



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

TO: Board of Supervisors DATE: August 23, 2016

FROM: Rick Eiri, Deputy Director   
Engineering and Surveying

BY: Leslie Amsberry, County Surveyor

SUBJECT: Tahoe Beachfront Residences Final Map, a Condominium Map (formerly Peak 10)  
Tract No. ESD16-00013

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**ACTION REQUESTED**

1. Authorize the Chair to sign the Tahoe Beachfront Residences Final Map (formerly Peak10) and Subdivision Improvement Agreement and approve recordation of the Final Map and Agreement.

**BACKGROUND**

The Tahoe Beachfront Residences (formerly Peak 10) subdivision is located at 8308 North Lake Boulevard in Kings Beach, approximately 0.25 miles east of the intersection of Highway 267 and North Lake Boulevard (see Attachment 1). The Tahoe Beachfront Residences project approval included the creation of up to 10 single-family airspace condominium units within the multi-family residential building on Lot 1, and the creation of Lot 2, a common area lot, over a recreational beach parcel with no improvements proposed. Lot 2 is subject to an existing conservation easement and is restricted to open space for the benefit of the public. This Final Map will create two lots, (See Attachment 2).

No public improvements are constructed with this project. The improvements constructed with this subdivision consist of private parking area, sewer, water, and utility connections, drainage infrastructure, and survey monumentation. Security sufficient to cover the installation of survey monuments has been posted with the County. Parking within this project is private, with maintenance provided by the property owner's association.

**ENVIRONMENTAL CLEARANCE**

A Mitigated Negative Declaration for the Tahoe Beachfront Residences (formerly Peak 10) subdivision has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was approved by the Planning Commission on September 24, 2015. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

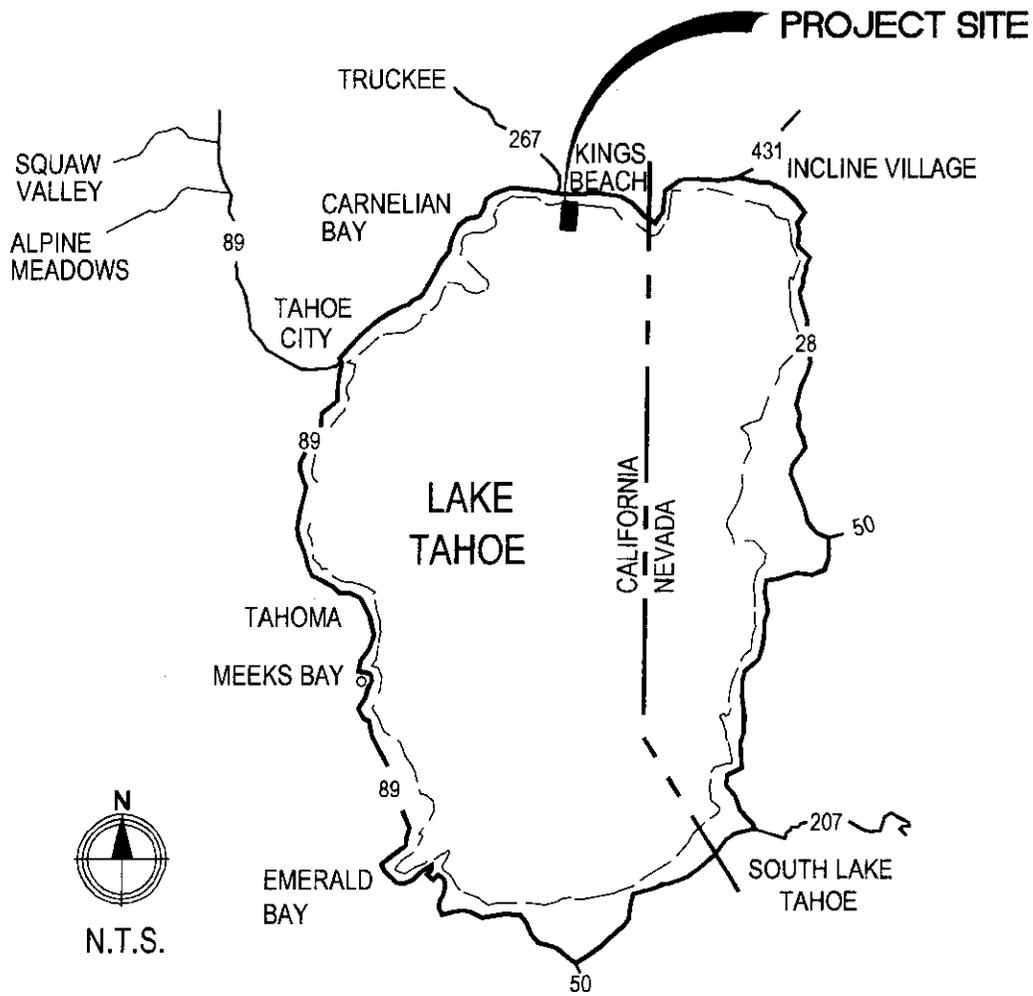
**FISCAL IMPACT**

None.

**ATTACHMENTS**

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

# VICINITY MAP

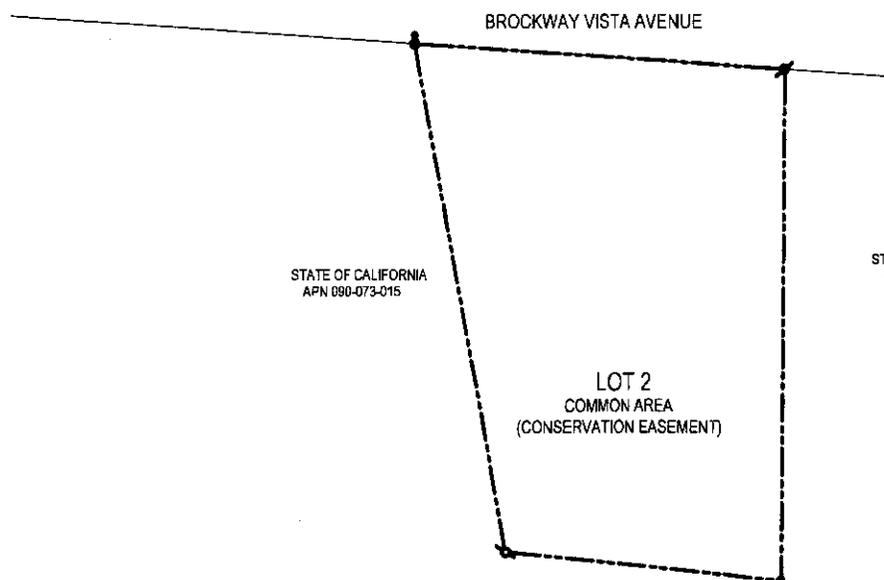
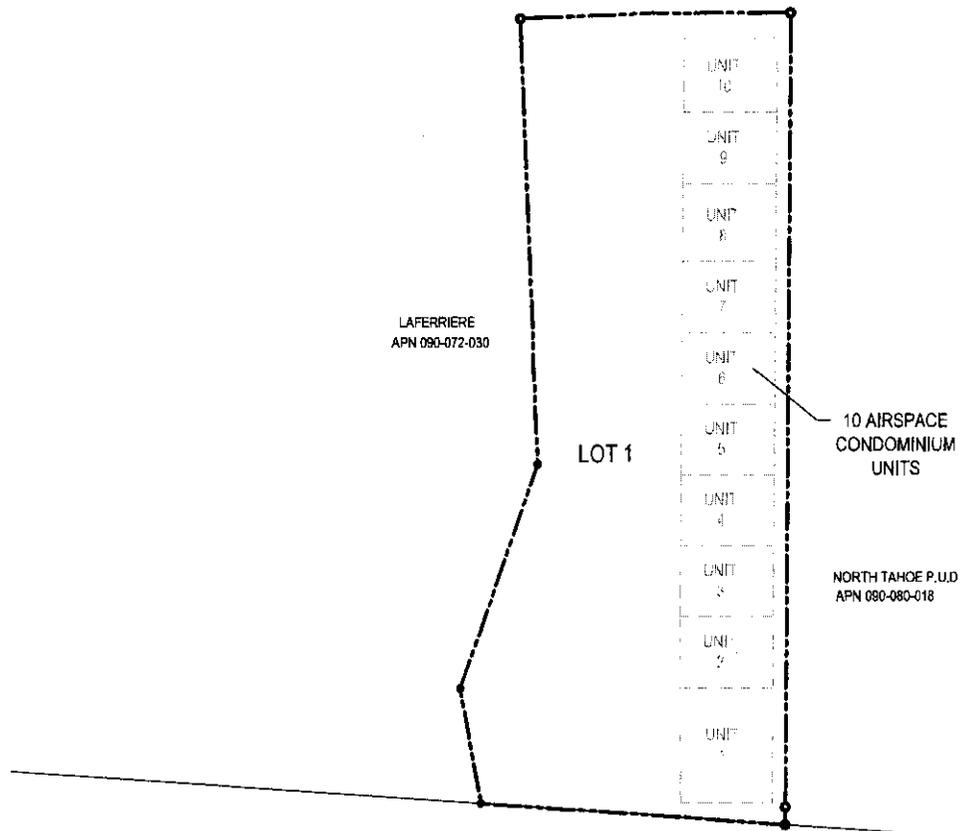


**CDR** P-R DESIGN & ENGINEERING INC.  
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VICINITY MAP  
TAHOE BEACHFRONT RESIDENCES (PEAK 10)  
ESD 16-00013  
PLACER COUNTY, CALIFORNIA

ATTACHMENT 2

STATE HIGHWAY NO. 28



LAKE TAHOE



NOT TO SCALE



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SITE MAP  
TAHOE BEACHFRONT RESIDENCES (PEAK 10)  
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