



SERRANO

May 1, 2008

David Storer, AICP
Acting Assistant Chief Administrative Officer
County of El Dorado
2850 Fairlane Court, Building "C"
Placerville, CA. 95667

HAND DELIVERED

**Re: Annual Review of the El Dorado Hills Specific Plan
Development Agreement and Public Improvement Financing Plan**

Dear David:

Pursuant to Section 5.1 of the above-referenced Development Agreement, and in response to your letter dated April 2, 2008, we are providing this letter report on the status of the Landowner's implementation of the obligations outlined in Section 3 of the Development Agreement, "Developer Obligations". This report follows the format utilized in prior reviews.

Exhibit A

Describes in a tabular format the Developer's obligations contained in the Development Agreement, and identifies each as: completed, partially completed, or not initiated. An additional column provides further commentary where needed.

Exhibit B

Provides detail with respect to the level of completion of the various obligations contained in the Public Improvements Financing Plan.

Exhibit C

A list of the Development Agreement reviews from project inception, including copies of the annual reports.

Exhibit D

A list of tentative map approvals from project inception.

David Storer
County of El Dorado
Annual Review of EDH Specific Plan
Development Agreement and
Public Improvements Financing Plan

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May 1, 2008

Exhibit E

A list of final subdivision maps approved by the Board of Supervisors since project inception.

Exhibit F

A list of Improvement Plans (Construction Drawings) completed for the entire community to date.

Exhibits C through F have been included in this submittal (which have not been included in past reviews) in response to your request for these types of materials.

At the back of the binder, we have also included a copy of our Serrano Exhibit Map dated July 25, 2007 to illustrate the progression of development of the community. The color shading shows:

- Completed lots (brown)
- Lots under construction (yellow)
- Lots with tentative map approval (white with lotting pattern)
- Large lots with no tentative map approval (white with no lotting pattern)

We would request you find that Serrano Associates has fully met the requirement for good faith implementation of the Development Agreement and Financing Plan.

We look forward to working with you and your staff in the coming years to complete the balance of the plan.

Best regards,



Kirk Bone

KB:lts

Enclosures

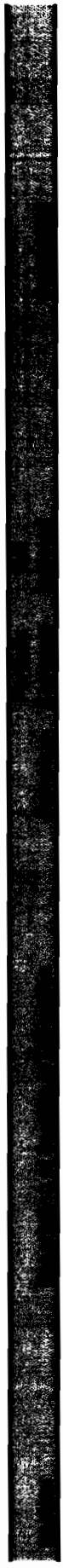
cc: Andrea Howard – Parker Development Company (without enclosures)
Michael J. Cook – Hefner, Stark and Marois (without enclosures)
Paula Frantz – County of El Dorado (with enclosures)

Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008

EXHIBIT A
Development Agreement - Section 3 ("Developer Obligations")



3.1	PUBLIC IMPROVEMENTS FINANCING	-	-	-	See Exhibit B.
3.2	PARKS AND OPEN SPACE				
	▶ Dedicate to the EDH CSD:				
	○ 10 acre community park (Village Green)	X			
	○ 10 acre and 8 acre district parks		X		5.5 acres for Alan Lindsay Park have been dedicated; 12.5 acres to be dedicated with construction of the Vlg. J Park. The CSD approved a conceptual plan for the Vlg. J Park in October 2006 and design is underway.
	○ 1 to 2 acre park in each neighborhood with 200 or more D.U.s; 2 sites in each neighborhood with 500 or more D.U.s		X		
	○ 45 acre (+ or -) archery range	X			Dedicated to the CSD in 2007.
	○ Public Natural Open Space		X		Requires definition of adjoining boundaries.
1	Acceptance of Dedication: If CSD rejects park and open space lands, Developer shall offer to dedicate to the County.			X	Offers to the County have not yet been necessary.
2	Reversion Clause: Conveyance of lands shall contain a reversionary clause providing that should the CSD use lands for purposes other than public recreation or open space, the lands shall revert to the County. If County uses lands for any other purpose, then lands shall revert to Developer.			X	
3	Maintenance and Control: Lands shall remain under the control of the Developer until dedicated to the CSD or the County.			X	
4	Restriction on Use of Public Open Space: Instrument conveying public open space shall ensure compatibility of uses of the open space with adjacent residential uses.			X	Public open space has yet to be offered.
5	Park Land Obligation: Provisions of the Specific Plan and Financing Plan shall completely satisfy park land obligations; no additional dedications or in-lieu fees shall be required.			-	No comment necessary.
3.3	SCHOOLS				
	▶ School sites needed to satisfy State criteria shall be located and reserved as indicated in the Specific Plan.			X	Rescue Site S-1 is reserved but has not been constructed; all other sites have been constructed.

Exhibit A

Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008

**EXHIBIT A
Development Agreement - Section 3 ("Developer Obligations")**

3.4 COVENANTS, CONDITIONS AND RESTRICTIONS	▶ Create master property owners association.	X	
3.5 DEDICATION TO COUNTY OF RIGHT OF WAY	▶ Dedicate all rights of way needed to implement the Specific Plan.		X
			All project roadways have been constructed and dedicated, with exception of the extension of Serrano Parkway through Village J5 to the north boundary of the Bass Lake Hills Specific Plan (being a portion of Sienna Ridge Road). Improvement plans are in plan check with DOT. Final road alignment is subject to approval of P 07-03 (Village J5 Retail Center), which was submitted to Planning on March 29, 2007.
3.6 VILLAGE GREEN PUBLIC IMPROVEMENTS	▶ Dedicate 4 acres, within the Village Green, to the County within 10 years of Agreement's execution.	X	
3.7 FIRE STATION SITE	▶ Dedicate at least 1/2 acre site for station in Village J.	X	The Fire Department rejected the Village J Site in favor of relocating Station 85 to EDH Blvd. and Wilson Way and constructing Station 86 at Bass Lake Road and Silver Dove Way.

Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008

**EXHIBIT B
Public Improvements Financing Plan**



I INTRODUCTION

This PIFP is an integral part of the implementation of the Specific Plan and is intended to ensure that funding is available for basic public improvements required to serve the development.

II SUMMARY OF FINANCING PLAN

This PIFP proposes the means for funding construction of improvements such as traffic and circulation, water, sewer, drainage, parks, public natural open space, certain Village Green improvements, landscaped corridors and medians, and schools. The PIFP proposes, and the provisions are contingent upon, the formation of one or more Community Facilities District ("CFD") authorized to issue bonds and levy a special tax for repayment of those bonds pursuant to the Mello Roos Community Facilities Act of 1982.

III FINANCING MECHANISMS

Two primary financing mechanisms described in this Plan are a Community Facilities District and a Transportation Improvement Fee. In some circumstances, a third funding source could be a direct Developer contribution.

IV BASIC PUBLIC IMPROVEMENTS

A. Traffic and Circulation

1-3 General Improvements

The traffic and circulation improvements have been divided into four categories consisting of (1) Primary Traffic Improvements, (2) Secondary and Fee Traffic Improvements, (3) Fee Traffic Improvements, and (4) Silva Valley Interchange. The Secondary, Fee, and Silva Valley Interchange Improvements are funded from the transportation fee. The Primary Improvements, consisting of the following, are to be funded from CFD funds:

- o Silva Valley Parkway extending from Appian Way to southern border of Village A
- o Serrano Parkway extending from El Dorado Hills Blvd. to Bass Lake Road
- o Six (6) signals
- o White Rock Road from Latrobe Road to Highway 50



4 Tirring

▶ a. Silva Valley Parkway

- (1) Design 4-lane section from western edge of Vlg. P to Green Valley Road. X
- Design and construction of 4 lanes is complete from Vlg. P to Harvard Wy; right-of-way has been dedicated for the ultimate section from Harvard Wy to Appian Wy.

(2) From western edge of Vlg. P to Harvard Way:

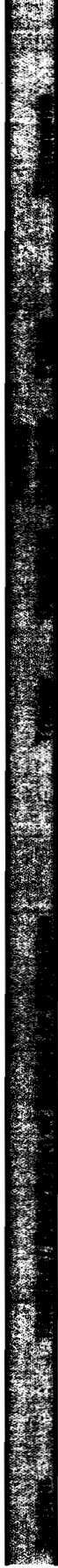
- a. Dedicate 120' right of way for 4-lane divided section. X

b. Construct segments as set forth in Exhibit F of the Specific Plan:

○ Harvard Way to Serrano Parkway	Start of Vgs. B & D-1	X
○ Signal at Harvard	Start of Vgs. B & D-1	X
○ Serrano Parkway to Village A entry	North 300 units in Vlg. A	X
○ Signal at Serrano Parkway	North 300 units in Vlg. A	X
○ Entry to Village A to Village P	North 300 units in Vlg. A	X

- (3) As set forth in Exhibit G, connect to White Rock Road in Vlg. P. X

(4) Construct 4-lane pathway from western edge of Vlg. P to Harvard Way.	Concurrent with Silva Valley I/C or when Silva Valley Pkwy reaches LOS mid-C	X	4-lanes constructed from Harvard Wy to Vlg. A entry; County to construct 3rd and 4th lanes from Vlg. A entry to western edge of Vlg. P no later than Silva Valley I/C per Road Improvement Agreement for White Rock Road, Phase II entered into by the County and Serrano on March 30, 2004.
► b. Serrano Parkway			
(1) From Silva Valley Parkway to Bass Lake Road: a. Dedicate right of way and design road.	Prior to any development	X	
b. Construct 4 lanes in segments as described in Section C below and Appendix F.	Prior to development in Neighborhood 1 or 2	X	All segments of Serrano Parkway have been constructed, dedicated, and approved by D.O.T.
c. Build 4 lanes from Bass Lake Road to Silva Valley Parkway.	1,500 units in Uplands Neighborhood	X	Same comment as above.
(2) Construct Village Green Drive			
	-	n/a	Deleted by P/C in 1992.
► c. White Rock Road			
(1) Construct 1/2 road width fronting Village U.	Concurrent with development of Vlg. U or directed by DOT.	Unknown	Not an obligation of Serrano Associates.
(2) Construct 1/2 road width fronting Village T.	Concurrent with development of Vlg. T or directed by DOT	X	Not an obligation of Serrano Associates.



(3) Build 4 lanes from Latrobe Road to Silva Valley I/C.	At time of Silva Valley I/C or at LOS mid-C determined by DOT	X	Trigger has not been reached. This is not an obligation of Serrano Associates.
▶ e. Latrobe Road - from EDH I/C to White Rock Rd. Upgrade to 4-lane road.	Concurrent with Silva Valley I/C.	X	Not an obligation of Serrano Associates.
▶ f. Silva Valley Interchange County to construct interchange.	LOS mid-C at White Rock Rd./Hwy 50	X	Trigger has not been reached. This is a County construction project.
B. Water Construct the system.	Commensurate with development	X	Main distribution system is complete.
C. Sewer Construct the system.	Commensurate with development	X	Main distribution system is complete.
D. Drainage Construct the system.	Construct with primary traffic improvements	X	Partial because 20% of the project remains to be built out.

E. Parks and Public Open Space

- (1) Community and District Parks
 - o 10 acre park in the Village Green

o 8 acre park adjacent to Oak Meadow School

5.5 acre Alan Lindsay park is constructed and dedicated; balance of 2.5 acres to be transferred to Vig. J site per agreement with CSD.



<ul style="list-style-type: none"> o 10 acre park adjacent to Rescue S-1 site (Vlg. J) 	<p>With construction of school</p>	<p>X</p>	<p>School construction is several years away. The park site will increase to 12.5 acres per agreement with CSD. The CSD approved a conceptual park plan in October 2006. Park construction is on hold pending outcome of possible school relocation.</p>
<p>(2) Neighborhood Parks</p>			
<ul style="list-style-type: none"> o 1-2 acre park in neighborhoods with more than 200 D.U.s 	<p>Prior to occupancy of 51% of D.U.s</p>	<p>X</p>	
<ul style="list-style-type: none"> o 2-4 acre park in neighborhoods with more than 500 D.U.s 	<p>Prior to occupancy of 51% of D.U.s</p>	<p>X</p>	
<p>(3) Archery Range - 45 acres adjacent to EDH Blvd.</p>			
	<p>As soon as feasible</p>	<p>X</p>	<p>Dedicated to the CSD in 2007.</p>
<p>(4) Public Open Space</p>			
	<p>As formal boundaries are finalized</p>	<p>X</p>	<p>Requires definition of adjoining boundaries.</p>
<p>F. Village Green</p>			
<ul style="list-style-type: none"> o Dedicate 4 acre government center 	<p>Within 10 years of D.A. signing</p>	<p>X</p>	
<ul style="list-style-type: none"> o 10 acre community park 	<p>Prior to 1,000 D.U.s</p>	<p>X</p>	



<p>G. Landscape Corridors and Medians</p>	<p>Commensurate with roadway improvements</p>	<p>X</p>	<p>All frontages are complete except Village J3. J3 will be landscaped with adjoining park improvements. All installed corridors and medians are being maintained by the master association.</p>
<p>H. Schools</p>			
<p>(1) Reserve 3 elementary and 1 middle school sites.</p>	<p>With adoption of Specific Plan</p>	<p>X</p>	<p>Reserve Sites S-1 is reserved but has not been constructed; all other sites have been constructed.</p>
<p>(2) Fund timely construction of schools via a CFD.</p>	<p>By April 30, 1989</p>	<p>X</p>	<p>Achieved with funds from the El Dorado Schools Financing Authority</p>

1992

**Annual Review
of the El Dorado Hills Specific Plan**



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA 95667
(916) 621-5355
FAX 622-1708

SOUTH LAKE TAHOE OFFICE:

1359 JOHNSON BLVD.
P.O. BOX 14506
SOUTH LAKE TAHOE, CA 96151
(916) 573-3145

October 14, 1992

To: Board of Supervisors

From: Larry D. Walrod, Hearing Officer *LW*

Subject: Annual Review of the Development Agreement for the El Dorado Hills Specific Plan

Background

This Memo provides a background discussion and supports the Staff recommendations regarding the annual review of the Development Agreement for the El Dorado Hills Specific Plan area.

This review is in conformance with the applicable provisions of Government Code Section 65666 et seq. which allows cities and counties to enter into development agreements with a project applicants. This section of the Government Code provides that a city or county will perform a review of applicable development agreements at least on an annual basis. This memo provides for such required review of the Development Agreement for the El Dorado Hills Specific Plan area.

Project Elements:

1. Development Agreement review required: Section 5 of the Development Agreement for the El Dorado Hills Specific Plan states: "County shall, at least every 12 months during the term of this agreement, review the extent of good faith compliance by the Developer with the terms of this Agreement. Such periodic review shall be limited in scope to compliance with the terms and conditions of this Agreement pursuant to Government Code Section 65865.1 Notice of such annual review shall include the statement that any review may result in amendment or termination of this Development Agreement."
2. Project Status and Overview of Development Activity in the El Dorado Hills Specific Plan Area: The review period for this memo regarding the compliance with the Development Agreement is from August 1991 to September 1992. The following

paragraphs describe the project activity which has occurred during the past year under the auspices of the Development Agreement and within the El Dorado Hills Specific Plan area.

The general strategy that the El Dorado Hills Development Company (the "applicant") has used during the past year to implement the Specific Plan has been to completely map out the entire Specific Plan area. This mapping was primarily done for their "internal" master planning purposes, to determine the total number of lots, and to balance the densities in each village and ensure general compliance with the Specific Plan Policies and land use elements.

Following this overall lotting plan, each Tentative Subdivision Map has then been engineered and submitted to the County for review and approval. A substantial amount of progress has been made this past year in implementing the Specific Plan. To date, the following tentative maps and or planned developments have been reviewed and approved by the County:

<u>Village Designation</u>	<u>Approval Date</u>
Village "H"	03/02/92
Villages "I" and "L"	06/09/92
Village "C-1"	06/30/92
Village "E-1" and "E-2"	08/25/92
Large Lot Tentative Map (TM91-1230)	04/30/91
Golf Course - Planned Development	11/19/91
Village "D-1" and "D-3"	08/25/92

The following applications have been submitted for review, but have not been fully approved:

Estimated Approval on:

Revised Large Lot Tentative Map	10/20/92
Villages "J" and "K"	10/20/92
Villages "A" and "B"	11/17/92
Villages "F" and "G"	01/05/92

Several other projects, while not in the Specific Plan area, have also been submitted to the County by the El Dorado Hills Development Company for review and approval. These are:

1. Village Square project (Raley's and commercial center reconstruction)

2. Sign Program at the El Dorado Hills Golf Course and El Dorado Hills Boulevard

In concert with the Planning Department staff, several other projects have been initiated as required by the Specific Plan, the Development Agreement/Financing Plan or by the EIR. These are:

1. Open Space Management Plan (A draft is currently being circulated for comments by local fire agencies and the El Dorado Hills Community Services District)
2. EIR - Mitigation Implementation Plan - A draft has been completed and is currently undergoing review by Planning Department staff.
3. Community Facilities District - The Resolution of Formation is expected to be approved by the Board of Supervisors on October 20, 1992. A substantial amount of work on the part of County staff, as well as the El Dorado Hills Development Company and its contractors, has been occurring over that past two years on the technical elements of the CFD formation.

Compliance with the Terms of the Development Agreement

The following paragraphs provide a summarized review of the requirements of the Development Agreement and staff comments regarding the compliance (or non-compliance) with the terms and conditions set out in the Development Agreement. Note that only those sections which are applicable to this annual review or where Staff has provided comments are listed below.

Section 1: General Provisions of the Development Agreement

- 1.1 -1.3 - No staff comments following a review of these Sections.
- 1.4 The term of the Development Agreement is for 20 years, unless it is terminated, the project is completed or the agreement is extended.

Staff Comments: The Development Agreement was approved by the Board on February 3, 1989, by Ordinance No. 3999. The Development Agreement has a term of approximately 17 years remaining.

- 1.5 No Staff Comments following a review of this Section.
- 1.6 The Development Agreement allows assignment of the property in the Specific Plan area, subject to all

of the requirements of the Development Agreement. The assignment or transfer of property includes all of the rights, duties and obligations as stipulated in the Development Agreement to the subsequent assignor.

Staff Comments: The Development Agreement was approved in 1989 with "El Dorado Hills Investors, Ltd." as the designated "developer". Staff cannot find that the Development Agreement has been assigned, per the requirements of Section 1.6, to the present developer, the "El Dorado Hills Development Company". A Notice of Assignment, including the name and address of the present assignor, needs to be provided to the County, along with a \$25.00 fee for administration.

1.7 -1.10 No staff comments following a review of these Sections.

Section 2 Development of the Property

2.1- 2.4 No staff comments following a review of these Sections.

Section 3 Developer Obligations

3.1 No staff comments following a review of this Section.

3.2 Parks and Open Space: The Development Agreement requires that the Developer dedicate to the El Dorado Hills CSD (or other governmental agency) park lands and other improvements as set out in the Financing Plan. The Developer is required to dedicate:

- a) a ten acre community park;
- b) a ten acre and an eight acre district park;
- c) a one to two acre neighborhood park in each non-private residential village containing 200 or more dwelling units, or two such sites in a non-private residential village containing 500 or more units;
- d) a 45 acre archery range within the area currently used as an archery range;
- e) Public natural open space as shown in the Specific Plan.

Staff Comments: The provisions of this section of the Development Agreement have been enforced through conditions of approval on each tentative map. No actual dedication of park land has yet occurred, the actual dedication of these designated park sites will occur at the time of recordation of the final maps for each Village.

3.4 - 3.7 No staff comments following a review of these Sections.

Section 4 County Obligations

4.1 - 4.3 No staff comments following a review of these Sections.

Section 5 Annual Review (of Development Agreement

5.1 Requires that the County perform an annual review of the Development Agreement.

Staff Comments: This memorandum provides for the requisite review and staff recommendation of "no modifications necessary" to the Development Agreement, based on substantial compliance by the developer with the terms and conditions of the Development Agreement during this review period.

Section 6 Default, Enforcement and Remedies

6.1 - 6.7 No staff comments following a review of these Sections.

Section 7 Miscellaneous Provisions

7.1 - 7.13 No staff comments following a review of these Sections.

Recommendation

Staff is recommending that the Board find:

1. That the El Dorado Hills Development Company has made significant progress in the implementation of the land uses approved in the El Dorado Hills Specific Plan during this review period;
2. That the El Dorado Hills Development Company has made a good faith effort and is in substantial compliance with the terms and conditions of the Development Agreement;
3. That no amendment of the Development Agreement is warranted or necessary at this time, based on the preceding findings.

LDW:AN:jcb

(DEVAGRMT.EDH)

OCT 19 1992.

COUNTY OF
EL DORADO

PLANNING DEPARTMENT



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA 95667
(916) 621-5355
FAX 622-1708

SOUTH LAKE TAHOE OFFICE:

1359 JOHNSON BLVD.
P.O. BOX 14506
SOUTH LAKE TAHOE, CA 96151
(916) 573-3145

October 15, 1992

William G. Holliman
El Dorado Hills Development Company
991 Governor Drive, Suite 101
El Dorado Hills, CA 95630

Dear Mr. Holliman:

A hearing for the annual review of the development agreement for the El Dorado Hills Specific Plan has been scheduled for October 27, 1992, at 2:00 p.m., in the Board Chambers, 330 Fair Lane, Placerville, CA 95667.

A copy of the memo to the Board is enclosed for your information.

If you have any questions, please contact the Planning Department.

Sincerely,

Jo Ann Brillisour
Jo Ann Brillisour
Clerk to the
Planning Commission

s/
Enc.

*Public hearing 10/27/92
Report "received and filed"
by the Board.
Wgs*

(Miscella)

**EL DORADO COUNTY
BOARD OF SUPERVISORS
AGENDA TRANSMITTAL**

OCT 19 1992

AGENDA TITLE: Annual Review - EDH Development Agreement for Specific Plan

DEPARTMENT: Planning	DATE: 10/14/92	<u>CAO USE ONLY</u>
CONTACT: Larry D. Walrod <i>LDW</i>	PHONE: 5355	

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:

RECOMMENDATION: Staff recommends that the Board find:

1. That the El Dorado Hills Development Company has made significant progress in the implementation of the land uses approved in the El Dorado Hills Specific Plan during this review period;
2. That the El Dorado Hills Development Company has made a good faith effort and is in substantial compliance with the terms and conditions of the Development Agreement; and
3. That no amendment of the Development Agreement is warranted or necessary at this time, based on the findings in the attached memo.

LDW:AN:jcb

CAO RECOMMENDATION:

BUDGET SUMMARY:		Funding Source: () Gen Fund () Other	
Total Est. Cost	\$ _____	<u>CAO Office Use Only:</u> 4/5's Vote Req'd () Yes () No Change In Policy () Yes () No New Personnel () Yes () No CONCURRENCES: Risk Management _____ County Counsel _____ Other _____	
Funding			
Budgeted	\$ _____		
New Funding	\$ _____		
Savings*	\$ _____		
Other	\$ _____		
Total Funding Available	\$ _____		
Change in Net County Cost	\$ _____		
*Explain:			

BOARD ACTIONS:

Vote: Unanimous _____ or

Ayes:

Noes:

Abstentions:

Absent:

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors.

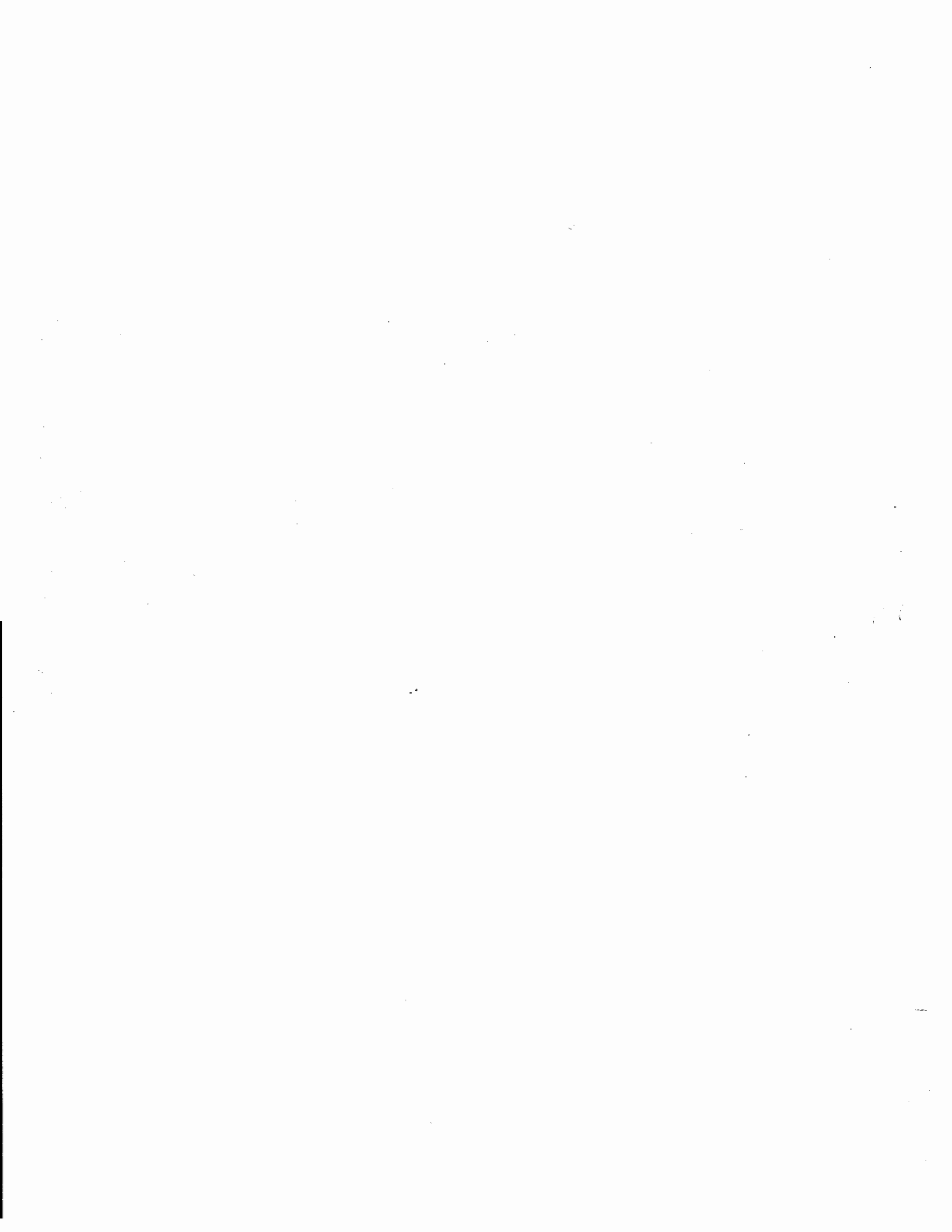
Date: _____

Attest: DIXIE L. FOOTE, Board of Supervisors Clerk

By: _____

1995

**Annual Review
of the El Dorado Hills Specific Plan**





August 28, 1995

Tom Parilo
Planning Director
El Dorado County
630 Fairlane Court
Placerville, CA 95667

Dear Tom:

Reference: Development Agreement Between County of El Dorado and El Dorado Hills Development Company

We submit the following report and request review of the Development Agreement by the County of El Dorado. Although the County has not requested the annual review required by statute and procedural ordinance, we believe that such review is in order. The County is in the process of preparing the necessary disclosure documents for a second issue of bonds by Community Facilities District No. 1992-1. We have commenced our sales program which will result in buyers requesting from the County the status of the Development Agreement.

The Development Company has pursued development of the property in conformance with the plan, on several levels. What follows is a listing and brief description of the Company's activities undertaken to date, pursuant to the Specific Plan and the Development Agreement. The list begins with a list of the mapping and entitlement activities, and concludes with a review of the major improvements completed or under construction at this time.

1. Mapping

- A. Two large lot final maps were recorded in December 1993 and February 1994, respectively. As a result, the entire property has been divided into open space, golf course, residential, Village Green, commercial and public use parcels.
- B. Vesting Tentative Maps for all or a portion of ten of the thirteen residential villages have been approved. The maps and their approval and expiration dates are as follows:

TABLE ONE
TENTATIVE MAP STATUS

<u>Village</u>	<u>Approval Date</u>	<u>Expiration Date</u>	<u>Lots</u>
A	05/24/94 (Revised)	05/24/96	317
B	05/24/96 (Revised)	05/24/96	196
(Note: The Village B first and second phase maps recorded August 1995)			
C-1	06/30/92	06/30/97	232
D-1	05/24/94 (Revised)	05/24/96	282 ^{p.1} <i>Recorded 7/95</i>
E-1	08/25/92	08/25/97	96
H	03/03/92	08/03/97	213
(Note: The Village H first and second phase maps recorded August 1995)			
I & L	06/09/92	03/09/97	169
(Note: The Village I&L first phase map recorded August 1995)			
J & K	11/03/92	08/03/97	<u>239</u>
Total Mapped/Approved			1744

General Note: The variations in time for expiration of maps relate to moratoria and/or special state legislation that extended dates of expiration.

Final maps have been recorded for 420 lots. The Master CC&Rs have been recorded. In addition, the Design Guidelines which will apply to the entire property have also been developed and are already being used in reviewing the plans for construction by individuals as well as production home builders.

2. Infrastructure Finance

Two Mello Roos Community Facilities Districts are in place to fund costs of school facilities and public improvements designated by the Specific Plan. They are the El Dorado Schools Financing Authority Community Facilities District No. 1 and the El Dorado County Community Facilities District 1992-1. An initial bond sale of \$14,600,000 was completed in late 1994 by CFD 1992-1 and a second bond sale is scheduled for 1995.

3. Infrastructure Development

The Development Company has installed the following improvements:

1. Silva Valley Parkway (Harvard Way to Serrano Parkway)
2. Serrano Parkway (El Dorado Hills Boulevard to Country Club)
3. Widening of El Dorado Hills Boulevard from Highway 50 to Serrano Parkway.
4. The following intersections have been signalized:
 - a. El Dorado Hills Boulevard/Serrano Parkway
 - b. Park Drive/El Dorado Hills Boulevard

Included within the roadway improvements are the underground infrastructure including: gas, electric, telephone, water, cable TV, storm drains, reclaimed water distribution lines, and sanitary sewer trunk lines.

5. The Silva Valley Interchange EIR and PSR are complete.
6. The backbone sanitary sewer system has been installed for the North Uplands Neighborhood; this includes installation of a very large lift station.
7. The reclaimed water system improvements are complete. The system includes modifications to the Deer Creek Treatment Plan, installation of a pipe line connecting the plant to El Dorado Hills, installation of a 300,000 gallon storage tank on the southwest corner of the Bridlewood subdivision, and construction of a large pumping plant and storage reservoir at the east end of the Serrano Country Club Golf Course (see below).

4. Subdivision Improvements

The Development Company has improved 160 lots within Villages H, I and L and installed the initial phase of the access road that will serve the entire North Uplands Neighborhood. The Village B and D-1 first phase subdivisions totaling 264 lots are complete as are the neighborhood parks within those units (1.0 and 1.6 acres in size respectively).

5. Recreational/Open Space Facilities

The Development Company has recently completed the North Uplands Serrano golf course including a 34,000 square foot clubhouse. Serrano Country Club is scheduled for completion in February, 1996. Construction has commenced on a sports facility including swimming pool and tennis courts as well as a maintenance facility for the golf course.

Open Space: In conjunction with related improvements, nearly one mile of formal trails have been completed. Clean Water Act Section 404 permits have been obtained, four acres of wetland areas have been constructed and an additional two acres are under construction. The project has also obtained the required National Pollution Discharge Elimination Systems permits for site construction as well as discharge of irrigation water. The County accepted the Open Space Management Plan in 1993 as a condition precedent to approving the tentative maps previously mentioned. The El Dorado Hills Community Services District and the Development Company have discussed and are negotiating terms of an Open Space funding and management agreement.

The Planning Commission approved a use permit for an additional tennis and health club facility in the spring of 1995.

6. Village Green

The Village Green is currently under construction. The first building incorporating the project information center and Development Company offices is complete and occupied. The Village Green and Village Green park are currently under construction and are to be completed in late fall. A parcel map for the creation of a ten-acre park site and the four-acre site for future public

*now
complete*

**TABLE ONE
STATUS OF ENTITLEMENTS
(January 1995)**

<u>Neighborhood</u>	<u>Units Entitled</u>	<u>Units Improved</u>	<u>Units Remaining</u>	<u>Homes Built</u>
North Uplands	1,954	158	1,796	00
Village H	362	68	294	
Village I & L	755	90	755	
Village J	342	00	342	
Village K	458	00	458	
Village M	37	00	37	
South Uplands	2,222	00	2,222	00
Village C	482	00	00	
Village E	282	00	00	
Village F	553	00	00	
Village G	905	00	00	
Valley Floor	1,869	238	1,631	00
Village A	606	606	606	
Village B	212	96	116	
Village D	<u>1,051</u>	<u>142</u>	<u>909</u>	
TOTALS	6,045	396	5,649	None

Other Land Uses

Village Green

27 Acres

Park improvements and first office building under construction, expected completion 07/95.

Village J Commercial

45 Acres

Golf Courses

370 Acres

North Golf Course: Clubhouse under construction and course is expected to open September 1, 1995.

South Golf Course on hold.

Natural Open Space

808 Acres

Schools

66 Acres

facilities has been submitted to the County for processing and should appear before your Board in December. The park dedication will be made upon recordation of the map, while the four-acre site will be reserved.

7. Landscape Improvements

Formal landscape improvements encompass an area extending from the intersection of Harvard Way and Silva Valley Parkway to the Silva Valley Parkway intersection with Serrano Parkway. Serrano Parkway is fully landscaped from El Dorado Hills Boulevard to the Serrano Country Club, a distance of nearly three (3) miles. The El Dorado Hills Boulevard median and east side have been landscaped from Highway 50 to Serrano Parkway/Lassen Lane. The planting of native trees continues with nearly 20 acres of planting accomplished to date. The El Dorado Hills Community Services District has approved a backup Lighting and Landscape District as required by the District for all streetside and median landscape improvements. 37k

8. Schools

As mentioned previously, a Community Facilities District is in place to fund the Specific Plan area's obligations for school construction; the plan area has authorized up to \$78,000,000 of debt to pay for school construction. The Silva Valley (YRE) Elementary School has been completed and is operational, and the Rolling Hills Middle School site has been purchased by the Buckeye School District.

9. Environmental Mitigation Plan

The environmental mitigation plan was prepared by the County in 1993 and continues to serve as the reference document for assurance that mitigation efforts defined in the final EIR are being implemented.

All developer obligations under the Specific Plan and Development Agreement required to date have been met. El Dorado Hills Development Company has expended in excess of \$40,000,000 on development costs and public improvements. Our progress is in large part the result of a continuing supportive and cooperative effort by the County of El Dorado and the public agencies involved to achieve our mutual objectives in implementation of the El Dorado Hills Specific Plan.

We request that the County find that the Developer has complied in good faith with the terms and conditions of the Development Agreement.

Should you have any questions, please do not hesitate to contact us.

Sincerely,



Sam Miller
Director of Planning

SM:jd



MEMORANDUM

DATE: December 15, 1995

TO: Planning Commission

FROM: Robert Britzman, Senior Planner

SUBJECT: El Dorado Hills Development Agreement - Annual Review

The El Dorado Hills Specific Plan was adopted in July 1988 along with a development agreement and financing plan. In accordance with Government Code Section 65865.1, the development agreement shall be reviewed annually, "at which time the applicant, or successor in interest thereto, shall be required to demonstrate good faith compliance with the terms of the agreement."

Section 5 of the Development Agreement states: "County shall, at least every 12 months during the term of this agreement (which is 20 years), review the extent of good faith compliance by the Developer with the terms of this Agreement. Such periodic review shall be limited in scope to compliance with the terms and conditions of this Agreement pursuant to Government Code Section 65865.1. Notice of such annual review shall include the statement that any review may result in amendment or termination of this Development Agreement."

Section 17.86.026 of the County Codes establishes a procedure for review of the Development Agreement by the Planning Director and the Board of Supervisors. The Planning Commission is not required to participate in this review. Therefore, you have been sent this information only so you may have a full understanding of the El Dorado Hills Specific Plan, and have the opportunity to ask questions of the Developer regarding same.

It is expected, if time is available and the Commission concurs, that discussion of the Specific Plan and Development Agreement could occur immediately prior to the public hearings on P95-24 and TM95-1305. Since the Planning Commission will continue to receive numerous applications within the Specific Plan in the future, it seemed desirable that a discussion and overview of the Plan occur at this time.

The following information is provided for your review and future reference:

1. Letter from El Dorado Hills Development Co., dated August 28, 1995 which describes recent activities and progress within the Specific Plan area.
2. Copy of El Dorado Hills Specific Plan.
3. Copy of Development Agreement, dated January 19, 1989.
4. Copy of El Dorado Hills Specific Plan Public Improvements Financing Plan, dated December 28, 1988.

Staff will be assessing the information the Developer has provided and will set the Development Agreement for public hearing in late January, 1996.

1996 - 1997

**Annual Review
of the El Dorado Hills Specific Plan**



96 DEC -2 AM 11:53
RECEIVED
PLANNING DEPARTMENT

November 25, 1996

Conrad Montgomery
Planning Director
El Dorado County
630 Fairlane Court
Placerville, CA

Re: El Dorado Hills Specific Plan Review

Dear Conrad:

We submit the following report and request for review of the Development Agreement by the County of El Dorado. Although the County has not requested the annual review required by the statute and procedural ordinance, we believe that such review is in order. The County is in the process of preparing the necessary disclosure documents for a second issue of bonds by Community Facilities District 92-1. Our sales program continues and buyers will continue to request from the County the status of the Development Agreement. The Development Company has pursued development of the property, in conformance with the plan, on several levels. What follows is a listing and brief description of the Company's activities undertaken to date, pursuant to the Specific Plan and the Development Agreement. We begin with a list of the mapping and entitlement activities, and conclude with a review of the major improvements completed or under construction at this time.

1. Mapping

- A. Two large lot final maps were recorded in December 1993 and February 1994 respectively; as a result the entire property has been divided into open space, golf course, residential, Village Green, commercial and public use parcels.
- B. Vesting Tentative Maps for all or a portion of ten of the thirteen residential villages have been approved. The maps and their approval and expiration dates are described in Table One, below.

**TABLE ONE
TENTATIVE MAP STATUS**

Village	Approval Date	Expiration Date	Final Lots	Cluster Units
A	5/24/94 (Revised)	9/07/98	413	359
B	5/24/94 (Revised)	9/07/98	196	-
(Note: The first and second phase maps recorded August 1995)				
C-1	6/30/92	6/30/97	232	203
D-1& D-3	5/24/94 (Revised)	9/07/98	371	229
(Note: The first and second phase maps recorded August 1995)				
E-1 & E-2	8/25/92	8/25/97	96	237
H	3/03/92	8/24/98	268	217
(Note: the first and second phase maps recorded August 1995)				
I & L	6/09/92	8/24/98	170	125
(Note: the first phase map recorded August 1995)				
J & K	11/03/92	8/03/97	<u>228</u>	<u>1,342</u>
Total Mapped/Approved			1,974	2,712

With the recording of the first final maps the Master CC&Rs were recorded. In addition, the Design Guidelines which apply to the entire property have also been developed and continue to be used in reviewing the plans for construction by individual as well as production home builders.

II. Infrastructure Finance

Two Mello Roos Community Facilities Districts are in place to fund cost of school facilities and public improvements designated by the Specific Plan. They are the El Dorado Schools Financing Authority Community Facilities District No. 1 and the El Dorado County Community Facilities District 1992-1. An initial bond sale of \$14,600,000 was completed in late 1994 by CFD 92-1 and a second sale bond sale is scheduled for January 1997.

III. Infrastructure Development

The Development Company has installed the following improvements:

1. Silva Valley Parkway (Harvard Way to Serrano Parkway)
2. Serrano Parkway (El Dorado Hills Blvd. to the Country Club)
3. Widening of El Dorado Hills Blvd. from Highway 50 to Serrano Parkway.
4. The following intersections have been signalized:
 - I. El Dorado Hills Blvd./Serrano Parkway
 - ii. Park Drive/El Dorado Hills Blvd

Included within each of the roadway improvements has been the underground infrastructure including: gas, electric, telephone, water, cable tv, storm drains, reclaimed water distribution lines, and in some cases sanitary sewer trunk lines.

5. The Silva Valley Interchange EIR and PSR for this project are complete.
6. The El Dorado Hills Interchange reconstruction PSR is complete. <
7. The backbone sanitary sewer system has been installed for the North Uplands Neighborhood. This includes installation of a very large lift station.
8. The reclaimed water system improvements are complete. The system includes

TABLE TWO
STATUS OF ENTITLEMENTS
 (November 4, 1996)

<u>Neighborhood</u>	<u>Net Acres</u>	<u>Units/Net Acre</u> <u>(As Mapped)</u>	<u>Total Units</u>	<u>Improved Lots</u>	<u>Homes</u> <u>Completed</u>
North Uplands	909.04	2.38	2,166		
Village H	217.04	(2.26)	357	71	
Village I	61.61	(2.86)	172	59	7
Village J	99.93	(2.92)	292		
Village K	302.94	(1.94)	588		
Village L	78.34	(2.24)	175	31	6
Village M	149.18	(0.25)	37		
Unallocated			545		
South Uplands	419.14	3.37	1,412		
Village C	205.45	(2.12)	435		
Village E	86.57	(3.85)	333		
Village F	46.78	(5.17) ¹	242		
Village G	80.34	(4.71) ¹	378		
Unallocated			24		
Valley Floor	632.82	2.87	2,323		
Village A	173.15	(4.46) ¹	772		
Village B	69.74	(2.81)	196	118	18
Village D	302.93	(2.55) ¹	772	142	17
Unallocated			583		

¹These units either in whole or in part have not been subdivided; as a result the net units per acre number is that stated in Table One of the Specific Plan.

modifications to the Deer Creek Treatment Plant, installation of a pipe line connecting the plant to El Dorado Hills, installation of a 300,000 gallon storage tank on the southwest corner of the Bridlewood subdivision, and construction of a large pumping plant and storage reservoir at the east end of the Serrano Country Club Golf Course (see below).

IV. Subdivision Improvements

The Development Company has improved 160 lots within Villages H, I and L and installed the initial phase of the access road that will serve the entire North Uplands Neighborhood. The Village B and D - 1 first phase subdivisions totaling 265 lots are complete as are the neighborhood parks within those units (1.0 and 1.6 acres in size respectively). One lot in the Village H subdivision, lot 1, has been further subdivided into two lots. Construction is underway to complete improvements for an additional 20 lots in Village L, 43 lots in Village H and 89 lots in Village D-1. That work should be complete by the Spring of 1997.

V. Recreational/Open Space Facilities

During 1996 the Development Company completed the North Uplands, Serrano Country Club, golf course and 34,000 square foot clubhouse with support facilities.

Open Space: In conjunction with related improvements, nearly one mile of formal trails have been completed. Clean Water Act Section 404 permits have been obtained and four acres of wetland areas have been constructed and an additional two acres are under construction. The project has also obtained the required National Pollution Discharge Elimination Systems permits for site construction as well as discharge of irrigation water. The County accepted the Open Space Management Plan in 1993 as a condition precedent to approving the tentative maps previously mentioned. The El Dorado Hills Community Services District and the Development Company have discussed and will soon be negotiating the terms of an Open Space Funding and Management Agreement. The revegetation of the hillsides along Silva Valley Parkway has covered a total of 56 acres with tree survival rates varying by location at an average of 54% survival rate.

VI. Village Green

The first building, ultimately a community center and Homeowner's Association building, incorporating the project information center and Development Company offices, is complete. The Village Green and Village Green park were completed in 1996

VII. Landscape Improvements

Formal landscape improvements encompass an area extending from the intersection of Harvard Way and Silva Valley Parkway to the Silva Valley Parkway intersection with Serrano Parkway. Serrano Parkway is fully landscaped from El Dorado Hills Blvd. to the end of the road in front of the Serrano Country Club a distance of nearly three (3) miles. The El Dorado Hills Blvd. median and east side have been landscaped from Highway 50 to Serrano Parkway/Lassen Lane. The El Dorado Hills Community Services District has approved a backup Lighting and Landscape District as required by the District for all street side landscape improvements.

VIII. Schools

As mentioned previously, a Community Facilities District has been established and special taxes are being collected to fund school. The Silva Valley (YRE) Elementary has been built and the Rolling Hills Middle School site has been purchased by the Buckeye School District. Consistent with the provisions of the Community Facilities District, all recorded residential lots are currently paying the annual \$0.27 per square foot payment as though a 2,500 square foot home were on the lot. Approximately 330 lots are currently vacant and pay the annual tax.

Current Construction Activities

Construction activities during 1996 have been very limited. The second phase of wetland mitigation construction in the lower Silva Valley area was completed early in the year. The only major construction began in the last week of October. Three subdivision projects have begun. They are: one, the 89 lot subdivision of Lot A of Village D-1; two, the 20 lot second phase of Unit One of Village L, and the 43 lots in Village H, Phase Three.

IX. Environmental Mitigation Plan

The environmental mitigation plan was prepared by the County in 1993 and continues to serve as the reference document for assurance that mitigation efforts defined in the final EIR are being implemented. (See the attached status report). All developer obligations under the Specific Plan and Development Agreement required to date have been met. El Dorado Hills Development Company has expended in excess of \$40,000,000 on development costs and public improvements.

X. Zoning Boundaries

The zoning boundaries demarcating the difference between areas zoned R1 PD and OS are defined by the boundaries defined by the exhibit map appended to this letter report. Application for a zoning map amendment to add the PD zone to the Village Green was accomplished in 1996 and similar rezoning of parcels J4 and J5 are yet to be filed.

Our progress is in large part the result of a continuing supportive and cooperative effort by the County of El Dorado and the public agencies involved to achieve our mutual objectives in implementation of the El Dorado Hills Specific Plan. We request that the County find that the Developer has complied in good faith with the terms of the Development Agreement. Should you have any questions please do not hesitate to contact us.

Sincerely,



Sam Miller
Director of Planning

MITIGATION MONITORING -- STATUS REPORT

(NOVEMBER 25, 1996)

I. LAND USE

(1) Land Use Conflicts Between Village A and the tangent portion of The Tong Ranch Preserve.

Mitigation Measure: Establish a 4 acre minimum parcel size or a park for this area.

Status: The Tentative map for Village A (TM92-1242) designates the area adjacent to the Tong Ranch as an open space parcel.

(2) Densities between residential developments shall blend existing development and zoning into the proposed Village J.

Mitigation Measure: Require a 1 lot deep 4 acre parcel size buffer adjacent to Green Springs Ranch and between Villages C and G and the Bass Lake Plan Area.

Status: The tentative maps for Villages C and J (TM92-1243 and TM91-1257) respectively, provide such a lotting pattern and buffer.

II. PUBLIC SERVICES

A. Water

(1) Development of the Plan Area will generate water demand for for 7.1 mgd.

Mitigation Measure: Require:

1. Use of drought resistant landscaping shall be required in improved common areas (p. 6-3).
2. Provision shall be made for use of treated wastewater and stored drainage water for irrigation of the golf courses to the maximum extent feasible (6-5).
3. Install water conserving plumbing fixtures required by State Law. (6-6)
4. Require all water service to be metered. (6-6)
5. Implement planned improvements to the water treatment plant (6-6).
6. Implement the improvements included in the Finance Plan.
7. Landscaping in areas adjacent to natural open space shall be fire resistant. (6-5).
8. Native and drought resistant trees and shrubs shall be incorporated into the landscape design of parks where feasible.
9. EID should develop additional water sources. (6-5)
10. EID should develop a water conservation landscape program (6-5).
11. EID should develop other water conservation programs (6-6)..

Status:

1. The CC&Rs and the project Design Guidelines include such a requirement. Landscaping installed to date reflects the emphasis upon drought resistant and native materials.

2. The golf course, existing open space and roadside landscaping and all planned similar uses are irrigated with reclaimed water.
3. The requirements of the Uniform Building Code are met at the time of building construction.
4. County policy requires purchase of meters prior to creation of final map lots for sale. EID installs meters prior to home construction.
5. The El Dorado Hills Water Treatment Plant has been expanded with funds obtained from AD-3 funding.
6. The Development Company funded the costs of a reclaimed wastewater facility at EID's Deer Creek Wastewater Treatment Plant together with transmission and storage facilities. The Development Company is participating in forming a new EID assessment district to adding treatment capability, transmission capability and storage facilities to provide adequate reclaimed water for future development and anticipated near term irrigation needs.
7. Very limited installation of landscape materials in the buffer area between development and natural open space has occurred. The use of fire resistant materials has been dominant.
8. Parks to date have been active use park with a predominance of turf and playground equipment. The Village Green Community Park includes a significant natural area component with native materials.
9. EID recently obtained a permit from the State Water Resource Control Board for 17,000 acre feet of water (September 1996). The District has also purchased the El Dorado Project from PG&E and developed the Crawford Ditch project. The District has also undertaken or is in the process of undertaking a series of projects intended to significantly reduce loss of water within the system.
- 10 & 11. The El Dorado Irrigation District is recognized in the industry for adherence to the Bureau of Reclamation water conservation guidelines.

B. Wastewater

(2) Wastewater generation will exceed plant capacity, current plans for expansion are insufficient to handle ultimate treatment demands.

Mitigation Measure:

1. Expand plant capacity to meet treatment demands (6-10)
2. Improve the EID ...sewer system through assessment districts and other means.
3. (Require) a water-sewer service capability report ...accompany preliminary developments in order to assess project feasibility (EDH/SF p.64).

Status:

1. The El Dorado Hills Wastewater Treatment Plant is currently operating within capacity. The El Dorado Irrigation District is currently expanding the El Dorado Hills Wastewater Treatment Plant with the project scheduled for completion in early 1998. The District is currently using overland spray as a means of meeting excess disposal demands during the March to November time frame.

→ pasture irrigation

2. The Development Company is participating in forming a new EID assessment district to add treatment capability, transmission capability and storage facilities to provide adequate reclaimed water for current future development and anticipated near term irrigation needs.

3. The present County Land Development Ordinance requires such a facilities plan report (FPR) as part of the submittal package for all subdivision applications and FPR's have been submitted with each project application.

C. Solid Waste

(3) Solid Waste generation at buildout would be as much as 32-40% of current (1987) annual intake at the County Landfill.

Mitigation Measure: No measures specified (County responsibility) (6-12).

Status: Each home and business pays a landfill expansion fee at the building permit stage.

D. Law Enforcement

(4) Increased expense for law enforcement.

Mitigation Measure:

1. Parks shall be designed to allow surveillance by adjoining residents, security services and the Sheriff's Department. (6-14)

2. The County should increase funding for Sheriff personnel, patrol vehicles, and support equipment. (County Responsibility) (6-14)

Status:

1. Each neighborhood park within the project is entirely visible from an adjoining streets and generally they are encircled by a street (Villages B, D, H, and I.)

2. The Serrano Owner's Association provides a full time private patrol service for the entire project area. The project is a gated community. The El Dorado Hills Development Company took a lead role in raising funds for the establishment of a Community Oriented Policing Program facility in El Dorado Hills.

E. Fire Protection

(5) Increased Demand for Fire Protection Services

Mitigation Measure:

1. Implement the Fire District Ten Year Facility Plan. (6-19)

2. Utilize a landscape fire buffer between homes and Open Space. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels. Natural open space is excluded from this requirement since that may damage the existing native vegetation. Plant materials within these designated buffers will be selected for their high moisture content and retention during hot weather, slow growth nature and tendency to burn slowly if ignited. Plants also will be selected for their low growth profile. (6-16 and Specific Plan p. 32)

3. Remove or reduce large shrubby plant masses every three to five years to reduce the source of fuel for fires as may be needed. (Specific Plan p. 32)

Status:

1. The Fire District plan is funded from a \$500 per residence capital facilities fee. These fees are and will be paid by residences and businesses within Serrano.
2. These measures have been implemented on a spot basis to date due to a general lack of contact between open space areas and residential villages. The Fire District reviews and comments upon all development proposals within the plan area and is a signatory upon all development plans prepared for development.

F. Schools

(7) Increased number of students and demand for facilities.

Mitigation Measures:

1. Reserve school sites for the future in conjunction with the filing of tentative subdivision maps for each Village. (6-25)
2. Schools will be located within residential villages convenient to students who reside beyond those Villages and shall be located to facilitate access. (6-25)
3. Schools shall be linked to the pedestrian trails and path system (6-25).
4. School sites should be located adjacent to public open space and public parks sites wherever possible and should provide for joint use of facilities. (6-25)
5. School District boundaries should be consistent with Village boundaries to prevent a village being divided between school districts (6-25).
6. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication. (6-25)
7. The developer should work with the school district to determine how the schools needed immediately could be financed. Options include Mello Roos special taxes, general obligation bonds, or outright construction with reimbursement. (6-25)

Status:

1. All school sites have been reserved. One school has been completed (Silva Valley YRE) and construction has commenced on a second, Rolling Hills Middle School.
2. School sites have been located within and adjacent to residential villages while also providing for easy public access from outside the project.
3. The trail system ties to the formal sidewalk system which in turn ties to school sites.
4. Three of the four sites are adjacent to either or both natural open space and a community park site. The fourth site, Silva Valley YRE, is adjacent to Oak Ridge High School and a ten acre jointly acquired CSD/High School District site.
5. School District boundary adjustments have been agreed to and a petition has been filed with the County Office of Education for approval.

6. This policy is prospective in that the sites developed to date are not adjacent to park sites.

7. A Joint Powers Authority of the El Dorado County High School District, Buckeye Union School District and Rescue Union School District has been in place since 1992. The Joint Powers Authority administers a Community Facilities District (MelloRoos) which provides for funding of school construction as provided by the Financing Plan.

G. Parks and Recreation

(8) Increased demand for recreational facilities.

Mitigation Measure:

1. Designate 26 acres (3 parks sites) for Community/District parks. (6-29)

2. Provide up to \$2,000,000 in funding for Community/District Parks. (Financing Plan, p. 29)

3. Construct the first Community park prior to construction of the 1,000th home. (Financing Plan, p. 30)

4. Provide a one to two acre park in each residential village containing 200 or more dwelling units. Villages containing 500 or more units shall have a second park of equal size or a single park double in size. (Financing Plan p. 29)

5. Require construction of the Neighborhood parks prior to 51% of the homes being built within a given neighborhood. (Financing Plan, p. 30)

6. Dedicate the 45 acre Archery Range as feasible following approval of the Specific Plan, zoning, and the effective date of the development agreement.

7. Dedicate the public open space and prepare an Open Space Management Plan. (Financing Plan, p 31 and EIR p. 6-32)

8. Install trails and provide up to \$275,000 for trail improvements. (Financing Plan, p. 31)

9. Public parks will be reserved for public ownership with the filing of tentative subdivision maps for each village. (6-33)

10. Public parks should be linked to bike and pedestrian paths, if feasible. (6-33)

11. Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course. (6-33)

12. Coordinate Park Land Acreage and Facilities with the CSD. (6-33)

13. Parks shall be designed to minimize maintenance requirements. (6-33)

14. Removal of existing trees shall be avoided wherever possible. (6-33)

Status:

1. The plan has designated 26 acres of Community/District Parks.

2. The Community Facilities District includes provision for up to \$2,000,000 for park facilities.

3. The Village Green Park (10 acres) was completed in 1995 prior to completion of any homes within the plan area.

4. Parks are designated as required as a condition of approval of each subdivision

map for each Village. Village D-1 will contain fewer than 500 units at buildout and has a fully developed 1.6 acre park. Village B contains 196 units and contains a fully developed 1.0 acre park. Villages H, I and L could contain 780 units at buildout. Village H contains a fully developed 0.9 acre park. A 1.5 acre park site in Village L is under construction and will be completed in late 1997; the tentative map for Village I&L includes a 3.5 acre site reserved for future development.

5. The first 3.5 acres of park were completed prior to completion of any homes in the plan area.

6. The archery range remains in EDHDC ownership under lease to the operator. The Development Company has included the disposition of the archery range with discussions related to the dedication and maintenance of open space areas generally.

7. The Open Space Management Plan draft was completed in 1993. Dedication of Open Space lands is not likely to occur for at least 3 to 5 years at the current pace of subdivision recordation.

8. The first 3 miles of trails have been installed in conjunction with adjoining development and wetland construction efforts (see the status map). The Community Facilities District (CFD 92-1) authorizes use of revenue to the District up to the \$275,000 for trail improvements.

9. The large lot maps recorded in 1993 and 1994 reserved the community park sites on the east and south perimeter of the property. The Community park site within the Village Green will be created subsequent to the approval of a maintenance and dedication agreement now being discussed by the District and the Development Company.

10. Each public park is a link in the project trail system.

11. The proposed and developed sites are all on finished slopes of less than 20 percent.

12. The CSD currently comments upon the proposed parks sites for each subdivision. The District has also entered into three dedication agreements for the park sites within Villages B, D and L. In order to achieve those agreements the park site plans have been reviewed by the District for conformity to District standards.

13. This policy is a relative objective. The parks achieve the active park facility needs of the Villages while minimizing costs. Key to the cost equation is the quality of materials used in the initial installation. Those used in all aspects of the park development process have met CSD standards.

14. Two of the three larger sites developed to date were devoid of trees prior to park development. The Village L park site required removal of some "stump growth" live oak to accommodate the soccer field. The landscape plan includes replacement trees.

Note: The Serrano Owner's Association maintains all the parks within the project at a current annual cost savings to the El Dorado Hills Community Services District of about \$125,000. The plan area's current property tax payment to the El Dorado Hills CSD is approximately \$95,000 or approximately ten percent of its annual property tax revenue.

III. TRANSPORTATION

note: each of the road improvements cited below are taken from exhibits 2 and 3 of the Financing Plan

(1) Latrobe Road, between Highway 50 and White Rock Road.

Mitigation Measure: Widen to six lanes

Status: County installed 1996.

(2) Green Valley Road, between Salmon Falls Road and Bass Lake Road.

Mitigation Measure: Widen to four lanes between 2000 and 2010

Status: The first phase construction from the County Line to Francisco Drive is scheduled for construction in the summer of 1997

(3) El Dorado Hills Blvd., between Harvard Way and Highway 50

Mitigation Measure:

A. Widen to four lanes between Harvard Way and Lassen Drive between 1994 and 2000.

B. Widen to six lanes between Lassen Drive and Highway 50 between 2000 and 2010.

Status: (A) above is complete and the east side of the Blvd is complete for (B).

(4) Green Valley Road/Francisco Drive Intersection

Mitigation Measure: Improve as traffic warrants

Status: Pending.

(5) El Dorado Hills Blvd./Harvard Way intersection

Mitigation Measure: Improve as traffic warrants

Status: Completed 1996.

(6) El Dorado Hills Blvd./Highway 50 Interchange

Mitigation Measure: Reconstruct between 2000 and 2010.

Status: Project Study Report completed in 1996. Construction drawings pending.

(7) Intersection Signalizations

Mitigation Measure: Install signals at intersections as traffic warrants dictate.

Status: Signals installed to date include those at the El Dorado Hills Blvd. intersections with Harvard Way, Lassen Drive, and Park Drive.

(8) Highway 50

Mitigation Measure: Widen to six lanes.

Status: The County has been conditioning subdivision maps within Serrano with the obligation to pay a Highway 50 widening fee. In October of 1996 the fee was established Countywide.

(9) White Rock Road

Mitigation Measure: Widen to four lanes between 1994 and 2000.

Status: Pending

(10) Green Valley Road (Salmon Falls Road to Sac. County Line)

Mitigation Measure: Widen to four lanes between 1994 and 2000.

Status: First phase planned for 1997.

(11) Area Wide Traffic Improvements

Mitigation Measure: Construct the Silva Valley Interchange between 2000 and 2010

Status: The EIR and PSR were completed in 1990 and the project is pending. Thirty percent of the El Dorado Hills/Salmon Falls Traffic Fee is set aside for construction of this project.

Mitigation Measure: Develop a Transportation Management Ordinance. (7-50)

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending. (County is the responsible agency).

Mitigation Measure: Establish a Joint Powers Authority to address area wide traffic problems. (7-51)

Status: The JPA meets quarterly.

Mitigation Measure: Update the El Dorado Hills Traffic Impact Fee (7-50)

Status: The fee was most recently updated in August 1996.

IV. AIR QUALITY

(1) Non-attainment of Air Quality Standards for the Sacramento Air Basin.

Mitigation Measure: Develop a Transportation Management Ordinance. (7-50)

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending. (County is the responsible agency)

Mitigation Measure: For each commercial project provide access from at least one major collector with sufficient capacity to accommodate traffic generated by the commercial center as well as other local traffic. (8-10)

Status: Each commercial site designated in the plan is on a major collector designed to handle both local and community wide traffic.

Mitigation Measure: Commercial areas should be directly accessible by public transportation, pedestrian and bicycle routes. (8-10)

Status: The sole commercial center designed to date, the Village Green, is crossed by a component of the major trail system for the plan area. (8-10)

Mitigation Measure: Bus shelters and turnouts shall be provided along arterial streets near village entrances to facilitate use of public transit. (8-10)

Status: The subdivision and street designs do not include turnouts or shelters due to the lack of transit service (8-10).

(2) Reduction in air quality due to airborne dust from construction activities.

Mitigation Measure: Implement dust control measures as an element of the improvement plan approval process. (8-11)

Status: Each set of improvement plans approved by the County have included dust control measures. The field enforcement has included continual monitoring of the measures and adjustment as needed including shutting down operations.

V. NOISE

(1) Noise impacts generated by traffic on area roads.

Mitigation Measure: Prepare a noise study and implement its recommendations for residential development along Highway 50 and major roads with an expected Average Daily Traffic use of 13,000 cars or more. (9-17)

Status: The Noise evaluation for major roads was completed in 1993 and updated for Serrano Parkway and Silva Valley Parkway in 1996.

(2) Commercial Center noise impacts

Mitigation Measure: At the time of development of the Village J Commercial Center prepare a noise study and implement its recommendations for layout of the shopping center. (9-10)

Status: The development of the Village J center is several years in the future

(3) Construction Noise

Mitigation Measure: Limit hours of construction in residential areas to 7 a.m. to 7 p.m. Monday through Friday. (9-18)

Status: The tentative maps approved to date include this limitation as a condition of approval. Construction done to date has been removed from residential development and has largely been exempt from this requirement. The CC&Rs contain the same limitation.

VI. GEOLOGY, SEISMICITY, AND SOILS

(1) Erosion and siltation impacts due to runoff from exposed construction sites.

Mitigation Measure: Comply with the recommendations of the Resource Conservation District.

Status: Each construction site improvement plan set includes a set of erosion control sheets which define the required erosion control for the project. We have just completed our third construction season and erosion control and siltation control measures have improved with experience obtained in prior years. The RCD itself has modified its rule as a result of its experience in the last three years. Control measures include, among others, hydroseeding, straw mulching, siltation ponds, silt fences, straw bale dykes, sand bags, jute netting and the like.

(2) Shrink/Swell characteristics of expansive soils may cause foundation problems.

Mitigation Measure: Require geotechnical soils evaluation where expansive soils are encountered.

Status: Each construction site improvement plan set includes a geotechnical evaluation appropriate to the site conditions for the work contemplated.

(3) Effects of Springs and Wet areas on road and building stability.

Mitigation Measure: Require geotechnical soils evaluation where springs and wet areas occur.

Status: Each construction site improvement plan set includes provision for treatment of springs and wet areas with subdrains, plugs and/or other means of providing the required stability as directed by the geotechnical engineer.

VII. HYDROLOGY AND WATER QUALITY

(1) Peak Flow Discharge will increase by 16 percent.

Mitigation Measure: Prepare and implement an overall drainage study to be approved by the Department of Transportation. Review each subdivision's improvement plans for conformity with the overall plan.

Status: Each construction site improvement plan and each subdivision plan has been conditioned to submit a drainage plan in conformance with the overall drainage study completed in 1992. Each set of improvement plans constitutes a refinement of the overall study. For example, Village B tentative map required evaluation of the capacity of a down stream pipe on the theory that the pipe was undersized to handle post development stream flows. The more focused study determined that the downstream pipe had excess capacity due to activities within the area upstream of the pipe which had not been fully known at the time of the initial overall study.

(2) Reduced water quality due to the application of fertilizers, pesticides and herbicides on golf course and open space areas.

Mitigation Measure: November 13, 1996. Avoid long term water quality impacts by careful management of chemical applications and use of native vegetation wherever feasible. Comply with all State Water Quality Board standards.

Status: The project operates under two National Pollution Discharge Permits (NPDES). The first has to do with the application of reclaimed water from the Deer Creek Wastewater Treatment Plant. Urban runoff waters are tested weekly to determine water quality. (SECOND PERMIT FOR PROJECT?)

(3) Increased erosion and siltation with a resultant decline in water quality.

Mitigation Measure: Establish a water quality monitoring program with emphasis on turbidity.

Status: The project has April to October flows which meet State Water Quality Board standards. The project has not developed a winter time turbidity monitoring program. Such a program is beginning the winter of 1996/97.

VIII. VEGETATION, WILDLIFE AND AQUATIC RESOURCES

(1) Various activities within the open space areas could prevent or seriously hamper natural regeneration.

Mitigation Measure: Coordinate fire suppression and ornamental landscape activities with Open Space Management to avoid impacts upon natural regeneration.

Status: The Open Space Management Plan and its Fire Management subcomponent have not needed to address this matter given the minimal contact between natural areas and developed areas.

(2) Wildlife may be harmed by domestic pets and motor vehicles.

Mitigation Measure: Include within the CC&Rs enforcement of leash laws and prohibition of motor vehicles within open space areas.

Status: Section 7.03 of the adopted and recorded CC&Rs provides for enforcement of these requirements.

(3) Wildlife could be adversely impacted by rodent control programs within both golf course and residential open space areas.

Mitigation Measure: Avoid use of poisons for rodent control.

Status: Several means of rodent control have been utilized including trapping, installation of raptor perches, flooding and as a last resort placement of poison.

(4) Fencing can impede movement of wildlife.

Mitigation Measure: Minimize fencing to permit wide ranging movement of wildlife.

Status: The CC&Rs and the Residential Design Guidelines prevent fencing open space areas and require open fencing for all areas adjacent to open space and golf course areas. The plan open spaces are linear and connected to provide continuous wildlife corridors.

(5) Loss of corridors to expanses of formal turfed areas and homes can impede wildlife movement.

Mitigation Measure: Implement a tree/cover revegetation program to provide additional cover within grassland open space areas.

Status: The Development Company has planted 36.6 acres of grasslands with native oaks from acorns. The current plan is to plant 10 new acres each year and to replant 2,000 failed regeneration sites per year. The planting density is 200 sites per acre.

(6) Loss of Blue Oak Woodlands

Mitigation Measure: Establish limits upon the extent of blue oak tree loss due to site construction.

Status: The Project Design Guidelines contain several policies related to oak planting and preservation. For example, one street tree must be planted for every 30 feet of lot frontage; one half of those trees must be oaks. The policies also give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. Tentative map approvals within Blue Oak woodlands have required the development of building envelopes with priority for protection of the oaks. For example, see Village H, Phase 5.

(7) Loss of 54 percent of Blue Oak Woodlands in the plan area.

Mitigation Measure: Retain a minimum of 50 percent of the blue oak woodland in relatively contiguous open space through careful design of the golf courses.

Status: The north course, Serrano Country Club Course, limits its intrusion into the blue oak woodlands to holes 6,7,8, 9, 10 and 11. The routing of these holes resulted in the removal of very few oaks. The South course does not intrude into a blue oak forested area. (See also the mitigation measure above).

(8) Loss of 52.8 percent (305 acres) of Live Oak Forest in the plan area.

Mitigation Measure: Establish limits upon the extent of live oak tree loss due to site construction. Establish riparian corridors and provide sources of water for wildlife cover and sustenance.

Status: The Project Design Guidelines contain policies determined to give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. The wetland replacement program is one third of the way to 100% replacement of waters and wetlands filled on site. The quality of wetlands created is significantly more diverse than that removed by development. (See also the tree regeneration measure above). All vegetated riparian corridors have been maintained as permanent open space.

(9) Loss of creek side habitats and removal of stream side vegetation.

Mitigation Measures:

1. Re-establish native vegetation in streambed construction areas.
2. Provide a 100 foot building prohibition on either side of intermittent streams.
3. Provide riparian vegetation along the perimeter of retention ponds and along watercourses.
4. Establish a 200 foot building prohibition on either side of Carson Creek.

Status:

1. In all areas where streambed crossings have occurred the native vegetation has been replaced as an element of the erosion control plan.
2. The land use map reflects those areas where the prohibition exists. All approved tentative maps provide for protection of streams.
3. The construction drawings for all mitigation construction include the installation of riparian vegetation along all detention ponds and streambed areas.

(10) Loss of Freshwater Marshes.

Mitigation Measures:

1. Encourage the development of riparian and marsh vegetation around retention ponds and create small wet areas on the golf course or open space areas.

Status:

1. The Corps of Engineers 404 permit provides for the creation of such wetlands entirely within open space areas. The fall 1995 monitoring report to the COE indicates that 3.11 acres of wetland habitat are in place. The project total will be 9.08. Plans have been approved by El Dorado County for an additional 2.5 acres to be constructed in the Spring of 1997 and the monitoring report indicates the 3.11 acres should increase to 3.36 at maturity.

(11) Increased erosion, sedimentation, and short term water quality impact

Mitigation Measures:

1. Implement precautionary measures during design and construction to minimize stream degradation and prepare and implement erosion and sediment control plans. Require implementation of erosion control plans as part of the review and approval process for tentative maps, grading plans and improvement plans.

Status:

1. All tentative maps approved in the Specific Plan area, and for the County, are Conditioned to require preparation of an erosion control plan satisfactory to the Resource Conservation District. Likewise all grading plans and improvement plans include RCD approved erosion control plans. Both RCD and the County inspectors actively enforce the requirements of the plans.

(12) Construction related activities may alter stream morphology.

Mitigation Measures: Evaluate channel morphology changes at the time of grading and drainage plan reviews. Implement the concept of minimal net change in all drainage design involving existing channels.

Status: Each time a subdivision is built, a road is built, a golf course built, or any type of construction is undertaken in an area affecting an existing stream the outfall design and location and stream vegetation planting takes into consideration the erosive effects of the resulting discharge upon the immediate downstream morphology.

(13) Streambed scouring may occur in response to increase concentration of runoff.

Mitigation Measures: Prepare a master drainage plan and proceed with construction in conformance with the plan.

Status: The drainage plan was prepared and approved in 1992. Construction activities since that time have reflected the broad goals of the plan. The principal means of reducing the erosive power of concentrated runoff includes the use of a variety of methods to dissipate the power of such runoff. The principle means of reducing the energy in such runoff includes: 1. use of grouted rock at drain outfall locations; 2. use of stream vegetation along and within the stream, 3. construction of both large and small detention dams. Seven such dams exist along Silva Valley Parkway south of Serrano Parkway. The pond facilities in the Village Green and in the Serrano Parkway split as well as formal detention dams constructed (Greyson Creek Drive) and planned will significantly reduce energy from concentrated runoff.

(14) Impacts to Tri colored Blackbirds..

Mitigation Measures: Encourage the development of riparian and marsh vegetation around detention ponds and along watercourses.

Status: The wetland construction plans have and will continue to include such revegetation and the planting has occurred.

(15) Impacts to mule deer.

Mitigation Measures: Retain extensive contiguous tracts of oak forest in undeveloped open space, minimize fencing and require control of domestic pets in open space.

Status: There are several levels of response to this measure:

A. The land use plan retains connected corridors of tree covered and grassland areas in perpetual open space.

B. The approved CC&Rs require domestic pets to be leashed at all times when outside the owners lot.

C. The Design Guidelines require open, low fencing of lots adjacent to open space areas and the golf course.

IX. CULTURAL RESOURCES

(1) Impacts to unknown cultural sites.

Mitigation Measures: Require as a condition of all map approvals, grading plans and construction improvement plans that all work stop if cultural resources are uncovered during construction.

Status: All County approvals include such a requirement.

(2) Impacts to cultural sites listed in the Final EIR.

Mitigation Measures: Require test excavations of sites as a condition of all tentative maps.

Status: Prior to disturbing any cultural sites within the Plan area the Company prepared an Historic Preservation and Treatment Plan (HPTP). The HPTP is the a comprehensive plan for the disposition of each known cultural site. Only those sites within the golf course have been impacted by construction to date. Each of the sites was excavated and a report prepared and submitted to the State Office of Historic Preservation in summary within the HPTP. One of the sites, the cabin site of Crissy Cobb has been integrated into the golf course layout and a marker briefly describes the site and person.

(3) Impacts to EHD-26.

Mitigation Measure: Avoid (13-20)

Status: This site is located within permanent open space.

X. AESTHETIC IMPACTS

(1) On site views would be significantly impacted as the result of the change in visual resources.

Mitigation Measures: Implement the design standards contained in the Specific Plan through project review and CC&Rs.

Status: The project Design Guidelines and CC&Rs include the full breadth of standards contained in the Specific Plan. The County project review process consistently includes a review of Design Guidelines in those cases where they are applicable.



EL DORADO COUNTY
PLANNING DEPARTMENT

MAR 4 1997

2850 Fairlane Court
Placerville, CA 95667

Phone: (916) 621-5355
Fax: (916) 642-0508

February 28, 1997

Sam Miller
Director of Planning
El Dorado Hills Development Co.
4525 Serrano Parkway
El Dorado Hills CA 95762

Re: El Dorado Hills Specific Plan/Development Agreement Annual Review

Dear Mr. Miller:

The Planning Department has completed the Annual Review of the El Dorado Hills Development Agreement in accordance with Section 5.1 of said agreement and Chapter 17.85 of the County Code. Section 17.85.026 authorizes the Planning Director to perform the review and determine if there has been "good faith compliance" with the terms of the Development Agreement.

To make this determination, staff has reviewed the requirements of the Development Agreement and Financing Plan, along with the letter and support data you have provided dated November 25, 1996. Additionally, your letter and support data was distributed to affected agencies for their review and comment. All of the comments received either supported the project or found it to be consistent with the Development Agreement.

Based on staff's section by section review of Development Agreement, we have determined that the El Dorado Hills Development Co. is complying with the Development Agreement, and in many instances has continued to provide improvements well in advance of scheduled time lines.

Therefore, I find that "good faith compliance" has been satisfied and there is no need to forward the matter to the Board of Supervisors for consideration.

