



RECORDING REQUESTED BY
Board of Supervisors

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0048098-00

WHEN RECORDED MAIL TO:

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Thursday, DEC 20, 2018 12:07:42
Ttl Pd \$0.00 Rcpt # 0001979978
JDN/C1/1-8

NAME: BOARD OF SUPERVISORS

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CITY, STATE,
ZIP CODE

18-1905

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RECORDERS USE

TITLE(S)

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS FOR SERRANO
VILLAGE J6 - UNIT 1

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS

WHEREAS, Tentative Subdivision Map TM 13-1511, also referred to as Serrano Village J6 – Unit 1 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on 12/18/2018, and included the following conditions relating to roads:

“16. Offer of Dedication (onsite roadways): An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owners’ Association simultaneously with the filing of the final map.”

WHEREAS, the roadways in the El Dorado Hills Specific Plan, excepting El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway, are intended to be private roads maintained by the Serrano Master Homeowners’ Association, and

WHEREAS, while the County intends to reject the offer of dedication for the private roads at the time of the final subdivision map for the Village, or any phase thereof is approved, the County, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company, CALATLANTIC GROUP, INC., a Delaware corporation, and WOODSIDE 05N, LP, a California limited partnership, the owners of Serrano Village J6 – Unit 1, wish to define the events upon which the County may rescind its rejection and accept the private roads.

NOW, THEREFORE, IT IS HEREBY AGREED by and between the County of El Dorado, a political subdivision of the State of California, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company, CALATLANTIC GROUP, INC., a Delaware corporation, and WOODSIDE 05N, LP, a California limited partnership as follows:

1. The County shall reject all offers of dedication for roads within Serrano Village J6 – Unit 1 at the time of approval of the final map(s) therefore, excepting to the extent applicable, El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway.
2. Notwithstanding the rights granted to it under Government Code section 66477.2(a), the County shall not thereafter rescind its action and accept the roads unless the Board of Supervisors has made a finding, based upon substantial evidence submitted at a public hearing specially held by the Board to consider the matter, that the Serrano Master Homeowners' Association, or its successor-in-interest, has: (1) abandoned its maintenance responsibilities or real property interest in said roadway(s), or; (2) failed to maintain such roadway(s) in a safe and proper manner or in accordance with applicable County maintenance standards.
3. This Agreement is intended to manifest the understanding of the parties with respect to Condition 16 of TM 13-1511, and shall be utilized as the framework for the interpretation of other similar conditions imposed upon other tentative maps within the El Dorado Hills Specific Plan.

4. This Agreement is conditioned upon the creation and continued existence of the Serrano Master Homeowners' Association, or its successor-in-interest. In the event said organization or a similar such organization is not formed, or said organization ceases to exist without a successor-in-interest taking over its legal responsibilities for maintenance, then this Agreement shall become null and void without any further action by the County.

Dated: 12/18/2018

COUNTY OF EL DORADO

By: 
Chairman, Board of Supervisors

ATTEST:

JAMES E. MITRISIN, Clerk
of the Board of Supervisors


By: 
Deputy Clerk

Dated: 12/18/2018

OWNERS

SERRANO ASSOCIATES, LLC
a Delaware limited liability company

By: Parker Development Company
A California corporation
Its Managing Member


William R. Parker, President

Date: 7/10/18

OWNERS CONTINUED

CAL ATLANTIC GROUP, INC.
a Delaware corporation




Larry Gualco, Senior Vice President

Date: 7/16/18

WOODSIDE 05N, LP
a California limited partnership

By: WDS GP, Inc.
A California corporation
Its General Partner



Scott Hoisington, Vice President

Date: 7/10/18

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

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 SACRAMENTO

On July 10, 2018 before me, E. Bennett, a Notary Public in and for said County and State personally appeared Scott Hoisington 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.



(Notary Seal)

WITNESS my hand and official seal.



Signature of Notary Public

Commission No. 2147106

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.

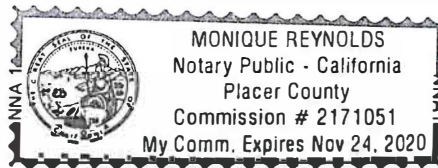
State of California
County of Placer } ss.

On July 16, 2018 before me, Monique Reynolds,
Notary Public, personally appeared Larry Gualco

who proved to me on the basis of satisfactory evidence to be the person(x) 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 signatures(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 [Handwritten: Monique Reynolds]

(seal)

OPTIONAL INFORMATION

Date of Document
Type or Title of Document
Number of Pages in Document
Document in a Foreign Language
Type of Satisfactory Evidence:
Capacity of Signer:

Thumbprint of Signer



Check here if no thumbprint or fingerprint is available.

Other Information: