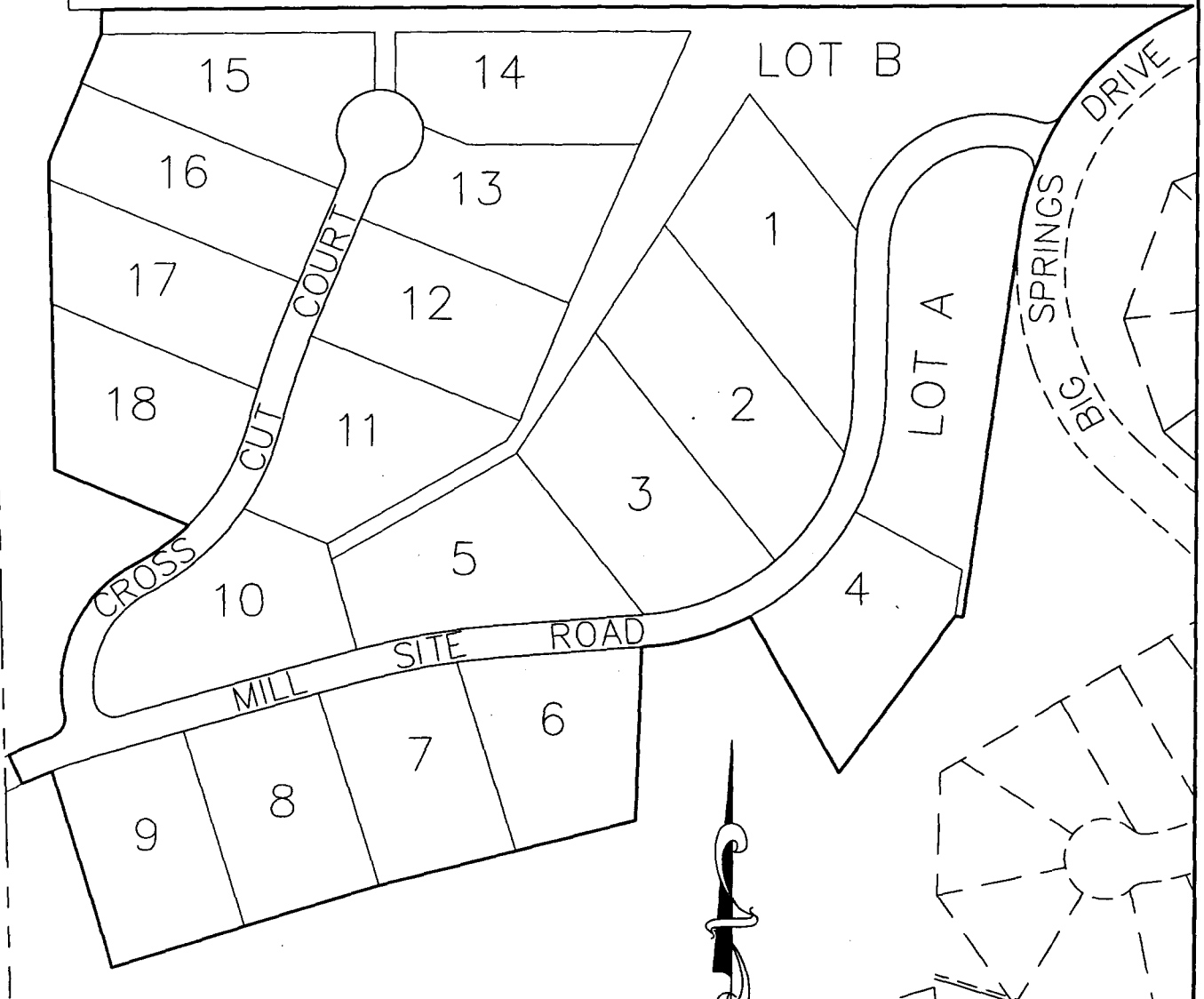
Attachment: Exhibit "A" – Map of Subdivision

EXHIBIT "A"
THE RETREAT AT NORTHSTAR

A PORTION OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.M.

COUNTY OF PLACER
SCALE: 1" = 200'

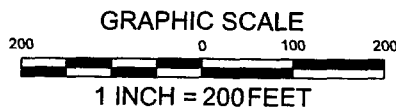
CALIFORNIA
APRIL 17, 2006



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PREPARED FOR:
TRIMONT LAND COMPANY
APN: 110-030-062 1122.10F
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