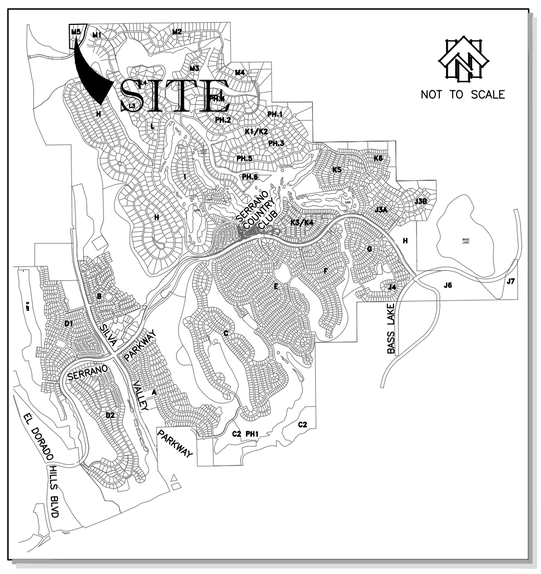
TM25-0003/PD25-0005 Serrano Village M5
Exhibit F - Tentative Subdivision Map

SERRANO - VILLAGE M5

TENTATIVE SUBDIVISION MAP

EL DORADO COUNTY, CALIFORNIA

AUGUST 2025
REVISED OCTOBER 2025



OWNER OF RECORD/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY, SUITE 100
EL DORADO HILLS, CA 95762

MAP PREPARED BY
R.E.Y. ENGINEERS, INC.
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

MAP SCALE
1"=40'

CONTOUR INTERVAL
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
SEC. 26, T.10N., R.8E., M.D.M

ASSESSOR'S PARCEL NUMBERS
123-020-023

EXISTING/PROPOSED GENERAL PLAN LAND USE
ADOPTED PLAN/ADOPTED PLAN

EXISTING ZONING
R2OK

PROPOSED ZONING
R20K-PD

TOTAL AREA
8.42± ACRES

TOTAL NUMBER OF LOTS
10 SINGLE FAMILY RESIDENTIAL

TOTAL NUMBER OF LETTERED LOTS
5 LETTERED LOTS

MINIMUM PARCEL AREA
20,018 SF

WATER SUPPLY
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
K THRU 8 - RESCUE UNION
9 THRU 12 - EL DORADO UNION

DATE OF PREPARATION
AUGUST 2025

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS VILLAGE M5 HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID SAGAN R.C.E.60506 DATE

PHASING PLAN NOTICE
THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION 66456.1)

TOTAL AREA

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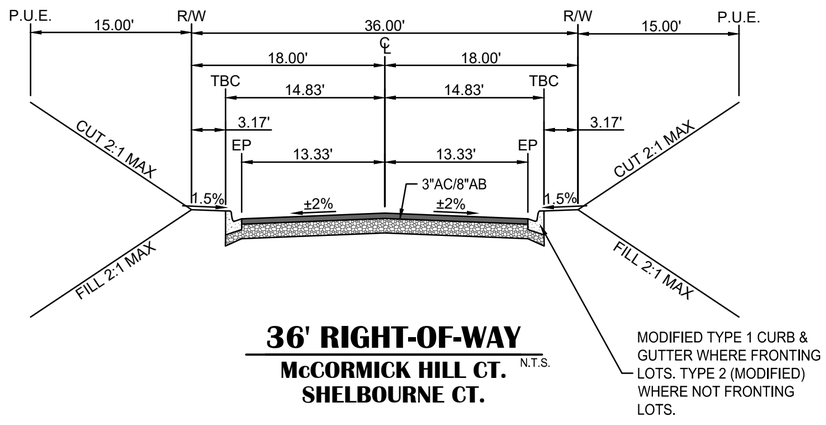
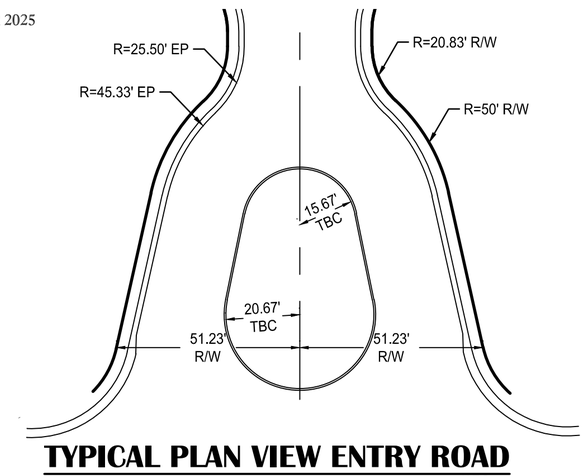
RESIDENTIAL STREETS	0.99 ACRES
LOT A (LANDSCAPE)	0.08 ACRES
LOT B (LANDSCAPE)	0.08 ACRES
LOT C (LANDSCAPE)	0.01 ACRES
LOT D (LANDSCAPE)	0.01 ACRES
TOTAL	8.42 ACRES +/-

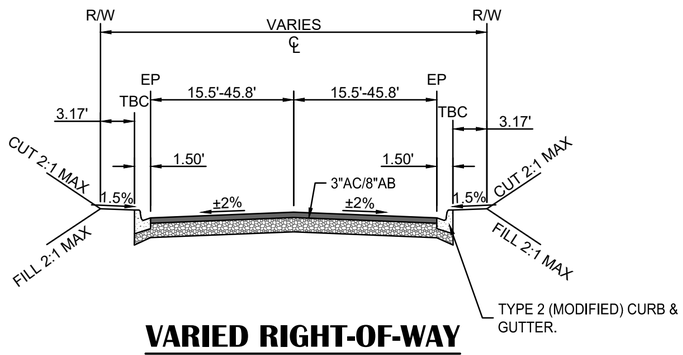
TOTAL UNITS	10 UNITS
GROSS AREA	8.42 ACRES
GROSS DENSITY	1.2 DU/AC



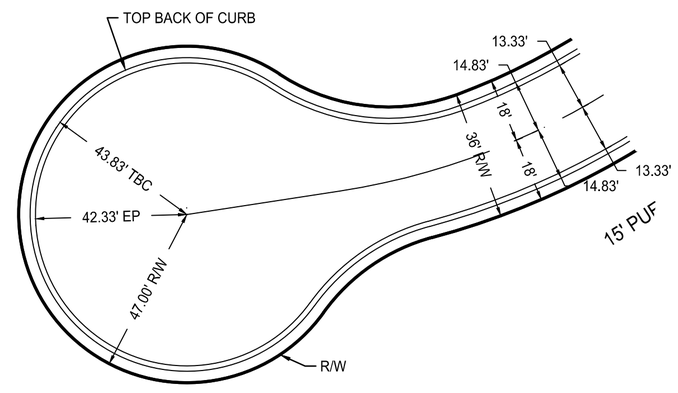
36' RIGHT-OF-WAY
McCORMICK HILL CT.
SHELBOURNE CT.
N.T.S.



TYPICAL PLAN VIEW ENTRY ROAD
N.T.S.



VARIED RIGHT-OF-WAY
SANGIOVESE DR.
N.T.S.

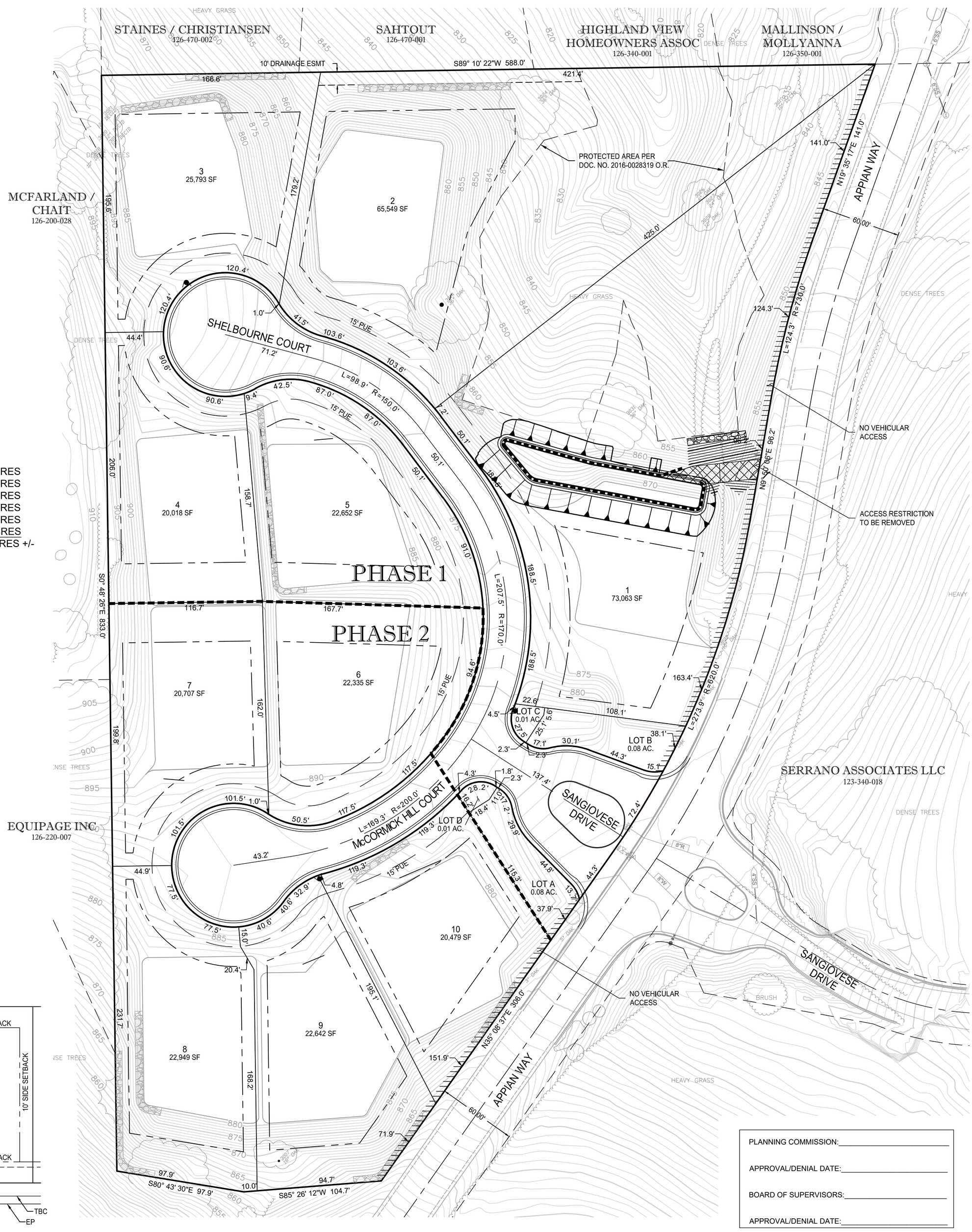


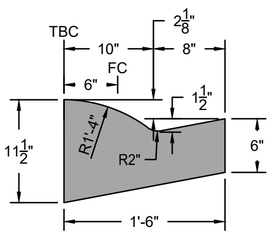
TYPICAL PLAN VIEW CUL-DE-SAC
N.T.S.

0 20' 40' 80'
SCALE IN FEET

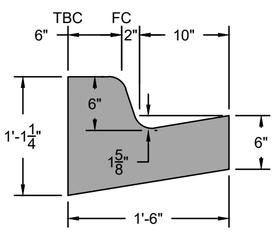
SERRANO

R. E. Y. ENGINEERS, Inc.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303

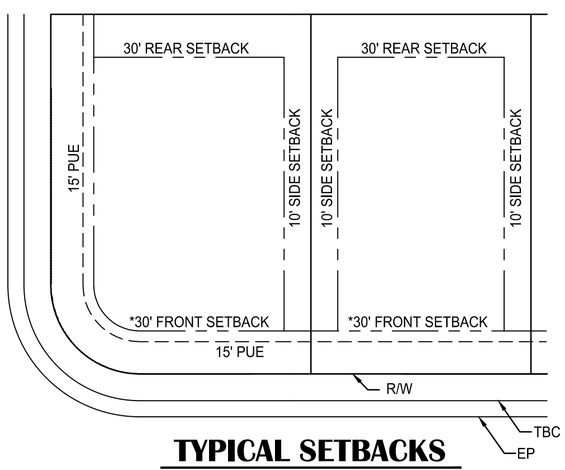




TYPE 1 (MODIFIED) C&G
N.T.S.



TYPE 2 (MODIFIED) C&G
N.T.S.



TYPICAL SETBACKS
SCALE: NTS

PLANNING COMMISSION:_____

APPROVAL/DENIAL DATE:_____

BOARD OF SUPERVISORS:_____

APPROVAL/DENIAL DATE:_____

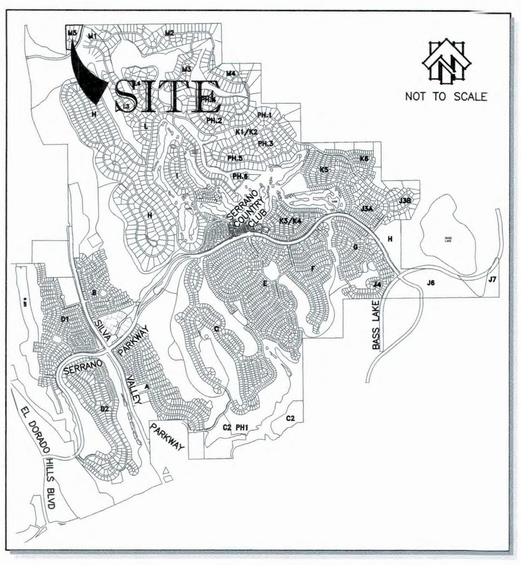
TM25-0003/PD25-0005 Serrano Village M5
Exhibit G - Tentative Subdivision Map with Aerial Photo

SERRANO - VILLAGE M5

TENTATIVE SUBDIVISION MAP

EL DORADO COUNTY, CALIFORNIA

AUGUST 2025



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DAVID SAGAN R.C.E.60506 DATE

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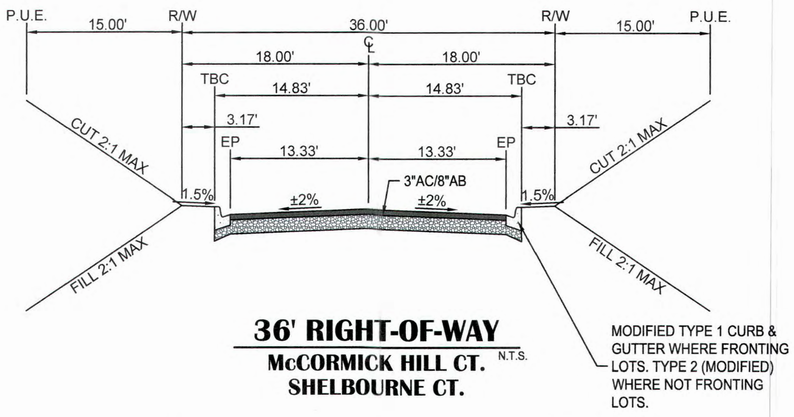
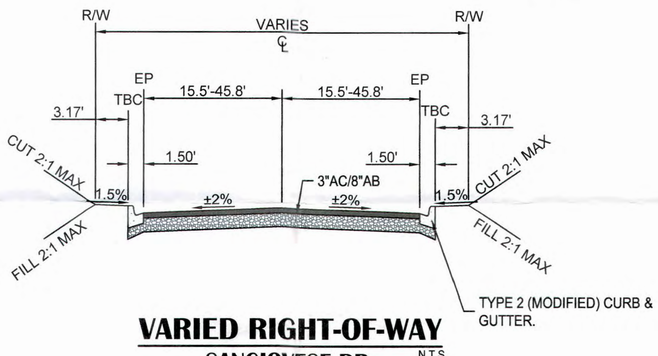
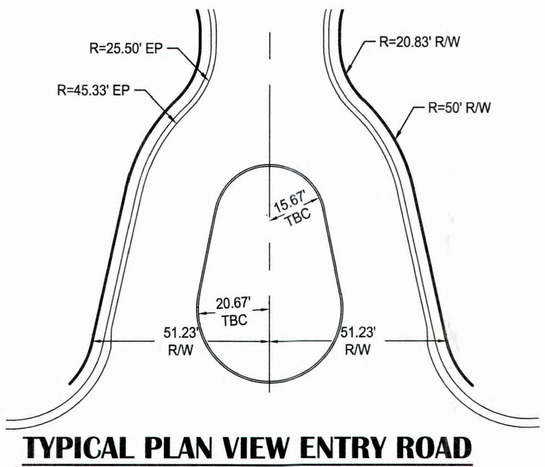


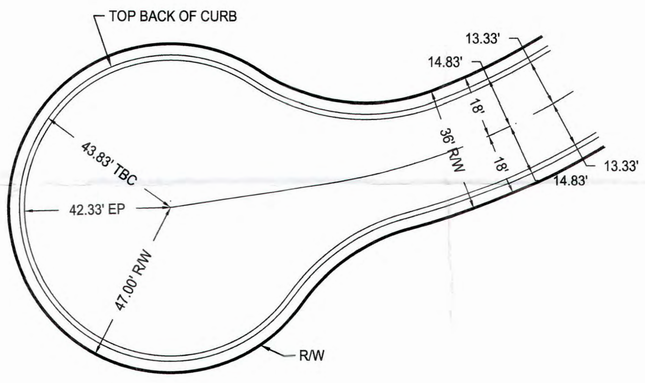
36' RIGHT-OF-WAY
McCORMICK HILL CT.
SHELBOURNE CT.
N.T.S.



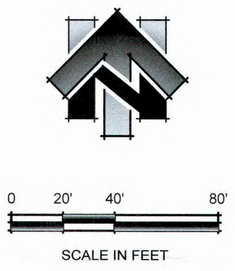
VARIED RIGHT-OF-WAY
SANGIOVESE DR.
N.T.S.



TYPICAL PLAN VIEW ENTRY ROAD
N.T.S.



TYPICAL PLAN VIEW CUL-DE-SAC
N.T.S.



SERRANO

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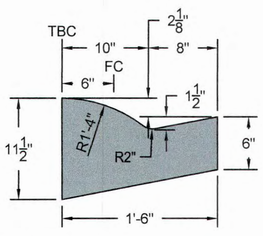
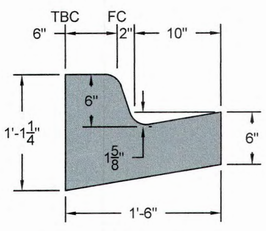
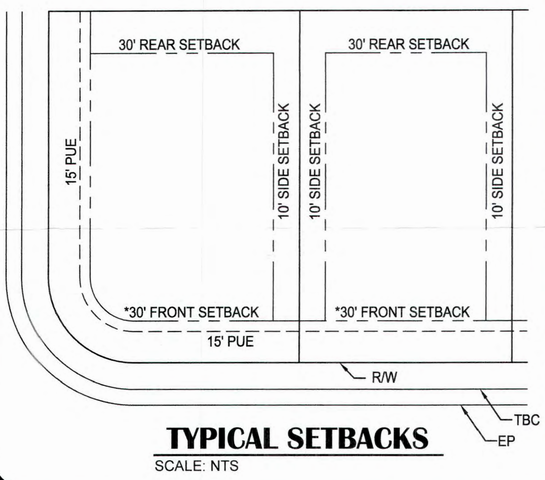
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303



TYPE 1 (MODIFIED) C&G
N.T.S.



TYPE 2 (MODIFIED) C&G
N.T.S.



TYPICAL SETBACKS
SCALE: NTS

RECEIVED
SEP 24 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

PLANNING COMMISSION:_____

APPROVAL/DENIAL DATE:_____

BOARD OF SUPERVISORS:_____

APPROVAL/DENIAL DATE:_____

TM25-0003/PD25-0005/Z25-0006

SERRANO - VILLAGE M5

TENTATIVE GRADING & DRAINAGE PLAN

EL DORADO COUNTY, CALIFORNIA

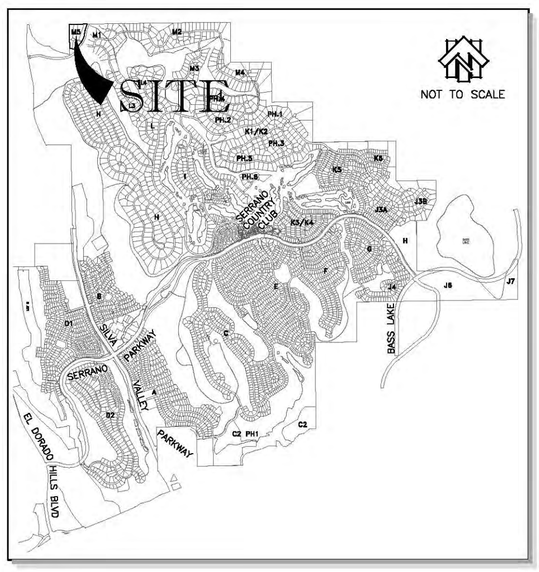
AUGUST 2025
REVISED OCTOBER 2025

0 20' 40' 80'
SCALE IN FEET

SERRANO

R. E. Y. ENGINEERS, Inc.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303

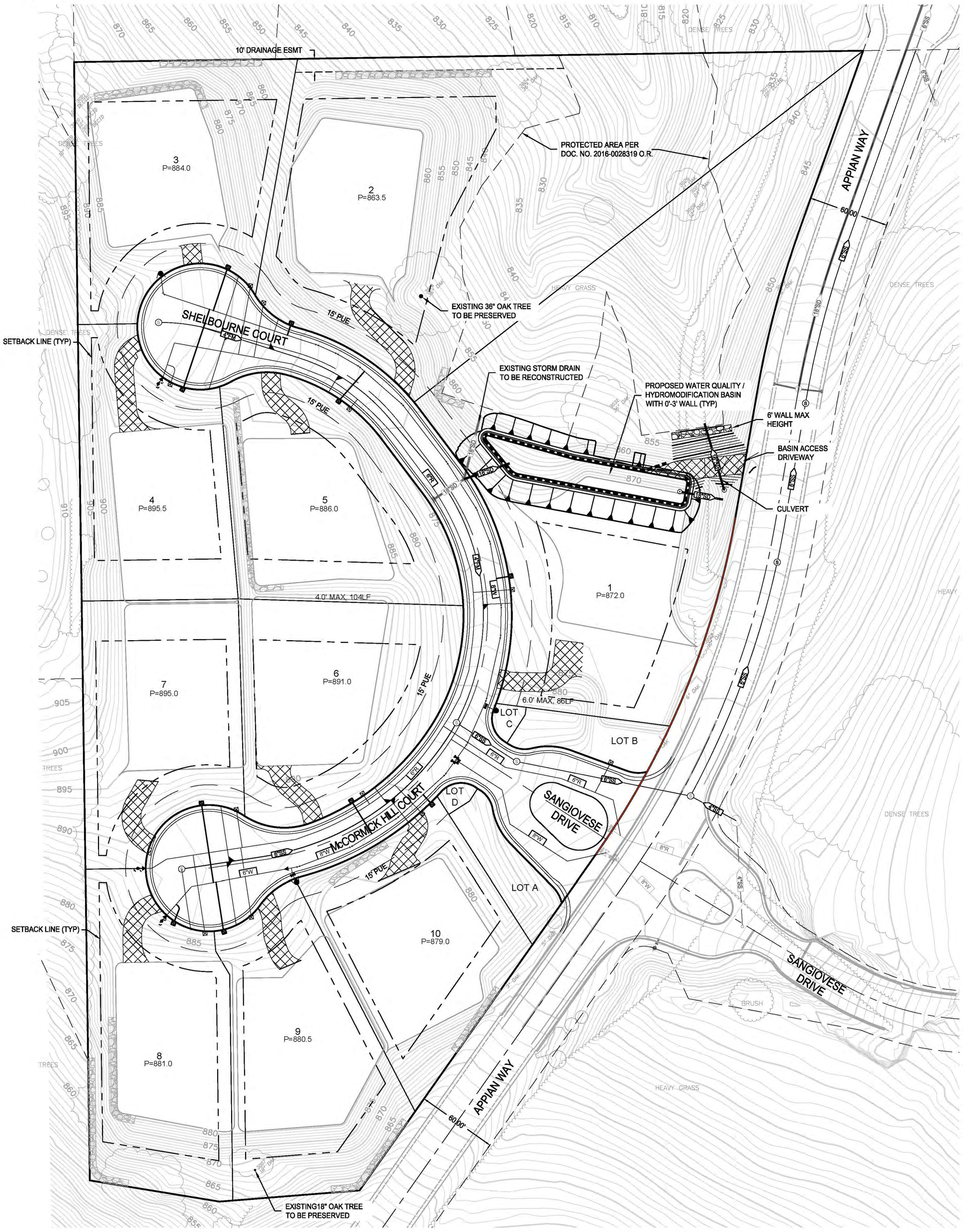
TM25-0003/PD25-0005 Serrano Village M5
Exhibit H - Tentative Grading and Drainage Plan



LEGEND

NOT TO SCALE FOR CLARITY

1255	EX. CONTOURS/LABELS	SS	SEWER LINE	R	RECYCLED WATER LINE
18" OAK	EX. TREES	FM	SEWER FORCE MAIN LINE	D	EXISTING STORM DRAIN MANHOLE
P=895.5	EX. PADS	S	SEWER MANHOLE	SD	EXISTING STORM DRAIN LINE
	EX. RETAINING WALLS	SD	STORM DRAIN LINE	S	SEWER MANHOLE
	PROPOSED ROCKERY WALL		STORM DRAIN INLET		DRIVEWAY
	PROPOSED RETAINING WALL	W	WATER LINE		WATER SERVICE
	SETBACK LINE		FIRE HYDRANT		SEWER SERVICE
	TOP OF SLOPE				RECYCLED WATER SERVICE
	SLOPE ARROW				
	TOE OF SLOPE				



SERRANO - VILLAGE M5

TENTATIVE UTILITY PLAN

EL DORADO COUNTY, CALIFORNIA

AUGUST 2025

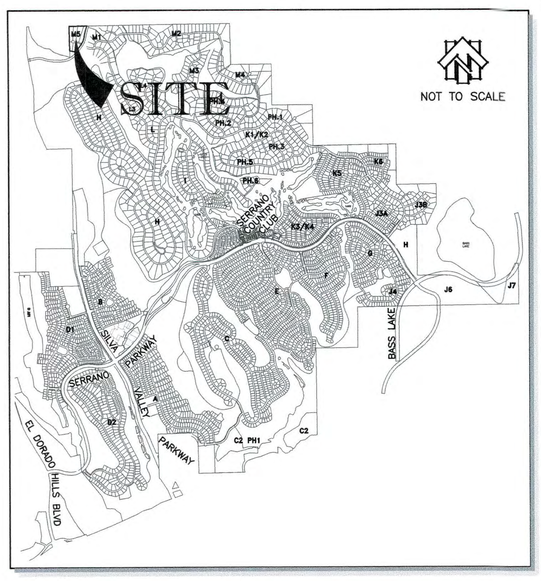
TM25-0003/PD25-0005 Serrano Village M5
Exhibit I - Tentative Utility Plan

0 20' 40' 80'

SCALE IN FEET

SERRANO

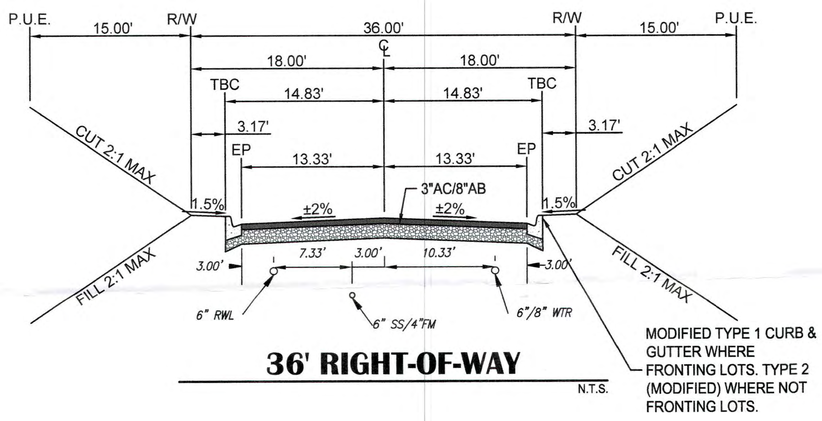
R. E. Y. ENGINEERS, Inc.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303



