

EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of September 26, 2006

AGENDA TITLE: Serrano Village G, Unit 10 – TM 01-1375 - Subdivision Acceptance

DEPARTMENT: Transportation

DEPT SIGNOFF:

CAO USE ONLY:

CONTACT: Keith Harvey *R. R. Blalock For K.H.*

DATE: 9-3-06

PHONE: 4935

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION: The El Dorado County Department of Transportation recommends the Board of Supervisors: 1) Accept the Subdivision Improvements in **Serrano Village G, Unit 10**, as complete. 2) Authorize the Clerk of the Board to take the following action on the **Serrano Village G, Unit 10** Performance Bond: a) Reduce **Performance Bond No 929347718** for \$590,474.15 by \$467,073.67, leaving a balance of \$123,400.48. This reduced balance is 10% of the total improvements and is to guarantee against any defective work, labor done, or defective materials furnished. b) Authorize the Clerk of the Board to release the \$123,400.48 one year after acceptance, if there are no defects or warranty claims. 3) Hold previously posted **Laborers and Materialmens Bond No. 929347718** in the amount of \$295,237.08 to guarantee payment to persons furnishing labor, materials or equipment and authorize the Clerk of the Board to release it six months after acceptance, if no claims are made.

CAO RECOMMENDATIONS: *Recommend approval. Laura J. Hill 9/18/06*

Financial impact? () Yes (X) No

Funding Source: () Gen Fund () Other
Other:

BUDGET SUMMARY:

Total Est. Cost	0
Funding	
Budgeted	0
New Funding	0
Savings	0
Other	0
Total Funding	0
Change in Net County Cost	0

CAO Office Use Only:

4/5's Vote Required	() Yes (X) No
Change in Policy	() Yes (X) No
New Personnel	() Yes (X) No

CONCURRENCES:

Risk Management	_____
County Counsel	_____
Other	_____

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ Or

Ayes:

Noes:

Abstentions:

Absent:

Rev. 04/05

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors

Date: _____

Attest: Cindy Keck, Board of Supervisors Clerk

By: _____



MAINTENANCE DIVISION:
2441 Headington Road
Placerville CA 95667
Phone: (530) 642-4909
Fax: (530) 642-9238

RICHARD W. SHEPARD, P.E.
Director of Transportation

Internet Web Site:
<http://co.el-dorado.ca.us/dot>

MAIN OFFICE:
2850 Fairlane Court
Placerville CA 95667
Phone: (530) 621-5900
Fax: (530) 626-0387



September 3, 2006

Board of Supervisors
330 Fair Lane
Placerville, California 95667

**Title: Serrano Village G, Unit 10 – TM 01-1375
Subdivision Acceptance**

Meeting Date: September 26, 2006

District/Supervisor: District 2 / Supervisor Helen Baumann

Dear Members of the Board:

Recommendations:

The El Dorado County (County) Department of Transportation (Department) recommends the Board of Supervisors (Board):

1. Accept the Subdivison Improvements in **Serrano Village G, Unit 10**, as complete.
2. Authorize the Clerk of the Board to take the following action on **Serrano Village G, Unit 10** Performance Bond listed below:
 - a. Reduce **Performance Bond No. 929347718** for \$590,474.15 by \$467,073.67 leaving a balance of \$123,400.48. This reduced balance is 10% of the total improvements and is to guarantee against any defective work, labor done, or defective materials furnished.
 - b. Authorize the Clerk of the Board to release the \$123,400.48 one year after acceptance, if there are no defects or warrantee claims.
3. Hold previously posted **Laborers and Materialmens Bond No. 929347718** in the amount of \$295,237.08 to guarantee payment to persons furnishing labor, materials or equipment and authorize the Clerk of the Board to release it six months after acceptance, if no claims are made.

Reasons for Recommendations:

The Subdivision Improvements for **Serrano Village G, Unit 10** has been substantially completed according to the plans, specifications and conditions of the Agreement to Make Subdivision Improvements for Class 1 Subdivisions Between County and Owner dated April 15, 2005.

Fiscal Impact:

There is no immediate or short-term fiscal impact associated with this action, as the Serrano – El Dorado Owners Association will maintain the roads.

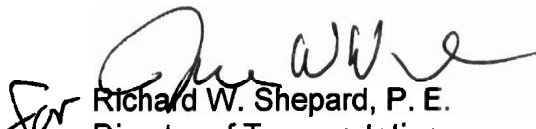
Net County Cost:

There is no cost to the County General Fund.

Action to be Taken Following Approval:

1. The Clerk of the Board will:
 - a) Reduce **Performance Bond No. 929347718** to \$123,400.48.
 - b) Hold **Laborers and Materialmens Bond No. 929347718** in the amount of \$295,237.08.
2. The Department will request the Clerk of the Board release the respective bonds after the required time period, if listed conditions are met.

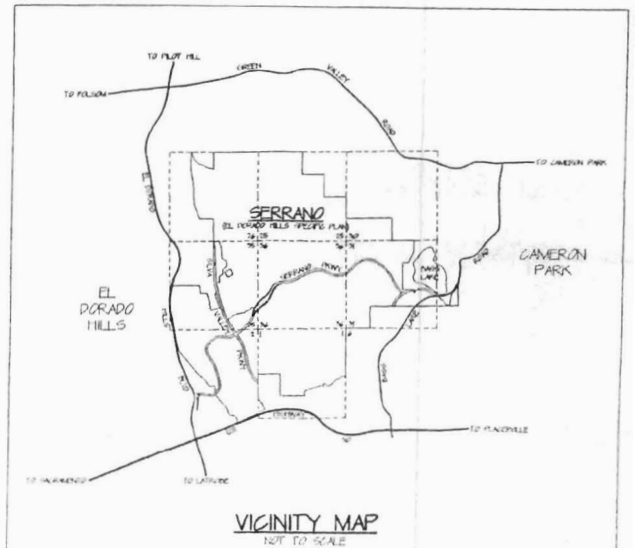
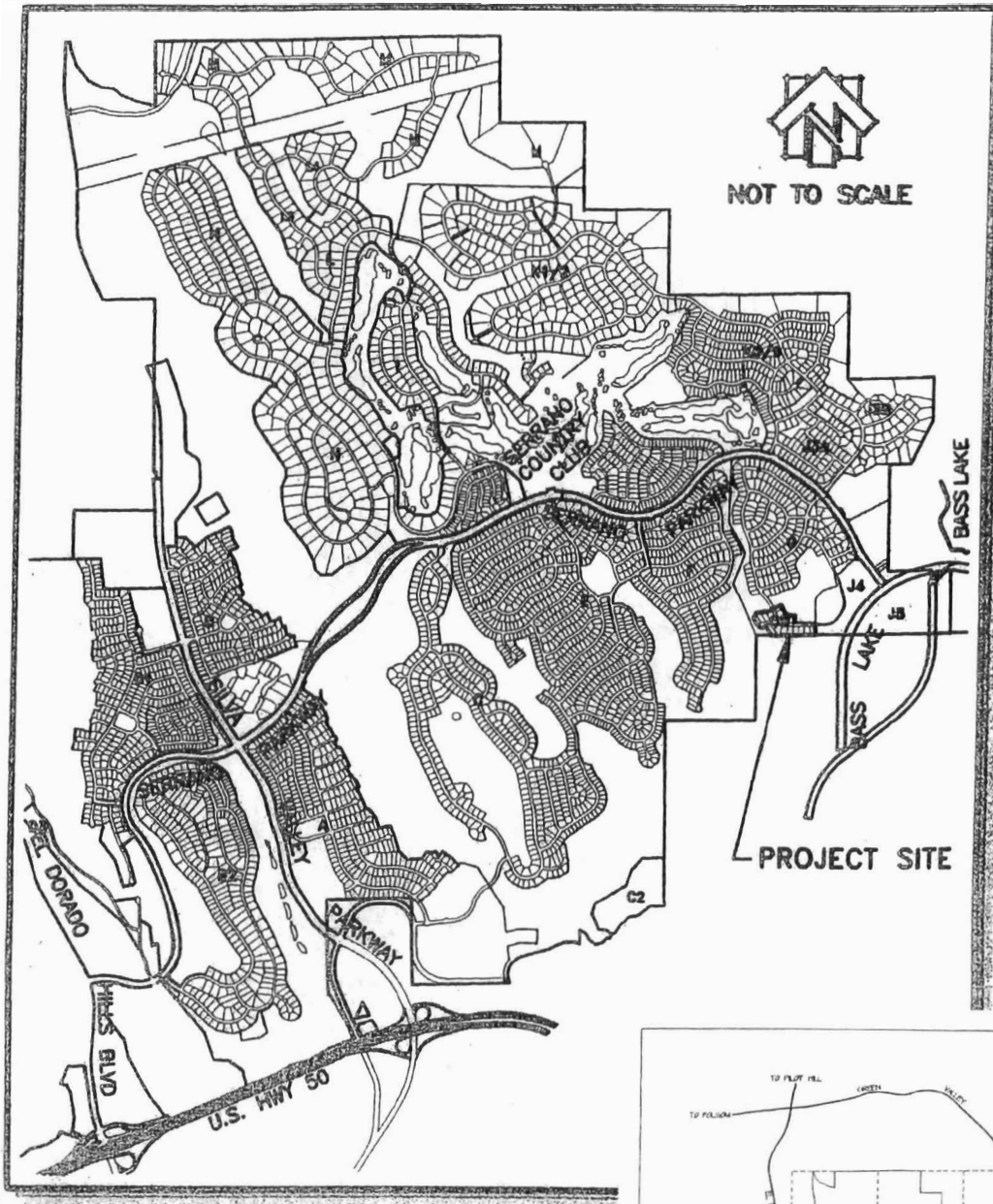
Sincerely,


for Richard W. Shepard, P. E.
Director of Transportation

RWS:KH:km

Attachments: Vicinity Map
Final Subdivision Map J-053 – J053A

SERRANO VILLAGE G, UNIT 10



OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD, TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKES AN IRREVOCABLE OFFER OF DEDICATION IN FEE, FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HEREON AS LOT R. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND THE COUNTY OF EL DORADO DATED April 13, 2005, RECORDED AT DOCUMENT NO. 05-2950, O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITIES PURPOSES OVER AND ACROSS LOT R AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC UTILITIES WHICH WILL PROVIDE SERVICES:

- PUBLIC UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, BRANCHES AND BUSH THEREFROM OVER, UNDER AND ACROSS THE COMMON AREAS, LOT R, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE FIVE (5.00) FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY (50.00) FEET.
- RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- SLOPE EASEMENTS, FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OF CUT OR FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.
- POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

EXCEPT AS SET FORTH ABOVE, ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

PULTE HOME CORPORATION
A MICHIGAN CORPORATION

BY: [Signature]

TITLE: Vice President

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
MANAGING MEMBER

BY: [Signature]
TITLE: President

NOTARY ACKNOWLEDGMENT:

STATE of California } ss
COUNTY of El Dorado

ON 4-13-05, BEFORE ME, Floraanne Tanner, Notary Public, PERSONALLY APPEARED William R. Packer, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY, UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Floraanne Tanner

PLACE OF BUSINESS: COUNTY OF El Dorado
MY COMMISSION EXPIRES: 6-18-2006

**PLAT OF
SERRANO VILLAGE G - UNIT 10**
A PORTION OF SECTION 31, T.10N., R.9E., M.D.M.
BEING PARCEL C OF P.M. 48-137
COUNTY OF EL DORADO, STATE OF CALIFORNIA
JANUARY 2005
REY ENGINEERS, Inc. ☐

NOTARY ACKNOWLEDGMENT:

