



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0037875-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Thursday, SEP 27, 2018 14:35:38
Ttl Pd \$0.00 Rcpt # 0001964551
JDN/C1/1-8

RECORDING REQUESTED BY

Board of Supervisors

WHEN RECORDED MAIL TO:

NAME: BOARD OF SUPERVISORS

MAILING ADDRESS: 330 Fair Lane

CITY, STATE, ZIP CODE: Placerville CA 95667

18-1367

SPACE ABOVE THIS LINE RESERVED FOR
RECORDERS USE

TITLE(S)

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF DRAINAGE EASEMENTS FOR
SERRANO VILLAGE K5 - UNIT 8

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF DRAINAGE EASEMENTS

WHEREAS, Tentative Subdivision Map TM 10-1496R, also referred to as Serrano Village K5 – Unit 8 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on September 25, 2018, and included the following conditions relating to drainage:

“29 . Drainage, Cross Lot: Cross lot drainage shall be avoided wherever possible.

The CC&Rs for Village K shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners’ Association at the time of building permit application. The CC&Rs shall require all “downhill” lots to be designed to accept any drainage from uphill lots and the Master or Village Homeowners’ Association shall enforce this condition. This condition shall be verified prior to recordation of Final Map.

30 . Drainage Maintenance: Drainage maintenance shall be the responsibility of the Master Owners’ Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owner’s Association simultaneously with the filing of the final map. This condition shall be verified prior to recordation of Final Map.” and,

WHEREAS, the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Serrano provides,

3.07. Master Association Easements for Maintenance

A. The Master Association shall have an easement in and to that portion of a Lot or Parcel which adjoins the Common Area for the limited purpose of access to and maintenance of the adjoining Common Area. The Master Association shall have easements for access over such portions of Lots or Parcels as are reasonably necessary for the Master Association to maintain the Common Area and those front yard areas which are to be maintained by the Master Association, and no Owner shall interfere with the use of such easements by the Master Association or its agents or employees. The Master Association shall have easements for access over such portions of each Lot or Parcel as are reasonably necessary for the Master Association to maintain drainage facilities to be maintained by the Owner, should the owner fail to do so (which maintenance shall be at the sole cost and expense of the Owner); and to maintain drainage facilities to be maintained by the Master Association. No Owner shall interfere with the use of such easements by the Master Association or its agents or employees, and

WHEREAS, while the County intends to reject the offer of dedication for the drainage easements 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, and CALATLANTIC GROUP, INC., a Delaware corporation, the owners of Serrano Village K5 - Unit 8,

wish to define the events upon which the County may rescind its rejection and accept the drainage easements,

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, and CALATLANTIC GROUP, INC., a Delaware corporation, as follows:

1. The County shall reject all offers of dedication of drainage easements within Serrano Village K5 – Unit 8 at the time of approval of the final map(s) therefore.
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 drainage easements 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 drainage facilities, or; (2) failed to maintain said drainage facilities 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 Conditions 29 and 30 of TM 10-1496R 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: 9/25/2018 COUNTY OF EL DORADO

By 
Chairman, Board of Supervisors

ATTEST:

JAMES E. MITRISIN, Clerk
of the Board of Supervisors

By: 
Deputy Clerk

Dated: 9/25/2018


SEE NEXT PAGE FOR OWNERS SIGNATURES

OWNERS


SERRANO ASSOCIATES, LLC
a Delaware limited liability company

CALATLANTIC GROUP, INC.
a Delaware corporation

By: Parker Development Company
a California corporation
Its Managing Member

By: 
~~William R. Parker, President~~
James E. Parker, Vice President

Date: 5/15/18

By: 
Larry Gualco, Senior Vice President

Date: 5/17/18

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, 5/14/2018, before me, Wendi Sanger, Notary Public
Date Name, Title of Officer, Notary Public

Personally appeared

Larry Guasco
Name(s) of Signer(s)

Name(s) of Signer(s)

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 Wendi Sanger (Seal)



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, May 15, 2018, before me, Diane Costa, Notary Public
Date Name, Title of Officer, Notary Public

Personally appeared
James E. Parker
Name(s) of Signer(s)

Name(s) of Signer(s)

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)