Sincerely,


Conrad B. Montgomery
Planning Director

1998

**Annual Review
of the El Dorado Hills Specific Plan**



SERRANO

January 21, 1998

Conrad Montgomery
Planning Director
El Dorado County
630 Fairlane Court
Placerville, CA 95662

Re: Annual Review

Dear Conrad:

We submit this letter report and the attached materials in support of our request for annual review of the Development Agreement for the El Dorado Hills Specific Plan. From the perspective of the County and ourselves this has been a successful year in pursuit of the plans ultimate purpose: provision of a an attractive place for people to live and work. Implementation of the plan infrastructure over the last four years facilitated the commencement of home construction; there are now 239 homeowners and a total of 372 lots sold within the community.

The attachment details the status of implementation of the environmental mitigation measures. The list herein describes the status of work directly related to development of the site.

- **Mapping**

The following final maps were recorded during 1997.

1. Village B, Units 3 and 4. (78 lots)
2. Village D, Units 3 and 4. (71 lots)
3. Village D, Lot A (89 lots)
4. Village H, Unit 3 (24 lots)
5. Village I&L, Unit 2. (20 lots)

The following tentative maps were approved during 1997.

1. Village D, Lot C (65 lots)
2. Village K3/K4 (148 lots)

SERRANO PARTNERS

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510
916/939-4060 FAX 916/939-4116 e-mail: marketing@serranoeldorado.com

- **Mapping (continued)**

Three additional tentative maps have been submitted to the County for review and they are pending. They are

1. Village I, Lot C (13 lots)
2. Village A (403 lots)
3. Village I, Lots F, G and H (44 lots)
4. Village D-2 (284 lots)

- **Subdivision Improvements**

Two hundred eighty two (282) lots were improved in 1997.

- **Recreational/Open Space Improvements**

The 2.3 acre Village I & L neighborhood park was developed with construction of subdivision improvements within Unit 2 of that village.

- **Infrastructure Finance**

The second Mello Roos bond sale is pending.

- **Schools**

Rolling Hills Middle School began construction during the winter of 1996/97. Site improvements were completed in early Spring and buildings are now under construction.

- **Environmental Mitigation**

The environmental mitigation plan was prepared by the County in 1993 and continues to serve as the reference document for assurance that mitigation efforts defined in the EIR are being implemented. All developer obligations under the Specific Plan and Development Agreement required to date have been met. (See attached Mitigation Plan)

- **Follow up to Requests from Staff (1996).**

A reduction of the Specific Plan map is attached.

Exhibit Maps have been prepared indicating the former location of both circulation improvements and land uses.

A revised Table One of the Specific Plan is submitted as Tables 1 and 2 (attached) providing a comparison of the distribution of land and units to each village pre and post 1990 and 1992

modifications to the circulation system which changes also caused resulted in modifications to configurations of village, open space and golf course configurations.

2. The CP zone on the easterly commercial property will need to be modified to C-PD at such time as the connection of Bass Lake Road and Serrano Parkway occurs or a proposal for development of the site is forthcoming, whichever occurs first.

3. A re-write of the Open Space Management Plan document has been completed; meetings with the two most affected agencies are pending. A related Open Space Dedication Agreement has been submitted to the Community Services District (May 1997) and we have not yet received any response.

We will present the draft open space plan to the County as soon as we can complete our discussions with the CSD and the fire district.

Our successes and progress in implementing the plan is in large part the result of a continuing supportive and cooperative effort by the County of El Dorado and the public agencies involved in implementation of the County's El Dorado Hills Specific Plan. We request that a finding be made that Serrano Partners has complied in good faith with the terms of the Development Agreement. Should you have any questions please do not hesitate to contact us.

Sincerely,



Sam Miller
Director of Planning

cc: Robert Britzman ✓
Mike Cook
Tom Howard

HISTORY OF ACTION IMPLEMENTING THE SPECIFIC PLAN

- 1989** Specific Plan Approved
Development Agreement Approved
Financing Plan Approved
- 1990** Modifications to road alignments and reconfiguration of Village, Golf Course and Open Space configurations approved by the Planning Commission
- Move what is now Serrano Parkway from the original intersection with El Dorado Hills Blvd. at Wilson Blvd to the present intersection at Lassen Lane.
 - Eliminate the loop road around the Village Green and delete the northerly intersection with the deleted road and Silva Valley Parkway.
 - Revise the alignment of Serrano Parkway to provide a split right of way to avoid the stock pond and place it in median between the split portions of the Parkway.
 - Relocate Serrano Parkway through Village G, J and K to move it about 200 yards southeast.
 - The north golf course was reconfigured to reflect the final design.
 - Nearly all the village configurations were modified to reflect actual mapping and topography.
 - The Silva Valley Parkway and Serrano Parkway sections were modified to reflect conflicts with grades and wetlands.
 - Northwest connection to Silva Valley Parkway location identified.
- 1991**
- School Districts JPA formed and Schools Community Facilities District Established
 - Construction began on Silva Valley Parkway and Serrano Parkway.
 - The Use Permit for the Golf Course was approved.
- 1992**
- First tentative Maps for Villages A, B, C, D, E, H, I&L J, and K were approved. Village J and K map resulted in modification of the location of Bass Lake Road and shifted the Commercial, School and Park site land uses at the east end of the project.
- 1993**
- The large lot final map was recorded
- 1994**
- Construction began on Village B, D, H, I&L subdivisions
 - Construction began on the Country Club Golf Course
- 1995**
- The first final maps were recorded for portions of Village B, D, I&L and H. First lot sales occurred.

1996

- Country Club Opens and hosts first Senior PGA golf tournament
- Construction begins on Village H Unit 3, Village I&L Unit 2, Village B Unit 3 and 4 and Village D Unit 3 and 4.
- First home occupied.

1997

- Construction on new units in Village H, I&L, B and D are completed and maps recorded.

Recordings:

Village B	Unit #1	9/07/95	
	Unit #2	9/07/95	
	Unit #3	7/09/97	
	Unit #3	7/09/97	All Units Recorded
Village D	Unit #1	9/07/95	Note: No unit 2
	Unit #3	6/20/97	
	Unit #4	8/29/97	
Village H	Unit #1	8/24/95	
	Unit #2	8/24/95	
	Unit #3	6/02/97	
Village I&L	Unit #1	8/24/97	
	Unit #2	6/02/97	
Village D Lot A		6/25/97	All Units Recorded

Table 1
Summary of Residential Use by Development Neighborhood (12/97)

Specific Plan Area	Dwelling Units	Net Acres	Net DU/Ac.	Net Acres	Dwelling Units
	At Plan Adoption	At Plan Adoption	At Plan Adoption	With Modifications	With Modifications to date
	A	B	C (B/A)	D	E (D x C)
NORTH UPLA GOLF COURSE NEIGHBORHOOD					
Village H	362	160		217.04	
Village I	699	134		61.61	
Village J	342	117		99.93	
Village K	458	236		302.94	
Village L	56	25		78.34	
Village M	37	148		149.18	
Subtotal	1,954	820	2.38	909.04	2,166
ubtotal Serran	1,954	820	2.38	909.04	2,166
SOUTH UPLAND GOLF COURSE NEIGHBORHOOD					
Village C	482	252		205.45	
Village E	282	109		86.57	
Village F	553	107		46.78	
Village G	905	192		80.34	
Subtotal	2,222	660	3.37	419.14	1,411
ubtotal Serran	2,222	660	3.37	419.14	1,411
VALLEY FLOOR NEIGHBORHOOD					
Village A	606	151		173.15	
Village B	212	53		58.3	
Village D	1,051	250		302.93	
Village P	90	53		(SEE BELOW)	
Village Q	27	27		27.00	
Village V	0	7		7.00	
Subtotal	1,986	541	3.67	568.38	2,087
ubtotal Serran	1,869	454	3.67	534.38	2,000
Plan Area	6,162	2,021	3.05	1,897	5,664
Residential totals					
Serrano Reside	6,045	1,934	3.05	1,863	5,577
Totals					

Note: The Plan Area Unit total in column E is the result of increases in open space acres as villages have been developed.

It is anticipated that as future subdivisions are designed the open space acres will be reduced to more closely approximate the requirement for 808 acres of open space. See Open Space, Table 2, below.

Table 2
Summary of Commercial and Miscellaneous
By Development Neighborhood (12/97)

Specific Plan Area	Net Acres At Plan Adoption	Net Acres With Modifications
COMMERCIAL NEIGHBORHOOD		
VILLAGE T	126	126
VILLAGE U	130	130
VILLAGE P	0	53
Subtotal	256	309
MISCELLANEOUS		
Village J (comm.)	45	40.97
Village Green	27	26.31
Village R	157	157
Village W	13	13
Circulation/Other	139	102.61
Schools	60	54.68
Golf Course/O.S.	370	401.77
Open Space	808	894.1
Subtotals	1,619	1,690
TOTAL ACRES NON RESIDENTIAL	1,875	1,999
TOTAL SERRANO NON RESIDENTIAL ACRE	1,449	1,520
Total Residential		
& Non Residential	3,896	3,896
SERRANO PARTNERS TOTAL ACRES	3,383	3,383
Serrano Partners Original Purchase acres	3,383.37	

EL DORADO HILLS SPECIFIC PLAN LAND USE 1997

APPIAN WAY

GREEN VIEW DRIVE

CORDERO DRIVE



SERRRANO PARKWAY

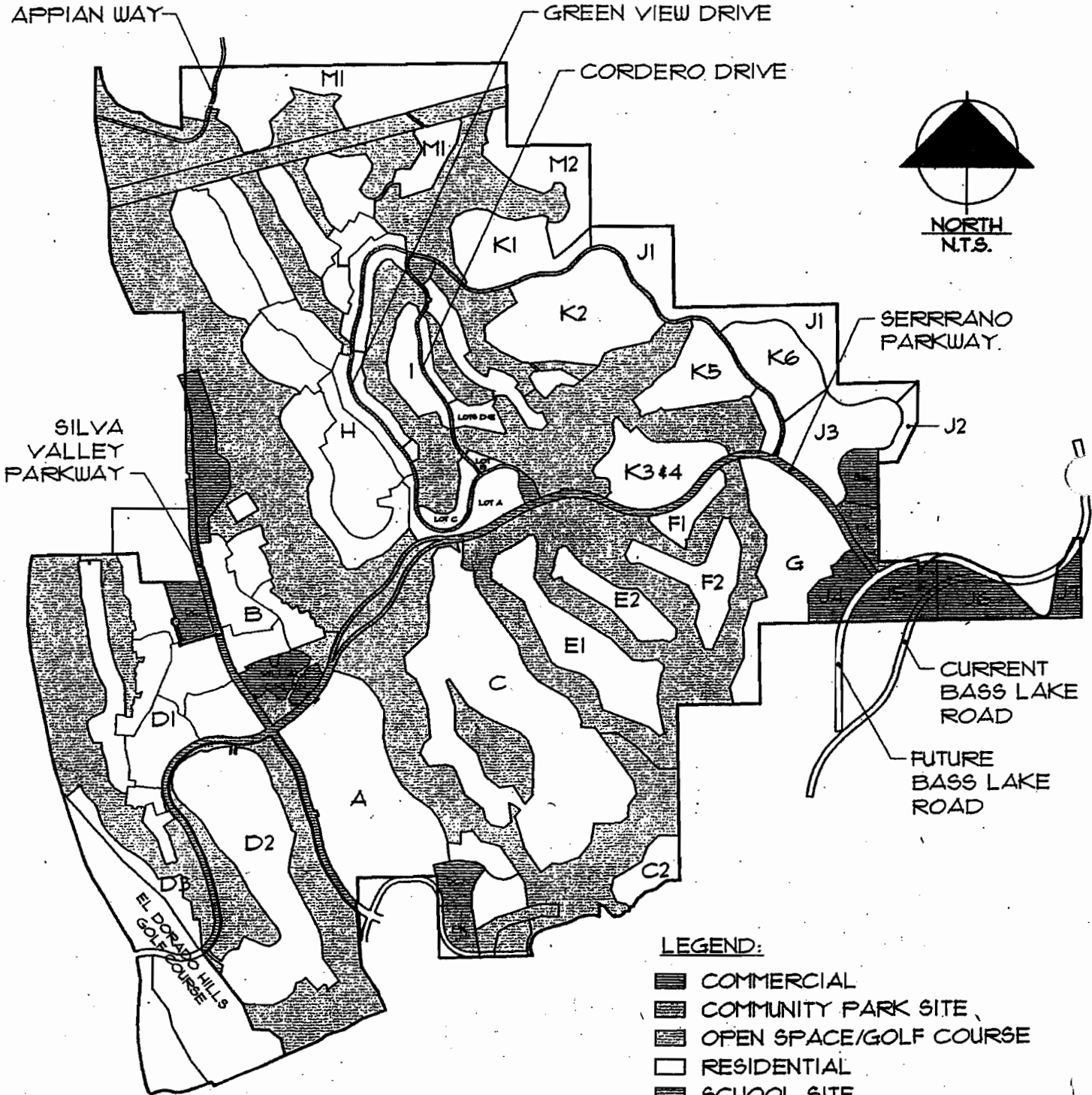
SILVA VALLEY PARKWAY

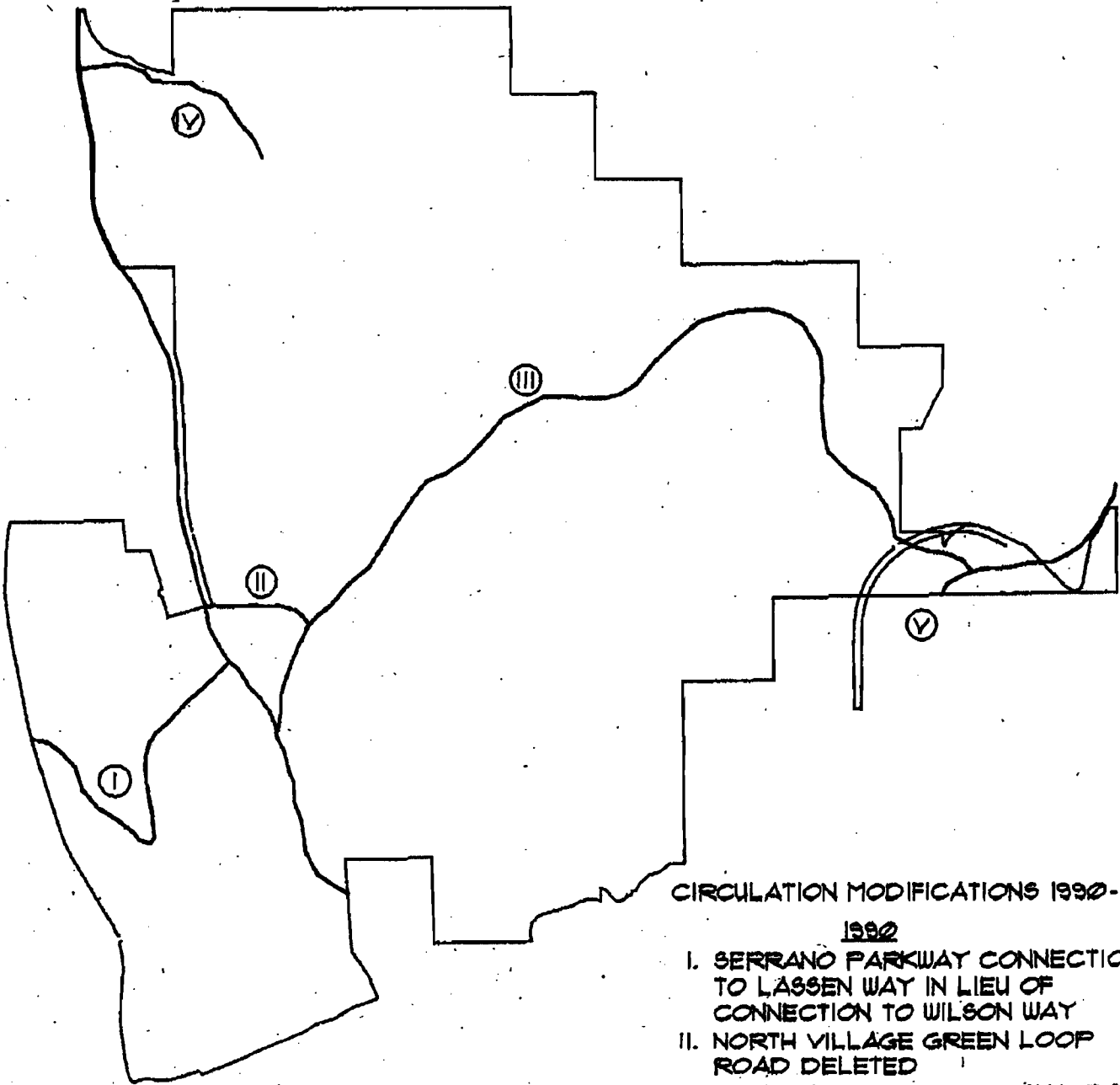
CURRENT BASS LAKE ROAD

FUTURE BASS LAKE ROAD

LEGEND:

- COMMERCIAL
- COMMUNITY PARK SITE
- OPEN SPACE/GOLF COURSE
- RESIDENTIAL
- SCHOOL SITE
- VILLAGE GREEN/COMM. PARK
- H VILLAGE NAME





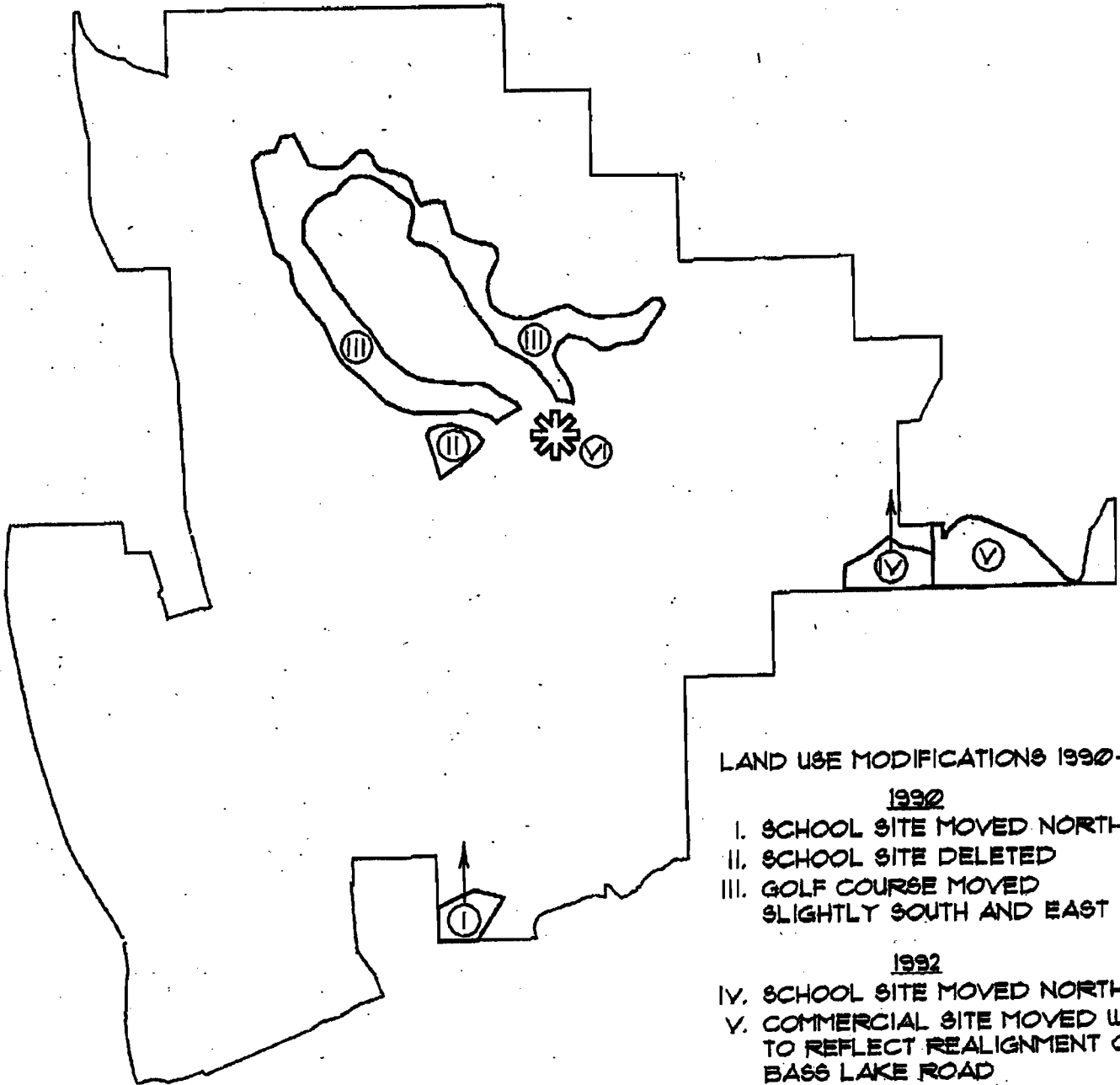
CIRCULATION MODIFICATIONS 1990-1997

1990

- I. SERRANO PARKWAY CONNECTION TO LASSEN WAY IN LIEU OF CONNECTION TO WILSON WAY
- II. NORTH VILLAGE GREEN LOOP ROAD DELETED
- III. SPLIT IN ROAD ADDED AND ROAD MOVED SOUTH TO REFLECT REVISED GOLF COURSE LOCATION
- IV. APPIAN WAY

1992

- V. BASS LAKE ROAD REALIGNMENT



NOTES: VILLAGE "CELLS" WERE MODIFIED FROM THOSE SHOWN ON THE SPECIFIC PLAN AND ACCURATELY DEFINED BY THE LARGE LOT FINAL MAP (1993/94)

MITIGATION MONITORING -- STATUS REPORT

(NOVEMBER 12, 1997)

(changes made from 1996 to 1997 are **redlined**)

I. LAND USE

(1) Land Use Conflicts Between Village A and the tangent portion of The Tong Ranch Preserve.

Mitigation Measure: Establish a 4 acre minimum parcel size or a park for this area.

Status: The Tentative map for Village A (TM92-1242) designates the area adjacent to the Tong Ranch as an open space parcel.

(2) Densities between residential developments shall blend existing development and zoning into the proposed Village J.

Mitigation Measure: Require a 1 lot deep 4 acre parcel size buffer adjacent to Green Springs Ranch and between Villages C and G and the Bass Lake Plan Area.

Status: The tentative maps for Villages C and J (TM92-1243 and TM91-1257) respectively, provide such a lotting pattern and buffer.

II. PUBLIC SERVICES

A. Water

(1) Development of the Plan Area will generate water demand for for 7.1 mgd.

Mitigation Measure: Require:

1. Use of drought resistant landscaping shall be required in improved common areas (p. 6-3).
2. Provision shall be made for use of treated wastewater and stored drainage water for irrigation of the golf courses to the maximum extent feasible (6-5).
3. Install water conserving plumbing fixtures required by State Law. (6-6)
4. Require all water service to be metered. (6-6)
5. Implement planned improvements to the water treatment plant (6-6).
6. Implement the improvements included in the Finance Plan.
7. Landscaping in areas adjacent to natural open space shall be fire resistant. (6-5).
8. Native and drought resistant trees and shrubs shall be incorporated into the landscape design of parks where feasible.
9. EID should develop additional water sources. (6-5)
10. EID should develop a water conservation landscape program(6-5).
11. EID should develop other water conservation programs (6-6)..

Status:

1. The CC&Rs and the project Design Guidelines include such a requirement. Landscaping installed to date reflects the emphasis upon drought resistant and native materials.

district to add treatment capability, transmission capability and storage facilities to provide adequate reclaimed water for current future development and anticipated near term irrigation needs.

3. The present County Land Development Ordinance requires such a facilities plan report (FPR) as part of the submittal package for all subdivision applications and FPR's have been submitted with each project application.

C. Solid Waste

(3) Solid Waste generation at buildout would be as much as 32-40% of current (1987) annual intake at the County Landfill.

Mitigation Measure: No measures specified (County responsibility) (6-12).

Status: Each home and business pays a landfill expansion fee at the building permit stage.

D. Law Enforcement

(4) Increased expense for law enforcement.

Mitigation Measure:

1. Parks shall be designed to allow surveillance by adjoining residents, security services and the Sheriff's Department. (6-14)

2. The County should increase funding for Sheriff personnel, patrol vehicles, and support equipment. (County Responsibility) (6-14)

Status:

1. Each neighborhood park within the project is entirely visible from an adjoining streets and generally they are encircled by a street (Villages B, D, H, and I.)

2. The Serrano Owner's Association provides a full time private patrol service for the entire project area. The project is a gated community. The El Dorado Hills Development Company took a lead role in raising funds for the establishment of a Community Oriented Policing Program facility in El Dorado Hills.

E. Fire Protection

(5) Increased Demand for Fire Protection Services

Mitigation Measure:

1. Implement the Fire District Ten Year Facility Plan. (6-19)

2. Utilize a landscape fire buffer between homes and Open Space. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels. Natural open space is excluded from this requirement since that may damage the existing native vegetation. Plant materials within these designated buffers will be selected for their high moisture content and retention during hot weather, slow growth nature and tendency to burn slowly if ignited. Plants also will be selected for their low growth profile. (6-16 and Specific Plan p. 32)

3. Remove or reduce large shrubby plant masses every three to five years to reduce the source of fuel for fires as may be needed. (Specific Plan p. 32)

Status:

1. The Fire District plan is funded from a \$500 per residence capital facilities fee. These fees are and will be paid by residences and businesses within Serrano.
2. These measures have been implemented on a spot basis to date due to a general lack of contact between open space areas and residential villages. The Fire District reviews and comments upon all development proposals within the plan area and is a signatory upon all development plans prepared for development.

F. Schools

(7) Increased number of students and demand for facilities.

Mitigation Measures:

1. Reserve school sites for the future in conjunction with the filing of tentative subdivision maps for each Village. (6-25)
2. Schools will be located within residential villages convenient to students who reside beyond those Villages and shall be located to facilitate access. (6-25)
3. Schools shall be linked to the pedestrian trails and path system (6-25).
4. School sites should be located adjacent to public open space and public parks sites wherever possible and should provide for joint use of facilities. (6-25)
5. School District boundaries should be consistent with Village boundaries to prevent a village being divided between school districts (6-25).
6. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication. (6-25)
7. The developer should work with the school district to determine how the schools needed immediately could be financed. Options include Mello Roos special taxes, general obligation bonds, or outright construction with reimbursement. (6-25)

Status:

1. All school sites have been reserved. One school has been completed (Silva Valley YRE) and construction has commenced on a second, Rolling Hills Middle School.
2. School sites have been located within and adjacent to residential villages while also providing for easy public access from outside the project.
3. The trail system ties to the formal sidewalk system which in turn ties to school sites.
4. Three of the four sites are adjacent to either or both natural open space and a community park site. The fourth site, Silva Valley YRE, is adjacent to Oak Ridge High School and a ten acre jointly acquired CSD/High School District site.
5. School District boundary adjustments have been agreed to and a petition has been filed with the County Office of Education for approval.
6. This policy is prospective in that the sites developed to date are not adjacent to park sites.
7. A Joint Powers Authority of the El Dorado County High School District, Buckeye

Union School District and Rescue Union School District has been in place since 1992. The Joint Powers Authority administers a Community Facilities District (MelloRoos) which provides for funding of school construction as provided by the Financing Plan.

G. Parks and Recreation

(8) Increased demand for recreational facilities.

Mitigation Measures:

1. Designate 26 acres (3 parks sites) for Community/District parks. (6-29)
2. Provide up to \$2,000,000 in funding for Community/District Parks. (Financing Plan, p. 29)
3. Construct the first Community park prior to construction of the 1,000th home. (Financing Plan, p. 30)
4. Provide a one to two acre park in each residential village containing 200 or more dwelling units. Villages containing 500 or more units shall have a second park of equal size or a single park double in size. (Financing Plan p. 29)
5. Require construction of the Neighborhood parks prior to 51% of the homes being built within a given neighborhood. (Financing Plan, p. 30)
6. Dedicate the 45 acre Archery Range as feasible following approval of the Specific Plan, zoning, and the effective date of the development agreement.
7. Dedicate the public open space and prepare an Open Space Management Plan. (Financing Plan, p 31 and EIR p. 6-32)
8. Install trails and provide up to \$275,000 for trail improvements. (Financing Plan, p. 31)
9. Public parks will be reserved for public ownership with the filing of tentative subdivision maps for each village. (6-33)
10. Public parks should be linked to bike and pedestrian paths, if feasible. (6-33)
11. Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course. (6-33)
12. Coordinate Park Land Acreage and Facilities with the CSD. (6-33)
13. Parks shall be designed to minimize maintenance requirements. (6-33)
14. Removal of existing trees shall be avoided wherever possible. (6-33)

Status:

1. The plan has designated 26 acres of Community/District Parks.
2. The Community Facilities District includes provision for up to \$2,000,000 for park facilities.
3. The Village Green Park (10 acres) was completed in 1995 prior to completion of any homes within the plan area.
4. Parks are designated as required as a condition of approval of each subdivision map for each Village. Village D-1 will contain fewer than 500 units at buildout and has a fully developed 1.6 acre park. Village B contains 196 units and contains a fully developed 1.0 acre park. Villages H, I and L could contain 780 units at buildout. Village H contains a fully developed 0.9 acre park. A ~~1.0~~ 2.2 acre park site in Village

L. ~~is under construction and will be~~ completed in late 1997; the tentative map for Village I&L includes a 3.5 acre site reserved for future development.

5. The first 3.5 acres of park were completed prior to completion of any homes in the plan area.

6. The archery range remains in EDHDC ownership under lease to the operator. The Development Company has included the disposition of the archery range with discussions related to the dedication and maintenance of open space areas generally.

7. The Open Space Management Plan draft was completed in 1993. Dedication of Open Space lands ~~is not likely to occur for at least the next several years at the current pace of subdivision construction for the archery range would occur in 1998.~~

8. The first 3 miles of trails have been installed in conjunction with adjoining development and wetland construction efforts (see the status map). The Community Facilities District (CFD 92-1) authorizes use of revenue to the District up to the \$275,000 for trail improvements.

9. The large lot maps recorded in 1993 and 1994 reserved the community park sites on the east and south perimeter of the property. The Community park site within the Village Green will be created subsequent to the approval of a maintenance and dedication agreement now being discussed by the District and the Development Company.

10. Each public park is a link in the project trail system.

11. The proposed and developed sites are all on finished slopes of less than 20 percent.

12. The CSD currently comments upon the proposed parks sites for each subdivision. The District has also entered into three dedication agreements for the park sites within Villages B, D and L. In order to achieve those agreements the park site plans have been reviewed by the District for conformity to District standards.

13. This policy is a relative objective. The parks achieve the active park facility needs of the Villages while minimizing costs. Key to the cost equation is the quality of materials used in the initial installation. Those used in all aspects of the park development process have met CSD standards.

14. Two of the three larger sites developed to date were devoid of trees prior to park development. The Village L park site required removal of some "stump growth" live oak to accommodate the soccer field. The landscape plan includes replacement trees.

Note: The Serrano Owner's Association maintains all the parks within the project at a current annual cost savings to the El Dorado Hills Community Services District of about \$125,000. The plan area's current property tax payment to the El Dorado Hills CSD is approximately \$150,000 or approximately ten percent of its annual property tax revenue.

III. TRANSPORTATION

note: each of the road improvements cited below are taken from exhibits 2 and 3 of the Financing Plan

(1) Latrobe Road, between Highway 50 and White Rock Road.

Mitigation Measure: Widen to six lanes

Status: County installed 1996.

(2) Green Valley Road, between Salmon Falls Road and Bass Lake Road.

Mitigation Measure: Widen to four lanes between 2000 and 2010

Status: The first phase construction from the County Line to Francisco Drive is scheduled for construction in the summer of 1998.

(3) El Dorado Hills Blvd., between Harvard Way and Highway 50

Mitigation Measure:

A. *Widen to four lanes between Harvard Way and Lassen Drive between 1994 and 2000.*

B. *Widen to six lanes between Lassen Drive and Highway 50 between 2000 and 2010.*

Status: (A) above is complete and the east side of the Blvd is complete for (B).

(4) Green Valley Road/Francisco Drive Intersection

Mitigation Measure: Improve as traffic warrants

Status: Pending.

(5) El Dorado Hills Blvd./Harvard Way intersection

Mitigation Measure: Improve as traffic warrants

Status: Completed 1996.

(6) El Dorado Hills Blvd./Highway 50 Interchange

Mitigation Measure: Reconstruct between 2000 and 2010.

Status: Project Study Report completed in 1996. Construction drawings pending.

The County is presently conducting a process to determine if a mediated resolution of the preferred design alternative can be accomplished.

(7) Intersection Signalizations

Mitigation Measure: Install signals at intersections as traffic warrants dictate.

Status: Signals installed to date include those at the El Dorado Hills Blvd. intersections with Harvard Way, Lassen Drive, and Park Drive.

(8) Highway 50

Mitigation Measure: Widen to six lanes.

Status: The County has been conditioning subdivision maps within Serrano with the obligation to pay a Highway 50 widening fee. In October of 1996 the fee was established Countywide. ~~The local Transportation Commission recently gave high priority to adding lanes to Highway 50 from Bass Lake Road west to Sunrise Avenue and these improvements are included in the proposed regional transportation plan for state funding during the current cycle of projects for State~~

(9) White Rock Road

Mitigation Measure: Widen to four lanes between 1994 and 2000.

Status: Pending

(10) Green Valley Road (Salmon Falls Road to Sac. County Line)

Mitigation Measure: Widen to four lanes between 1994 and 2000.

Status: First phase planned for 1998.

(11) Area Wide Traffic Improvements

Mitigation Measure: Construct the Silva Valley Interchange between 2000 and 2010

Status: The EIR and PSR were completed in 1990 and the project is pending. Thirty percent of the El Dorado Hills/Salmon Falls Traffic Fee is set aside for construction of this project.

Mitigation Measure: Develop a Transportation Management Ordinance. (7-50)

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending. (County is the responsible agency).

Mitigation Measure: Establish a Joint Powers Authority to address area wide traffic problems. (7-51)

Status: The JPA meets quarterly.

Mitigation Measure: Update the El Dorado Hills Traffic Impact Fee. (7-50)

Status: The fee was most recently updated in August 1996.

IV. AIR QUALITY

(1) Non-attainment of Air Quality Standards for the Sacramento Air Basin.

Mitigation Measure: Develop a Transportation Management Ordinance. (7-50)

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending. (County is the responsible agency)

Mitigation Measure: For each commercial project provide access from at least one major collector with sufficient capacity to accommodate traffic generated by the commercial center as well as other local traffic. (8-10)

Status: Each commercial site designated in the plan is on a major collector designed to handle both local and community wide traffic.

Mitigation Measure: Commercial areas should be directly accessible by public transportation, pedestrian and bicycle routes. (8-10)

Status: The sole commercial center designed to date, the Village Green, is crossed by a component of the major trail system for the plan area. (8-10)

Mitigation Measure: Bus shelters and turnouts shall be provided along arterial streets near village entrances to facilitate use of public transit. (8-10)

Status: The subdivision and street designs do not include turnouts or shelters due to the lack of transit service (8-10).

(2) Reduction in air quality due to airborne dust from construction activities.

Mitigation Measure: Implement dust control measures as an element of the improvement plan approval process. (8-11)

Status: Each set of improvement plans approved by the County have included dust control measures. The field enforcement has included continual monitoring of the measures and adjustment as needed including shutting down operations.

V. NOISE

(1) Noise impacts generated by traffic on area roads.

Mitigation Measure: Prepare a noise study and implement its recommendations for residential development along Highway 50 and major roads with an expected Average Daily Traffic use of 13,000 cars or more. (9-17)

Status: The Noise evaluation for major roads was completed in 1993 and updated for Serrano Parkway and Silva Valley Parkway in 1996.

(2) Commercial Center noise impacts

Mitigation Measure: At the time of development of the Village J Commercial Center prepare a noise study and implement its recommendations for layout of the shopping center. (9-10)

Status: The development of the Village J center is several years in the future

(3) Construction Noise

Mitigation Measure: Limit hours of construction in residential areas to 7 a.m. to 7 p.m. Monday through Friday. (9-18)

Status: The tentative maps approved to date include this limitation as a condition of approval. Construction done to date has been removed from residential development and has largely been exempt from this requirement. The CC&Rs contain the same limitation.

VI. GEOLOGY, SEISMICITY, AND SOILS

(1) Erosion and siltation impacts due to runoff from exposed construction sites.

Mitigation Measure: Comply with the recommendations of the Resource Conservation District.

Status: Each construction site improvement plan set includes a set of erosion control sheets which define the required erosion control for the project. We have just completed our third construction season and erosion control and siltation control measures have improved with experience obtained in prior years. The RCD itself has modified its rule as a result of its experience in the last three years. Control measures include, among others, hydroseeding, straw mulching, siltation ponds, silt fences, straw bale dykes, sand bags, jute netting and the like.

(2) Shrink/Swell characteristics of expansive soils may cause foundation problems.

Mitigation Measure: Require geotechnical soils evaluation where expansive soils are encountered.

Status: Each construction site improvement plan set includes a geotechnical evaluation appropriate to the site conditions for the work contemplated.

(3) Effects of Springs and Wet areas on road and building stability.

Mitigation Measure: Require geotechnical soils evaluation where springs and wet areas occur.

Status: Each construction site improvement plan set includes provision for treatment of springs and wet areas with subdrains, plugs and/or other means of providing the required stability as directed by the geotechnical engineer.

VII. HYDROLOGY AND WATER QUALITY

(1) Peak Flow Discharge will increase by 16 percent.

Mitigation Measure: Prepare and implement an overall drainage study to be approved by the Department of Transportation. Review each subdivision's improvement plans for conformity with the overall plan.

Status: Each construction site improvement plan and each subdivision plan has been conditioned to submit a drainage plan in conformance with the overall drainage study completed in 1992. Each set of improvement plans constitutes a refinement of the overall study. For example, Village B tentative map required evaluation of the capacity of a down stream pipe on the theory that the pipe was undersized to handle post development stream flows. The more focused study determined that the downstream pipe had excess capacity due to activities within the area upstream of the pipe which had not been fully known at the time of the initial overall study.

(2) Reduced water quality due to the application of fertilizers, pesticides and herbicides on golf course and open space areas.

Mitigation Measure: November 13, 1996. Avoid long term water quality impacts by careful management of chemical applications and use of native vegetation wherever feasible. Comply with all State Water Quality Board standards.

Status: The project operates under two National Pollution Discharge Permits (NPDES). The first has to do with the application of reclaimed water from the Deer Creek Wastewater Treatment Plant. Urban runoff waters are tested weekly to determine water quality.

(3) Increased erosion and siltation with a resultant decline in water quality.

Mitigation Measure: Establish a water quality monitoring program with emphasis on turbidity.

Status: The project has April to October flows which meet State Water Quality Board standards. The project has not developed a winter time turbidity monitoring program. Such a program ~~is beginning~~ began during the winter of 1996/97.

VIII. VEGETATION, WILDLIFE AND AQUATIC RESOURCES

(1) Various activities within the open space areas could prevent or seriously hamper natural regeneration.

Mitigation Measure: Coordinate fire suppression and ornamental landscape activities with Open Space Management to avoid impacts upon natural regeneration.

Status: The Open Space Management Plan and its Fire Management subcomponent have not needed to address this matter given the minimal contact between natural areas and developed areas.

(2) Wildlife may be harmed by domestic pets and motor vehicles.

Mitigation Measure: Include within the CC&Rs enforcement of leash laws and prohibition of motor vehicles within open space areas.

Status: Section 7.03 of the adopted and recorded CC&Rs provides for enforcement of these requirements.

(3) Wildlife could be adversely impacted by rodent control programs within both golf course and residential open space areas.

Mitigation Measure: Avoid use of poisons for rodent control.

Status: Several means of rodent control have been utilized including trapping, installation of raptor perches, flooding and as a last resort placement of poison.

(4) Fencing can impede movement of wildlife.

Mitigation Measure: Minimize fencing to permit wide ranging movement of wildlife.

Status: The CC&Rs and the Residential Design Guidelines prevent fencing open space areas and require open fencing for all areas adjacent to open space and golf course areas. The plan open spaces are linear and connected to provide continuous wildlife corridors.

(5) Loss of corridors to expanses of formal turfed areas and homes can impede wildlife movement.

Mitigation Measure: Implement a tree/cover revegetation program to provide additional cover within grassland open space areas.

Status: The Development Company has planted 346.6 acres of grasslands with native oaks from acorns. The current plan is to plant 10 new acres each year and to replant 2,000 failed regeneration sites per year. The planting density is 200 sites per acre.

(6) Loss of Blue Oak Woodlands

Mitigation Measure: Establish limits upon the extent of blue oak tree loss due to site construction.

Status: The Project Design Guidelines contain several policies related to oak planting and preservation. For example, one street tree must be planted for every 30 feet of lot frontage; one half of those trees must be oaks. The policies also give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. Tentative map approvals within Blue Oak woodlands have required the development of building envelopes with priority for protection of the oaks. For example, see Village H, Phase 5.

(7) Loss of 54 percent of Blue Oak Woodlands in the plan area.

Mitigation Measure: Retain a minimum of 50 percent of the blue oak woodland in relatively contiguous open space through careful design of the golf courses.

Status: The north course, Serrano Country Club Course, limits its intrusion into the blue oak woodlands to holes 6,7,8, 9, 10 and 11. The routing of these holes resulted in the removal of very few oaks. The South course does not intrude into a blue oak forested area. (See also the mitigation measure above).

(8) Loss of 52.8 percent (305 acres) of Live Oak Forest in the plan area.

Mitigation Measure: Establish limits upon the extent of live oak tree loss due to site construction. Establish riparian corridors and provide sources of water for wildlife cover and sustenance.

Status: The Project Design Guidelines contain policies determined to give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. The wetland replacement program is one third of the way to 100% replacement of waters and wetlands filled on site. The quality of wetlands created is significantly more diverse than that removed by development. (See also the tree regeneration measure above). All vegetated riparian corridors have been maintained as permanent open space.

(9) Loss of creek side habitats and removal of stream side vegetation.

Mitigation Measures:

1. Re-establish native vegetation in streambed construction areas.
2. Provide a 100 foot building prohibition on either side of intermittent streams.
3. Provide riparian vegetation along the perimeter of retention ponds and along watercourses.
4. Establish a 200 foot building prohibition on either side of Carson Creek.

Status:

1. In all areas where streambed crossings have occurred the native vegetation has

been replaced as an element of the erosion control plan.

2. The land use map reflects those areas where the prohibition exists. All approved tentative maps provide for protection of streams.

3. The construction drawings for all mitigation construction include the installation of riparian vegetation along all detention ponds and streambed areas.

(10) Loss of Freshwater Marshes.

Mitigation Measures:

1. Encourage the development of riparian and marsh vegetation around retention ponds and create small wet areas on the golf course or open space areas.

Status:

1. The Corps of Engineers 404 permit provides for the creation of such wetlands entirely within open space areas. The fall 1995 monitoring report to the COE indicates that 3.11 acres of wetland habitat are in place. The project total will be 9.08. Plans have been approved by El Dorado County for an additional 2.5 acres to be constructed in the Spring of 1997 and the monitoring report indicates the 3.11 acres should increase to 3.36 at maturity.

(11) Increased erosion, sedimentation, and short term water quality impact

Mitigation Measures:

1. Implement precautionary measures during design and construction to minimize stream degradation and prepare and implement erosion and sediment control plans. Require implementation of erosion control plans as part of the review and approval process for tentative maps, grading plans and improvement plans.

Status:

1. All tentative maps approved in the Specific Plan area, and for the County, are Conditioned to require preparation of an erosion control plan satisfactory to the Resource Conservation District. Likewise all grading plans and improvement plans include RCD approved erosion control plans. Both RCD and the County inspectors actively enforce the requirements of the plans.

(12) Construction related activities may alter stream morphology.

Mitigation Measures: Evaluate channel morphology changes at the time of grading and drainage plan reviews. Implement the concept of minimal net change in all drainage design involving existing channels.

Status: Each time a subdivision is built, a road is built, a golf course built, or any type of construction is undertaken in an area affecting an existing stream the outfall design and location and stream vegetation planting takes into consideration the erosive effects of the resulting discharge upon the immediate downstream morphology.

(13) Streambed scouring may occur in response to increase concentration of runoff.

Mitigation Measures: Prepare a master drainage plan and proceed with construction in conformance with the plan.

Status: The drainage plan was prepared and approved in 1992. Construction activities since that time have reflected the broad goals of the plan. The principal means of reducing the erosive power of concentrated runoff includes the use of a variety of methods to dissipate the power of such runoff. The principle means of reducing the energy in such runoff includes: 1. use of grouted rock at drain outfall locations; 2. use of stream vegetation along and within the stream, 3. construction of both large and small detention dams. Seven such dams exist along Silva Valley Parkway south of Serrano Parkway. The pond facilities in the Village Green and in the Serrano Parkway split as well as formal detention dams constructed (Greyson Creek Drive) and planned will significantly reduce energy from concentrated runoff.

(14) Impacts to Tri colored Blackbirds..

Mitigation Measures: Encourage the development of riparian and marsh vegetation around detention ponds and along watercourses.

Status: The wetland construction plans have and will continue to include such revegetation and the planting has occurred.

(15) Impacts to mule deer.

Mitigation Measures: Retain extensive contiguous tracts of oak forest in undeveloped open space, minimize fencing and require control of domestic pets in open space.

Status: There are several levels of response to this measure:

A. The land use plan retains connected corridors of tree covered and grassland areas in perpetual open space.

B. The approved CC&Rs require domestic pets to be leashed at all times when outside the owners lot.

C. The Design Guidelines require open, low fencing of lots adjacent to open space areas and the golf course.

IX. CULTURAL RESOURCES

(1) Impacts to unknown cultural sites.

Mitigation Measures: Require as a condition of all map approvals, grading plans and construction improvement plans that all work stop if cultural resources are uncovered during construction.

Status: All County approvals include such a requirement.

(2) Impacts to cultural sites listed in the Final EIR.

Mitigation Measures: Require test excavations of sites as a condition of all tentative maps.

Status: Prior to disturbing any cultural sites within the Plan area the Company

prepared an Historic Preservation and Treatment Plan (HPTP). The HPTP is the a comprehensive plan for the disposition of each known cultural site. Only those sites within the golf course have been impacted by construction to date. Each of the sites was excavated and a report prepared and submitted to the State Office of Historic Preservation in summary within the HPTP. One of the sites, the cabin site of Crissy Cobb has been integrated into the golf course layout and a marker briefly describes the site and person.

(3) Impacts to EHD-26.

Mitigation Measure: Avoid (13-20)

Status: This site is located within permanent open space.

X. AESTHETIC IMPACTS

(1) On site views would be significantly impacted as the result of the change in visual resources.

Mitigation Measures: Implement the design standards contained in the Specific Plan through project review and CC&Rs.

Status: The project Design Guidelines and CC&Rs include the full breadth of standards contained in the Specific Plan. The County project review process consistently includes a review of Design Guidelines in those cases where they are applicable.

XI. ENERGY CONSERVATION

(1) Increased Energy Use:

Mitigation Measures: Design subdivisions to facilitate solar use. Comply with State Title 24 energy conservation standards.

Status: All building permits are required to meet Title 24 standards. Subdivision layout is significantly constrained by topography in El Dorado County. Each subdivision is reviewed to maximize solar orientation. For example, the north to south run of ridge lines and therefore valleys encourages east to west road construction to minimize road cuts and fills; as a result the natural topography itself encourages such solar orientation.

SEP - 9 1998



EL DORADO COUNTY
PLANNING DEPARTMENT

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September 4, 1998

Mr. Sam Miller, Director of Planning
Serrano Partners
4525 Serrano Parkway
El Dorado Hills, CA 95762

RE: El Dorado Hills Specific Plan/Development Agreement Annual Review

Dear Mr. Miller:

Planning has completed the Annual Review of the Specific Plan Development Agreement. While Planning's comments and those received were not of sufficient significance to affect the "good faith compliance" with the Agreement, they are worth noting for insertion in the next review. They are as follows:

1. *Fred Russell, Fire Marshal*: Page 4 of Mitigation Monitoring Status Report, Item II-E - Fire Protection - Status - 1: The \$500.00 per Capital Facility Fee shall be changed to reflect a \$900.00 per Capital Facility Fee currently being collected.
2. *Lou Archuleta, EID*: Page 2 of Mitigation Monitoring Status Report, Item II-B - Wastewater - Status - 1:
"...scheduled for completion in ~~early~~ 1998. The District is currently using ~~overland spray~~ as a means of meeting excess disposal demands...."
Replace with:
"...scheduled for completion in December, 1998. The District is currently using golf course and landscape irrigation as a means of meeting excess disposal demands..."
3. *Planning Department*: A funding mechanism still needs to be established for maintenance of the open space prior to, or a the time of the offer of dedication of the public open space" to the CSD.

If you wish to discuss any of the above items, please let Bob Britzman or Janet Postlewait know. If my participation is necessary, I will also be happy to meet with you.

Sincerely,


Conrad B. Montgomery
Planning Director

1999

**Annual Review
of the El Dorado Hills Specific Plan**

- **Other Subdivision Activity**
Large lot, phasing, final maps were recorded for the following villages:
 - Village D-1, Unit 5
 - Village A
 - Village K3 / K4 (technically a boundary line adjustment)

- **Subdivision Improvements**
No lots were improved in 1998.

- **Recreational/Open Space Improvements**
No additional park improvements were completed in 1998. However, approximately two miles of trails were installed.

- **Infrastructure Finance**
The second Mello Roos bond sale is pending.

- **Schools**
Rolling Hills Middle School construction was completed in 1998 and the 6-8 school is now open. The Silva Valley campus was enlarged to accommodate about 20% more students, consistent with its master plan.

- **Environmental Mitigation**
The environmental mitigation plan was prepared by the County in 1993 and continues to serve as the reference document for assurance that mitigation efforts defined in the EIR are being implemented. All developer obligations under the Specific Plan and Development Agreement required to date have been met. (See attached Mitigation Plan)

- **Follow up to Requests from Staff (1996).**
 1. A re-write of the Open Space Management Plan document remains open. has been completed; meetings with the two most affected agencies are pending.

Our successes and progress in implementing the plan are in large part the result of a continuing supportive and cooperative effort by the County of El Dorado and the public agencies involved in implementation of the County's El Dorado Hills Specific Plan. We request that a finding be made that Serrano Partners has complied in good faith with the terms of the Development Agreement. Should you have any questions please do not hesitate to contact us.

Sincerely,

Sam Miller
Director of Planning

enclosures:

1. History of Actions Implementing the Specific Plan
2. Status of Entitlements
3. Recording information
4. Mitigation Monitoring - Status Report

cc: Robert Britzman
Mike Cook
Tom Howard

STATUS OF ENTITLEMENTS

January 1, 1999

Neighborhood	Net Acres	Unit/Net Acre As Mapped	Total Units (Tent. Maps)	Improved Lots	Homes Sold
--------------	-----------	----------------------------	-----------------------------	---------------	------------

North Uplands	909.04	2.38	2,166	---	---
Village H	217.04	2.26	357	95	20
Village I	61.61	2.86	172	92	30
Village J	99.93	2.92	292	---	---
Village L	78.34	2.24	175	51	27
Village M	149.18	0.25	---	---	---
Unallocated Units			582		

South Uplands	419.14	3.37	1,412	---	---
Village C	205.45	2.12	435	---	---
Village E	86.57	3.85	333	---	---
Village F	46.78	5.17 ¹	242	---	---
Village G	80.34	4.71 ¹	378	---	---
Unallocated Units	---	---	24	---	---

Valley Floor	632.82	2.87	2,323	---	---
Village A	181.15	Map in Process ¹	740	---	---
Village B	69.74	2.81 ¹	196	196	156
Village D	302.93	2.81 ¹	772	302	271
Unallocated	---	---	583	---	---

Totals (Allocated)	2,021/1,961²		5,901/6,043²	703	504
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1. These units, either in whole or in part, have not been subdivided. As a result, the net units per acre is that stated in Table One of the Specific Plan.

2. The 5,901 unit total is reflective of both a current excess of open space land and development at less than permitted densities. Some portion of this "discrepancy" may be retrieved over time from excess open space.

Recordings:

Village B	Unit #1	9/07/95	All Units Recorded
	Unit #2	9/07/95	
	Unit #3	7/09/97	
	Unit #3	7/09/97	
Village D	Unit #1	9/07/95	Note: No unit 2
	Unit #3	6/20/97	
	Unit #4	8/29/97	
Village H	Unit #1	8/24/95	
	Unit #2	8/24/95	
	Unit #3	6/02/97	
Village I&L	Unit #1	8/24/97	
	Unit #2	6/02/97	
	I D&E	4/17/98	
Village D Lot A		6/25/97	All Units Recorded

MITIGATION MONITORING -- STATUS REPORT

(JANUARY, 1999)

(changes made from 1998 to 1999 are redlined)

I. LAND USE

(1) Land Use Conflicts Between Village A and the tangent portion of The Tong Ranch Preserve.

Mitigation Measure: Establish a 4 acre minimum parcel size or a park for this area.

Status: The Tentative map for Village A (TM92-1242R) designates the area adjacent to the Tong Ranch as an open space parcel.

(2) Densities between residential developments shall blend existing development and zoning into the proposed Village J.

Mitigation Measure: Require a 1 lot deep 4 acre parcel size buffer adjacent to Green Springs Ranch and between Villages C and J and the Bass Lake Plan Area.

Status: The tentative maps for Villages C and J (~~TM92-1242R~~ and TM91-1257) ~~respectively~~ provides such a lotting pattern and buffer.

II. PUBLIC SERVICES

A. Water

(1) Development of the Plan Area will generate water demand for for 7.1 mgd.

Mitigation Measure: Require:

1. Use of drought resistant landscaping shall be required in-improved common areas (p. 6-3).
2. Provision shall be made for use of treated wastewater and stored drainage water for irrigation of the golf courses to the maximum extent feasible (6-5).
3. Install water conserving plumbing fixtures required by State Law. (6-6)
4. Require all water service to be metered. (6-6)
5. Implement planned improvements to the water treatment plant (6-6).
6. Implement the improvements included in the Finance Plan.
7. Landscaping in areas adjacent to natural open space shall be fire resistant. (6-5).
8. Native and drought resistant trees and shrubs shall be incorporated into the landscape design of parks where feasible.
9. EID should develop additional water sources. (6-5)
10. EID should develop a water conservation landscape program(6-5).
11. EID should develop other water conservation programs (6-6)..

Status:

1. The CC&Rs and the project Design Guidelines include such a requirement. Landscaping installed to date reflects the emphasis upon drought resistant and native materials. ~~The Sereno Associates and the El Dorado Irrigation District have~~

~~entered into an Memorandum of Understanding providing for replacement of potable water with recycled water for landscape irrigation on lots within Villages A, D-2, C, E, F and portions of Land K. This reduces the consumption of potable water for each home by about 60% on an annual basis.~~

2. The golf course, existing open space and roadside landscaping and all planned similar uses are irrigated with reclaimed water.
3. The requirements of the Uniform Building Code are met at the time of building construction.
4. County policy requires purchase of meters prior to creation of final map lots for sale. EID installs meters prior to home construction.
5. The El Dorado Hills Water Treatment Plant has been expanded with funds obtained from AD-3 funding.
6. The Development Company funded the costs of a reclaimed wastewater facility at EID's Deer Creek Wastewater Treatment Plant together with transmission and storage facilities. The Development Company is participating in forming a new EID assessment district to adding treatment capability, transmission capability and storage facilities to provide adequate reclaimed water for future development and anticipated near term irrigation needs.
7. Very limited installation of landscape materials in the buffer area between development and natural open space has occurred. The use of fire resistant materials has been dominant.
8. Parks to date have been active use park with a predominance of turf and playground equipment. The Village Green Community Park includes a significant natural area component with native materials.
9. The District has also undertaken or is in the process of undertaking a series of projects intended to significantly reduce loss of water within the system.
- 10 & 11. The El Dorado Irrigation District is recognized in the industry for adherence to the Bureau of Reclamation water conservation guidelines.

B. Wastewater

(2) Wastewater generation will exceed plant capacity, current plans for expansion are insufficient to handle ultimate treatment demands.

Mitigation Measure:

1. Expand plant capacity to meet treatment demands (6-10)
2. Improve the EID ...sewer system through assessment districts and other means.
3. (Require) a water-sewer service capability report ...accompany preliminary developments in order to assess project feasibility (EDH/SF p.64).

Status:

1. The El Dorado Hills Wastewater Treatment Plant is currently operating within capacity. The El Dorado Irrigation District is currently expanding the El Dorado Hills Wastewater Treatment Plant with the project scheduled for completion in 1998. The District is currently using overland spray as a means of meeting excess disposal demands during the March to November time frame.

2. The Development Company is participating in forming a new EID assessment district to add treatment capability, transmission capability and storage facilities to provide adequate reclaimed water for current future development and anticipated near term irrigation needs.

3. The present County Land Development Ordinance requires such a facilities plan report (FPR) as part of the submittal package for all subdivision applications and FPR's have been submitted with each project application.

C. Solid Waste

(3) Solid Waste generation at buildout would be as much as 32-40% of current (1987) annual intake at the County Landfill.

Mitigation Measure: No measures specified (County responsibility) (6-12).

Status: Each home and business pays a landfill expansion fee at the building permit stage.

D. Law Enforcement

(4) Increased expense for law enforcement.

Mitigation Measure:

1. Parks shall be designed to allow surveillance by adjoining residents, security services and the Sheriff's Department. (6-14)

2. The County should increase funding for Sheriff personnel, patrol vehicles, and support equipment. (County Responsibility) (6-14)

Status:

1. Each neighborhood park within the project is entirely visible from an adjoining streets and generally they are encircled by a street (Villages B, D, H, and I.)

2. The Serrano Owner's Association provides a full time private patrol service for the entire project area. The project is a gated community. The El Dorado Hills Development Company took a lead role in raising funds for the establishment of a Community Oriented Policing Program facility in El Dorado Hills.

E. Fire Protection

(5) Increased Demand for Fire Protection Services

Mitigation Measure:

1. Implement the Fire District Ten Year Facility Plan. (6-19)

2. Utilize a landscape fire buffer between homes and Open Space. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels. Natural open space is excluded from this requirement since that may damage the existing native vegetation. Plant materials within these designated buffers will be selected for their high moisture content and retention during hot weather, slow growth nature and tendency to burn slowly if ignited. Plants also will be selected for their low growth profile. (6-16 and Specific Plan p. 32)

3. Remove or reduce large shrubby plant masses every three to five years to reduce the source of fuel for fires as may be needed. (Specific Plan p. 32)

Status:

1. The Fire District plan is funded from a \$900 per residence capital facilities fee. These fees are and will be paid by residences and businesses within Serrano.
2. These measures have been implemented on a spot basis to date due to a general lack of contact between open space areas and residential villages. The Fire District reviews and comments upon all development proposals within the plan area and is a signatory upon all development plans prepared for development.

F. Schools

(7) Increased number of students and demand for facilities.

Mitigation Measures:

1. Reserve school sites for the future in conjunction with the filing of tentative subdivision maps for each Village. (6-25)
2. Schools will be located within residential villages convenient to students who reside beyond those Villages and shall be located to facilitate access. (6-25)
3. Schools shall be linked to the pedestrian trails and path system (6-25).
4. School sites should be located adjacent to public open space and public parks sites wherever possible and should provide for joint use of facilities. (6-25)
5. School District boundaries should be consistent with Village boundaries to prevent a village being divided between school districts (6-25).
6. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication. (6-25)
7. The developer should work with the school district to determine how the schools needed immediately could be financed. Options include Mello Roos special taxes, general obligation bonds, or outright construction with reimbursement. (6-25)

Status:

1. All school sites have been reserved. Silva Valley YRE (K - 5) and Rolling Hills Middle School (6-8) are now both operating.
2. School sites have been located within and adjacent to residential villages while also providing for easy public access from outside the project.
3. The trail system ties to the formal sidewalk system which in turn ties to school sites.
4. Three of the four sites are adjacent to either or both natural open space and a community park site. The fourth site, Silva Valley YRE, is adjacent to Oak Ridge High School and a ten acre jointly acquired CSD/High School District site.
5. School District boundary adjustments ~~were accomplished in 1998~~.
6. This policy is prospective in that the sites developed to date are not adjacent to park sites.
7. A Joint Powers Authority of the El Dorado County High School District, Buckeye

Union School District and Rescue Union School District has been in place since 1992. The Joint Powers Authority administers a Community Facilities District (MelloRoos) which provides for funding of school construction as provided by the Financing Plan.

G. Parks and Recreation

(8) Increased demand for recreational facilities.

Mitigation Measure:

- 1. Designate 25 acres (3 parks sites) for Community/District parks. (6-29)*
- 2. Provide up to \$2,000,000 in funding for Community/District Parks. (Financing Plan, p. 29)*
- 3. Construct the first Community park prior to construction of the 1,000th home. (Financing Plan, p. 30)*
- 4. Provide a one to two acre park in each residential village containing 200 or more dwelling units. Villages containing 500 or more units shall have a second park of equal size or a single park double in size. (Financing Plan p. 29)*
- 5. Require construction of the Neighborhood parks prior to 51% of the homes being built within a given neighborhood. (Financing Plan, p. 30)*
- 6. Dedicate the 45 acre Archery Range as feasible following approval of the Specific Plan, zoning, and the effective date of the development agreement.*
- 7. Dedicate the public open space and prepare an Open Space Management Plan. (Financing Plan, p 31 and EIR p. 6-32)*
- 8. Install trails and provide up to \$275,000 for trail improvements. (Financing Plan, p. 31)*
- 9. Public parks will be reserved for public ownership with the filing of tentative subdivision maps for each village. (6-33)*
- 10. Public parks should be linked to bike and pedestrian paths, if feasible. (6-33)*
- 11. Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course. (6-33)*
- 12. Coordinate Park Land Acreage and Facilities with the CSD. (6-33)*
- 13. Parks shall be designed to minimize maintenance requirements. (6-33)*
- 14. Removal of existing trees shall be avoided wherever possible. (6-33)*

Status:

- 1. The plan has designated 25 acres of Community/District Parks.*
- 2. The Community Facilities District includes provision for up to \$2,000,000 for park facilities.*
- 3. The Village Green Park (10 acres) was completed in 1995 prior to completion of any homes within the plan area. ~~Formal dedication to the District is expected in 1999.~~*
- 4. Parks are designated as required as a condition of approval of each subdivision map for each Village. Village D-1 will contain fewer than 500 units at buildout and has a fully developed 1.6 acre park. Village B contains 196 units and contains a fully developed 1.0 acre park. Villages H, I and L could contain 780 units at buildout.*

Village H contains a fully developed 0.9 acre park. A 2.3 acre park site in Village L was completed in late 1997; the tentative map for Village I&L includes a 3.5 acre site is reserved for future development.

5. The first 3.5 acres of park were completed prior to completion of any homes in the plan area.

6. The archery range remains in EDHDC ownership under lease to the operator. The Development Company has included the disposition of the archery range with discussions related to the dedication and maintenance of open space areas generally.

7. The Open Space Management Plan draft was completed in 1993. Dedication of Open Space lands for the archery range could occur in 1999.

8. The first 6 miles of trails have been installed in conjunction with adjoining development and wetland construction efforts (see the status map). The Community Facilities District (CFD 92-1) authorizes use of revenue to the District up to the \$275,000 for trail improvements.

9. The large lot maps recorded in 1993 and 1994 reserved the community park sites on the east and south perimeter of the property. The Community park site within the Village Green will be dedicated in early 1999.

10. Each public park is a link in the project trail system.

11. The proposed and developed sites are all on finished slopes of less than 20 percent.

12. The CSD currently comments upon the proposed parks sites for each subdivision. The District has also entered into three dedication agreements for the park sites within Villages B, D and L. In order to achieve those agreements the park site plans have been reviewed by the District for conformity to District standards.

13. This policy is a relative objective. The parks achieve the active park facility needs of the Villages while minimizing costs. Key to the cost equation is the quality of materials used in the initial installation. Materials used in all aspects of the park development process have met CSD standards.

14. Two of the three larger sites developed to date were devoid of trees prior to park development. The Village L park site required removal of some "stump growth" live oak to accommodate the soccer field. The landscape includes replacement trees.

Note: The Serrano Owner's Association maintains all the parks within the project at a current annual cost savings to the El Dorado Hills Community Services District of about \$125,000. The plan area's current property tax payment to the El Dorado Hills CSD is approximately \$150,000 or approximately ten percent of its annual property tax revenue.

III. TRANSPORTATION

note: each of the road improvements cited below are taken from exhibits 2 and 3 of the Financing Plan

(1) Latrobe Road, between Highway 50 and White Rock Road.

Mitigation Measure: Widen to six lanes

Status: County installed 1996.

(2) Green Valley Road, between Salmon Falls Road and Bass Lake Road.

Mitigation Measure: Widen to four lanes between 2000 and 2010

Status: The first phase construction from the County Line to Francisco Drive is was completed in 1998.

(3) El Dorado Hills Blvd., between Harvard Way and Highway 50

Mitigation Measure:

A. Widen to four lanes between Harvard Way and Lassen Drive between 1994 and 2000.

B. Widen to six lanes between Lassen Drive and Highway 50 between 2000 and 2010.

Status: (A) above is complete.

(B) the east side of the Blvd is complete..

(4) Green Valley Road/Francisco Drive Intersection

Mitigation Measure: Improve as traffic warrants

Status: ~~Complete~~

(5) El Dorado Hills Blvd./Harvard Way intersection

Mitigation Measure: Improve as traffic warrants

Status: Completed 1996.

(6) El Dorado Hills Blvd./Highway 50 Interchange

Mitigation Measure: Reconstruct between 2000 and 2010.

Status: Project Study Report completed in 1996. Construction drawings pending.

~~The EIR/FEIR is expected to be completed in 1999. Construction could begin 2000.~~

(7) Intersection Signalizations

Mitigation Measure: Install signals at intersections as traffic warrants dictate.

Status: Signals installed to date include those at the El Dorado Hills Blvd. intersections with Harvard Way, Lassen Drive, and Park Drive.

(8) Highway 50

Mitigation Measure: Widen to six lanes.

Status: The County has been conditioning subdivision maps within Serrano with the obligation to pay a Highway 50 widening fee. In October of 1996 the fee was established Countywide. ~~The State Transportation Plan includes funding for two additional lanes to Highway 50 from Buss Lake Road west to Sunrise Avenue.~~

(9) White Rock Road

Mitigation Measure: Widen to four lanes between 1994 and 2000.

Status: Pending, this improvement is not relevant to Serrano.

(10) Green Valley Road (Salmon Falls Road to Sac. County Line)

Mitigation Measure: Widen to four lanes between 1994 and 2000.

Status: The County is currently negotiating for private funding to complete this project.

(11) Area Wide Traffic Improvements

Mitigation Measure: Construct the Silva Valley Interchange between 2000 and 2010

Status: The EIR and PSR were completed in 1990 and the project is pending. Thirty percent of the El Dorado Hills/Salmon Falls Traffic Fee is set aside for construction of this project. ~~Analysis of the impact of Measure A suggests this improvement may not be needed.~~

Mitigation Measure: Develop a Transportation Management Ordinance. (7-50)

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending. (County is the responsible agency).

Mitigation Measure: Establish a Joint Powers Authority to address area wide traffic problems. (7-51)

Status: The JPA meets quarterly.

Mitigation Measure: Update the El Dorado Hills Traffic Impact Fee. (7-50)

Status: The fee was most recently updated in the fall of 1998.

IV. AIR QUALITY

(1) Non-attainment of Air Quality Standards for the Sacramento Air Basin.

Mitigation Measure: Develop a Transportation Management Ordinance. (7-50)

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending. (County is the responsible agency)

Mitigation Measure: For each commercial project provide access from at least one major collector with sufficient capacity to accommodate traffic generated by the commercial center as well as other local traffic. (8-10)

Status: Each commercial site designated in the plan is on a major collector designed to handle both local and community wide traffic.

Mitigation Measure: Commercial areas should be directly accessible by public transportation, pedestrian and bicycle routes. (8-10)

Status: The sole commercial center designed to date, the Village Green, is crossed by a component of the major trail system for the plan area. (8-10)

Mitigation Measure: Bus shelters and turnouts shall be provided along arterial streets near village entrances to facilitate use of public transit. (8-10)

Status: The subdivision and street designs do not include turnouts or shelters due to the lack of transit service (8-10).

(2) Reduction in air quality due to airborne dust from construction activities.

Mitigation Measure: Implement dust control measures as an element of the improvement plan approval process. (8-11)

Status: Each set of improvement plans approved by the County have included dust control measures. The field enforcement has included continual monitoring of the measures and adjustment as needed including shutting down operations.

V. NOISE

(1) Noise impacts generated by traffic on area roads.

Mitigation Measure: Prepare a noise study and implement its recommendations for residential development along Highway 50 and major roads with an expected Average Daily Traffic use of 13,000 cars or more. (9-17)

Status: The Noise evaluation for major roads was completed in 1993 and updated for Serrano Parkway and Silva Valley Parkway in 1996.

(2) Commercial Center noise impacts

Mitigation Measure: At the time of development of the Village J Commercial Center prepare a noise study and implement its recommendations for layout of the shopping center. (9-10)

Status: The development of the Village J center is several years in the future

(3) Construction Noise

Mitigation Measure: Limit hours of construction in residential areas to 7 a.m. to 7 p.m. Monday through Friday. (9-18)

Status: The tentative maps approved to date include this limitation as a condition of approval. Construction done to date has been removed from residential development and has largely been exempt from this requirement. The CC&Rs contain the same limitation.

VI. GEOLOGY, SEISMICITY, AND SOILS

(1) Erosion and siltation impacts due to runoff from exposed construction sites.

Mitigation Measure: Comply with the recommendations of the Resource Conservation District.

Status: Each construction site improvement plan set includes a set of erosion control sheets which define the required erosion control for the project. We have just completed our third construction season and erosion control and siltation control measures have improved with experience obtained in prior years. The RCD itself has modified its rule as a result of its experience in the last three years. Control measures include, among others, hydroseeding, straw mulching, siltation ponds, silt fences, straw bale dykes, sand bags, jute netting and the like.

(2) Shrink/Swell characteristics of expansive soils may cause foundation problems.

Mitigation Measure: Require geotechnical soils evaluation where expansive soils are encountered.

Status: Each construction site improvement plan set includes a geotechnical evaluation appropriate to the site conditions for the work contemplated.

(3) Effects of Springs and Wet areas on road and building stability.

Mitigation Measure: Require geotechnical soils evaluation where springs and wet areas occur.

Status: Each construction site improvement plan set includes provision for treatment of springs and wet areas with subdrains, plugs and/or other means of providing the required stability as directed by the geotechnical engineer.

VII. HYDROLOGY AND WATER QUALITY

(1) Peak Flow Discharge will increase by 16 percent.

Mitigation Measure: Prepare and implement an overall drainage study to be approved by the Department of Transportation. Review each subdivision's improvement plans for conformity with the overall plan.

Status: Each construction site improvement plan and each subdivision plan has been conditioned to submit a drainage plan in conformance with the overall drainage study completed in 1992. Each set of improvement plans constitutes a refinement of the overall study. For example, Village B tentative map required evaluation of the capacity of a down stream pipe on the theory that the pipe was undersized to handle post development stream flows. The more focused study determined that the downstream pipe had excess capacity due to activities within the area upstream of the pipe which had not been fully known at the time of the initial overall study.

(2) Reduced water quality due to the application of fertilizers, pesticides and herbicides on golf course and open space areas.

Mitigation Measure: November 13, 1996. Avoid long term water quality impacts by careful management of chemical applications and use of native vegetation wherever feasible. Comply with all State Water Quality Board standards.

Status: The project operates under two National Pollution Discharge Permits (NPDES). The first has to do with the application of reclaimed water from the Deer Creek Wastewater Treatment Plant. Urban runoff waters are tested weekly to determine water quality.

(3) Increased erosion and siltation with a resultant decline in water quality.

Mitigation Measure: Establish a water quality monitoring program with emphasis on turbidity.

Status: The project has April to October flows which meet State Water Quality Board standards. The project has not developed a winter time turbidity monitoring program. Such a program began during the winter of 1996/97.

VIII. VEGETATION, WILDLIFE AND AQUATIC RESOURCES

(1) Various activities within the open space areas could prevent or seriously hamper natural regeneration.

Mitigation Measure: Coordinate fire suppression and ornamental landscape activities with Open Space Management to avoid impacts upon natural regeneration.

Status: The Open Space Management Plan and its Fire Management subcomponent have not needed to address this matter given the minimal contact between natural areas and developed areas.

(2) Wildlife may be harmed by domestic pets and motor vehicles.

Mitigation Measure: Include within the CC&Rs enforcement of leash laws and prohibition of motor vehicles within open space areas.

Status: Section 7.03 of the adopted and recorded CC&Rs provides for enforcement of these requirements.

(3) Wildlife could be adversely impacted by rodent control programs within both golf course and residential open space areas.

Mitigation Measure: Avoid use of poisons for rodent control.

Status: Several means of rodent control have been utilized including trapping, installation of raptor perches, flooding and as a last resort placement of poison.

(4) Fencing can impede movement of wildlife.

Mitigation Measure: Minimize fencing to permit wide ranging movement of wildlife.

Status: The CC&Rs and the Residential Design Guidelines prevent fencing open space areas and require open fencing for all areas adjacent to open space and golf course areas. The plan open spaces are linear and connected to provide continuous wildlife corridors.

(5) Loss of corridors to expanses of formal turf areas and homes can impede wildlife movement.

Mitigation Measure: Implement a tree/cover revegetation program to provide additional cover within grassland open space areas.

Status: The Development Company has planted 60 acres of grasslands with native oaks from acorns. The current plan is to plant 10 new acres each year and to replant 2,000 failed regeneration sites per year. The planting density is 200 sites per acre.

(6) Loss of Blue Oak Woodlands

Mitigation Measure: Establish limits upon the extent of blue oak tree loss due to site construction.

Status: The Project Design Guidelines contain several policies related to oak planting and preservation. For example, one street tree must be planted for every 30 feet of lot frontage; one half of those trees must be oaks. The policies also give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. Tentative map approvals within Blue Oak woodlands have required the development of building envelopes with priority for protection of the oaks. For example, see Village H, Phase 5.