STATE of California } ss
COUNTY of Placer

ON 4-6-05, BEFORE ME, Julie M. Osterman, PERSONALLY APPEARED Kenneth D. Shreve, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY, UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Julie M. Osterman

PRINCIPAL PLACE OF BUSINESS: COUNTY OF Placer

MY COMMISSION EXPIRES: NOV. 23

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION. THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC, AND PULTE HOME IN AUGUST, 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY JANUARY, 2006 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Brian Thorne
BRIAN THORNE, L.S. 6866
DATE: 4-13-05

**COUNTY ENGINEER'S STATEMENT:**

Edmund B. Dwyer HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION.

Edmund B. Dwyer DATE: 4/6/05
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
REG. EXP. DATE: 7/6/05

**COUNTY TAX COLLECTOR'S STATEMENT:**

I, CL. HARTLEY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

Cl. Hartley
CL. HARTLEY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: [Signature]
DEPUTY

DATE: 4/4/05

EXISTING ASSESSOR'S PARCEL NO.: 114-800-044 06, 144-790-07

PLANNING DIRECTOR'S STATEMENT:

I, PETER N. MAURER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 13, 2001, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 21 January 2005

PETER N. MAURER
ACTIVE PLANNING DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: [Signature]
L. PETER N. MAURER
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Daniel J. Russell
DANIEL J. RUSSELL, L.S. 5817
LICENSE EXPIRES 12-31-05
COUNTY SURVEYOR
COUNTY OF EL DORADO, CA

DATE: 2-4-05

Richard L. Brinker
RICHARD L. BRINKER, L.S. 5064
LICENSE EXPIRES: 08-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CA

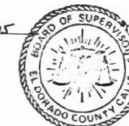
DATE: 2-4-05

BOARD CLERK'S STATEMENT:

I, CINDY KEEK, HEREBY STATE THAT THE BOARD OF SUPERVISORS BY ORDER ON March 22, 2005, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED.

Cindy Keek
CINDY KEEK
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CA
BY: [Signature]

DATE: 4/5/05

**RECORDER'S STATEMENT:**

FILED THIS 14th DAY OF April, 2005, AT 08:08:16 AM IN BOOK 3, OF MAPS, AT PAGE 538, DOCUMENT NO. 2005-0030018, AT THE REQUEST OF PULTE HOME CORPORATION, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. Q-8681-000007718. PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CA
BY: [Signature]
DEPUTY

J-53A

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT OF SUB J-82 AND IS 680 NORTH, NOTATE BEARINGS CLOCKWISE 0.0250° W. TO 0.0100° E. FROM THE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

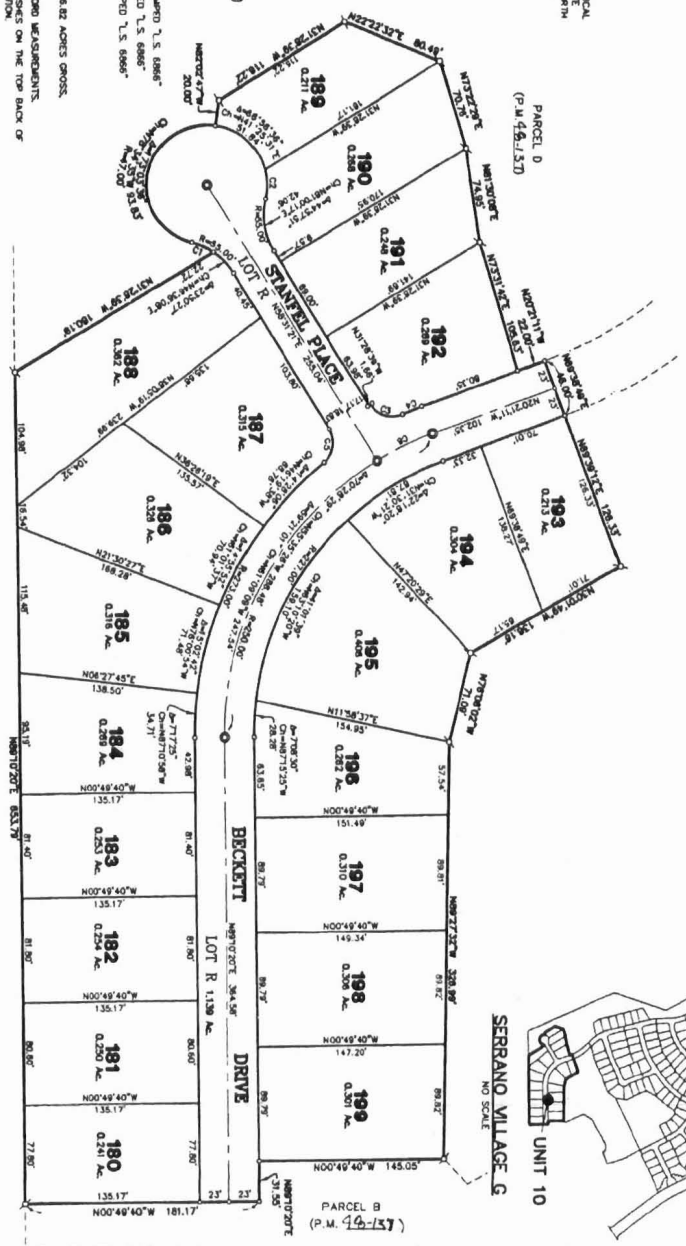


REFERENCES:
1) SUB J-82
(2) P.M. 18-80
(3) P.M. 48-137

LEGEND:
o DIMENSION POINT
p FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED T.S. 6866"
s SET 3/4" REBAR WITH ALUMINUM CAP STAMPED T.S. 6866"
o SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED T.S. 6866"

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 8.82 ACRES GROSS, CONSISTING OF 20 BUILDING LOTS.
2. SIDE LOT LINES ARE MARKED BY CHECKED CROOKS ON THE TOP BACK OF EACH LOT CORNER AND BY 5/8" REBAR WITH ALUMINUM CAP STAMPED T.S. 6866".
3. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTM, AND THE COUNTY OF EL DORADO ON JANUARY 1, 1989, RECORDED IN BOOK 3108 AT PAGE 105 OR R.
4. A PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE-HUNT, & ASSOCIATES, REPORT NO. 400833, DATED JULY 23, 2002.
5. UNIT 10 IS CONSISTENT WITH PHASE 3 TOP TENTATIVE MAP OF 1-1739, DATED JANUARY 1, 2003, AND IS SUBJECT TO THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTM, AND THE COUNTY OF EL DORADO ON JANUARY 1, 1989, RECORDED IN BOOK 3108 AT PAGE 105 OR R.
6. AND 2429-217 O.A. WERE OBTAINED PER DOCUMENT NOS. 40055, 41488, AND 41491, OFFICIAL RECORDS OF EL DORADO COUNTY.



LOT	AREA	PERCENT	REMARKS
180	0.210	2.36	
181	0.210	2.36	
182	0.210	2.36	
183	0.210	2.36	
184	0.210	2.36	
185	0.210	2.36	
186	0.210	2.36	
187	0.210	2.36	
188	0.210	2.36	
189	0.210	2.36	
190	0.210	2.36	
191	0.210	2.36	
192	0.210	2.36	
193	0.210	2.36	
194	0.210	2.36	
195	0.210	2.36	
196	0.210	2.36	
197	0.210	2.36	
198	0.210	2.36	
199	0.210	2.36	



PLAT OF
SERRANO VILLAGE G - UNIT 10
A PORTION OF SECTION 31, T10N, R9E, MDM.
BEING PARCEL C OF P.M. 48-137
COUNTY OF EL DORADO, STATE OF CALIFORNIA
JANUARY 2005
REV BUCKENERS INC

J-53A

SHEET 2 OF 2 SHEETS

J-53A

BEG-C