

# 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 **SERRANO ASSOCIATES, LLC**, a Delaware limited liability company duly qualified to conduct business in the State of California, whose principal place of business is 4525 Serrano Parkway, Suite 100, El Dorado Hills, California 95762 (hereinafter referred to as "Owner"); concerning **SERRANO VILLAGE M3, UNIT 1, TM 01-1381** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

**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 **SERRANO VILLAGE M3, UNIT 1, TM 01-1381**. 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 **PLANS FOR THE IMPROVEMENT AND GRADING OF SERRANO VILLAGE M3**, which were approved by the County Engineer, Department of Transportation, on February 21, 2017. Attached hereto is Exhibit A, marked "Improvement Plans for Serrano Village M3 (TM 01-1381) Engineers Opinion of Probable Construction Costs (Assuming Grading is Complete)," and Exhibit B, marked "Certificate of Partial Completion of Subdivision Improvements," all of which exhibits are 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 (a) related civil engineering services, including the costs of inspection and utility relocation when required, and (b) attorneys' fees, costs, and expenses of legal services incurred by the County in conjunction with this Agreement.

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 Department of Transportation and filed with the Department of Transportation 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. Owner shall 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 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 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 County Engineer to be necessary or advisable for the proper completion or construction of the whole work contemplated provided the amount of such changes in the improvements does not exceed ten percent (10%) of the total estimated cost of the public improvements.

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 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. If any legal action, including arbitration or an action for declaratory relief, is brought by either party to this Agreement to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the other party, in addition to any other relief to which that party is entitled.

**ADDITIONAL PROVISIONS:**

22. The estimated cost of installing all of the improvements is **TWO MILLION ONE HUNDRED SEVENTY-NINE THOUSAND THREE HUNDRED FIFTY-EIGHT DOLLARS AND FIFTY-EIGHT CENTS (\$2, 179, 358.58).**

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  
Department of Transportation  
2850 Fairlane Court  
Placerville, CA 95667

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

County of El Dorado  
Department of Transportation  
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:

Serrano Associates, LLC  
4525 Serrano Parkway, Suite 100  
El Dorado Hills, California 95762

Attn.: Thomas M. Howard  
Vice President of Construction/Project Manager

or to such other location as Owner directs.

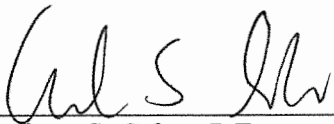
28. The County officer or employee with responsibility for administering this Agreement is Andrew S. Gaber, P.E., Deputy Director, Development/ROW/ Environmental, Department of Transportation, or successor.

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. This document and the documents referred to herein and exhibits attached hereto are the entire Agreement between the parties concerning the subject matter hereof.

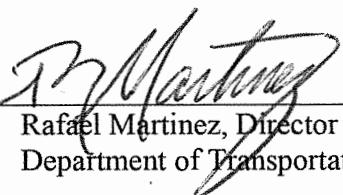
31. The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

**Requesting Contract Administrator Concurrence:**

By:   
Andrew S. Gaber, P.E.  
Deputy Director  
Development/ROW/Environmental  
Department of Transportation

Dated: 7/8/2020

**Requesting Department Concurrence:**

By:   
Rafael Martinez, Director  
Department of Transportation

Dated: 7/7/2020

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: \_\_\_\_\_

Dated: \_\_\_\_\_

Board of Supervisors  
"County"

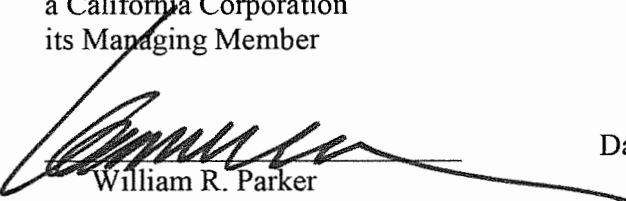
Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

Dated: \_\_\_\_\_

**--SERRANO ASSOCIATES, LLC--**  
**a Delaware Limited Liability Company**

By: Parker Development Company  
a California Corporation  
its Managing Member

By:   
William R. Parker  
President  
"Owner"

Dated: 6/17/20

*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 El Dorado

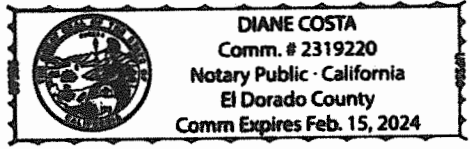
On June 17, 2020 before me, Diane Costa, Notary Public  
(here insert name and title of the officer)

personally appeared William R. Parker,

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 Diane Costa

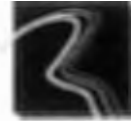
(Seal)

Exhibit A

Improvement Plans for Serrano Village M3 (TM 01-1381)  
 Engineer's Opinion of Probable Construction Cost (Assuming Grading is Complete)

Job number: 2677.194  
 Date: 9/23/2016  
 Plan Set Date: 11/10/2015  
 Prepared by: EET, EML  
 Reviewed by: DTM

