

# ORIGINAL

## AGREEMENT TO MAKE SUBDIVISION IMPROVEMENTS FOR CLASS 1 SUBDIVISION BETWEEN COUNTY AND OWNER

**THIS AGREEMENT**, made and entered into by and between the **COUNTY OF EL DORADO**, a political subdivision of the State of California, (hereinafter referred to as "County"), and **LENNAR HOMES OF CALIFORNIA, INC.**, a Corporation, duly qualified to conduct business in the State of California, whose principal place of business is 1420 Rocky Ridge Drive, #320, Roseville, California 95661 (hereinafter referred to as "Owner"); concerning **CARSON CREEK UNIT 3, PHASE 1, TM14-1519** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the 6<sup>th</sup> day of Dec, 2016.

### RECITALS

Owner is vested with fee title to Subdivision; a tract of land located in the County of El Dorado, State of California, and described as **CARSON CREEK UNIT 3, PHASE 1**. Owner desires to construct on said property certain public improvements as hereinafter described, in connection with the Subdivision.

In consideration for the complete construction and dedication of all the public improvements specified in this Agreement, the approval and acceptance by County's Board of Supervisors of the Conditions of Approval, and the Final Map to be filed and recorded, the parties agree as follows:

### AGREEMENT

#### **OWNER WILL:**

1. Make or cause to be made all those public improvements in Subdivision required by Section 120.16.010 of the El Dorado County Ordinance Code (hereinafter referred to as "Code") and shown or described in the improvement plans, specifications and cost estimates entitled Improvement Plans for Carson Creek – Unit 3 Phase 1, which were approved by the County Engineer, Community Development Agency, Transportation Division, on August 2, 2016. Attached hereto is Exhibit A, marked "Engineer's Opinion of Probable Construction Cost;" which is incorporated herein and made by reference a part hereof. The Exhibit describes quantities, units and costs associated with the improvements to be made.
2. Prior to commencing construction, obtain all necessary environmental clearances, acquire any necessary right-of-way and obtain any necessary permits from any outside agencies.
3. Complete the Subdivision improvements contemplated under this Agreement within two (2) years from the date that the Subdivision Final Map is filed with the El Dorado County Board of Supervisors.

4. Install or cause to be installed, modify or cause to be modified, any and all erosion and sediment control features, whether temporary or permanent, deemed necessary by the County Engineer to ensure compliance with the Clean Water Act, the Statewide General Permit, and County's, Grading, Erosion and Sediment Control Ordinances. Failure to comply with this provision shall constitute a material breach of this Agreement.

5. Post security acceptable to County as provided in Section 120.16.050 of the Code. In the event that the Sureties issuing the posted securities are subsequently downgraded to a rating unacceptable to County in its sole discretion, Owner shall, upon twenty (20) days written notice by County, post replacement securities that are acceptable to County.

6. Provide for and pay the costs of related civil engineering services, including the costs of inspection and utility relocation when required, and attorneys' fees, costs, and expenses of legal services.

7. Provide deposit for and pay to County all costs of construction oversight, inspection, administration and acceptance of the work by County in accordance with the County Engineer Fee Schedule adopted by Resolution of the Board of Supervisors of El Dorado County.

8. Have as-built plans prepared by a civil engineer acceptable to County's Community Development Agency, Transportation Division and filed with the Transportation Division Director as provided in Section 120.16.060 of the Code.

9. Repair at Owner's sole cost and expense, any defects, in workmanship or materials, which appear in the work within one (1) year following acceptance of the work by County.

10. To the fullest extent allowed by law, defend, indemnify and hold County and its officers, agents, employees and representatives harmless against and from any and all claims, suits, losses, damages and liability for damages of every name, kind and description, including attorneys fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to workers, County employees, and the public, or damage to property, or any other economic or consequential losses, which are claimed to or in any way arise out of or are connected with Owner's work, design, operation, construction of the improvements, or performance of this Agreement, regardless of the existence or degree of fault or negligence on the part of County, Owner, any contractor(s), subcontractor(s) and employee(s) of any of these, except for the sole, or active negligence of County, its officers, agents, employees and representatives, or as expressly provided by statute. This duty of Owner to indemnify and save County harmless includes the duties to defend set forth in California Civil Code section 2778.

This duty to indemnify is separate and apart from any insurance requirements and shall not be limited thereto.

11. Enter into another agreement with County for all road improvements to be performed on County property. Such agreement shall also include a requirement that Owner furnish insurance and bonds that comply with the standard County insurance and bonding



requirements in the amounts stated, to be approved by the County's Risk Management Division.

12. Provide continuous, sufficient access to County, Owner's successors and assigns, including but not limited to its Surety and Surety's agents, to the Subdivision to enable the public improvements to be constructed and completed. Access shall be continuous until completion of said public improvements, and release by County of the security underlying this Agreement.

13. Agree that said agreement to provide continuous, sufficient access is irrevocable and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors, assigns and personal representatives of Owner.

**COUNTY WILL:**

14. Upon execution of this Agreement and receipt of good and sufficient security as required by Section 120.16.050 of the Code, and upon compliance with all requirements of law, including all County ordinances, approve the Final Map of the Subdivision.

15. Upon receipt of a Certificate from the County Engineer stating that a portion of the public improvements agreed to be performed herein has been completed, describing generally the work so completed and the estimated total cost of completing the remainder of the public improvements agreed upon to be performed herein, accept new security as provided in Section 120.16.040 of the Code.

16. Release the security posted in accordance with Sections 120.16.040 and 120.16.052 of the Code.

17. Require Owner to make such alterations, deviations, additions to, or deletions from, the improvements shown and described on the plans, specifications, and cost estimates as may be deemed by the County Engineer to be necessary or advisable for the proper completion or construction of the whole work contemplated.

18. Require Owner to maintain, and to make such alterations, deviations, additions to, or deletions from, the project erosion control features shown and described on the plans, specifications and cost estimates and the Storm Water Pollution Prevention Plan (SWPPP) as may be deemed by the County Engineer to be necessary or advisable for compliance with the Clean Water Act, Statewide General Permit requirements and County's Grading, Erosion and Sediment Control Ordinances.

19. Upon completion of the public improvements agreed to be performed herein, adopt a resolution accepting or rejecting the streets of said Subdivision into County's road system for maintenance.

20. 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 by County to secure the repair of any hidden defects in workmanship or materials which may appear.

21. Require Owner to pay County for costs, expenses and reasonable attorneys' fees to be paid by Owner should County be required to commence an action to enforce the provisions of this Agreement, to enforce the security obligations provided herein, and all attorneys' fees, costs, and expenses of litigation incurred by County even if Owner subsequently proceeds to complete the work.

**ADDITIONAL PROVISIONS:**

22. The estimated cost of installing all of the improvements is **Three Million, Nine Hundred Forty-Three Thousand Four Hundred Ninety-Five Dollars and Eighty Cents (\$3,943,495.80).**

23. Owner shall conform to and abide by all Federal, State and local building, labor and safety laws, ordinances, rules and regulations. All Work and materials shall be in full accordance with the latest rules and regulations of the State Fire Marshal, safety orders of the Division of Industrial Safety, California Electrical Code, California Building Code, California Plumbing Code, and any and all other applicable laws and regulations. Nothing in this Agreement, including but not limited to the improvement plans and specifications and cost estimates, is to be construed to permit work not conforming to these codes.

24. Inspection of the work and/or materials or statements by any officer, agent, or employee of County indicating that the work or any part thereof complies with the requirements of this Agreement, or acceptance of the whole or any part of said work and/or materials, or payments therefore, or any combination or all of these acts, shall not relieve Owner of its obligation to fulfill this Agreement as prescribed; nor shall County be stopped from bringing any action for damages arising from the failure to comply with any terms and conditions hereof.

25. This Agreement may be amended by mutual consent of the parties hereto. Said amendments shall become effective only when in writing and fully executed by duly authorized officers of the parties hereto.

26. Neither this Agreement, nor any part thereof may be assigned by Owner without the express written approval of County.

27. All notices to be given by the parties hereto shall be in writing and served by depositing same in the United States Post Office, postage prepaid and return receipt requested.

Notices to County shall be in duplicate and addressed as follows:

County of El Dorado  
Community Development Agency  
Transportation Division  
2850 Fairlane Court  
Placerville, CA 95667

Attn.: Andrew S. Gaber, P.E.  
Deputy Director  
Development/ROW/Environmental

County of El Dorado  
Community Development Agency  
Transportation Division  
2850 Fairlane Court  
Placerville, CA 95667

Attn.: Adam Bane, P.E.  
Senior Civil Engineer

or to such other location as County directs.



Notices to Owner shall be addressed as follows:

Lennar Homes of California, Inc.  
1420 Rocky Ridge Drive, #320  
Roseville, California 95661  
Attn.: Larry Gualco  
Vice President


or to such other location as Owner directs.

28. The County officer or employee with responsibility for administering this Agreement is Andrew S. Gaber, P.E., Deputy Director, Development/ROW/ Environmental, Community Development Agency, or successor.

29. Any action arising out of this Agreement, including, but not limited to, litigation, mediation, or arbitration, shall be brought in El Dorado County, California, and shall be resolved in accordance with the laws of the State of California.


30. The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

**Requesting Division and Contract Administrator Concurrence:**

By:   
Andrew S. Gaber, P.E.  
Deputy Director  
Development/ROW/Environmental  
Community Development Agency

Dated: 10-18-16

**Requesting Department Concurrence:**

By:   
Steven M. Pedretti, Director  
Community Development Agency

Dated: 10/19/16

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below, the latest of which shall be deemed to be the effective date of this Agreement.

--COUNTY OF EL DORADO--

By:   
Ron Mikulaco, Chair  
Board of Supervisors  
"County"

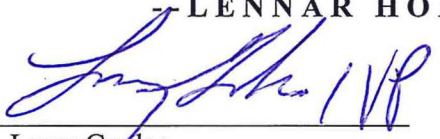
Dated: 12/6/16

Attest:  
James S. Mitrison  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

Dated: 12/6/16

--LENNAR HOMES OF CALIFORNIA, INC.--

By:   
Larry Gualco  
Vice President  
"Owner"

Dated: 10/10/16

*Notary Acknowledgment Attached*

OWNER

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Placer

On Oct. 10, 2016 before me, Monique Reynolds, Notary Public  
(here insert name and title of the officer)

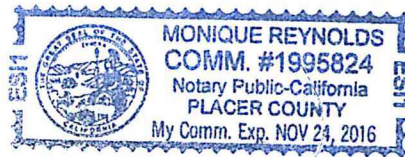
personally appeared Larry Gualco,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Monique Reynolds



(Seal)



## Exhibit A

**Improvement Plans for Carson Creek Unit 3 - Phase 1  
 Engineer's Opinion of Probable Construction Cost  
 May 31, 2016**

Item No.	Item Description	Quantity	Unit	Unit Price	Total Amount
<b>I.ONSITE</b>					
<b>GRADING</b>					
1	Finish Pads	86	LOT	\$200.00	\$17,200.00
2	Bio-Swale Grading	11,270	SF	\$5.00	\$56,350.00
				<b>Subtotal</b>	<b>\$73,550.00</b>
<b>EROSION CONTROL AND FUGITIVE DUST</b>					
3	Erosion Control & SWPPP	86	LOT	N/A[1]	N/A[1]
4	Fugitive Dust Control	86	LOT	N/A[1]	N/A[1]
				<b>Subtotal</b>	<b>N/A[1]</b>
<b>STREET IMPROVEMENTS</b>					
5	3"AC	104,095	SF	\$1.75	\$182,166.25
6	8" AB	104,095	SF	\$1.75	\$182,166.25
7	Type 1 - Rolled Curb and Gutter	6,425	LF	\$20.00	\$128,500.00
8	Modified Type 2 - Vertical Curb & Gutter	765	LF	\$22.00	\$16,830.00
9	Modified Type 1 - Rolled Curb and Gutter	330	LF	\$22.00	\$7,260.00
10	Type 3 - Set flush	160	LF	\$16.00	\$2,560.00
11	Type 3 - Median/Barrier Curb	115	LF	\$16.00	\$1,840.00
12	Concrete Sidewalk	19,240	SF	\$5.10	\$98,124.00
13	12" All weather access road	185	SF	\$2.43	\$449.55
14	Fire Lane - No Parking Sign	19	EA	\$400.00	\$7,600.00
15	Fire - No Parking Paint and Misc. Striping	1	LS	\$10,000.00	\$10,000.00
16	Handicap ramp	25	EA	\$1,190.00	\$29,750.00
17	Stop Bar and "STOP" sign	14	EA	\$800.00	\$11,200.00
18	Street Sign	10	EA	\$380.00	\$3,800.00
19	End of Street Barricade	3	EA	\$500.00	\$1,500.00
				<b>Subtotal</b>	<b>\$683,746.05</b>
<b>POTABLE WATER IMPROVEMENTS</b>					
20	4" Pipe	450	LF	\$40.00	\$18,000.00
21	6" Pipe	375	LF	\$55.00	\$20,625.00
22	8" Pipe	1,375	LF	\$60.00	\$82,500.00
23	12" Pipe	2,460	LF	\$75.00	\$184,500.00
24	4" Gate Valve	4	EA	\$1,000.00	\$4,000.00
25	6" Gate Valve	2	EA	\$1,632.00	\$3,264.00
26	8" Gate Valve	9	EA	\$1,976.00	\$17,784.00
27	12" Gate Valve	20	EA	\$2,787.00	\$55,740.00
28	4" BlowOff	1	EA	\$3,575.00	\$3,575.00
29	2" BlowOff	9	EA	\$2,300.00	\$20,700.00
30	1" ARV	10	EA	\$3,000.00	\$30,000.00
31	Fire Hydrant & Assembly	7	EA	\$7,500.00	\$52,500.00
32	Residential Water Services	86	EA	\$2,000.00	\$172,000.00
33	Connect to Existing waterline (Includes BOV removal)	3	EA	\$3,000.00	\$9,000.00
				<b>Subtotal</b>	<b>\$674,188.00</b>



