



County of El Dorado

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Legislation Text

File #: 08-0205, **Version:** 3

Transportation Department recommending the following pertaining to Euer Ranch Unit 9 Subdivision:
(1) Accept the subdivision improvements as substantially complete;
(2) Hold Maintenance Bond No. 8734485-M to guarantee against defective work, labor done, or defective materials furnished and release after one year if no claims are made.

RECOMMENDED ACTION: Approve.

FUNDING: Developer Funds.

BUDGET SUMMARY:		
Total Estimated Cost		\$0
Funding		
Budgeted	\$	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$	
Change To Net County Cost		\$0

Fiscal Impact/Change to Net County Cost: There is no fiscal impact associated with this action.

Background: The 12 residential lots within Euer Ranch Unit 9 were originally a part of Euer Ranch Units 6 and 7. However, when the Final Maps for Units 6 and 7 were submitted to Development Services Department, these 12 lots were not within the El Dorado Irrigation District (EID) service area for public water and sewer, and therefore could not be included with those Units. The lots were subsequently annexed into the EID service area and Unit 9 was created.

Euer Ranch Unit 6 is also submitted to the Board of Supervisors for acceptance on this Agenda, and Unit 7 was accepted by the Board of Supervisors on January 31, 2008.

Reason for Recommendation: The Subdivision Improvements within Euer Ranch Unit 9 have been substantially completed according to the development plans and specifications, and the conditions of the Agreement to Make Subdivision Improvements to Class I Subdivision Between the County and Owner, dated April 10, 2007.

The Department's recommendation to hold Maintenance Bond No. 8734485-M, in the amount of \$1,608,167.03, is made to meet the requirements of Section 20 of the Subdivision Improvement Agreement, which states the County will retain a portion of the security posted in the amount of ten percent (10%) of the estimated cost of all of the improvements for one (1) year following acceptance of the work to secure the repair of any hidden defects in workmanship or materials, which may appear.

Action to be taken following Board approval:

1. The Clerk of the Board will hold Maintenance Bond No. 8734485-M.
2. The Department will request the Clerk of the Board release the Maintenance Bond after one year if no claims have been made.

Contact: Richard W. Shepard, P.E.
Director of Transportation

Concurrences: