



COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, AICP
Agency Director

**ENGINEERING AND
SURVEYING DIVISION**

Richard Eiri, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael Johnson, AICP
Agency Director

By: Richard Eiri, Deputy Director

DATE: October 7, 2014

SUBJECT: HOMEWOOD SHORES (aka HOMEWOOD VILLAS), TRACT NO. 1002, DPN 8623

ACTION REQUESTED

The following actions are requested for the Homewood Shores Subdivision, Tract No. 1002, located on West Lake Boulevard in Homewood:

1. Accept the improvements as complete.
2. Authorize the release of the security being held to ensure completion of subdivision survey monuments, pursuant to Government Code Section 66499 and Placer County Code Article 16.16.050.

There is no net County cost associated with this action.

BACKGROUND

Homewood Shores, originally called Homewood Villas, was approved to create a six-lot, single-family Planned Residential Development. The Final Map created six separate lots for six detached single-family dwellings and one common area lot, as shown on the attached Exhibit "A." The subdivision is located on the west shore of Lake Tahoe, directly across West Lake Boulevard from Homewood Mountain Resort, as shown on the attached Exhibit "B".

This department has inspected the construction and found the work to be in accordance with approved standards. The subdivision improvements have been satisfactorily completed and consist of a private subdivision access driveway, drainage and utility infrastructure, survey monuments, and miscellaneous items. The infrastructure and facilities within this project are privately maintained by the homeowner's association.

ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration has been found adequate to satisfy the requirements of CEQA and was certified by the Planning Commission on August 30, 2012. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

FISCAL IMPACT

None.

ATTACHMENTS

Exhibit A: Subdivision Map
Exhibit B: Vicinity Map

EXHIBIT A

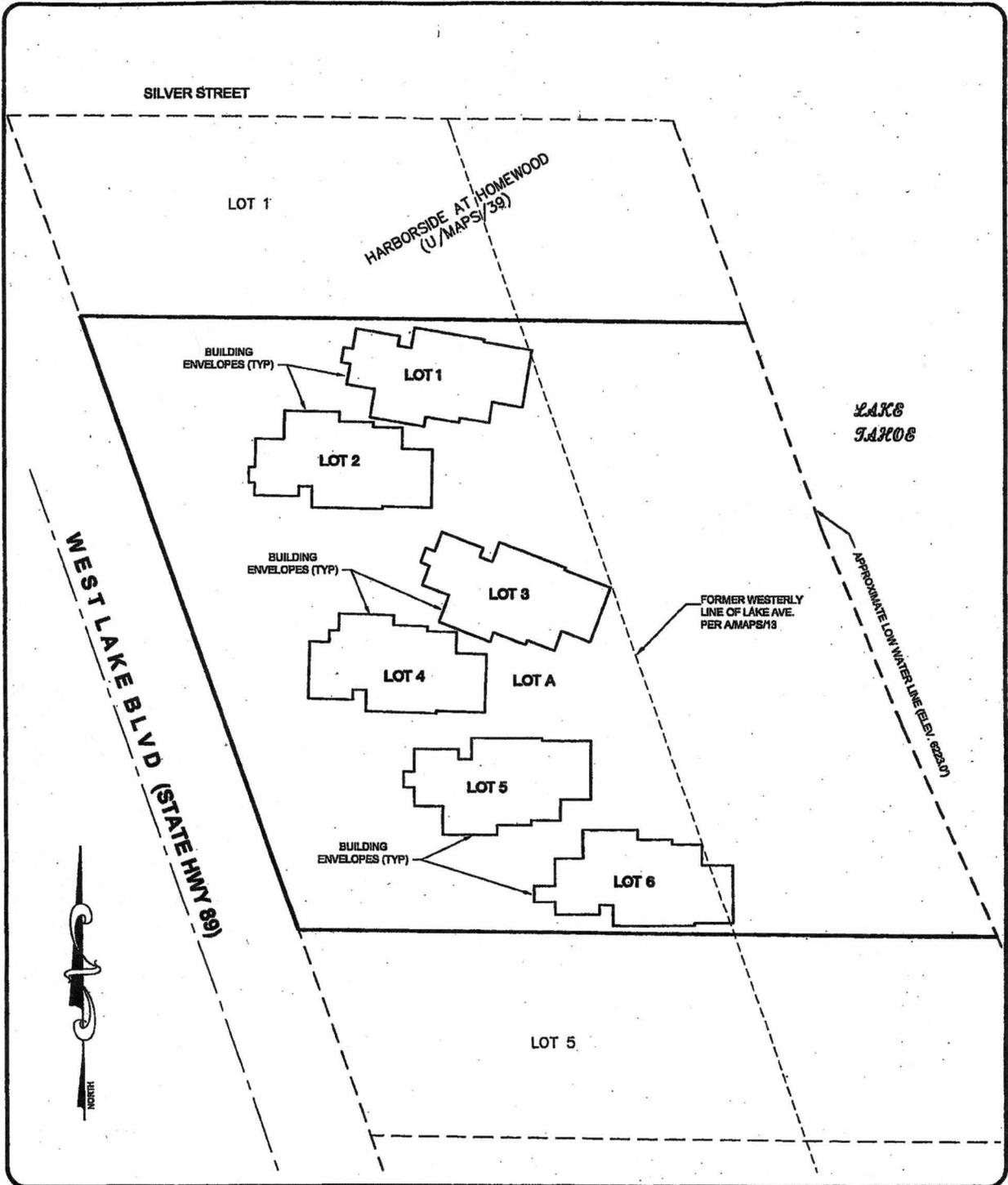
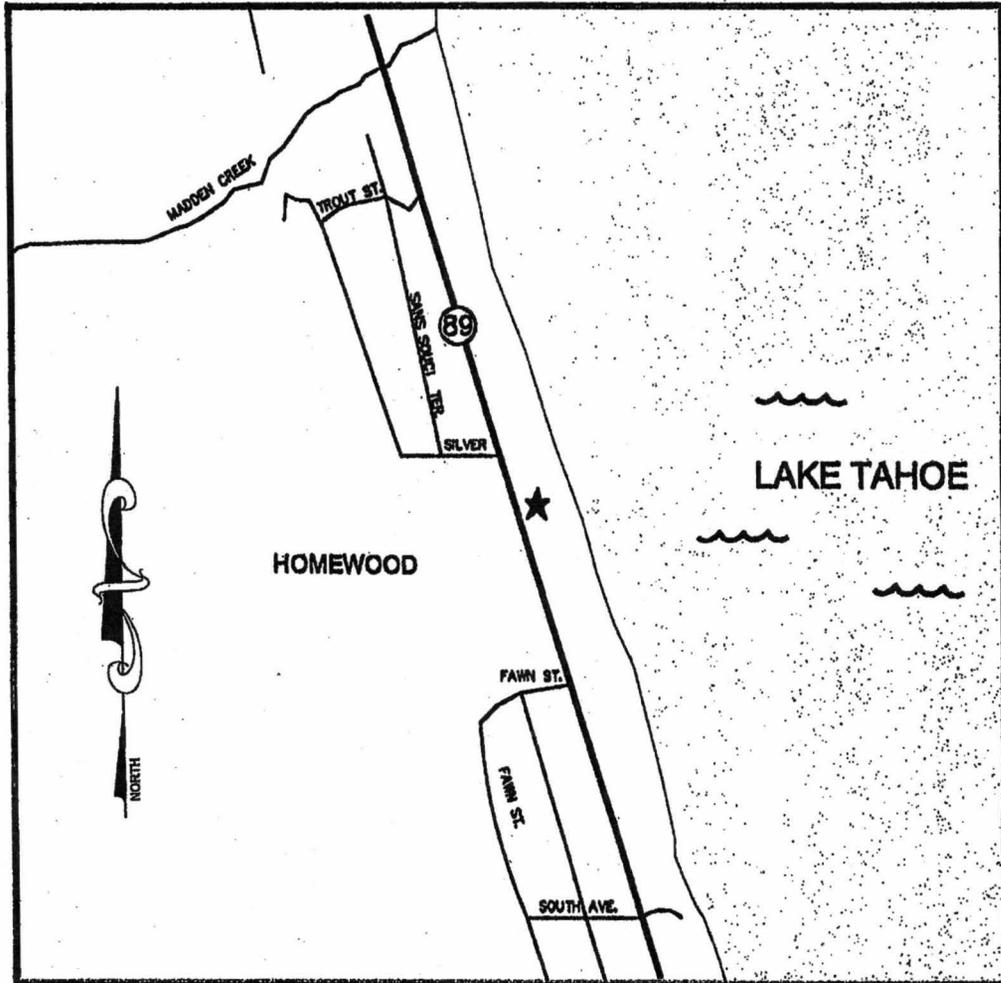


EXHIBIT B



LOCATION MAP
N.T.S.

