



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING
&
SURVEYING**

Michael Johnson, Agency Director

Wes Zicker
Director of Engineering & Surveying

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Wes Zicker, Director
Department of Engineering and Surveying, Community Development Resource Agency
DATE: August 23, 2011
SUBJECT: NORTHSTAR HIGHLANDS II, PHASE 1 (10B) TRACT 933
HOME RUN TOWNHOMES, DPN 8636

ACTION REQUESTED:

Accept as complete the Home Run Townhomes subdivision improvements, a component of Northstar Highlands II, and approve recording of the project's Final Map, known as Northstar Highlands II, Phase 1 (Large Lot 10B). These actions will involve the following:

1. Accept the Northstar Highlands II Home Run Townhome subdivision improvements as complete;
2. Authorize the Director of Engineering and Surveying to enter into a Deferred Improvement Agreement to defer completion of ancillary improvements which cannot be reasonably completed until after substantial progress on the subdivision's structures has been completed.
3. Approve recording of the Final Map and authorize the Chairman to sign the Final Map.
4. Authorize the Chairman to sign the Subdivision Improvement Agreement.
5. 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:

The Northstar Highlands II project was approved to create 17 Large Lots on 64.7 acres. Within the 17 Large Lots, the approval included creation of 576 residential units (22 townhomes and 554 condominiums) and up to 200 commercial condominiums, including 4000 square feet of commercial floor space, and up to 32 employee housing units. This Northstar Highlands II, Phase 1 map (Home Run Townhomes) will create 16 "townhome" lots, one common area lot within Large Lot 10B, and a remainder. The project is located approximately 5 miles northwest of the North Shore of Lake Tahoe, and approximately 3 miles southwest of the intersection of Highway 267 and Highlands View Road, just north of and across the street from the Ritz Carlton Hotel, in the Northstar at Tahoe Ski Area.

The improvements constructed with this subdivision, consisting of on-site streets, treated water, sewers, drainage, survey monumentation and miscellaneous infrastructure components, are largely complete and security sufficient to cover the lien period for labor/materials and warranty period for public improvements has been posted with Placer County. Some minor incomplete improvements will be secured by a Deferred Improvement Agreement, to be executed by the Director of Engineering & Surveying. The incomplete improvements are ancillary in nature, consisting mostly of topside improvements that cannot be reasonably constructed until the townhome structures are built. This is

due to the steep topography of the site; the townhome foundations are designed as retaining foundations. After foundations are placed the driveways can be backfilled and paved, the stubbed out utilities tied in, and topside landscaping completed. All Fire/Life/Safety components of the project have been satisfactorily completed, and serving utility agencies/districts have signed off on acceptance of the improvements.

Streets within the Home Run Townhomes development are private, with maintenance to be provided by the property owners association. Highlands View Road, which provides access to the project from Highway 267, is a private road with an overlying public road easement, allowing for the use of the road by the general public. Maintenance of Highlands View Road is funded by Permanent Road Division #7.

If your Board intends to accept these improvements as complete (item 1) by relying upon the Deferred Improvement (item 2), staff has prepared a Subdivision Improvement Agreement that recognizes these actions (item 4) thus satisfying all conditions required for the approval of the Final Map (item 3).

Approval of this Final Map will also abandon certain portions of public Snow Storage and Multi Purpose Easements, pursuant to Section 66499.20 ½ of the Subdivision Map Act. An application for this abandonment has been approved by the Department of Public Works.

ENVIRONMENTAL CLEARANCE:

An Environmental Impact Report was prepared for the Northstar Highlands project pursuant to the provisions of CEQA. The final EIR was certified by the Planning Commission on January 8, 2009. Mitigation Measures have been addressed by the Conditions of Approval for this subdivision.

FISCAL IMPACT:

None

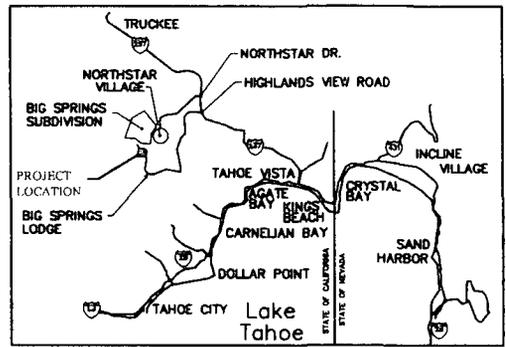
Attachments:

