

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

**ENGINEERING AND  
SURVEYING DIVISION**

Michael Johnson, AICP  
Agency Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael Johnson, AICP  
Agency Director

**DATE:** March 26, 2013

**SUBJECT:** **HOMEWOOD SHORES, TRACT 1002 (Formerly Homewood Villas)**

**ACTION REQUESTED:**

1. Approve the recordation of the Final Map for Homewood Shores.
2. Approve the recordation of the associated Subdivision Improvement Agreement.

There is no net County cost associated with this action.

**BACKGROUND:**

The Homewood Shores subdivision (formerly Homewood Villas) was approved to create six residential lots and one Common Area lot on 1.58 acres. The residential lots range in size from 2,258 to 2,303 square feet as shown on the attached Exhibit A. The Homewood Shores subdivision is located in between State Highway 89 and Lake Tahoe, south of Silver Street, in the Homewood area as shown on the attached Exhibit B. This project was previously approved as a six-unit fractional ownership timeshare known as The Villas at Harborside.

The improvements proposed to be constructed with this subdivision consist of private access driveways and parking areas, drainage and utility infrastructure, survey monuments, and miscellaneous items. Driveways, parking areas, drainage, and utility infrastructure are private, with maintenance provided by the property owner's association. Security equivalent to the estimated cost of the public improvements (survey monumentation) has been posted with the County.

A request to abandon a portion of a "no access" strip (relinquishment of abutter's rights) to State Highway 89 across a driveway access has been satisfactorily processed through the Department of Public Works. Pursuant to Section 66499.20½ of the Subdivision Map Act, the no access strip will be abandoned with the filing of the Final Map.

**ENVIRONMENTAL CLEARANCE:**

An Addendum to the previously adopted Negative Declaration for the Villas at Harborside project (approved June 12, 2007 by the Board of Supervisors) was approved by the Planning Commission on August 30, 2012. Mitigation Measures have been addressed by the Conditions of Approval for this subdivision.

213

**FISCAL IMPACT:**

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

**RECOMMENDATION:**

1. Approve recording and authorize the Chairman to sign the Final Map.
2. 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.