DRAINAGE IMPROVEMENTS					
34	12" Pipe	383	LF	\$35.00	\$13,405.00
35	18" Pipe	1,286	LF	\$45.00	\$57,870.00
36	24" Pipe	660	LF	\$61.00	\$40,260.00
37	12" Culvert	30	LF	\$50.00	\$1,500.00
38	Type B DI	23	EA	\$2,500.00	\$57,500.00
39	CalTrans Type G4 DI w/18-10 Grate	5	EA	\$4,000.00	\$20,000.00
40	48" Eccentric Manhole	1	EA	\$4,700.00	\$4,700.00
41	Outfall Structure w/ Trash Rack	4	EA	\$15,000.00	\$60,000.00
42	Drain Stubs	3	EA	\$500.00	\$1,500.00
43	Connect to Ex. DI	1	EA	\$1,200.00	\$1,200.00
44	Contech CDS Unit	2	EA	\$30,000.00	\$60,000.00
45	Rip/Rap Protection	8	CY	\$81.30	\$650
				<b>Subtotal</b>	<b>\$318,585.40</b>
SEWER IMPROVEMENTS					
46	6" Pipe	2,535	LF	\$63.00	\$159,705.00
47	8" Pipe	1,255	LF	\$82.00	\$102,910.00
48	4" Residential service	87	EA	\$1,750.00	\$152,250.00
49	Manhole (48") w/ Lining	13	EA	\$9,467.00	\$123,071.00
50	Manhole (48")	2	EA	\$7,000.00	\$14,000.00
51	Flushing Branch	10	EA	\$508.00	\$5,080.00
52	Raise Ex. Manhole to Grade (as required)	1	EA	\$2,500.00	\$2,500.00
53	Connect to Existing Sewerline	1	EA	\$4,000.00	\$4,000.00
				<b>Subtotal</b>	<b>\$563,516.00</b>
STREETLIGHT IMPROVEMENTS					
54	Street Light Service Point	1	EA	\$5,000.00	\$5,000.00
55	Street Light (Residential)	2	EA	\$1,580.00	\$3,160.00
				<b>Subtotal</b>	<b>\$8,160.00</b>
DRY UTILITY COSTS					
56	Includes- Joint Utility Trench, Utility Services, Conduit & Service Boxes and Wiring & Transformer	86	LOT	\$7,000.00	\$602,000.00
				<b>Subtotal</b>	<b>\$602,000.00</b>
II.OFFSITE					
GOLDEN FOOTHILL BLVD					
57	Remove Existing Pavement	960	SF	\$1.75	\$1,680.00
58	Pavement Sawcut	116	LF	\$2.00	\$232.00
59	Remove Ex. DI	1	EA	\$1,250.00	\$1,250.00
60	Remove Ex. DI Pipe	6	LF	\$22.00	\$132.00
61	Sawcut & Remove Ex. Curb & Gutter	86	LF	\$10.00	\$860.00
62	Relocate Ex. Streetlight - as necessary	1	EA	\$1,580.00	\$1,580.00
63	Pavement Grind and Overlay	4,840	SF	\$2.00	\$9,680.00
64	AC & AB (match Ex. 3.5"AC-9.5"AB)	925	SF	\$4.00	\$3,700.00
65	3" AC	1,065	SF	\$1.75	\$1,863.75
66	8" AB	1,065	SF	\$1.75	\$1,863.75
67	Connect to Ex. Drain	1	EA	\$1,200.00	\$1,200.00
68	48" Eccentric Manhole (drain)	1	EA	\$4,700.00	\$4,700.00
69	12" Drain Pipe	35	LF	\$35.00	\$1,225.00
70	Handicap ramp	2	EA	\$1,190.00	\$2,380.00
71	Concrete Sidewalk	555	SF	\$5.10	\$2,830.50
72	Type 2 - Vertical Curb & Gutter	90	LF	\$20.00	\$1,800.00
73	Traffic Control	1	LS	\$10,000.00	\$10,000.00
74	Sidewalk - (Unit 1 - Unit 3 Connection)	1	LS	\$10,000.00	\$10,000.00
				<b>Subtotal</b>	<b>\$56,977.00</b>

					<b>Estimated Direct Construction Cost (Onsite and Offsite)</b>
					<b>\$2,980,722.45</b>
					<b>Mobilization (5% of Estimated Direct Construction Cost)</b>
					<b>\$149,036.12</b>
				<b>Total Hard Cost</b>	<b>\$3,129,758.57</b>
<b>SOFT COSTS</b>					
A	Bond Enforcement Costs		2%		\$62,595.17
B	Construction Staking		4%		\$125,190.34
C	Construction Management & Inspection		10%		\$312,975.86
D	Contingency		10%		\$312,975.86
				<b>Subtotal Soft Cost</b>	<b>\$813,737.23</b>
				<b>Total Estimated Cost</b>	<b>\$3,943,495.80</b>

**ESTIMATE FOOTNOTES:**

[1] Erosion control, SWPPP compliance, and Dust Control Measures covered under Mass Grade plans.

*Gregory Nichols June 8/7/16*  
 EDC-CDA/D: No Exceptions Taken

*[Signature]* 6-3-16  
 EID: No Exceptions Taken





# IMPROVEMENT PLANS FOR CARSON CREEK - UNIT 3 PHASE 1

EL DORADO COUNTY, CALIFORNIA

**OWNER/DEVELOPER:**  
LEHMAN HOMES OF CALIFORNIA, INC.  
1420 80th ROAD, SUITE 320  
ROSEVILLE, CA 95661

**CIVIL ENGINEER:**  
WOOD RODGERS, INC.  
3300 C STREET, SUITE #100-B  
SACRAMENTO, CA 95818  
PRINCIPAL  
JEFFREY CARPENTER (916) 326-5884  
JCARPENTER@WOODRODGERS.COM  
PROJECT CIVIL ENGINEER  
SHANE LYNGSH (916) 440-9521  
SLYNGSH@WOODRODGERS.COM

**EROSION CONTROL**

WHD#: 5509C373113

**SOILS ENGINEER**

YOUNGDAHL CONSULTING GROUP, INC.  
1234 GLENHAVEN COURT  
EL DORADO HILLS, CA 95782  
PHONE: (916) 933-0833

**SOILS REPORT TITLED:**

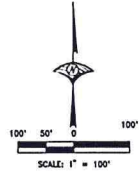
GEOTECHNICAL ENGINEERING STUDY - UPDATE FOR  
CARSON CREEK UNIT 3 AND REFERENCES WITHIN STUDY  
APRIL, 2018  
PROJECT # ER5011.034

**ADJACENT PARCEL NUMBER:**

117-849-1L

**ZONING**

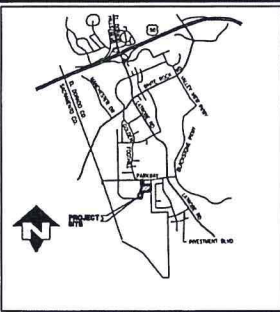
SINGLE FAMILY HIGH DENSITY (SFHD)



MPM D CA 03 DL  
M:2.002,904.807  
E:8,831,506.913

## SHEET INDEX

1. IS-1 TITLE SHEET
2. GM-1 GENERAL NOTES
3. GM-2 CONDITIONS OF APPROVAL
4. GM-3 CONDITIONS OF APPROVAL
5. GM-4 CONDITIONS OF APPROVAL
6. GM-5 FISH AND WILDLIFE PERMIT
7. GM-6 FISH AND WILDLIFE PERMIT
8. GM-7 FISH AND WILDLIFE PERMIT
9. DT-1 STREET DETAILS
10. DT-2 DRAINAGE DETAILS
11. DT-3 DRAINAGE DETAILS
12. DT-4 SEWER AND WATER DETAILS
13. DT-5 STREET ENTRANCE DETAILS & STREET SECTIONS
14. UT-1 UTILITY LAYOUT SHEET INDEX
15. UT-2 UTILITY LAYOUT SHEET INDEX
16. GR-1 GRADING DETAILS
17. GR-2 GRADING PLAN
18. GR-3 GRADING PLAN
19. PP-1 SOL VISTA LANE (STA 10+00 - STA 16+32.34)
20. PP-2 PACIFIC LANE (STA 10+00 - STA 20+00)
21. PP-3 PACIFIC LANE (STA 20+00 - STA 23+35.78)
22. PP-4 LOS REYES LANE (STA 1+00 - STA 6+40.84)
23. PP-5 TORTOLA LANE (STA 1+00 - STA 2+08.23)
24. PP-6 LA FLORES COURT (STA 8+80.78 - STA 10+100)
25. PP-7 TORTOLA LANE (STA 1+00 - STA 2+08.23)
26. PP-8 CAPRICE COURT/LOT E-E (STA 8+75.80 - STA 15+80.50)
27. SP-1 STRIPING AND SIGNING PLAN
28. SL-1 STREET LIGHT PLAN
29. SL-2 STREET LIGHT DETAILS
30. ER-1 EROSION CONTROL NOTES & DETAILS
31. ER-2 EROSION CONTROL PLAN
32. C-1 CONTECH CDS UNIT 2
33. C-2 CONTECH CDS UNIT 3



VICINITY MAP

### GRADING AND GEOTECHNICAL SPECIFICATIONS

ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND IF REQUIRED WITH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCES AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED:

AT COMPLETION OF THE GRADING OPERATIONS, AN AS-GRADED SOILS AND GEOLOGICAL REPORT WILL BE PREPARED. ONE COPY OF THE AS-GRADED REPORT WILL BE SUBMITTED TO BOTH THE DOT INSPECTOR AND DOT DEVELOPMENT SERVICES UNIT.

GEOTECHNICAL ENGINEERS STATEMENT

THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE REFERENCE SOILS REPORT GEOTECHNICAL/GEOTECHNICAL INVESTIGATION PREPARED FOR THIS DEVELOPMENT.

CEG # DATE \_\_\_\_\_ EXPIRES: \_\_\_\_\_ (SEAL)

CEG # DATE \_\_\_\_\_ EXPIRES: \_\_\_\_\_ (SEAL)



J50728 E 858  
M:1.985,618.410  
E:8,819,732.133

UTILITY	REPRESENTATIVES	PHONE
U.S.A.		1-800-277-2800
GAS	P.S.B.E. JENNIFER DOMYAN	(530) 821-7228
ELECTRICITY	P.S.B.E. JENNIFER DOMYAN	(530) 821-7228
TELEPHONE	AT&T WILLARD ASTRO	(916) 453-6138
WATER	E.D. MIKE BRINK	(530) 843-4854
SEWER	E.D. MIKE BRINK	(530) 843-4854
DRAINAGE	EL DORADO COUNTY CONTACT INSPECTOR	(530) 821-5900
FIRE	EL DORADO HILLS FIRE DEPT. MARSHALL COE	(916) 931-6823
CABLE TV	COMCAST JUDITH MARCHIONIS	(530) 822-4333

### WATER SERVICE CERTIFICATE

I HEREBY CERTIFY THAT THE SEWER SYSTEM AS SHOWN ON DRAWING NUMBER \_\_\_\_\_ SHEETS PP-1 THROUGH PP-8, HAS BEEN DESIGNED TO PROVIDE EACH LOT (OR FACILITY) OF THIS TRACT (PROJECT) WITH ADEQUATE WATER PRESSURE AND FLOW AS OF THE DATE SHOWN, BASED ON CRITERIA SUPPLIED BY EL DORADO IRRIGATION DISTRICT.

ENGINEER RCE # \_\_\_\_\_ DATE \_\_\_\_\_

### SEWER SERVICE CERTIFICATE

I HEREBY CERTIFY THAT THE SEWER SYSTEM AS SHOWN ON DRAWING NUMBER \_\_\_\_\_ SHEETS PP-1 THROUGH PP-8, HAS BEEN DESIGNED TO PROVIDE EACH LOT (OR FACILITY) OF THIS TRACT (PROJECT) WITH SEWER SERVICE AS OF THE DATE SHOWN, BASED ON CRITERIA SUPPLIED BY EL DORADO IRRIGATION DISTRICT.

ENGINEER RCE # \_\_\_\_\_ DATE \_\_\_\_\_

### RECORD DRAWING CERTIFICATE

THIS SET OF PLANS, HAVING BEEN REVIEWED BY ME, REFLECT ALL APPROVED REVISIONS TO THE PROJECT KNOWN TO ME, AND ALL FIELD REVISIONS TO BE PLANNED IMPROVEMENTS BY THE CONSTRUCTION CONTRACTOR, AS REPORTED TO ME AS OF \_\_\_\_\_ IT DOES NOT REPRESENT FIELD VERIFICATION OF PLANNED IMPROVEMENTS BY ME.

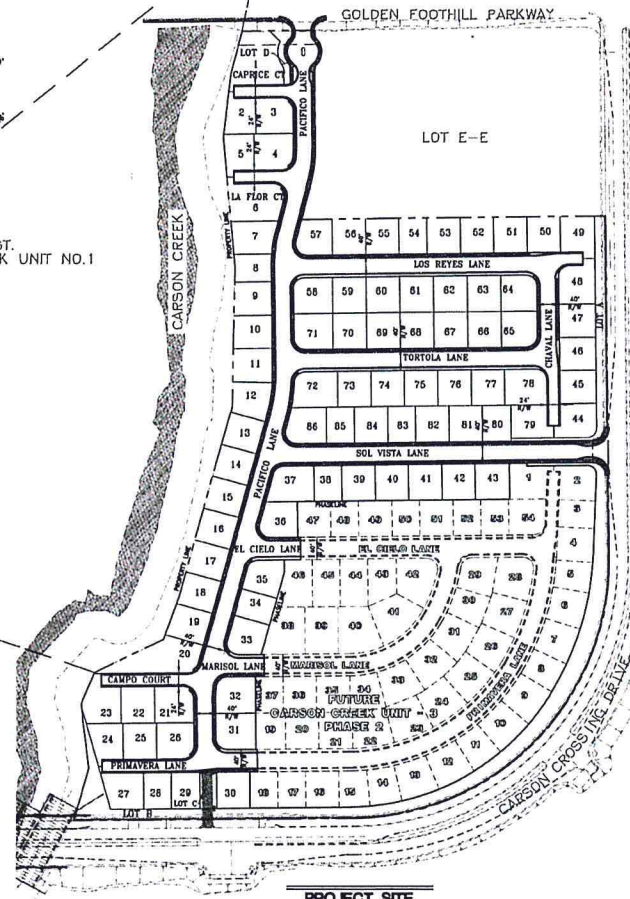
ENGINEER RCE # \_\_\_\_\_ DATE \_\_\_\_\_

ITEM	MANUFACTURER	MODEL/TYPE/SIZE	QUANTITY
PIPE			
MANHOLES			
SERVICES			

ITEM	MANUFACTURER	MODEL/TYPE/SIZE	QUANTITY
PIPE			
SERVICES			
FIRE HYDRANTS			

**BASIS OF BEARING**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 10, NAD83, EPOCH DATE 2010.00, AS MEASURED BETWEEN THE TWO NOS POINTS DESIGNATED "J50728" AND "AC9239" SAID BEARING IS N31°13'34"E

**BENCHMARK** EL: 871.085  
1.5 MILES WEST ALONG U.S. HIGHWAY 50 FROM CLARKSVILLE, EL DORADO COUNTY, 224 FEET NORTHWEST OF A HIGHWAY CULVERT AT STATION 42+48. 78 FEET SOUTHWEST OF THE CENTERLINE OF THE HIGHWAY, AND IN THE TOP OF THE LARGEST ROCK ON THE WEST SIDE OF A GROUP OF ROCKS, A STANDARD DISK, STAMPED U 127 1832. (MVD 3)



**EL DORADO HILLS FIRE DEPARTMENT APPROVAL**

EL DORADO HILLS FIRE DEPARTMENT

8/1/16  
DATE

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**EL DORADO IRRIGATION DISTRICT**

APPROVED BY: \_\_\_\_\_

8/2/16  
DATE

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**DEVELOPMENT SERVICES - EDC PLANNING**

APPROVED BY: \_\_\_\_\_

8-2-16  
DATE

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**EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION**

ANDREW GABER, DEPUTY DIRECTOR, R.C.E. 45187

8/2/2016  
DATE

**WOOD RODGERS**

THE COUNTY'S SIGNATURE IS FOUNDED ON THE PREMISE THAT THE OWNER AND ENGINEER OF RECORD HAVE PROVIDED ACCURATE INFORMATION TO THE COUNTY. IF ANY OF THE INFORMATION IS FOUND TO BE ERRONEOUS, THEN THE COUNTY MAY REQUIRE THE OWNER, ENGINEER OF RECORD AND CONTRACTOR TO STOP ALL NON-EROSION CONTROL, RELATED WORK UNTIL THE CORRECTIVE IS RECTIFIED TO THE SATISFACTION OF THE COUNTY.