**R.E.Y. ENGINEERS, INC.**  
 Civil Engineers | Land Surveyors | LiDAR  
 905 Sutter Street, Suite 200 Folsom, CA 95630  
 Phone: (916) 366-3040 Fax: (916) 366-3303  
 www.reyengineers.com

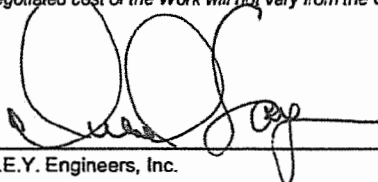


Item No.	Item Description	Quantity	Unit	Unit Price	Total Amount
<b>EROSION CONTROL</b>					
1	Erosion Control Measures & SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
2	Fugitive Dust Control	1	LS	\$10,000.00	\$10,000.00
				<b>Subtotal</b>	<b>\$40,000.00</b>
<b>STREET IMPROVEMENTS</b>					
3	3" AC	85,500	SF	\$1.75	\$149,625.00
4	8" AB	85,500	SF	\$1.75	\$149,625.00
5	Type 1 - Rolled Curb & Gutter (Modified)	4,020	LF	\$20.00	\$80,400.00
6	Grind and Overlay (Pavement Conform)	138	SF	\$5.00	\$690.00
7	Sawcut and Remove Existing Pavement	110	SY	\$5.00	\$550.00
8	Stop Bar and "STOP" sign	3	EA	\$800.00	\$2,400.00
9	Street Sign	3	EA	\$380.00	\$1,140.00
				<b>Subtotal</b>	<b>\$384,430.00</b>
<b>POTABLE WATER IMPROVEMENTS</b>					
10	6" PVC, C900, DR-18	359	LF	\$42.00	\$15,078.00
11	6" PVC, C900, DR-14	162	LF	\$42.00	\$6,804.00
12	8" PVC C900, DR-14	574	LF	\$48.00	\$27,552.00
13	8" PVC C900, DR-18	916	LF	\$48.00	\$43,968.00
14	6" Gate Valve	3	EA	\$1,632.00	\$4,896.00
15	8" Gate Valve	7	EA	\$1,863.00	\$13,041.00
16	2" Blow Off	4	EA	\$1,654.00	\$6,616.00
17	1" Air Release Valve	4	EA	\$2,960.00	\$11,840.00
18	Fire Hydrant Assembly	4	EA	\$5,678.00	\$22,712.00
19	1" Service	30	EA	\$1,445.00	\$43,350.00
20	Remove Ex. Temp BO/ARV & Connect to Ex. Waterline	1	EA	\$2,200.00	\$2,200.00
				<b>Subtotal</b>	<b>\$198,057.00</b>
<b>DRAINAGE IMPROVEMENTS</b>					
21	12" HDPE	309	LF	\$35.00	\$10,815.00
22	18" HDPE	1,452	LF	\$45.00	\$65,340.00
23	24" HDPE	17	LF	\$61.00	\$1,037.00
24	Type 'B' Drainage Inlet	4	EA	\$2,500.00	\$10,000.00
25	Reinforced Type 'B' Drainage Inlet	1	EA	\$3,600.00	\$3,600.00
26	Type 'GO' Inlet	6	EA	\$3,600.00	\$21,600.00
27	48" Manhole	9	EA	\$4,700.00	\$42,300.00
28	Remove Existing 18" Drain Pipe	81	LF	\$30.00	\$2,430.00
29	Connect to Existing Storm Drain Manhole	1	EA	\$1,200.00	\$1,200.00
30	TV Inspection	1,778	LF	\$2.05	\$3,644.90
				<b>Subtotal</b>	<b>\$161,966.90</b>



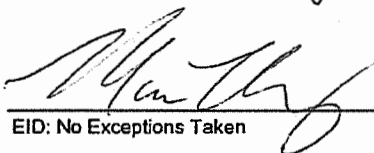
SEWER IMPROVEMENTS					
31	6" PVC, SDR-26	1,970	LF	\$61.00	\$120,170.00
32	48" Manhole	5	EA	\$6,531.00	\$32,655.00
33	48" Manhole with Lining	6	EA	\$9,886.00	\$59,316.00
34	60" Manhole with Lining	1	EA	\$11,623.00	\$11,623.00
35	Sewer Service (4")	7	EA	\$1,953.00	\$13,671.00
36	Pumped Sewer Service Gravity	22	EA	\$2,519.00	\$55,418.00
37	Backflow Preventor, PIV & FDC	5	EA	\$5,000.00	\$25,000.00
38	TV Camera Inspection	1,970	LF	\$2.05	\$4,038.50
39	Connect to Existing Sewerline	1	EA	\$1,200.00	\$1,200.00
				<b>Subtotal</b>	<b>\$323,091.50</b>
RECYCLED WATER IMPROVEMENTS					
40	8" PVC C900, DR-18	1,334	LF	\$48.00	\$64,032.00
41	8" PVC C900, DR-14	723	LF	\$48.00	\$34,704.00
42	10" PVC, C900, DR-18	542	LF	\$55.00	\$29,810.00
43	10" PVC, C900, DR-14	997	LF	\$55.00	\$54,835.00
44	8" Gate Valve	9	EA	\$1,863.00	\$16,767.00
45	10" Gate Valve	2	EA	\$2,640.00	\$5,280.00
46	2" Blow Off	4	EA	\$1,474.00	\$5,896.00
47	4" Blow Off	1	EA	\$3,575.00	\$3,575.00
48	1" Air Release Valve	4	EA	\$2,915.00	\$11,660.00
49	2" Air Release Valve	1	EA	\$4,631.00	\$4,631.00
50	1" Service	30	EA	\$1,445.00	\$43,350.00
51	Pressure Reducing Station	1	EA	\$50,000.00	\$50,000.00
52	Connect to Ex. Reclaimed Water	2	EA	\$1,500.00	\$3,000.00
53	Remove Ex. BO/ARV & Connect to Ex. Reclaimed Water	1	EA	\$2,200.00	\$2,200.00
				<b>Subtotal</b>	<b>\$329,740.00</b>
DRY UTILITY COSTS					
54	Includes- Joint Utility Trench, Utility Services, Conduit & Service Boxes and Wiring & Transformer	30	LOT	\$7,000.00	\$210,000.00
				<b>Subtotal</b>	<b>\$210,000.00</b>
				<b>Estimated Direct Construction Cost</b>	<b>\$1,647,285.40</b>
				<b>Mobilization (5% of Estimated Direct Construction Cost)</b>	<b>\$82,364.27</b>
				<b>Total Hard Cost</b>	<b>\$1,729,649.67</b>
SOFT COSTS					
A	Bond Enforcement Costs	2%			\$34,592.99
B	Construction Staking	4%			\$69,185.99
C	Construction Management & Inspection	10%			\$172,964.97
D	Contingency	10%			\$172,964.97
				<b>Subtotal Soft Cost</b>	<b>\$449,708.91</b>
				<b>Total Estimated Cost</b>	<b>\$2,179,358.58</b>

In providing construction cost estimates, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's construction cost estimates are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's cost estimate.

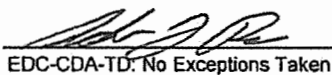
  
R.E.Y. Engineers, Inc.



09/23/2016  
Date

  
EID: No Exceptions Taken

9/27/16  
Date

  
EDC-CDA-TD: No Exceptions Taken

10-6-16  
Date

Exhibit B

**Certificate of Partial Completion of Subdivision Improvements**

I hereby certify that the following improvements for **Serrano-Village M3 - Unit 1, TM 01-1381** have been completed, to wit:

	Total Amount	Percent Completed	Remaining Amount
Erosion Control and Fugitive Dust	\$ 40,000.00	90%	\$ 4,000.00
Street Improvements	\$ 384,430.00	90%	\$ 38,443.00
Potable Water Improvements	\$ 198,057.00	90%	\$ 19,805.70
Drainage Improvements	\$ 161,966.90	90%	\$ 16,196.69
Sewer Improvements	\$ 323,091.50	90%	\$ 32,309.15
Recycled Water Improvements	\$ 329,740.00	90%	\$ 32,974.00
Dry Utilities	\$ 210,000.00	90%	\$ 21,000.00
Mobilization (5%)	\$ 82,364.27		\$ 8,236.43
Bond Enforcement (2%)	\$ 34,592.99		\$ 3,459.30
Construction Staking (4%)	\$ 69,185.99		\$ 6,918.60
Construction Management & Inspection (10%)	\$ 172,964.97		\$ 17,296.50
Contingency (10%)	\$ 172,964.97		\$ 17,296.50
<b>Total</b>	<b>\$ 2,179,358.58</b>		<b>\$ 217,935.86</b>

I estimate the total cost of completing the remaining improvements agreed to be performed by the Owner to be **Two Hundred Seventeen Thousand Nine Hundred Thirty-Five Dollars and Eighty-Six Cents (\$217,935.86)**.

The amount of the Performance Bond is **Two Hundred Seventeen Thousand Nine Hundred Thirty-Five Dollars and Eighty-Six Cents (\$217,935.86)**, representing 100% of the Total Remaining Amount.

The amount of the Laborers and Materialmens Bond is **Zero Dollars and Zero Cents (\$0.00)**

DATED: 6/12/2020



*[Signature]*  
 David D. Sagan, PE 60506  
 R.E.Y. Engineers, Inc.  
 905 Sutter Street, Suite 200  
 Folsom, CA 95630

**ACCEPTED BY THE COUNTY OF EL DORADO**

DATED: 7/6/2020

*[Signature]*  
 Andrew S. Gaber, P.E.  
 Deputy Director  
 Development/ROW/Environmental