(7) Loss of 54 percent of Blue Oak Woodlands in the plan area.

Mitigation Measure: Retain a minimum of 50 percent of the blue oak woodland in relatively contiguous open space through careful design of the golf courses.

Status: The north course, Serrano Country Club Course, limits its intrusion into the blue oak woodlands to holes 6,7,8, 9, 10 and 11. The routing of these holes resulted in the removal of very few oaks. The South course does not intrude into a blue oak forested area. (See also the mitigation measure above).

(8) Loss of 52.8 percent (305 acres) of Live Oak Forest in the plan area.

Mitigation Measure: Establish limits upon the extent of live oak tree loss due to site construction. Establish riparian corridors and provide sources of water for wildlife cover and sustenance.

Status: The Project Design Guidelines contain policies determined to give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. The wetland replacement program is one two-thirds of the way to 100% replacement of waters and wetlands filled on site. The quality of wetlands created is significantly more diverse than that removed by development. (See also the tree regeneration measure above). All vegetated riparian corridors have been maintained as permanent open space.

(9) Loss of creek side habitats and removal of stream side vegetation.

Mitigation Measures:

1. Re-establish native vegetation in streambed construction areas.
2. Provide a 100 foot building prohibition on either side of intermittent streams.
3. Provide riparian vegetation along the perimeter of retention ponds and along watercourses.
4. Establish a 200 foot building prohibition on either side of Carson Creek.

Status:

1. In all areas where streambed crossings have occurred the native vegetation has

been replaced as an element of the erosion control plan.

2. The land use map reflects those areas where the prohibition exists. All approved tentative maps provide for protection of streams.

3. The construction drawings for all mitigation construction include the installation of riparian vegetation along all detention ponds and streambed areas.

(10) Loss of Freshwater Marshes.

Mitigation Measures:

1. Encourage the development of riparian and marsh vegetation around retention ponds and create small wet areas on the golf course or open space areas.

Status:

1. The Corps of Engineers 404 permit provides for the creation of such wetlands entirely within open space areas. The January 1998 monitoring report to the COE indicates that 5.15 acres of wetland habitat are in place. An additional 1.8 acres were constructed in the Spring of 1998. The required project total of onsite mitigation wetlands is 9.08 acres.

(11) Increased erosion, sedimentation, and short term water quality impact

Mitigation Measures:

1. Implement precautionary measures during design and construction to minimize stream degradation and prepare and implement erosion and sediment control plans. Require implementation of erosion control plans as part of the review and approval process for tentative maps, grading plans and improvement plans.

Status:

1. All tentative maps approved in the Specific Plan area, and for the County, are Conditioned to require preparation of an erosion control plan satisfactory to the Resource Conservation District. Likewise all grading plans and improvement plans include RCD approved erosion control plans. Both RCD and the County inspectors actively enforce the requirements of the plans.

(12) Construction related activities may alter stream morphology.

Mitigation Measures: Evaluate channel morphology changes at the time of grading and drainage plan reviews. Implement the concept of minimal net change in all drainage design involving existing channels.

Status: Each time a subdivision is built, a road is built, a golf course built, or any type of construction is undertaken in an area affecting an existing stream the outfall design and location and stream vegetation planting takes into consideration the erosive effects of the resulting discharge upon the immediate downstream morphology.

(13) Streambed scouring may occur in response to increase concentration of runoff.

Mitigation Measures: Prepare a master drainage plan and proceed with construction in conformance with the plan.

Status: The drainage plan was prepared and approved in 1992. Construction activities since that time have reflected the broad goals of the plan. The principal means of reducing the erosive power of concentrated runoff includes the use of a variety of methods to dissipate the power of such runoff. The principle means of reducing the energy in such runoff includes: 1. use of grouted rock at drain outfall locations; 2. use of stream vegetation along and within the stream, 3. construction of both large and small detention dams. Seven such dams exist along Silva Valley Parkway south of Serrano Parkway. The pond facilities in the Village Green and in the Serrano Parkway split as well as formal detention dams constructed (Greyson Creek Drive) and planned will significantly reduce energy from concentrated runoff.

(14) Impacts to Tri colored Blackbirds..

Mitigation Measures: Encourage the development of riparian and marsh vegetation around detention ponds and along watercourses.

Status: The wetland construction plans have and will continue to include such revegetation and the planting has occurred.

(15) Impacts to mule deer.

Mitigation Measures: Retain extensive contiguous tracts of oak forest in undeveloped open space, minimize fencing and require control of domestic pets in open space.

Status: There are several levels of response to this measure:

A. The land use plan retains connected corridors of tree covered and grassland areas in perpetual open space.

B. The approved CC&Rs require domestic pets to be leashed at all times when outside the owners lot.

C. The Design Guidelines require open, low fencing of lots adjacent to open space areas and the golf course.

IX. CULTURAL RESOURCES

(1) Impacts to unknown cultural sites.

Mitigation Measures: Require as a condition of all map approvals, grading plans and construction improvement plans that all work stop if cultural resources are uncovered during construction.

Status: All County approvals include such a requirement.

(2) Impacts to cultural sites listed in the Final EIR.

Mitigation Measures: Require test excavations of sites as a condition of all tentative maps.

Status: Prior to disturbing any cultural sites within the Plan area the Company

prepared an Historic Preservation and Treatment Plan (HPTP). The HPTP is the a comprehensive plan for the disposition of each known cultural site. Only those sites within the golf course have been impacted by construction to date. Each of the sites was excavated and a report prepared and submitted to the State Office of Historic Preservation in summary within the HPTP. One of the sites, the cabin site of Crissy Cobb has been integrated into the golf course layout and a marker briefly describes the site and person.

(3) Impacts to EHD-26.

Mitigation Measure: Avoid (13-20)

Status: This site is located within permanent open space between two roads.

X. AESTHETIC IMPACTS

(1) On site views would be significantly impacted as the result of the change in visual resources.

Mitigation Measures: Implement the design standards contained in the Specific Plan through project review and CC&Rs.

Status: The project Design Guidelines and CC&Rs include the full breadth of standards contained in the Specific Plan. The County project review process consistently includes a review of Design Guidelines in those cases where they are applicable.

XI. ENERGY CONSERVATION

(1) Increased Energy Use.

Mitigation Measures: Design subdivisions to facilitate solar use. Comply with State Title 24 energy conservation standards.

Status: All building permits are required to meet Title 24 standards. Subdivision layout is significantly constrained by topography in El Dorado County. Each subdivision is reviewed to maximize solar orientation. For example, the north to south run of ridge lines and therefore valleys encourages east to west road construction to minimize road cuts and fills; as a result the natural topography itself encourages such solar orientation.



MAR 11 1999

EL DORADO COUNTY
PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

<http://co.el-dorado.ca.us/planning>

Phone: (530) 621-5355
Fax: (530) 642-0508

1999
March 9, 1998

Mr. Sam Miller
Director of Planning
Serrano Partners
4525 Serrano Parkway
El Dorado Hills, CA 95762

RE: El Dorado Hills Specific Plan/Development Agreement Annual Review

Dear Mr. Miller:

The Planning Department has completed the 1999 annual review of the El Dorado Hills Development Agreement in accordance with Section 5.1 of said agreement and Chapter 17.85 of the County Code. Section 17.85.026 authorizes the Planning Director to perform the review and determine if there has been "good faith compliance" with the terms of the Development Agreement.

To make this determination, Planning staff and affected agencies have reviewed the requirements for the Development Agreement and Financing plan, along with the letter and support data you have provided dated January 21, 1999. All comments received found the review to be consistent with the Development Agreement.

Based on this review, Planning has determined that Serrano Partners continues to be in compliance with the Development Agreement, and in many instances has continued to provide improvements over and above that which is required as well as in advance of scheduled time lines.

Accordingly, I find that "good faith compliance" is easily satisfied, there are no outstanding defaults, and therefore, there is no need to forward the matter to the Board of Supervisors for consideration.

Sincerely,


Conrad B. Montgomery
Planning Director

2000

**Annual Review
of the El Dorado Hills Specific Plan**



SERRANO

April 11, 2000

Conrad Montgomery
Planning Director
El Dorado County
620 Fairlane Court
Placerville, CA 95662

Re: Annual Review

Dear Conrad:

We submit this letter report and the attached materials in support of our request for annual review of the Development Agreement for the El Dorado Hills Specific Plan. From the perspective of the County and ourselves this has been a successful year in pursuit of the plans ultimate purpose: provision of an attractive place for people to live and work. Implementation of the plan infrastructure over the last four years facilitated the commencement of home construction; there are now approximately 700 homeowners within the community.

The list herein describes the status of work directly related to development of the site.

Mapping

The following final maps have been recorded (**bold -- recorded 1999**)

- | | | | |
|------------------------------|--------------------|-----------------------------|---------------------|
| 1. Village B Units 1 & 2 | (118 lots) | 13. Village I, Lot D&E | (33 lots) |
| 2. Village B, Units 3 and 4. | (78 lots) | 14. Village I, Unit 2 | (20 lots) |
| 3. Village D, Lot A | (89 lots) | 15. Village A Unit 1 | (96 lots) |
| 4. Village D Unit 1 & 2 | (141 lots) | 16. Village A Unit 2 | (70 lots) |
| 5. Village D, Unit 3 | (16 lots) | 17. Village A Unit 3 | (71 lots) |
| 6. Village D, Unit 4 | (55 lots) | 18. Village A Unit 4 | (24 lots) |
| 7. Village D, Unit 5 | (67 lots) | 19. Village A Unit 5 | (38 lots) |
| 8. Village H Unit 1 | (26 lots) | 20. Village K3 | (73 lots) |
| 9. Village H, Unit 2 | (46 lots) | 21. Village K4 | (75 lots) |
| 10. Village H, Unit 3 | (24 lots) | 22. Village I, Lot B | (6 lots) |
| 11. Village H, Unit 5 | (77 lots) | | |
| 12. Village I Unit 1 | (59 lots) | Lots of Record 12/31/99: | <u>1,302</u> |

The Specific Plan permitted approximately 3,212 units within these villages. The development has achieved about 1/3 the permitted unit yield to date.

SERRANO ASSOCIATES, LLC

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510

916/939-4060 FAX 916/939-4116

The following tentative maps were approved during 1999:

1. Village A (revised) (299 lots)
2. Village C-1 (revised) (426 lots)

A revision to the Village E map is pending.

Other Subdivision Activity

Large lot, phasing, final maps were recorded for the following villages:

- Village D-2
- Village K3 / K4

Subdivision Improvements

Five hundred fourteen (514) lots were improved in 1999.

Recreational/Open Space Improvements

No additional park improvements were completed in 1999.

Infrastructure Finance

The second Mello Roos bond sale occurred.

Schools

The Village A elementary school site was moved to the front of the Village subdivision.

Environmental Mitigation

The environmental mitigation plan was prepared by the County in 1993 and continues to serve as the reference document for assurance that mitigation efforts defined in the EIR are being implemented. All developer obligations under the Specific Plan and Development Agreement required to date have been met. (See attached Mitigation Plan)

Follow up to Requests from Staff (1996).

The re-write of the Open Space Management Plan document remains open. The underlying wildfire management plan is in process. It is anticipated that the rewritten plan will be submitted to the Planning staff during the third quarter of 2000.

Water Demand.

In early 1999, Serrano Associates obtained State and local agency approval for use of recycled water for both front and rear yard irrigation. As a result, nearly all residential construction within the Specific Plan area will be on a dual water system from this date forward. The net saving of water, that is water returned to EID and that would otherwise have been used in the Plan Area, is to date about 67-acre feet. The overall reduction of demand for potable water is 167-acre feet below the level of demand had a dual plumbed system not been installed. The projected net savings for the Plan Area is approximately 400 acre feet or an amount sufficient to fully supply 667 homes.

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1. Village A (revised) (299 lots)
2. Village C-1 (revised) (426 lots)

A revision to the Village E map is pending.

Other Subdivision Activity

Large lot, phasing, final maps were recorded for the following villages:

Village D-2

Village K3 / K4

Subdivision Improvements

Five hundred fourteen (514) lots were improved in 1999.

Recreational/Open Space Improvements

No additional park improvements were completed in 1999.

Infrastructure Finance

The second Mello Roos bond sale occurred.

Schools

The Village A elementary school site was moved to the front of the Village subdivision.

Environmental Mitigation

The environmental mitigation plan was prepared by the County in 1993 and continues to serve as the reference document for assurance that mitigation efforts defined in the EIR are being implemented. All developer obligations under the Specific Plan and Development Agreement required to date have been met.

Follow up to Requests from Staff (1996).

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Village Green Dedication. A four-acre parcel within the Village Green was formally granted to the County of El Dorado in December 1999. The site was dedicated pursuant to Section 3.6 Village Green Public Dedication.

Village Green Park Dedication. The ten- (10) acre Village Green Park was dedicated to the El Dorado Hills Community Services District in December 1999. The park is a passive use facility and includes the Village Green pond, creek area, playground equipment and grassy area for field play. The park site is maintained by Serrano and maintenance is partially (about 50%) funded by the Community Services District with the balance funded by the Serrano Homeowners.

Our successes and progress in implementing the plan are in large part the result of a continuing supportive and cooperative effort by the County of El Dorado and the public agencies involved in implementation of the County's El Dorado Hills Specific Plan. We request that a finding be made that Serrano Partners has complied in good faith with the terms of the Development Agreement. Should you have any questions please do not hesitate to contact us.

Sincerely,



Sam Miller
Director of Planning

attachment

cc: Dan Uhlar
Mike Cook
Tom Howard

HISTORY OF ACTIONS IMPLEMENTING THE SPECIFIC PLAN

- 1989** Specific Plan Approved
Development Agreement Approved
Financing Plan Approved
- 1990** Modifications to road alignments and reconfiguration of Village, Golf Course and Open Space configurations approved by the Planning Commission
- Move what is now Serrano Parkway from the original intersection with El Dorado Hills Blvd. at Wilson Blvd to the present intersection at Lassen Lane.
 - Eliminate the loop road around the Village Green and delete the northerly intersection with the deleted road and Silva Valley Parkway.
 - Revise the alignment of Serrano Parkway to provide a split right of way to avoid the stock pond and place it in median between the split portions of the Parkway.
 - Relocate Serrano Parkway through Village G, J and K to move it about 200 yards northeast.
 - The north golf course was reconfigured to reflect the final design.
 - Nearly all the village configurations were modified to reflect mapping at the time and topography.
 - The Silva Valley Parkway and Serrano Parkway sections were modified to reflect conflicts with grades and wetlands.
 - Northwest connection to Silva Valley Parkway location identified.
- 1991**
- School Districts JPA formed and Schools Community Facilities District Established
 - Construction began on Silva Valley Parkway and Serrano Parkway.
 - The Use Permit for the Golf Course was approved.
- 1992**
- First tentative Maps for Villages A, B, C, D, E, H, I&L J, and K were approved.
 - Village J and K map resulted in modification of the location of Bass Lake Road and shifted the Commercial, School and Park site land uses at the east end of the project.
- 1993**
- The large lot final map was recorded
- 1994**
- Village A, B and D maps revised.

- Village A, B and D maps revised.
- Construction began on Village B, D, H, I&L subdivisions
- Construction began on the Country Club Golf Course

1995

- The first final maps were recorded for portions of Village B, D, I&L and H. First lot sales occurred.

1996

- Country Club Opens and hosts first Senior PGA golf tournament
- Construction begins on Village H Unit 3, Village I&L Unit 2, Village B Unit 3 and 4 and Village D Unit 3 and 4.
- First home occupied.

1997

- Construction on new units in Village H, I&L, B and D are completed and maps recorded.

1998

- Construction on the extension of Silva Valley Parkway south of Serrano Parkway begins.
- Grading for Village K3/K4 begins
- Grading for Village D Unit 5 begins
- Property sold to new partnership, Serrano Associates (Catellus Corp. and Parker Development)

1999

- State Approves Use of Recycled Water in residential irrigation
- 514 lots recorded
- First recycled water home sold
- Village C-1 tentative map revision approved
- Village A map revision approved and recorded
- School site and adjoining community park site moved to northwest in Village A
- Village Green Park Dedicated to the CSD
- Village Green County site dedicated



SERRANO

April 19, 2000

Dan Uhlar
El Dorado County
Planning Department

Re: Annual Report

Dear Dan:

Enclosed are materials which should have been attached to my letter requesting review of the Development Agreement. Please add this material to your distribution.

Sincerely,

Sam Miller
Director of Planning

enclosure

SERRANO ASSOCIATES, LLC

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510

916/939-4060 FAX 916/939-4116

MITIGATION MONITORING -- STATUS REPORT

(April, 1999)

(changes made from 1999 to 2000 are ~~redlined~~)

I. LAND USE

(1) Land Use Conflicts Between Village A and the tangent portion of the Tong Ranch Preserve.

Mitigation Measure: Establish a 4 acre minimum parcel size or a park for this area.

Status: The Tentative map for Village A (TM92-1242R) designates the area adjacent to the Tong Ranch as an open space parcel.

(2) Densities between residential developments shall blend existing development and zoning into the proposed Village J.

Mitigation Measure: Require a 1 lot deep 4 acre parcel size buffer adjacent to Green Springs Ranch and between Villages C and J and the Bass Lake Plan Area.

Status: The tentative map for Village J (TM91-1257) provides such a lotting pattern and buffer.

II. PUBLIC SERVICES

A. Water

(1) Development of the Plan Area will generate water demand for
for 7.1 mgd.

Mitigation Measure: Require:

1. Use of drought resistant landscaping shall be required in improved common areas (p. 6-3).
2. Provision shall be made for use of treated wastewater and stored drainage water for irrigation of the golf courses to the maximum extent feasible (6-5).
3. Install water conserving plumbing fixtures required by State Law. (6-6)
4. Require all water service to be metered. (6-6)
5. Implement planned improvements to the water treatment plant (6-6).
6. Implement the improvements included in the Finance Plan.
7. Landscaping in areas adjacent to natural open space shall be fire resistant. (6-5).
8. Native and drought resistant trees and shrubs shall be incorporated into the landscape design of parks where feasible.
9. EID should develop additional water sources. (6-5)
10. EID should develop a water conservation landscape program (6-5).
11. EID should develop other water conservation programs (6-6)..

Status:

1. *The CC&Rs and the project Design Guidelines include such a requirement. Landscaping installed to date reflects the emphasis upon drought resistant and native materials. The Serrano Associates and the El Dorado Irrigation District have entered into an Memorandum of Understanding providing for replacement of potable water with recycled water for landscape irrigation on lots within Villages A, D-2, C, E, F and portions of J and K. This reduces the consumption of potable water for each home by about 60% on an annual basis.*
2. *The golf course, existing open space and roadside landscaping and all planned similar uses are irrigated with reclaimed water.*
3. *The requirements of the Uniform Building Code are met at the time of building construction.*
4. *County policy requires purchase of meters prior to creation of final map lots for sale. EID installs meters prior to home construction.*
5. *The El Dorado Hills Water Treatment Plant has been expanded with funds obtained from AD-3 funding.*
6. *The Development Company funded the costs of a reclaimed wastewater facility at EID's Deer Creek Wastewater Treatment Plant together with transmission and storage facilities. ~~The Development Company is funding subject to being reimbursed from future connections the transmission capability and storage facilities to provide adequate reclaimed water for future development and anticipated near term irrigation needs.~~*
7. *Very limited installation of landscape materials in the buffer area between development and natural open space has occurred. The use of fire resistant materials has been dominant.*
8. *Parks to date have been active use park with a predominance of turf and playground equipment. The Village Green Community Park includes a significant natural area component with native materials.*
9. *The District has also undertaken or is in the process of undertaking a series of projects intended to significantly reduce loss of water within the system.*
- 10 & 11. *The El Dorado Irrigation District is recognized in the industry for adherence to the Bureau of Reclamation water conservation guidelines.*

B. Wastewater

(2) Wastewater generation will exceed plant capacity, current plans for expansion are insufficient to handle ultimate treatment demands.

Mitigation Measure:

1. *Expand plant capacity to meet treatment demands (6-10)*
2. *Improve the EID ...sewer system through assessment districts and other means.*
3. *(Require) a water-sewer service capability report ...accompany preliminary developments in order to assess project feasibility (EDH/SF p.64).*

Status:

1. The El Dorado Hills Wastewater Treatment Plant is currently operating within capacity. The El Dorado Irrigation District has expanded the El Dorado Hills Wastewater Treatment Plant.

2. ~~The Development Commission funding (subject to being reimbursed from future connections) the transmission capability and storage facilities to provide adequate reclaimed water for current future development and anticipated near term irrigation needs.~~

3. The present County Land Development Ordinance requires such a facilities plan report (FPR) as part of the submittal package for all subdivision applications and FPR's have been submitted with each project application.

C. Solid Waste

(3) Solid Waste generation at buildout would be as much as 32-40% of current (1987) annual intake at the County Landfill.

Mitigation Measure: No measures specified (County responsibility) (6-12).

Status: Each home and business pays a landfill expansion fee at the building permit stage.

D. Law Enforcement

(4) Increased expense for law enforcement.

Mitigation Measure:

1. Parks shall be designed to allow surveillance by adjoining residents, security services and the Sheriff's Department. (6-14)

2. The County should increase funding for Sheriff personnel, patrol vehicles, and support equipment. (County Responsibility) (6-14)

Status:

1. Each neighborhood park within the project is entirely visible from adjoining streets and generally they are encircled by a street (Villages A, B, D, H, and I.)

2. The Serrano Owner's Association provides a full time private patrol service for the entire project area. The project is a gated community. Serrano Associates took a lead role in establishing a Community Oriented Policing Facility in El Dorado Hills.

E. Fire Protection

(5) Increased Demand for Fire Protection Services

Mitigation Measure:

1. Implement the Fire District Ten Year Facility Plan. (6-19)

2. Utilize a landscape fire buffer between homes and Open Space. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels. Natural open space is excluded from this requirement since that may damage the existing native vegetation. Plant materials within these designated buffers will be selected for their high moisture content and retention during hot weather, slow growth nature

and tendency to burn slowly if ignited. Plants also will be selected for their low growth profile. (6-16 and Specific Plan p. 32)

3. Remove or reduce large shrubby plant masses every three to five years to reduce the source of fuel for fires as may be needed. (Specific Plan p. 32)

Status:

1. The Fire District plan is funded from a ~~\$2600~~ per residence capital facilities fee. These fees are and will be paid by residences and businesses within Serrano.

2. These measures have been implemented on a spot basis to date due to a general lack of contact between open space areas and residential villages. The Fire District reviews and comments upon all development proposals within the plan area and is a signatory upon all development plans prepared for development.

F. Schools

(7) Increased number of students and demand for facilities.

Mitigation Measures:

1. Reserve school sites for the future in conjunction with the filing of tentative subdivision maps for each Village. (6-25)

2. Schools will be located within residential villages convenient to students who reside beyond those Villages and shall be located to facilitate access. (6-25)

3. Schools shall be linked to the pedestrian trails and path system (6-25).

4. School sites should be located adjacent to public open space and public parks sites wherever possible and should provide for joint use of facilities. (6-25)

5. School District boundaries should be consistent with Village boundaries to prevent a village being divided between school districts (6-25).

6. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication. (6-25)

7. The developer should work with the school district to determine how the schools needed immediately could be financed. Options include Mello Roos special taxes, general obligation bonds, or outright construction with reimbursement. (6-25)

Status:

1. All school sites have been reserved. Silva Valley YRE (K - 5) and Rolling Hills Middle School (6-8) are now both operating. The S-3 site in Village A is scheduled for construction in 2001.

2. School sites have been located within and adjacent to residential villages while also providing for easy public access from outside the project.

3. The trail system ties to the formal sidewalk system which in turn ties to school sites.

4. Three of the four sites are adjacent to either or both natural open space and a community park site. The fourth site, Silva Valley YRE, is adjacent to Oak Ridge High School and a ten acre jointly acquired CSD/High School District site.

5. School District boundary adjustments ~~were accomplished in 1998~~

6. ~~The S-3 site will be developed in conjunction with the adjoining community park. The CSD and the park district will enter into a cooperative agreement. The school district will save substantial land acquisition costs -- the park will serve as the field areas for the school.~~

7. A Joint Powers Authority of the El Dorado County High School District, Buckeye Union School District and Rescue Union School District has been in place since 1992. The Joint Powers Authority administers a Community Facilities District (MelloRoos) which provides for funding of school construction as provided by the Financing Plan.

G. Parks and Recreation

(8) Increased demand for recreational facilities.

