



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**ENGINEERING  
&  
SURVEYING**

Wes Zicker  
Director of Engineering & Surveying

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Wes Zicker, Director *WZ*  
Department of Engineering and Surveying, Community Development Resource Agency

**DATE:** November 6, 2007

**SUBJECT: NORTHSTAR "HIGHLANDS" PROJECT**  
**HIGHLANDS VIEW ROAD SEGMENT 1 / DPN 8313**  
**HIGHLANDS VIEW ROAD SEGEMENT 2 / DPN 8378**  
**REVISED 10/25/2007**

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**ACTION REQUESTED:**

Accept the improvements for Highlands View Road Segment 1 and Highlands View Road Segment 2 as complete, and authorize the Director of Engineering & Surveying to execute a Deferred Improvement Agreement with developer for ancillary incomplete improvements.

**BACKGROUND:**

The Northstar "Highlands" project was approved to allow construction of improvements near mid-mountain of the Northstar Ski Resort, located generally five miles northwest of Lake Tahoe and three miles southwest of Highway 267 in the Northstar at Tahoe ski resort area. The project includes construction of up to 1,450 multifamily residential units, the 255-room Ritz Carlton hotel, miscellaneous retail and dining establishments, an outdoor amphitheater, and employee housing. The "Highlands" project also includes construction of Highlands View Road and Ridgeline Drive.

Highlands View Road is a paved road, approximately 3½ miles long, that generally connects Highway 267 to the mid-mountain improvements, and includes two bridges and four ski-over tunnels. Segment 1 is the eastern segment that runs from Highway 267 to West Martis Creek. Segment 2 is the western segment that runs from West Martis Creek to the mid-mountain improvements. The western termination of Highlands View Road includes an emergency access road that connects to the existing terminus of Big Springs Drive. Ridgeline Drive is an approximately ½ mile paved road that connects Highlands View Road to existing Northstar Drive, and is included as part of the Highlands View Road Segment 1 improvement plans. Security sufficient to cover labor / materials and faithful performance has been posted with Placer County for the construction of these roads.

Both Highlands View Road and Ridgeline Drive are private roads with a public road easement allowing for the use of the road by the general public. Maintenance of Highlands View Road and Ridgeline Drive is funded by Permanent Road Division #7.

Highlands View Road and Ridgeline Drive are substantially complete and considered functionally acceptable. Ancillary incomplete improvements consist mostly of revegetation work, tunnel beautification, and replacement of a temporary emergency access gate with a final emergency access gate. These items are slated for completion in late spring 2008. Security sufficient to cover completion of these ancillary improvements has been posted with the County in the form of a Deferred Improvement Agreement.

### **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:**

Funding for maintenance of these roads will be provided by the Department of Public Works using existing road maintenance revenue sources.

Attachments: Exhibit "A" - Map of Project



# northstar-at-tahoe

## THE HIGHLANDS

### VESTING TENTATIVE MAP

SEPTEMBER, 2003

Exhibit A