LEGEND

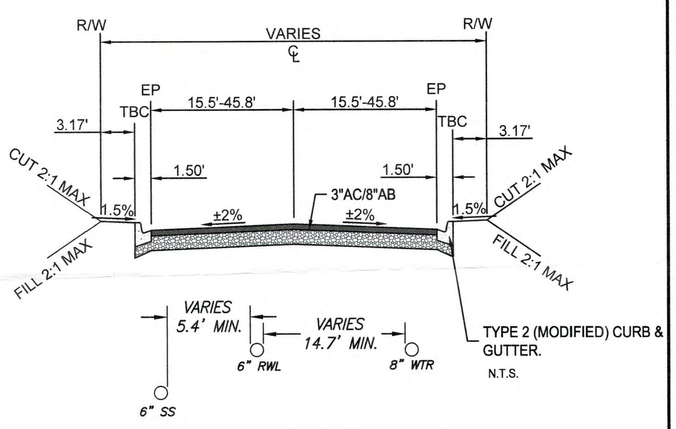
NOT TO SCALE FOR CLARITY

- SS — SEWER LINE
- FM — SEWER FORCE MAIN LINE
- S — SEWER MANHOLE
- SD — STORM DRAIN LINE
- STORM DRAIN INLET
- W — WATER LINE
- FIRE HYDRANT
- R — RECYCLED WATER LINE
- D — EXISTING STORM DRAIN MANHOLE
- SD — EXISTING STORM DRAIN LINE
- S — SEWER MANHOLE



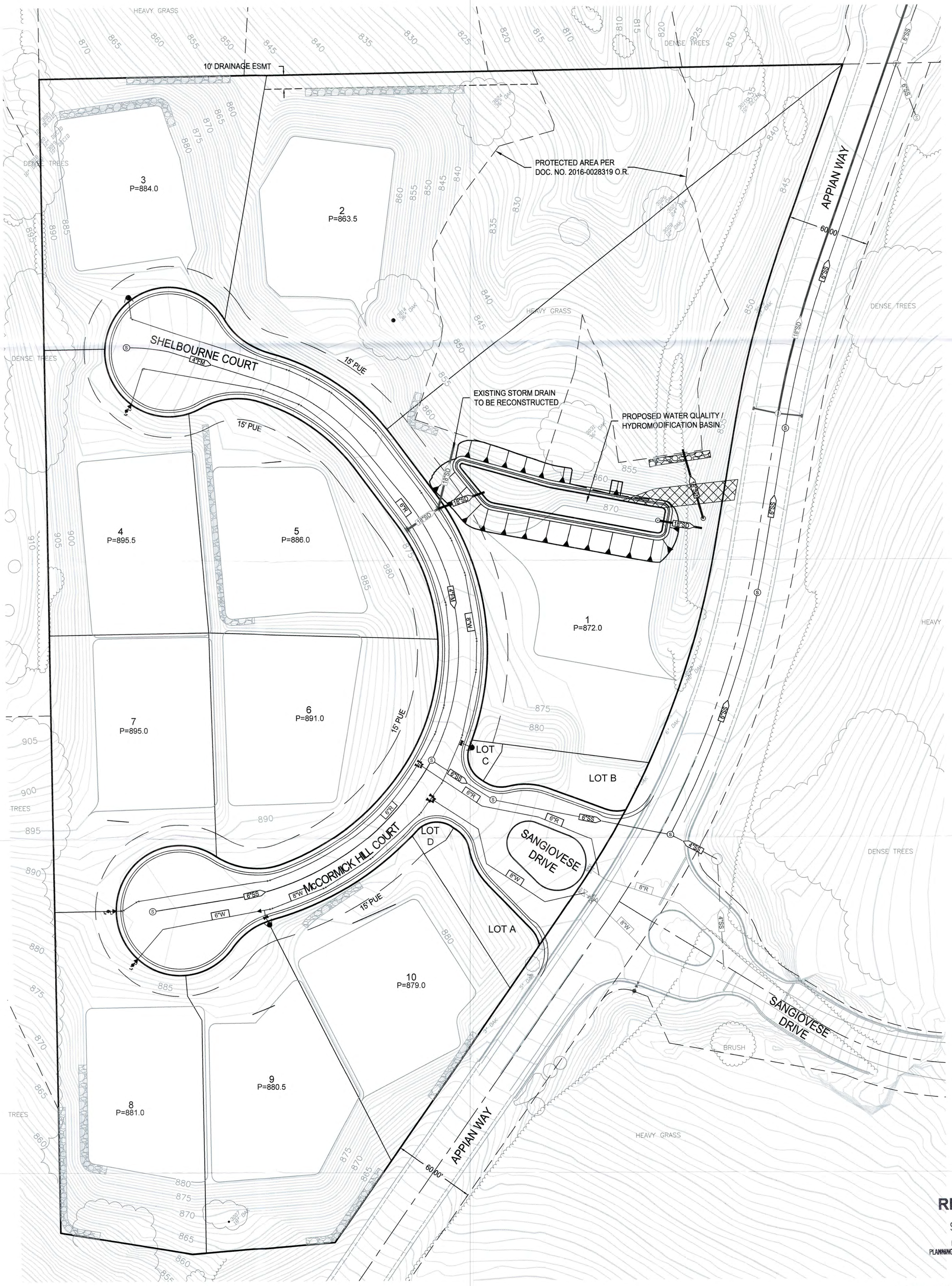
36' RIGHT-OF-WAY

N.T.S.



N.T.S.

VARIED RIGHT-OF-WAY



RECEIVED
SEP 2 4 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

SERRANO - VILLAGE M5

SLOPES MAP

EL DORADO COUNTY, CALIFORNIA

AUGUST 2025

TM25-0003/PD25-0005 Serrano Village M5
Exhibit J- Slopes Map

0 10' 20' 40'

SCALE IN FEET

SERRANO

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Civil Engineering | Land Surveying | Remote Sensing
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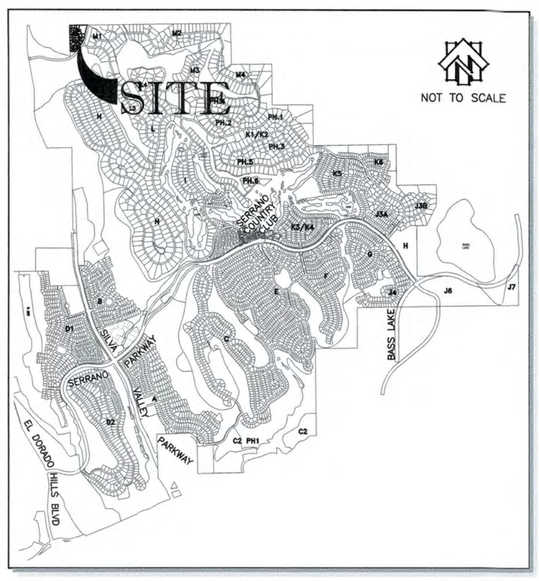
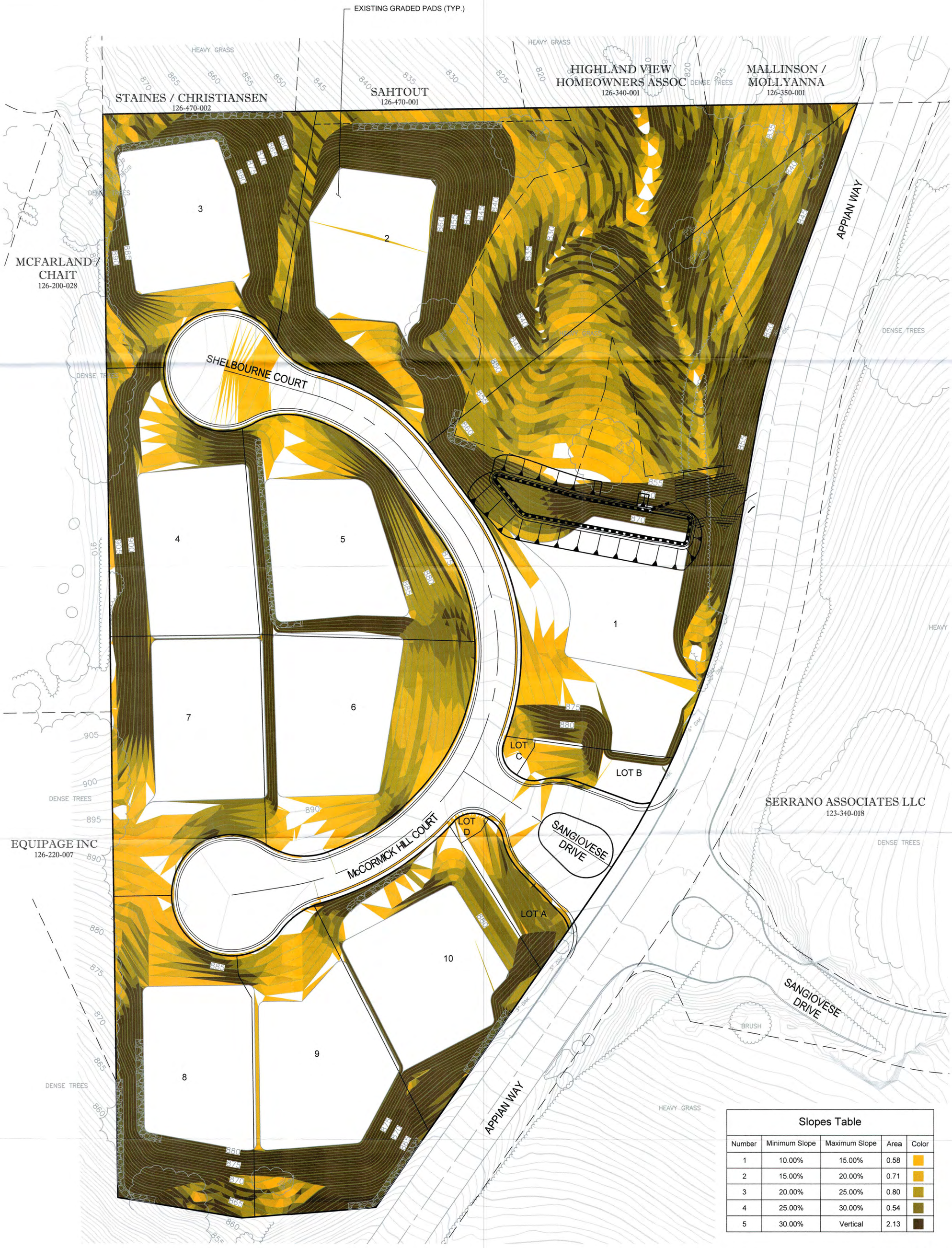




Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	10.00%	15.00%	0.58	
2	15.00%	20.00%	0.71	
3	20.00%	25.00%	0.80	
4	25.00%	30.00%	0.54	
5	30.00%	Vertical	2.13	

RECEIVED
SEP 24 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

RECEIVED
SEP 2 4 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

R.E.Y. ENGINEERS, INC.
CIVIL ENGINEERING | LAND SURVEYING | REMOTE SENSING
905 Sutter Street, Suite 200, Folsom, CA 95630
Phone (916) 366 3040 | Fax (916) 366 3303 | www.reyengineers.com

Septmeber 11, 2025

El Dorado County Dept. of Transportation
2850 Fairlane Court
Placerville, CA 95667

Re: Serrano Village M5 – Tentative Map Drainage Facilities Technical Memorandum

1. Background

The Serrano Village M, Phase 5 tentative map (TM01-1381R/PD01-0009R) was approved as a 10-lot subdivision with a minimum lot size of 20,000 square feet. Grading and improvement plans were approved in 2022 and the site was subsequently rough graded and stabilized in the same year. The remaining improvements have not been constructed to date. Serrano Associates submitted an updated plan to split the existing lots, creating 20 individual lots, on which half-plex units that share a common wall will be constructed. This plan was rejected and the original plan of a 10-lot subdivision will be used for submittal. As a result, a new tentative map application will be processed and the project is now subject to the County's current Phase II NPDES permit (2013-0001-DWQ) Post Construction requirements including Storm Water Treatment and Baseline Hydromodification Measures. The purpose of this Technical Memorandum is to provide analysis to determine the preliminary size and layout of the project's drainage facilities and show they meet the current permit requirements.

2. Introduction

The proposed Serrano Village M5 project is approximately 8.4 acres in size and will consist of 10 lots, averaging half-acre in size. The project is located on the north side of Appian Way directly across from Sangiovese Drive, approximately one-third of a mile east of Silva Valley Parkway and approximately three miles north of highway 50. The project is bordered by residential lots to the north and east, open space to the west and Appian Way to the south. Elevations on the project vary from 830 to 907 feet above sea level.

3. Objective

This technical memorandum outlines the hydraulic and hydrologic conditions associated with the development of Serrano Village M5. Attenuation for the 10-year and 100-year storm events is addressed regionally as part of the Carson Creek Regional Drainage Study, dated January 1996 and updated as of December 2005 (Regional Study). Therefore, this technical memorandum addresses the storm water treatment and hydromodification measures required for the project. The information presented in this report follows the guidelines as shown in the updated El Dorado County Drainage Manual, adopted September 22, 2020.

4. Hydrology and Hydraulics

Hydrologic and Hydraulic analysis was performed to show the proposed drainage facilities meet the current Phase II NPDES permit requirements for Hydromodification. The permit requires that regulated project's post-project runoff shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm per Section E.12.f.

Hydrology

The hydrologic analysis was performed and analyzed as set forth in Section 2 of the El Dorado County Drainage Manual. The Pre-Project (Existing) and Post-Project (Proposed) shed areas were determined from existing topography and the proposed improvements. The Hydrologic Soil Group was determined to be "D", from the US Department of Agriculture Soil Conservation Web Service Soil Survey. Curve Number values were obtained from Appendix 2.3 of the El Dorado County Drainage Manual based on Hydrological Soil Group "D" and the existing and proposed site conditions. The following Curve Numbers and their associated areas were used for the existing and proposed conditions:

- Existing (Pre-Project) Condition:
  - Open Space - Good Condition with Type D Soils: 3.19 acres CN=80
- Proposed (Post-Project) Condition:
  - Impervious Areas: 1.26 acres CN=98
  - Open Space - Good Condition with Type D Soils: 2.04 acres CN=80
    - Composite CN: 3.30 acres CN=87

The sheds were determined in AutoCAD and used to develop the composite Curve Number of 87 for the proposed shed area.

The design storm duration of 24 hours was chosen for consistency with Section 2.3.1 of the El Dorado County Drainage Manual and Section E.12.f of the permit. Appendix 2.2 of El Dorado County Drainage Manual was used to determine the following design storm information:

- Mean Annual Precipitation (MAP): 26"
- 2-year, 24-hour Event Precipitation Depth: 2.12 inches

The existing and proposed shed area times of concentration were calculated per Section 2.4.2 of the County of El Dorado Drainage Manual. The following time of concentrations were calculated for each condition:

- Existing (Pre-Project) Condition: 17 minutes
- Proposed (Post-Project) Condition: 18 minutes

XP-Storm design software was used to develop hydrographs for the design storm. This software utilizes the 24-hour SCS Type 1 design storm and a dimensionless SCS runoff hydrograph to generate hydrographs for the 2-year 24-hour storm in the existing (pre-project) and proposed (post-project) conditions.

An exhibit showing pre-development and post-development water shed areas, as well as proposed impervious areas can be found in Appendix 1 attached to this memo. The overall pre-project to post-project drainage patterns will remain the same. In the proposed (post-project) condition there is approximately 0.11 acres more shed area that will be treated and attenuated in the detention basin.

The hydrologic model results from XP-Storm showing the pre-project and post-project hydrographs can be found in Appendix 2 attached to this memo. The results show that the estimated pre-project peak flowrate is 0.73 cfs and post-project flow without detention is 1.97 cfs. The increase in flow is attributed to the increase of impervious area in the developed condition. Due to this increase in flow, the project will require a detention basin to meet the permit requirements.

Hydraulics

A hydraulic analysis was performed with XP-Storm design software to route the post-project hydrograph through the proposed outlet structure and determine the post project flows discharged during the 2-year design storm. A model was built for the post-project condition that includes the proposed basin, outlet structure, and outfall pipe. The outlet structure is proposed to be 48" diameter Open Corrugated Pipe (OCP) riser with a rectangular orifice located 1' above the bottom of the basin. The basin is proposed to have a bottom area of 2,660 sf with walls and 2:1 side-slopes providing a total depth of 3.5 feet to the bottom of the spillway. The outfall pipe is proposed to be 18" in diameter.

The basin's storage volume and outlet structure is used to attenuate flows to ensure the project's post-project runoff does not exceed the estimated pre-project flow rate for the 2-year, 24-hour storm. The model was used to analyze the outlet structure and design the size of the orifice required to attenuate flows to meet the permit's Hydromodification measures. The orifice and OCP design specifications are as follows:

- Orifice Size: 4"x5" rectangular orifice size
- Orifice Invert: 1' above the basin bottom
- OCP Size: 48" Diameter
- OCP Grate Top: 2.3' above the basin bottom

The XP-Storm software results in Appendix 3 show that utilizing the proposed basin and orifice size described above, the project's post-project runoff of 0.67 cfs does not exceed estimated pre-project flow rate of 0.73 cfs. The results also show that during the 2-year design storm the maximum water depth in the basin is 2.2 feet.

Calculations were also performed to verify the 48" OCP Grate Top and 18" outlet pipe can convey the 100-year peak flow through the basin so that it can be attenuated downstream per the Regional Study.

5. Water Quality

Water quality measures are proposed to comply with current El Dorado County Standards and permit requirements. The proposed measures include a bioretention basin to treat runoff from on-site impervious areas including those from proposed streets and Lots 7-14. Impervious areas from Lots 1-3, & 8-10 drain towards the back of the lots into a vegetated buffer and will on-lot water quality features as necessary. Post-Construction calculations for the on-lot site measures will be provided with the project's Improvement Plans, but typically include tree planting and disconnected downspouts.

The California Phase II LID Sizing Tool – v1.2 was used to determine the minimum required size of the basin's bottom floor as well as the depth of bioretention media. The inputs used for the sizing tool are as follows:

- Saturated Hydraulic Conductivity – 0.03 inches per hour (Type D Soils)
- Impervious Area – 1.6 acres
- Design Storm Depth – 1 inch
- Storm Water Treatment Measure Calculation Method – Bioretention Equivalent

With these inputs the LID Sizing Tool provided the following results:

- Bottom Basin Area Required - 2,660 sf (0.061 acres)
- Top Layer - 24" Soil
- Bottom Layer - 12" Gravel Storage

The LID Sizing Tool Calculation Results can be found in Appendix 4 attached to this memo.

The proposed basin is sized to provide a minimum bottom area of 2,660 SF and to have soil and gravel layers as described above to meet the LID requirements.

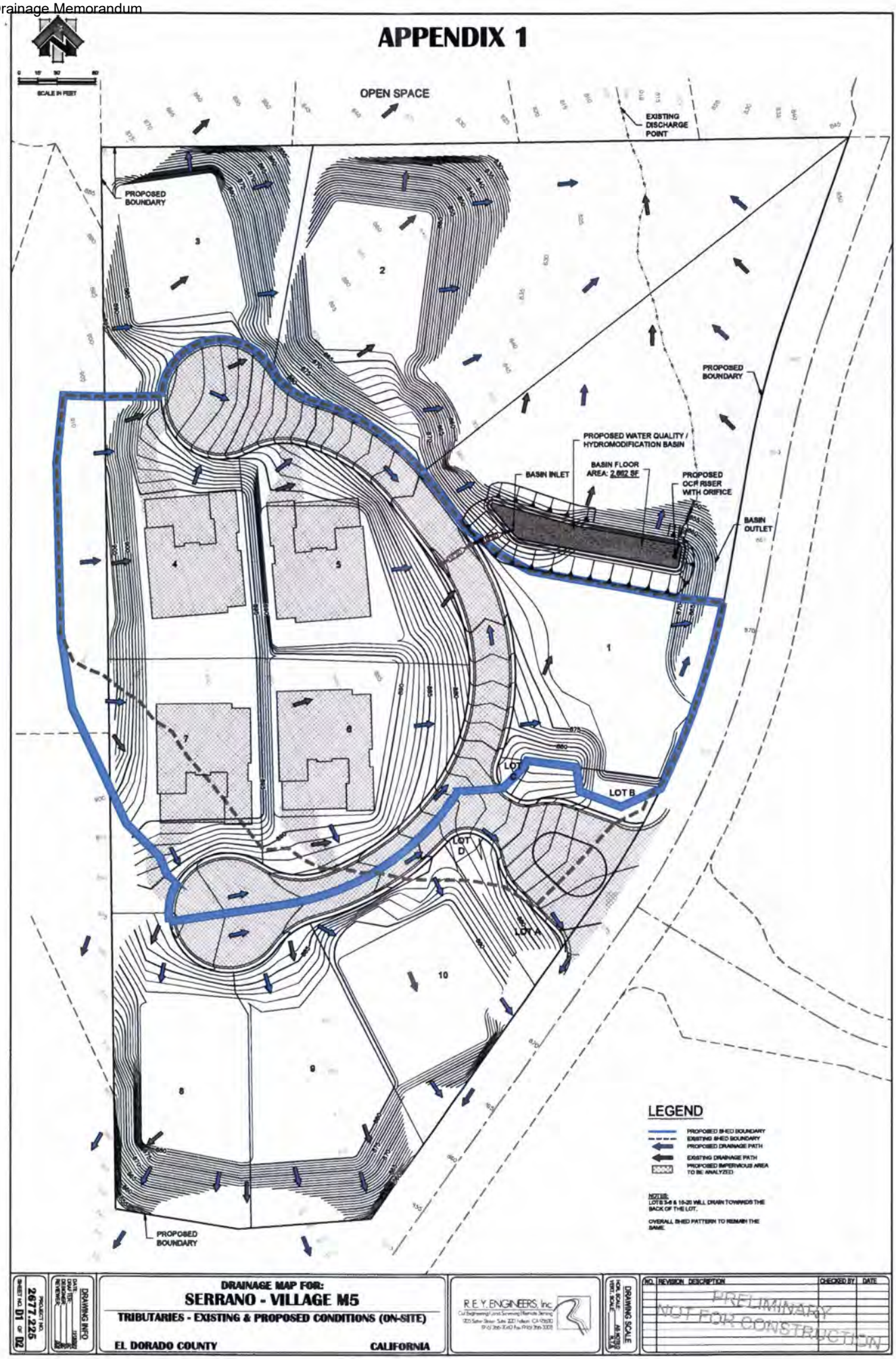
6. Conclusion

This memo shows how the proposed on-site basin and its outlet structure has been designed to address water quality and hydromodification requirements for the Serrano Village M5 project. XP-Storm software was used to determine the 2-year design storm pre and post-project flows, size the basin and its outlet structure, and show the project meets the permit's hydromodification requirements. The California Phase II LID Sizing Tool was used to determine the basin's required bottom area and bioretention media required to meet water quality requirements.

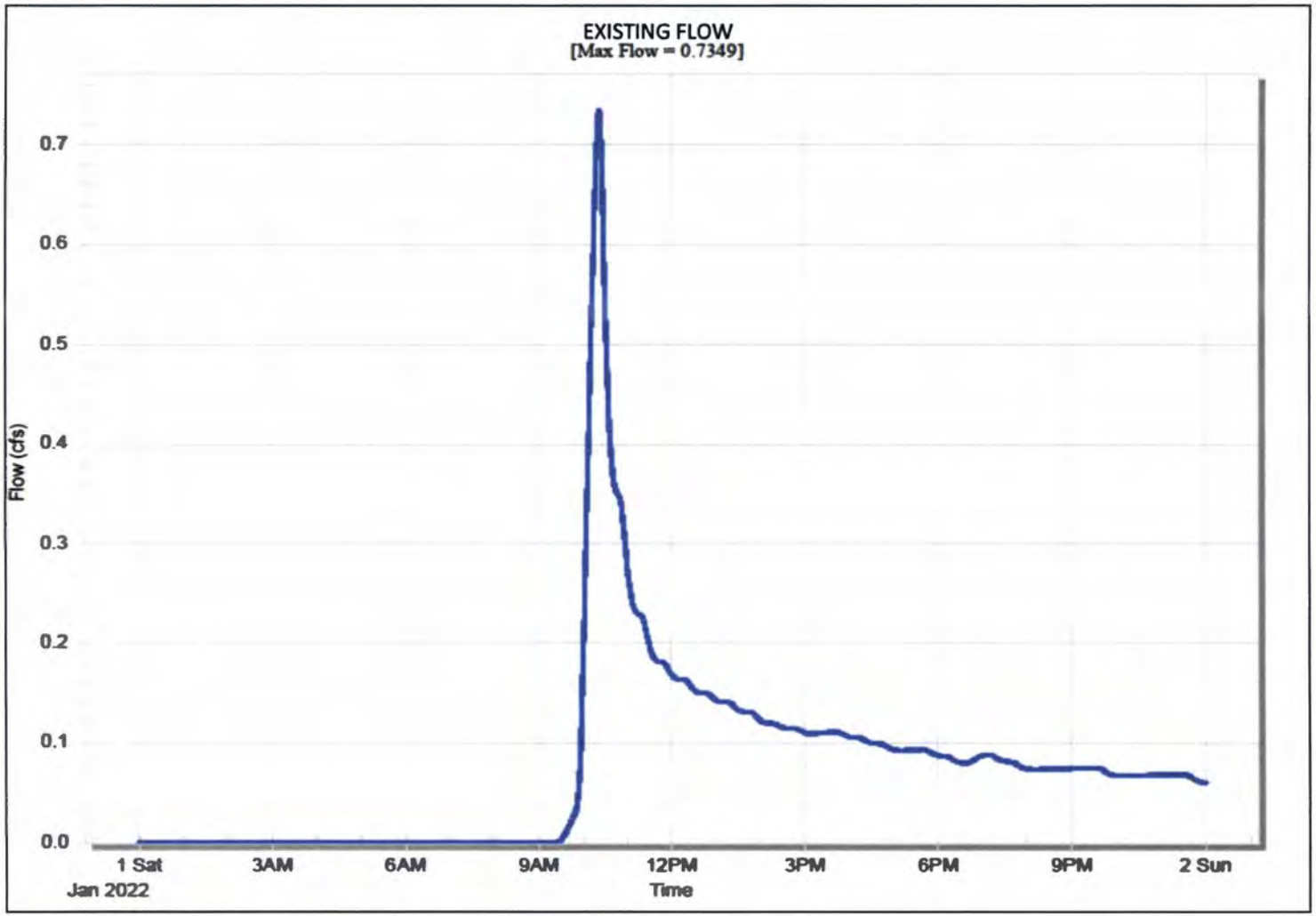
R.E.Y. Engineers, Inc.

Ryan Ruddick, PE

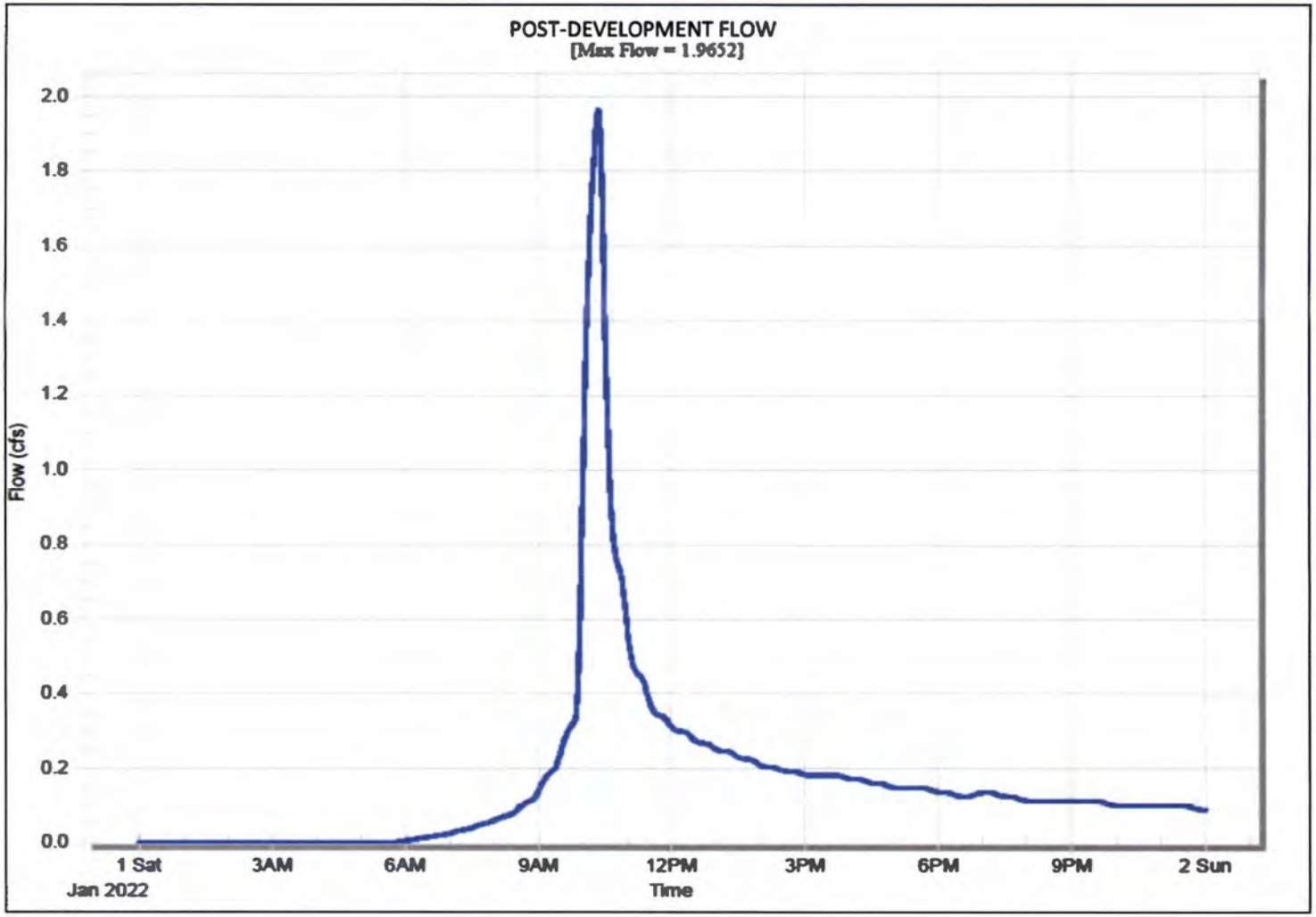
APPENDIX 1


SCALE IN FEET
OPEN SPACE
EXISTING DISCHARGE POINT
PROPOSED BOUNDARY
PROPOSED WATER QUALITY / HYDROMODIFICATION BASIN
BASIN FLOOR AREA: 2,662 SF
BASIN INLET
PROPOSED OCF RISER WITH ORIFICE
BASIN OUTLET
LOT A
LOT B
LOT C
LOT D
LEGEND
PROPOSED SHED BOUNDARY
EXISTING SHED BOUNDARY
PROPOSED DRAINAGE PATH
EXISTING DRAINAGE PATH
PROPOSED IMPERVIOUS AREA TO BE ANALYZED
NOTES:
LOTS 3-6 & 10-20 WILL DRAIN TOWARDS THE BACK OF THE LOT.
OVERALL SHED PATTERN TO REMAIN THE SAME.
DRAINAGE MAP FOR:
SERRANO - VILLAGE M5
TRIBUTARIES - EXISTING & PROPOSED CONDITIONS (ON-SITE)
EL DORADO COUNTY
CALIFORNIA
R.E.Y. ENGINEERS, Inc.
PRELIMINARY
NOT FOR CONSTRUCTION
2677.225
D1 OF D2

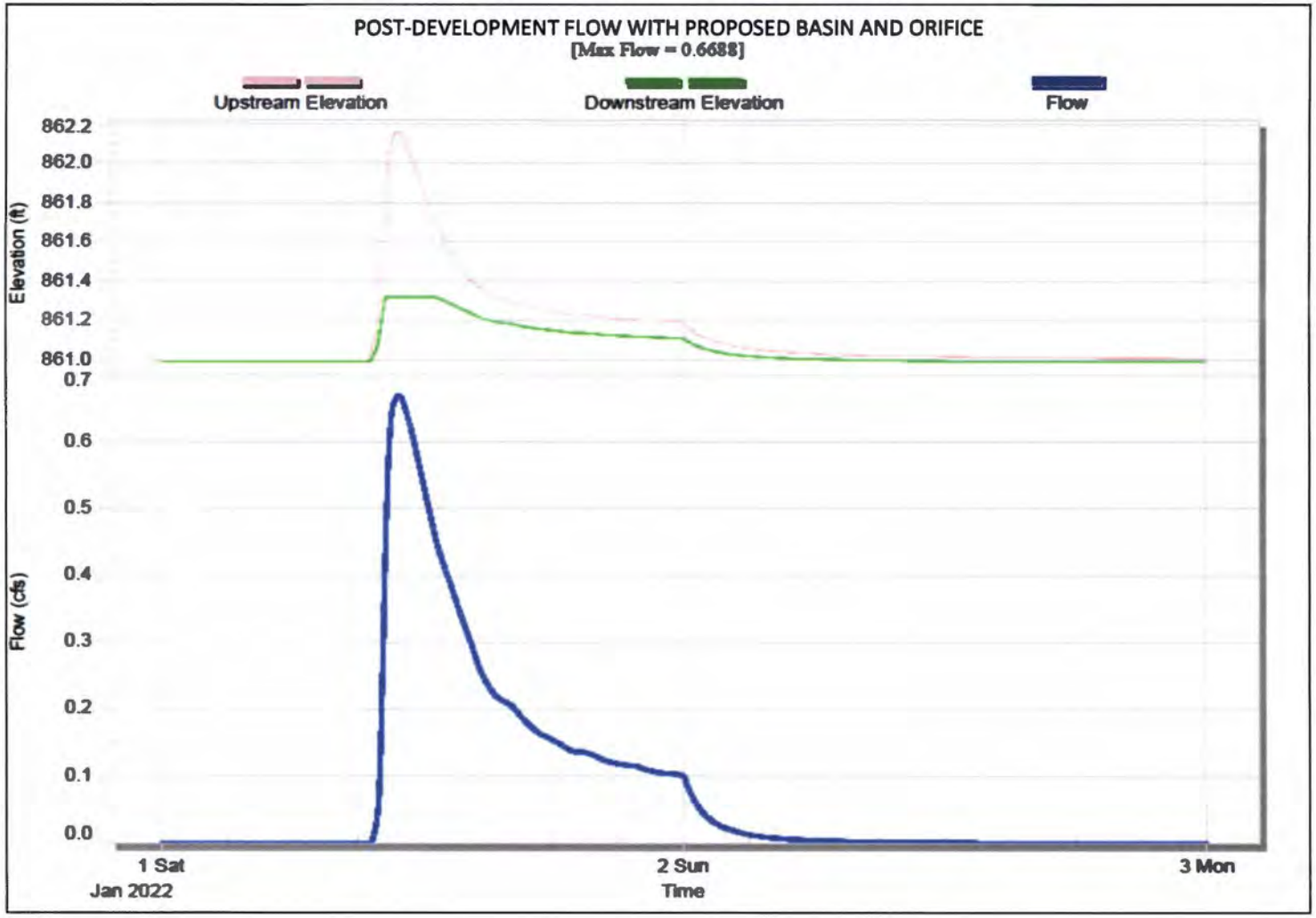
APPENDIX 2
Pre-Development Hydrograph



APPENDIX 2
Post-Development Hydrograph



APPENDIX 3
Post-Development Hydrograph with Orifice



APPENDIX 4
California Phase II LID Sizing Tool

Step 7 - Use a Storm Water Treatment Measure

Project name	Serrano Village M5
Climate station	PLACERVILLE
Saturated hydraulic conductivity	0.03 in/hr
Impervious area	1.6 acres
Method	Bioretention Equivalent

LID BMP Types	Area Needed (acres)	Area Avaliable (acres)	Percent Accomplished
Bioretention Cell - 18" Soil - 12" Gravel Storage	0.064	0.00	0.00
Bioretention Cell - 18" Soil - 24" Gravel Storage	0.062	0.00	0.00
Bioretention Cell - 18" Soil - 36" Gravel Storage	0.061	0.00	0.00
Bioretention Cell - 24" Soil - 12" Gravel Storage	0.061	0.00	0.00
Bioretention Cell - 24" Soil - 24" Gravel Storage	0.059	0.00	0.00
Bioretention Cell - 24" Soil - 36" Gravel Storage	0.058	0.00	0.00
Bioretention Cell - Soil Depth Varies[5] - No Gravel Storage	N/A	N/A	N/A
Infiltration Basin - Vegetated	N/A	N/A	N/A
Infiltration Gallery	0.660	0.00	0.00
Infiltration Trench	N/A	N/A	N/A
Overland Flow no amendment	N/A	N/A	N/A
Porous Pavement	0.920	0.00	0.00
Strip, Amended 6"	N/A	N/A	N/A
Strip, Amended 12"	0.700	0.00	0.00
Strip, Amended 18"	0.560	0.00	0.00
Swale, Amended 6"[6]	N/A	N/A	N/A
Swale, Amended 12"[6]	N/A	N/A	N/A
Swale, Amended 18"[6]	N/A	N/A	N/A
Capture and Use Storage[7]	48313 cf	0.00 cf	0.00
Site Design Measures		0.000	0.00
	Totals	0.000	0.00

ORIGINAL

AGREEMENT

This Agreement is entered this 4th day of August, 2020 by and among The County of El Dorado, a political subdivision of the State of California (County), the El Dorado Hills Community Services District, a Special District (EDHCSD) and Serrano Associates, LLC, a Delaware limited liability company (Serrano) for the purpose of resolving several issues related to the dedication, financing and construction of that certain 12.5 acre park to be located within Serrano, Village J, Lot H.

RECITALS

Whereas, County approved the El Dorado Hills Specific Plan (the Project) in December, 1988, establishing a master planned community comprised of up to 6,162 residential units, up to 60 acres of commercial uses, public and private open space areas and numerous parks, including several public parks to be dedicated to and maintained by the EDHCSD; and

Whereas, over the course of the past thirty-plus years, the majority of the residential and commercial areas of the Project have built out, the open space has been preserved and the private and public parks have been developed by Serrano, with all of the public parks now dedicated to the EDHCSD, except for the remaining 12.5 acre park to be constructed in Village J, Lot H (the Village J Park); and

Whereas, the EDHCSD has indicated a desire to construct the Village J Park itself; and

Whereas, in connection with the Project approvals, the County also approved a Development Agreement and Public Improvements Financing Plan, which provide, in part, that Serrano is to construct the public parks, including the Village J Park, and further provided that the financing mechanism therefor would be a Community Facilities District, which was later established and designated CFD 1992-1; and

Whereas, CFD 1992-1 has approximately Three Million Five Hundred Thousand Dollars ($3,500,000.00) in funding available for construction of the Village J Park after accounting for all other remaining CFD projects and obligations, notwithstanding other potentially limiting language contained in the Specific Plan, Development Agreement and Public Improvements Financing Plan, and subject to agreement among County, EDHCSD and Serrano; and

Whereas, in 2020, in connection with the approval of the Village J7 residential village within the Project, the County, at the request of the EDHCSD, imposed a condition upon the Village J7 tentative map approval which provided as follows:

51. Prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County providing for dedication of the 12.5 acre Village J, Lot H park site to the EDHCSD and assignment to the EDHCSD of rights to CFD funds, up to the remaining amount available for park construction pursuant to the Public Improvement Financing Plan, for use by the EDHCSD toward construction of the 12.5 acre Village J, Lot H park. If prior to approval of the first final map for the Project, the County and the Developer are unable to reach agreement on the amount of CFD funds available for park construction despite utilizing good faith efforts, then as an alternative to the foregoing and prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County requiring Developer to commence construction of the 12.5 acre Village J, Lot H District Park described in the Development Agreement, Specific

Plan, and Public Improvement Financing Plan, weather permitting, within ninety (90) days of receiving approval from both the County and EDHCSD of Construction Plans, Specifications, and Contract documents, together with a Cost Sharing Agreement in form and content acceptable to County, EDHCSD, and Developer addressing any improvements included beyond a typical District Park, as defined by the El Dorado Hills Specific Plan; and

Whereas, after discussions among the parties hereto, and in an effort to provide the EDHCSD the ability to acquire the Village J Park property earlier than would otherwise occur, to provide the EDHCSD with the ability to construct the Village J park itself, to provide the EDHCSD the opportunity to directly access CFD 1992-1 Funding for the Village J Park through the County, to determine the amount of CFD 1992-1 funding that will be made available therefor, to document Serrano's satisfaction of Condition 51 imposed upon its Village J7 tentative map and to memorialize Serrano's complete fulfillment of parkland dedication and park construction obligations contained within the Specific Plan, Development Agreement and Public Improvements Financing Plan, and to secure the consent and cooperation of the County with respect to all of the above, the parties desire to enter into this Agreement.

AGREEMENT

1. **Dedication of Parkland**. Serrano will Dedicate to EDHCSD, utilizing the form of Grant Deed attached hereto as Exhibit A, that certain 12.5 acre parcel commonly referred to as the Village J Park, as more fully described in Exhibit A. Dedication of the Village J Park fully and finally satisfies Serrano's parkland dedication obligations for the Project. Dedication shall occur within thirty days of District request, provided that all parties have executed this Agreement.

2. **Assignment of CFD 1992-1 Proceeds/ County Consent**. County, EDHCSD and Serrano agree that the amount of up to Three Million Five Hundred Thousand Dollars ($3,500,000.00) shall be made available to reimburse EDHCSD for Village J Park improvement costs through CFD 1992-1 upon final completion of said park. The parties acknowledge that limiting language within the Development Agreement and Public Improvements Financing Plan might otherwise restrict the amount to be made so available, but have agreed that this amount can be made available to acquire the Village J Park improvements after accounting for all other remaining CFD projects. Recognizing the existence of such other projects, the amount available to EDHCSD shall be strictly limited to Three Million Five Hundred Thousand Dollars ($3,500,000.00) and any required additional funding shall be provided through the EDHCSD. County and EDHCSD will establish the necessary protocols through which EDHCSD may access the CFD funding. The parties agree to cooperate with one another and to execute any additional agreement as necessary to effectuate this Agreement. This Agreement constitutes Serrano's "assignment of rights to CFD funds", up to the Three Million Five Hundred Thousand Dollars ($3,500,000.00) maximum, consistent with Condition 51 referenced in the Recitals above.

3. **Consultation with Serrano**. Consistent with the terms of the Development Agreement and Public Improvements Financing Plan, EDHCSD shall design the Village J Park in consultation with Serrano. EDHCSD shall design the Village J Park in a manner consistent with the terms and provisions of the Specific Plan. EDHCSD shall present conceptual plans to Serrano for review and thereafter shall provide design development level plans for review.

4. **Construction of Village J Park**. EDHCSD shall exert best efforts to commence construction of the park as soon as practicable after mutual execution hereof and to prosecute the construction to completion. EDHCSD and Serrano shall cooperate in connection with mutual boundary issues, access issues, construction issues and any other issues that must be addressed to allow EDHCSD to complete park construction successfully. EDHCSD shall maintain pedestrian access from the residential subdivision immediately to the west of the park. Any necessary pedestrian control mechanism shall be installed and maintained by the adjacent HOA on HOA property. Park frontage improvements (landscaping and hardscape) along Serrano Parkway shall be included in the park design, shall be consistent with existing improvements to the west along Serrano Parkway and applicable County design standards, shall be constructed to the northerly curb of Serrano Parkway, and shall be maintained by the EDHCSD. Any vehicular entrance to the Park from Serrano Parkway shall be aligned with Preston Way and shall match the existing entryway designs installed throughout Serrano (i.e. in design and materials used).

5. **Satisfaction of Condition 51**. The parties agree that upon full execution hereof, Serrano shall have fulfilled Condition 51 imposed upon its Village J7 tentative map.

6. **Satisfaction of all Parkland dedication/improvement obligations**. Upon full execution hereof, EDHCSD acknowledges and agrees that Serrano has fulfilled all parkland dedication and parkland improvement obligations imposed upon it in connection with the Project.

7. **Effectiveness of Agreement**. This Agreement shall be effective only upon the execution by all three parties. Unless and until all three parties sign, the agreements and accommodations provided hereby shall have no force or effect and the willingness of any party to compromise on any position as reflected herein shall not be construed as an admission that such accommodation, compromise or agreement was legally required.

8. **Attorneys' Fees**. If either party commences any action against the other party to interpret or enforce any of the terms of this Agreement or because of the breach by the other party of any of the terms of this Agreement, the losing party shall pay to the prevailing party reasonable attorneys' fees, costs and expenses.

9. **Entire Agreement**. This Agreement and all matters referenced herein (including exhibits attached hereto) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings and agreements with respect thereto.

10. **Governing Law**. The parties hereto acknowledge that this Agreement has been negotiated and entered in the State of California. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under and construed in accordance with the laws of the State of California.

11. **Amendment**. This Agreement may not be amended except by a written instrument signed by all of the parties hereto.

This Agreement is entered by and among the parties hereto, effective the date upon which the last party has executed below.

Dated: 8/18/20

SERRANO ASSOCIATES, LLC, a Delaware Limited liability company

By: Parker Development Company, a California Corporation
Managing Member

By: _____
William R. Parker
Its: President

Dated: 8/14/20

El Dorado Hills Community Services District, a California Special District

By: _____
Its: PRESIDENT, CSD

Dated: 8/4/2020

County of El Dorado, a political subdivision of the State of California

By: _____
Its: Chair, Board of Supervisors

ATTEST: Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

K:\Serrano Associates LLC\General Land Use (5830-0001)\Agmt - Village J park Lot H (Clean Ver 008).docx

RECORDING REQUESTED BY AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO:

HEFNER LAW
Attn: Michael J. Cook, Esq.
2150 River Plaza Drive, Suite 450
Sacramento, CA 95833

Escrow No. _____
Title Order No. _____

APN:

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

GRANT DEED

SERRANO ASSOCIATES, LLC, a Delaware limited liability company ("Grantor"), grants to EL DORADO HILLS COMMUNITY SERVICES DISTRICT, a political subdivision of the State of California ("Grantee"), all that real property, including facilities or equipment installed thereon, situated in the unincorporated area of El Dorado County, California, described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

This grant is made on the condition that the above property be used solely and perpetually as a park as more fully described in the El Dorado Hills Specific Plan adopted July 18, 1988. If the above property is not used solely and perpetually for that purpose, then Grantor or its heirs, assigns, and successors, shall have the power to terminate all right, title and interest in the property granted by this deed to Grantee and its heirs, successors, and assigns, in the manner provided by law for the exercise of this power of termination. In the event a competent court of law with jurisdiction over the matter issues a judgement, order, or decree terminating Grantee's rights, Grantee or its heirs, assigns, or successors shall forfeit all rights or title to that property, and the property shall revert to the County of El Dorado, subject to the identical use restrictions set forth hereinabove. In the event the property is not used by El Dorado County solely and perpetually for that purpose, then Grantor or its heirs, assigns, and successors, shall have the power to terminate all right, title and interest in the property granted by this deed to El Dorado County and its heirs, successors, and assigns, in the manner provided by law for the exercise of this power of termination. In the event a competent court of law with jurisdiction over the matter issues a judgement, order, or decree terminating Grantee's rights, the property shall revert to Grantor or Grantor's heirs, assigns, or successors.

Executed on _____, 2020 at _____, California

SERRANO ASSOCIATES, LLC, a Delaware
Limited liability company

By: Parker Development Company, a California
Corporation
Managing Member

By: _____
William R. Parker
Its: President

SEE ATTACHED NOTARY FORM

EXHIBIT "A"

PROPERTY DESCRIPTION

(see attached)

Legal Description

Lot D shown on the map of "Plat of Serrano Village J, Lot H", recorded _____, 2020, in Book ____, Page _____, Official Records of the County of El Dorado, California.

Consisting of 12.525 acres

Final map is recording 6/12/2020

CALIFORNIA ALL-PURPOSE 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 _____)

On _____ before me, _____,
Date — Here Insert Name and Title of Officer

Personally appeared _____
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 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.

Place Notary Seal Above

_____
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Signer's Name: _____

☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER