

# MEMORANDUM

COMMUNITY DEVELOPMENT RESOURCE AGENCY

County of Placer

TO: BOARD OF SUPERVISORS DATE: SEPTEMBER 26, 2006  
FROM: JOHN MARIN / WES ZICKER *w/z*  
ENGINEERING AND SURVEYING DEPARTMENT  
SUBJECT: TIMILICK TAHOE (aka EAGLEWOOD) PHASES 1A & 1B,  
TRACTS #941 & #942

## ACTION REQUESTED / RECOMMENDATION

Approve the Final Maps for Timilick Tahoe Phases 1A and 1B located off Highway 267 in Martis Valley, subject to your Board approving the formation of Zones 201 and 202 and the annexation into Zone 194 in 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

Timilick Tahoe, originally called Eaglewood, was approved to create 462 residential units. Phase No. 1A creates 47 single-family residential lots with an average size of 13,000 square feet. Phase 1B creates 40 town home lots with an average size of 6,000 square feet as shown on the attached Exhibit "A". These two phases were originally approved as one phase but due to the different type of residential use two Final Maps are being processed. This subdivision is located at the end of Schaffer Mill Road off Highway 267 in Martis Valley.

The improvements to be constructed with these two subdivisions consist of subdivision streets and related underground infrastructure, drainage, multi-purpose trails, survey monumentation and miscellaneous items. Security sufficient to cover labor / materials and faithful performance for both Final Maps been combined into one bond and has been posted with the County.

Streets within this project are private, with maintenance provided by the property owner's association. Your Board will be requested to approve the annexation into Zone of Benefit 194 in County Service Area No. 28 to fund maintenance of the public recreational amenities and the formation of Zone of Benefit 201 County Service Area No. 28 to fund water quality monitoring and Zone of Benefit 202 County Service Area No. 28 to fund regional public transit.

## ENVIRONMENTAL CLEARANCE

A Final EIR for Eaglewood has been found adequate to satisfy the requirements of CEQA for this project. The Final EIR was certified by the Planning Commission on June 24, 2004

## FISCAL IMPACT

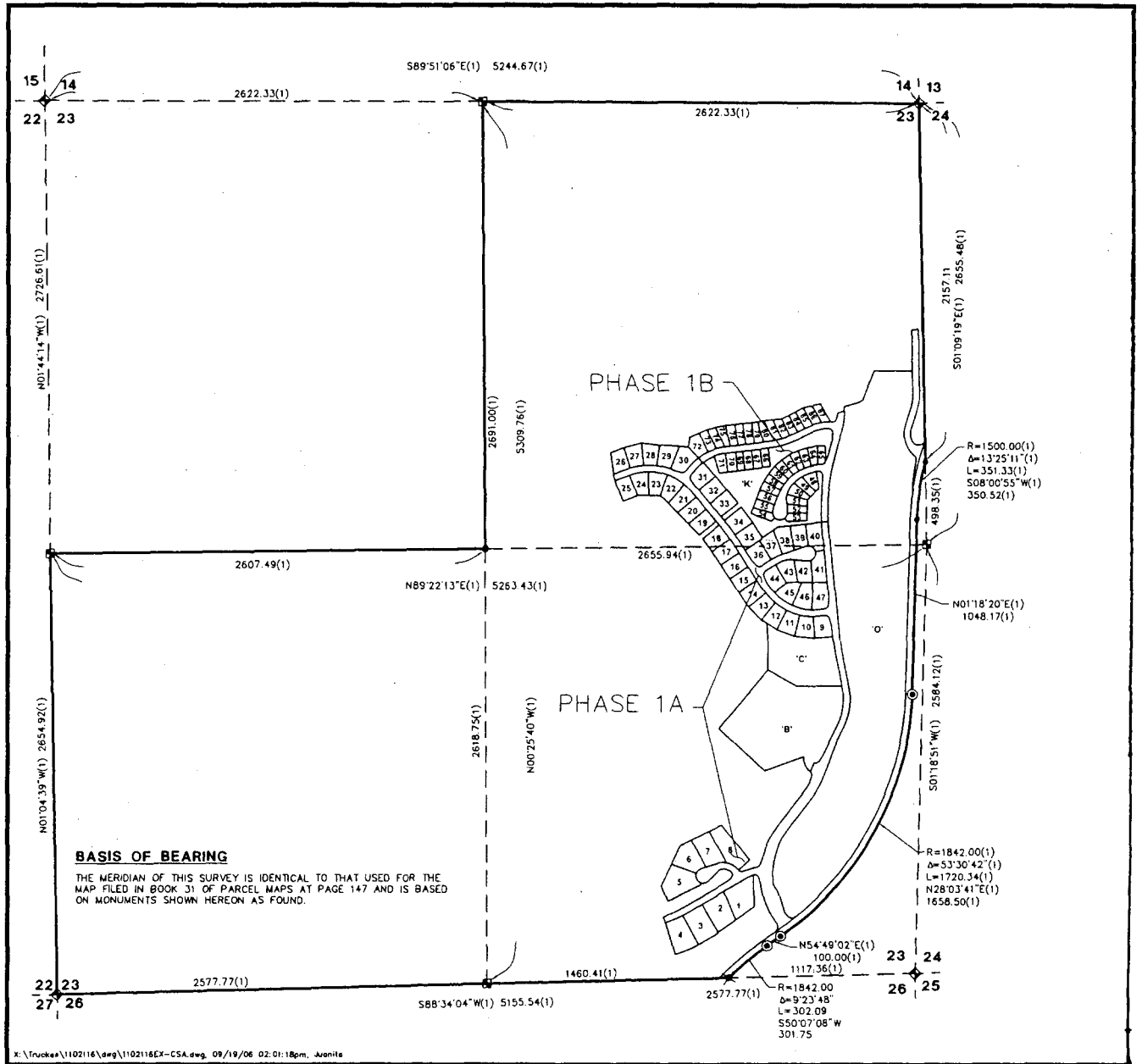
None.

Attachment: Exhibit A – Map of Subdivision

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EXHIBIT "A"



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