**WOOD RODGERS**

JEFFREY M. CARPENTER  
RCE # 55580

7.29.16  
DATE

IMPROVEMENT PLANS FOR  
**CARSON CREEK - UNIT 3**  
**PHASE 1**  
**TITLE SHEET TM 14-1510**

SHEET 1 OF 33

PROJECT NO. 3145.001  
DRAWING TS-01

DATE: JULY 2015  
SCALE: 1"=100'  
DRAWN BY: J. LUTZ  
CHECKED BY: S. LINDEN  
RECORD BY: J. CARPENTER  
DESIGNED BY: J. CARPENTER  
DATE: 9/16/2014  
PROJECT NO. 3145.001  
DRAWING TS-01

WOOD RODGERS  
3300 C ST., SUITE 100-B, SACRAMENTO, CA 95818  
TEL: 916.241.7792  
FAX: 916.241.7792

EL DORADO COUNTY  
PROJECT NO. 3145.001  
DRAWING TS-01  
SHEET 1 OF 33

**Certificate of Partial Completion of Subdivision Improvements**

I hereby certify that the following improvements for Carson Creek – Unit 3 Phase 1, TM 14-1519 have been completed, to wit:

	Total Amount	Percent Complete	Remaining Amount
Grading	\$ 73,550.00	92%	\$ 5,884.00
Erosion Control/Fugitive Dust	N/A	N/A	N/A
Street Improvements	\$ 683,746.05	0%	\$ 683,746.05
Potable Water Improvements	\$ 674,188.00	91%	\$ 60,676.92
Drainage Improvements	\$ 318,585.40	51%	\$ 156,106.85
Sewer Improvements	\$ 563,516.00	89%	\$ 61,986.76
Streetlight Improvements	\$ 8,160.00	0%	\$ 8,160.00
Dry Utility Costs	\$ 602,000.00	0%	\$ 602,000.00
Golden Foothill Blvd	\$ 56,977.00	0%	\$ 56,977.00
Mobilization (5%)	\$ 149,036.12	N/A	\$ 81,776.88
Bond Enforcement (2%)	\$ 62,595.17	N/A	\$ 34,346.29
Construction Staking (4%)	\$ 125,190.34	N/A	\$ 68,692.58
Construction Management & Inspection (10%)	\$ 312,975.86	N/A	\$ 171,731.45
Contingency (10%)	\$ 312,975.86	N/A	\$ 171,731.45
<b>Total</b>	<b>\$ 3,943,495.80</b>		<b>\$ 2,163,816.21</b>

I estimate the total cost of completing the improvements agreed to be performed by the Owner to be **Three Million Nine Hundred Forty-Three Thousand Four Hundred Ninety-Five Dollars and Eighty Cents (\$3,943,495.80)**.

I estimate the total cost of completing the remainder of the improvements to be **Two Million One Hundred Sixty-Three Thousand Eight Hundred Sixteen Dollars and Twenty-one Cents (\$2,163,816.21)** and the cost of the completed work to be **One Million Three Hundred Forty-Five Thousand One Hundred Eighty-Four Dollars and Eighty-Seven Cents (\$1,345,184.87)**.

The amount of the Performance Bond is **Two Million One Hundred Sixty-Three Thousand Eight Hundred Sixteen Dollars and Twenty-One Cents (\$2,163,816.21)**, representing 100% of the Remaining Amount.

The amount of the Laborers and Materialmens Bond is **One Million Nine Hundred Seventy-One Thousand Seven Hundred Forty-Seven Dollars and Ninety Cents (\$1,971,747.90)**, which is 50% of the Total Cost of the Improvements.

DATED: September 19, 2016



Shane M. Lynch, P.E.  
Wood Rodgers, Inc.  
3301 C Street Bldg. 100B  
Sacramento, CA 95816

**ACCEPTED BY THE COUNTY OF EL DORADO**

DATED: 10-18-16



Andrew S. Gaber, P.E.  
Deputy Director  
Development/ROW/Environmental