Attachment: Exhibit A – Map of Subdivision  
Exhibit B – Location Map

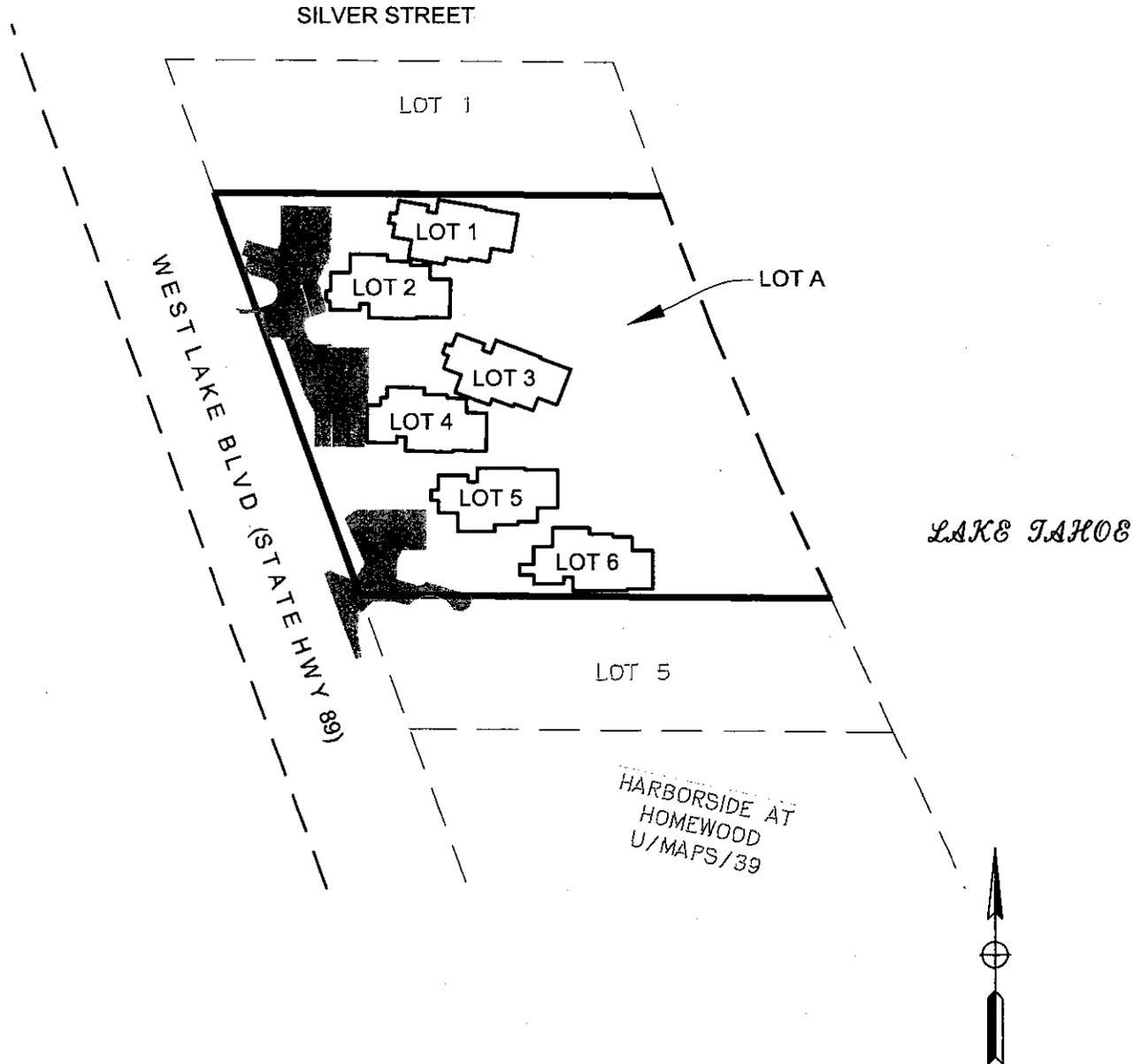
EXHIBIT "A"

# HOMEWOOD SHORES

LOTS 2, 3, AND 4 OF HARBORSIDE AT HOMEWOOD, BOOK U OF MAPS,  
PAGE 39, OFFICIAL RECORDS PLACER COUNTY,  
LOCATED IN SECTION 1, TOWNSHIP 14 NORTH, RANGE 16 EAST, M.D.M.

COUNTY OF PLACER  
SCALE: 1" = 100'

CALIFORNIA  
FEBRUARY 22, 2013



## AUERBACH ENGINEERING CORP.

CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING  
PROGRAM MANAGEMENT AND PLANNING

P.O. BOX 5388 • 3082 NORTH LAKE • TAHOE CITY • CALIFORNIA 96145  
VOICE (530) 581-1116 • FAX (530) 581-3182  
WWW.AUERBACHENGINEERING.COM

PREPARED FOR:  
PLACER COUNTY  
PROJECT NO. 2193.00

J:\2193.00\Dwg\Exhibits\2193.00-VinMap.dwg

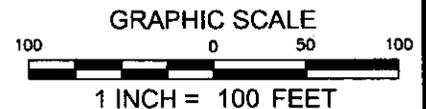


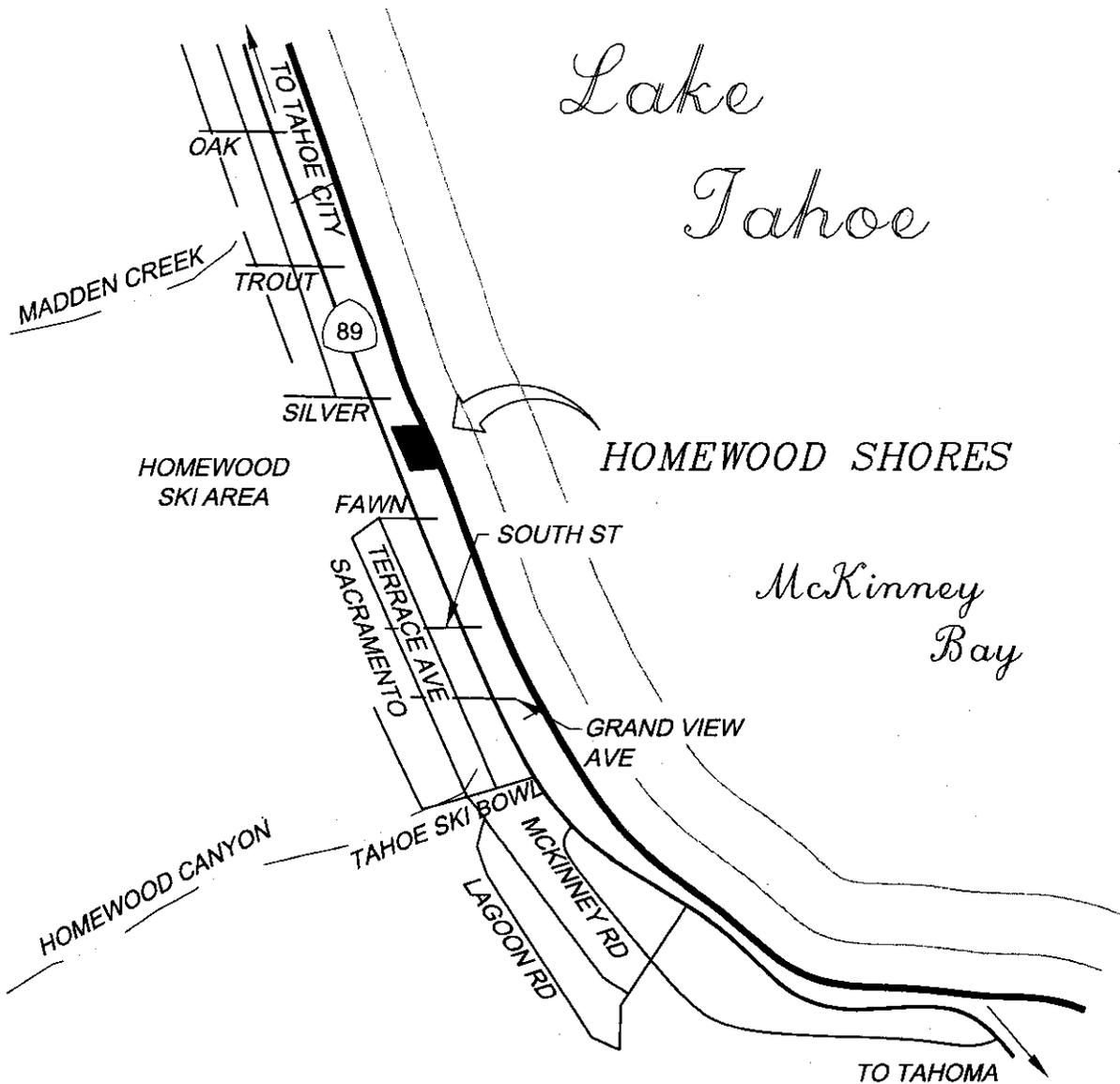
EXHIBIT "B"

# HOMEWOOD SHORES

LOTS 2, 3, AND 4 OF HARBORSIDE AT HOMEWOOD, BOOK U OF MAPS,  
PAGE 39, OFFICIAL RECORDS PLACER COUNTY,  
LOCATED IN SECTION 1, TOWNSHIP 14 NORTH, RANGE 16 EAST, M.D.M.

COUNTY OF PLACER  
SCALE: 1" = 1000'

CALIFORNIA  
FEBRUARY 22, 2013



## AUERBACH ENGINEERING CORP.

CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING  
PROGRAM MANAGEMENT AND PLANNING

P.O. BOX 5399 • 3092 NORTH LAKE • TAHOE CITY • CALIFORNIA 96145  
VOICE (530) 581-1116 • FAX (530) 581-3162  
WWW.AUERBACHENGINEERING.COM

PREPARED FOR:  
PLACER COUNTY  
PROJECT NO. 2193.00

J:\2193.00\Dwg\Exhibits\2193.00-VinMap.dwg

