TO: Board of Supervisors

FROM: Steve Pedretti
Agency Director

BY: Rick Eiri
Deputy Director

DATE: December 6, 2016

SUBJECT: Tahoe Beachfront Residences (aka Peak 10 Multi-Family Residential Redevelopment), Tract No. ESD16-00013, Project No. ESD15-00301

Action Requested
Accept the improvements as complete.

Background
The Tahoe Beachfront Residences project 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 ten 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. The Final Map created two lots (See Attachment 2).

Engineering and Surveying staff has inspected the construction and found the work to be in accordance with approved standards. No public improvements are constructed with this project. The improvements proposed with this project consist of a private parking area, sewer, water, and utility connections, drainage infrastructure, and survey monumentation. Parking within this project is private, with maintenance provided by the property owner's association. Survey monumentation is complete.

Environmental Clearance
A Mitigated Negative Declaration for the Tahoe Beachfront Residences 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 project.

Fiscal Impact
None.

Attachments
Attachment 1: Vicinity Map
Attachment 2: Site Map