Exhibit 'A' Vicinity Map and Map of Subdivision

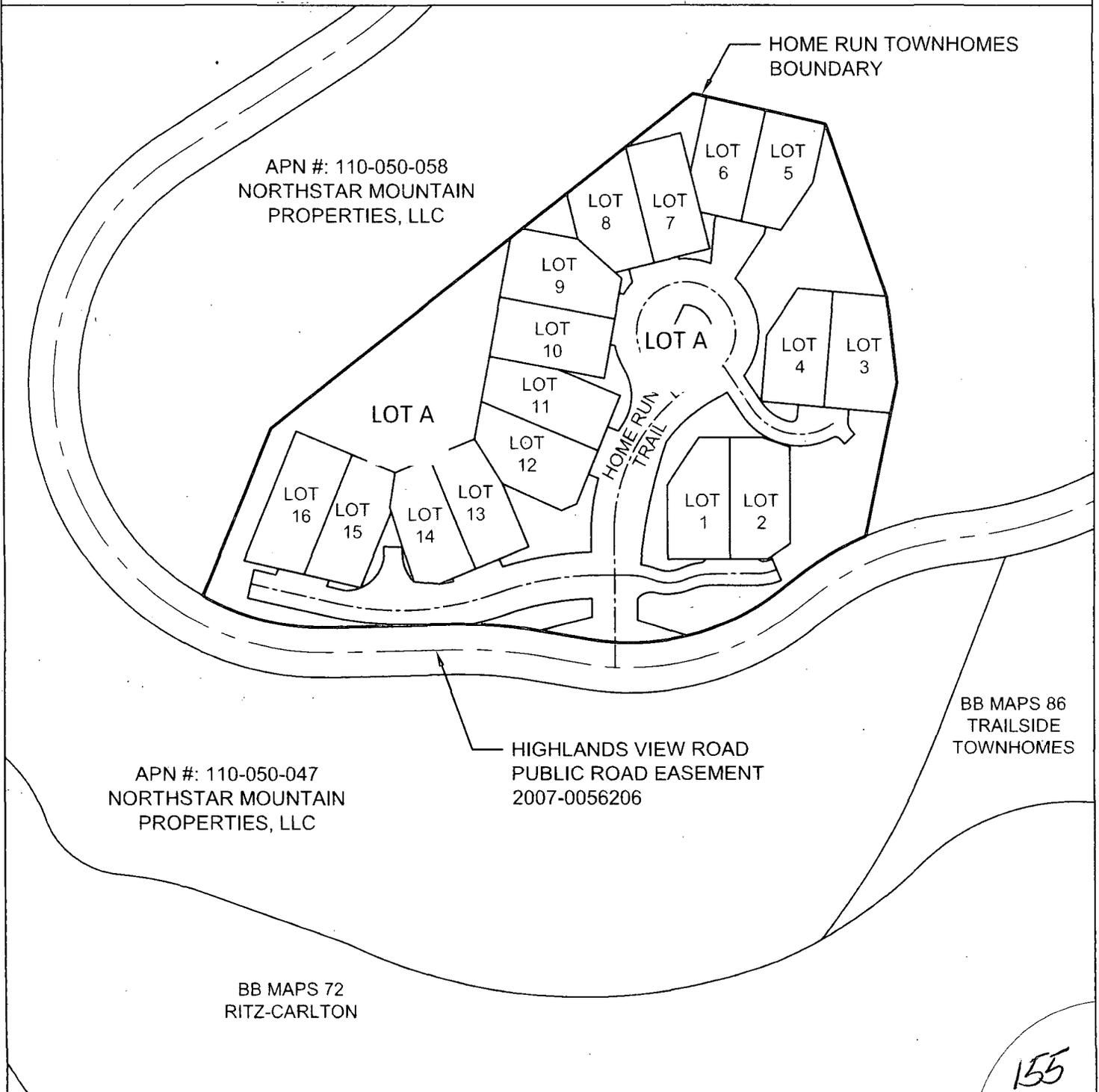
EXHIBIT 'A'



SCALE
1" = 120'



VICINITY MAP



APN #: 110-050-058
NORTHSTAR MOUNTAIN
PROPERTIES, LLC

HOME RUN TOWNHOMES
BOUNDARY

LOT A

LOT A

APN #: 110-050-047
NORTHSTAR MOUNTAIN
PROPERTIES, LLC

HIGHLANDS VIEW ROAD
PUBLIC ROAD EASEMENT
2007-0056206

BB MAPS 86
TRAILSIDE
TOWNHOMES

BB MAPS 72
RITZ-CARLTON

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