Mitigation Measures:

1. Designate 25 acres (3 parks sites) for Community/District parks. (6-29)
2. Provide up to \$2,000,000 in funding for Community/District Parks. (Financing Plan, p. 29)
3. Construct the first Community park prior to construction of the 1,000th home. (Financing Plan, p. 30)
4. Provide a one to two acre park in each residential village containing 200 or more dwelling units. Villages containing 500 or more units shall have a second park of equal size or a single park double in size. (Financing Plan p. 29)
5. Require construction of the Neighborhood parks prior to 51% of the homes being built within a given neighborhood. (Financing Plan, p. 30)
6. Dedicate the 45 acre Archery Range as feasible following approval of the Specific Plan, zoning, and the effective date of the development agreement.
7. Dedicate the public open space and prepare an Open Space Management Plan. (Financing Plan, p 31 and EIR p. 6-32)
8. Install trails and provide up to \$275,000 for trail improvements. (Financing Plan, p. 31)
9. Public parks will be reserved for public ownership with the filing of tentative subdivision maps for each village. (6-33)
10. Public parks should be linked to bike and pedestrian paths, if feasible. (6-33)
11. Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course. (6-33)
12. Coordinate Park Land Acreage and Facilities with the CSD. (6-33)
13. Parks shall be designed to minimize maintenance requirements. (6-33)
14. Removal of existing trees shall be avoided wherever possible. (6-33)

Status:

1. The plan has designated 25 acres of Community/District Parks.
2. The Community Facilities District includes provision for up to \$2,000,000 for park facilities.
3. The Village Green Park (10 acres) was completed in 1995 prior to completion of any homes within the plan area. Formal dedication to the District occurred in

1999.

4. Parks are designated as required as a condition of approval of each subdivision map for each Village. Village D-1 will contain fewer than 500 units at buildout and has a fully developed 1.6 acre park. Village B contains 196 units and contains a fully developed 1.0 acre park. Villages H, I and L could contain 780 units at buildout. Village H contains a fully developed 0.9 acre park. A 2.3 acre park site in Village L was completed in late 1997; the tentative map for Village I&L includes a 3.5 acre site reserved for future development.

5. The first 3.5 acres of park were completed prior to completion of any homes in the plan area.

6. The archery range remains in EDHDC ownership under lease to the operator. The Development Company has included the disposition of the archery range with discussions related to the dedication and maintenance of open space areas generally.

7. The Open Space Management Plan draft was completed in 1993. Dedication of Open Space lands for the archery range could occur in 1999.

8. The first ~~3~~ miles of trails have been installed in conjunction with adjoining development and wetland construction efforts (see the status map). The Community Facilities District (CFD 92-1) authorizes use of revenue to the District up to the \$275,000 for trail improvements.

9. The large lot maps recorded in 1993 and 1994 reserved the community park sites on the east and south perimeter of the property. The Community park site within the Village Green ~~was dedicated in December 1999~~

10. Each public park is a link in the project trail system.

11. The proposed and developed sites are all on finished slopes of less than 20 percent.

12. The CSD currently comments upon the proposed parks sites for each subdivision. The District has also entered into dedication agreements for the park sites within Villages A, B, D and L. In order to achieve those agreements the park site plans have been reviewed by the District for conformity to District standards.

13. This policy is a relative objective. The parks achieve the active park facility needs of the Villages while minimizing costs. Key to the cost equation is the quality of materials used in the initial installation. Materials used in all aspects of the park development process have exceeded CSD standards.

14. Three of the four larger sites developed to date were devoid of trees prior to park development. The Village L park site required removal of some "stump growth" live oak to accommodate the soccer field. The landscape includes replacement trees.

Note: The Serrano Owner's Association maintains all the parks within the project at a current annual cost savings to the El Dorado Hills Community Services District of about \$125,000. The plan area's current property tax payment to the El Dorado Hills CSD is approximately \$200,000 or approximately ten percent of its annual property tax revenue.

III. TRANSPORTATION

note: each of the road improvements cited below are taken from exhibits 2 and 3 of the Financing Plan

(1) Latrobe Road, between Highway 50 and White Rock Road.

Mitigation Measure: Widen to six lanes

Status: County installed 1996.

(2) Green Valley Road, between Salmon Falls Road and Bass Lake Road.

Mitigation Measure: Widen to four lanes between 2000 and 2010

Status: The first phase construction from the County Line to Francisco Drive is was completed in 1998.

(3) El Dorado Hills Blvd., between Harvard Way and Highway 50

Mitigation Measure:

A. Widen to four lanes between Harvard Way and Lassen Drive between 1994 and 2000.

B. Widen to six lanes between Lassen Drive and Highway 50 between 2000 and 2010.

Status: (A) above is complete.

(B) the east side of the Blvd is complete..

(4) Green Valley Road/Francisco Drive Intersection

Mitigation Measure: Improve as traffic warrants

Status: Complete

(5) El Dorado Hills Blvd./Harvard Way intersection

Mitigation Measure: Improve as traffic warrants

Status: Completed 1996.

(6) El Dorado Hills Blvd./Highway 50 Interchange

Mitigation Measure: Reconstruct between 2000 and 2010.

Status: Project Study Report completed in 1996. Construction drawings pending.

The EIR/FEIR is expected to be completed in 2000. Construction could begin 2001.

(7) Intersection Signalizations

Mitigation Measure: Install signals at intersections as traffic warrants dictate.

Status: Signals installed to date include those at the El Dorado Hills Blvd.

intersections with Harvard Way, Lassen Drive, and Park Drive.

(8) Highway 50

Mitigation Measure: Widen to six lanes.

Status: The County now collects a Highway 50 widening fee. The State Transportation Plan includes funding for two additional lanes to Highway 50 from Bass Lake Road west to Sunrise Avenue. Construction could begin as soon as this year (2000).

(9) White Rock Road

Mitigation Measure: Widen to four lanes between 1994 and 2000.

Status: Pending, this improvement is not relevant to Serrano.

(10) Green Valley Road (Salmon Falls Road to Sac. County Line)

Mitigation Measure: Widen to four lanes between 1994 and 2000.

Status: The County is currently negotiating for private funding to complete this project.

(11) Area Wide Traffic Improvements

Mitigation Measure: Construct the Silva Valley Interchange between 2000 and 2010

Status: The EIR and PSR were completed in 1990 and the project is pending. Thirty percent of the El Dorado Hills/Salmon Falls Traffic Fee is set aside for construction of this project. Analysis of the impact of Measure Y suggests this improvement may not be needed.

Mitigation Measure: Develop a Transportation Management Ordinance. (7-50)

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending. (County is the responsible agency).

Mitigation Measure: Establish a Joint Powers Authority to address area wide traffic problems. (7-51)

Status: The JPA meets quarterly.

Mitigation Measure: Update the El Dorado Hills Traffic Impact Fee (7-50)

Status: The fee was most recently updated in the fall of 1998.

IV. AIR QUALITY

(1) Non-attainment of Air Quality Standards for the Sacramento Air Basin.

Mitigation Measure: Develop a Transportation Management Ordinance. (7-50)

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending.

Mitigation Measure: For each commercial project provide access from at least one major collector with sufficient capacity to accommodate traffic generated by the commercial center as well as other local traffic. (8-10)

Status: Each commercial site designated in the plan is on a major collector designed to handle both local and community wide traffic.

Mitigation Measure: Commercial areas should be directly accessible by public transportation, pedestrian and bicycle routes. (8-10)

Status: The sole commercial center designed to date, the Village Green, is crossed by a component of the major trail system for the plan area. (8-10)

Mitigation Measure: Bus shelters and turnouts shall be provided along arterial streets near village entrances to facilitate use of public transit. (8-10)

Status: The subdivision and street designs do not include turnouts or shelters due to the lack of transit service (8-10).

(2) Reduction in air quality due to airborne dust from construction activities.

Mitigation Measure: Implement dust control measures as an element of the improvement plan approval process. (8-11)

Status: Each set of improvement plans approved by the County have included dust control measures. The field enforcement has included continual monitoring of the measures and adjustment as needed including shutting down operations.

V. NOISE

(1) Noise impacts generated by traffic on area roads.

Mitigation Measure: Prepare a noise study and implement its recommendations for residential development along Highway 50 and major roads with an expected Average Daily Traffic use of 13,000 cars or more. (9-17)

Status: The Noise evaluation for major roads was completed in 1993 and updated for Serrano Parkway and Silva Valley Parkway in 1996.

(2) Commercial Center noise impacts

Mitigation Measure: At the time of development of the Village J Commercial Center prepare a noise study and implement its recommendations for layout of the shopping center. (9-10)

Status: The development of the Village J center is several years in the future

(3) Construction Noise

Mitigation Measure: Limit hours of construction in residential areas to 7 a.m. to 7 p.m. Monday through Friday. (9-18)

Status: The tentative maps approved to date include this limitation as a condition of approval. Construction done to date has been removed from residential development and has largely been exempt from this requirement. The CC&Rs contain the same limitation.

VI. GEOLOGY, SEISMICITY, AND SOILS

(1) Erosion and siltation impacts due to runoff from exposed construction sites.

Mitigation Measure: Comply with the recommendations of the Resource Conservation District.

Status: Each construction site improvement plan set includes a set of erosion control sheets which define the required erosion control for the project. We have just completed our third construction season and erosion control and siltation control measures have improved with experience obtained in prior years. The RCD itself has modified its rules significantly since approval of the plan. Control measures include, among others, hydroseeding, straw mulching, siltation ponds, silt fences, straw bale dykes, sand bags, jute netting and the like.

(2) Shrink/Swell characteristics of expansive soils may cause foundation problems.

Mitigation Measure: Require geotechnical soils evaluation where expansive soils are encountered.

Status: Each construction site improvement plan set includes a geotechnical evaluation appropriate to the site conditions for the work contemplated.

(3) Effects of Springs and Wet areas on road and building stability.

Mitigation Measure: Require geotechnical soils evaluation where springs and wet areas occur.

Status: Each construction site improvement plan set includes provision for treatment of springs and wet areas with subdrains, plugs and/or other means of providing the

required stability as directed by the geotechnical engineer.

VII. HYDROLOGY AND WATER QUALITY

(1) Peak Flow Discharge will increase by 16 percent.

Mitigation Measure: Prepare and implement an overall drainage study to be approved by the Department of Transportation. Review each subdivision's improvement plans for conformity with the overall plan.

Status: Each construction site improvement plan and each subdivision plan has been conditioned to submit a drainage plan in conformance with the overall drainage study completed in 1992. Each set of improvement plans constitutes a refinement of the overall study. For example, Village B tentative map required evaluation of the capacity of a down stream pipe on the theory that the pipe was undersized to handle post development stream flows. The more focused study determined that the downstream pipe had excess capacity due to activities within the area upstream of the pipe which had not been fully known at the time of the initial overall study.

(2) Reduced water quality due to the application of fertilizers, pesticides and herbicides on golf course and open space areas.

Mitigation Measure: November 13, 1996. Avoid long term water quality impacts by careful management of chemical applications and use of native vegetation wherever feasible. Comply with all State Water Quality Board standards.

Status: The project operates under two National Pollution Discharge Permits (NPDES). The first has to do with the application of reclaimed water from the Deer Creek Wastewater Treatment Plant. Urban runoff waters are tested weekly to determine water quality.

(3) Increased erosion and siltation with a resultant decline in water quality.

Mitigation Measure: Establish a water quality monitoring program with emphasis on turbidity.

Status: The project has April to October flows which meet State Water Quality Board standards. The project has developed a winter time turbidity monitoring program. Such a program began during the winter of 1996/97.

VIII. VEGETATION, WILDLIFE AND AQUATIC RESOURCES

(1) Various activities within the open space areas could prevent or seriously hamper natural regeneration.

Mitigation Measure: Coordinate fire suppression and ornamental landscape activities with Open Space Management to avoid impacts upon natural regeneration.

Status: The Open Space Management Plan and its Fire Management subcomponent have not needed to address this matter given the minimal contact between natural areas and developed areas.

(2) Wildlife may be harmed by domestic pets and motor vehicles.

Mitigation Measure: Include within the CC&Rs enforcement of leash laws and prohibition of motor vehicles within open space areas.

Status: Section 7.03 of the adopted and recorded CC&Rs provides for enforcement of these requirements.

(3) Wildlife could be adversely impacted by rodent control programs within both golf course and residential open space areas.

Mitigation Measure: Avoid use of poisons for rodent control.

Status: Several means of rodent control have been utilized including trapping, installation of raptor perches, flooding and as a last resort placement of poison.

(4) Fencing can impede movement of wildlife.

Mitigation Measure: Minimize fencing to permit wide ranging movement of wildlife.

Status: The CC&Rs and the Residential Design Guidelines prevent fencing open space areas and require open fencing for all areas adjacent to open space and golf course areas. The plan open spaces are linear and connected to provide continuous wildlife corridors.

(5) Loss of corridors to expanses of formal turfed areas and homes can impede wildlife movement.

Mitigation Measure: Implement a tree/cover revegetation program to provide additional cover within grassland open space areas.

Status: The Development Company has planted 80 acres of grasslands with native oaks from acorns. The current plan is to plant 10 new acres each year and to replant 2,000 failed regeneration sites per year. The planting density is 200 sites per acre.

(6) Loss of Blue Oak Woodlands

Mitigation Measure: Establish limits upon the extent of blue oak tree loss due to site construction.

Status: The Project Design Guidelines contain several policies related to oak planting and preservation. For example, one street tree must be planted for every 30

feet of lot frontage; one half of those trees must be oaks. The policies also give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. Tentative map approvals within Blue Oak woodlands have required the development of building envelopes with priority for protection of the oaks. For example, see Village H, Phase 5.

(7) Loss of 54 percent of Blue Oak Woodlands in the plan area.

Mitigation Measure: Retain a minimum of 50 percent of the blue oak woodland in relatively contiguous open space through careful design of the golf courses.

Status: The Serrano Country Club Course, limits its intrusion into the blue oak woodlands to holes 6,7,8, 9, 10 and 11. The routing of these holes resulted in the removal of very few oaks. The South course has been abandoned and the woodlands area is now entirely avoided by the South Uplands Neighborhood redesign.. (See also the mitigation measure above).

(8) Loss of 52.8 percent (305 acres) of Live Oak Forest in the plan area.

Mitigation Measure: Establish limits upon the extent of live oak tree loss due to site construction. Establish riparian corridors and provide sources of water for wildlife cover and sustenance.

Status: The Project Design Guidelines contain policies determined to give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. The wetland replacement program is one two-thirds of the way to 100% replacement of waters and wetlands filled on site. The quality of wetlands created is significantly more diverse than that removed by development.(See also the tree regeneration measure above). All vegetated riparian corridors have been maintained as permanent open space.

(9) Loss of creek side habitats and removal of stream side vegetation.

Mitigation Measures:

1. Re-establish native vegetation in streambed construction areas.
2. Provide a 100 foot building prohibition on either side of intermittent streams.
3. Provide riparian vegetation along the perimeter of retention ponds and along watercourses.
4. Establish a 200 foot building prohibition on either side of Carson Creek.

Status:

1. In all areas where streambed crossings have occurred the native vegetation has been replaced as an element of the erosion control plan.
2. The land use map reflects those areas where the prohibition exists. All approved

tentative maps provide for protection of streams.

3. The construction drawings for all mitigation construction include the installation of riparian vegetation along all detention ponds and streambed areas.

(10) Loss of Freshwater Marshes.

Mitigation Measures:

1. Encourage the development of riparian and marsh vegetation around retention ponds and create small wet areas on the golf course or open space areas.

Status:

1. The Corps of Engineers 404 permit provides for the creation of such wetlands entirely within open space areas. The July 1999 monitoring report to the COE indicates that 7.90 acres of wetland habitat are in place. The required protection of onsite mitigation wetlands is 13.8 acres.

(11) Increased erosion, sedimentation, and short term water quality impact

IX. CULTURAL RESOURCES

(1) Impacts to unknown cultural sites.

Mitigation Measures: Require as a condition of all map approvals, grading plans and construction improvement plans that all work stop if cultural resources are uncovered during construction.

Status: All County approvals include such a requirement.

(2) Impacts to cultural sites listed in the Final EIR.

Mitigation Measures: Require test excavations of sites as a condition of all tentative maps.

Status: Prior to disturbing any cultural sites within the Plan area the Company prepared an Historic Preservation and Treatment Plan (HPTP). The HPTP is the a comprehensive plan for the disposition of each known cultural site. Only those sites within the golf course have been impacted by construction to date. Each of the sites was excavated and a report prepared and submitted to the State Office of Historic Preservation in summary within the HPTP. One of the sites, the cabin site of Crissy Cobb has been integrated into the golf course layout and a marker briefly describes the site and person.

(3) Impacts to EHD-26.

Mitigation Measure: Avoid (13-20)

Status: This site is located within permanent open space between two roads.

X. AESTHETIC IMPACTS

(1) On site views would be significantly impacted as the result of the change in visual resources.

Mitigation Measures: Implement the design standards contained in the Specific Plan through project review and CC&Rs.

Status: The project Design Guidelines and CC&Rs include the full breadth of standards contained in the Specific Plan. The County project review process consistently includes a review of Design Guidelines in those cases where they are applicable.

XI. ENERGY CONSERVATION

(1) Increased Energy Use.

Mitigation Measures: Design subdivisions to facilitate solar use. Comply with State Title 24 energy conservation standards.

Status: All building permits are required to meet Title 24 standards. Subdivision layout is significantly constrained by topography in El Dorado County. Each subdivision is reviewed to maximize solar orientation. For example, the north to south run of ridge lines and therefore valleys encourages east to west road construction to minimize road cuts and fills; as a result the natural topography itself encourages such solar orientation.



EL DORADO COUNTY
PLANNING DEPARTMENT

MAY 25 2000

2850 Fairlane Court
Placerville, CA 95667

<http://co.el-dorado.ca.us/planning>

Phone: (530) 621-5355
Fax: (530) 642-0508

May 17, 2000

Mr. Sam Miller
Director of Planning
Serrano Associates
4525 Serrano Parkway
El Dorado Hills, CA 95762

RE: El Dorado Hills Specific Plan/Development Agreement Annual Review

Dear Mr. Miller:

The Planning Department has completed its annual review of the El Dorado Hills Development Agreement, in accordance with Section 5.1 of said agreement and Chapter 17.85 of the County Code. Section 17.85.026 authorizes the Planning Director to perform the review function and determine if there has been a "good faith compliance" with the terms of the Development Agreement.

The Planning staff has contacted affected agencies for purposes of making this determination and have reviewed the requirements of the Development Agreement and Financing Plan, along with the April 11 and April 19, 2000 materials you sent to the Planning Department. The information you submitted was forwarded to the responsible agencies for review and a comment deadline of May 15, was established for any agency comments. All of the comments received either supported the project or found the progress reports consistent with the Development Agreement guidelines.

The El Dorado Hills Area Planning Advisory commented that the dedication of the Village Green and the Village Green Park Serrano fulfilled obligations contained in the Development Agreements.

The El Dorado Hills Community Services District stated that the relocation of the Village A school site has been accomplished to allow the construction to occur this summer. As you are aware, the District was working with Serrano on an agreement to locate approximately five acres of parks elsewhere in the Specific Plan area to satisfy the required District park requirements for Village A.

Letter to Serrano Associates

May 17, 2000

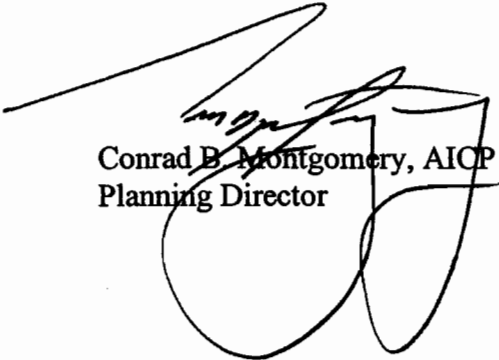
Page Two

A letter confirming this development was received by the Planning Department on May 12, and will be inserted in the Development Agreement file.

Based on the staff's section review of the Development Agreement, we have determined that Serrano Associates is in compliance with the provisions of the Development Agreement.

Therefore, I believe that there is compliance with provisions of the development agreement and there is no need to forward the matter to the Board of Supervisors for their consideration.

Sincerely,



Conrad B. Montgomery, AICP
Planning Director

2001

Annual Review
of the El Dorado Hills Specific Plan

JUL 16 2001

Agenda of: June 14, 2001
Item No.: 8.a.
Staff: Kimberly Brosseau

STAFF REPORT - STATUS REPORT

SUBJECT: Serrano Development Agreement

APPLICANT: Serrano Associates, LLC

AGENT: Sam Miller

Serrano Associates is required to submit a report annually on the status of the overall development of the project as well as the status of the project's compliance with the requirements of the development agreement and financing plan.

Sam Miller of Serrano Associates has provided a development status report (see attachment) on the Serrano project in an effort to demonstrate compliance with the provisions of El Dorado Hills Specific Plan and development agreement. This item has been scheduled as a discussion item, and Mr. Miller will be able to address the abovementioned issues, and other topics, on the Serrano development project if the Planning Commission desires further information. Staff has reviewed the provisions of the development agreement and concurs with the attached report.

RECOMMENDATION: Receive and file

ATTACHMENTS

El Dorado Hills Specific Plan Annual Report
Serrano Subdivision Map Summary Table



SERRANO

01 MAY 23 PM 2:24
RECEIVED
PLANNING DEPARTMENT

May 22, 2001

Conrad Montgomery
Director of Planning
El Dorado County

Re: El Dorado Hills Specific Plan Annual Report

Dear Conrad:

Serrano Associates and its predecessor organizations have annually submitted a report on the status of the overall development of the project as well as the status of the project's compliance with the requirements of the Plan's companion Development Agreement and Financing Plan. This letter and the attached Mitigation Monitoring Report are submitted in compliance with the requirements of the Agreement. In addition, The Planning Commission has recently had two new members added to its roster. It is our purpose to utilize this document to bring members of the Commission current with information related to the status of the plan.

The Development Agreement provides for annual review of the status of implementation of the development agreement and plan as follows:

5.1 Annual Review County shall, at least every twelve months during the term of this Agreement, review the extent of good faith compliance by Developer with the terms of this Agreement. Such periodic review shall be limited in scope to compliance with the terms and conditions of this Agreement pursuant to Government Code Section 65865.1. Notice of such annual review shall include the statement that any review may result in amendment or termination of this Development Agreement.

SERRANO ASSOCIATES, LLC

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510
916/939-4060 FAX 916/939-4116

The Annual Review has been completed for the years 1992 and 1996 through 2000. In each year the County has found that the owner has complied in good faith with the Development Agreement and Specific Plan. The findings relate only to the portion of the Plan and Development Agreement owned by Serrano Associates. Annual Reports have not been submitted for review for the commercial properties south of Highway 50.

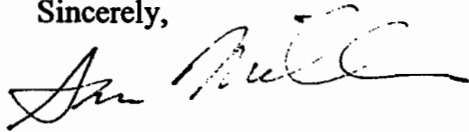
While the attached Mitigation Monitoring Plan covers the full list of mitigation measures required by the project EIR it is useful to summarize some of the major accomplishments:

1. While the Plan permits 6,044 the total residential yield permitted by the plan has been reduced to approximately 4,500 units. This twenty five percent (25%) reduction in units translates to a similar reduction in the scale of environmental impacts directly related to unit counts. Among those impacts are included: traffic, water demand, sewer capacity demand, solid waste disposal impacts, air quality, school facilities, and park facilities.
2. Water demand impacts have been further reduced by the introduction of a dual plumbed water system. Recycled water is now used for all irrigation purposes including both front and back yards of individual residences. As a result, the use of potable water per residence has been reduced to 1/3 of that assumed in the project EIR.
3. Mitigation of impacts upon wetlands and waters of the United States has been accomplished well in advance of the imposition of the related impact. Impact mitigation has occurred at a ratio close to 5:1 with a permit requirement of a 1.8 to 1 ratio. At the conclusion of the project it is now projected that impacts will be less than initially assumed due to greater avoidance particularly in the design of Villages C, E, F and G.
4. The combination of building permit fees, sewer and water connection fees and Community Facilities District fees (unique to the Plan area) equates to a fee of approximately \$53,000 per residence.
5. Because of the average value of home construction in Serrano, unlike the convention for residential development, development in the plan area generates revenues well in excess of the cost of services.
6. There are 880 occupied homes in Serrano as of April 1, 2001. Statistically, the project contains approximately 2,640 people including 616 K-12 students. One elementary school and a middle school have already been constructed on land provided within the plan area. A second elementary school is scheduled for commencement of construction in 2002. A total of 23.83 acres of improved park acres have been developed. Based on Quimby Act standards the required park acreage for the population in place is 13 acres.

7. There are currently 1,788 residential lots in Serrano with an additional 651 expected to record over the next six months.

Our success in implementing the El Dorado Hill Specific Plan is in large part a result of a continuing cooperative effort by the County of El Dorado and the public agencies involved in implementation of the plan. We request that a finding be made that Serrano Associates has complied in good faith with the terms of the Development Agreement. Should you have any questions please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sam Miller".

Sam Miller
Director of Planning

Enclosure

ESTMATED FEES PAID PER HOME

Building Permit/Plan Check	\$2,455.52	
Highway 50 impact fee	\$1,619.00	
Road Fees		
Road Impact Fee (All of El Dorado Hills)	\$8,277.00	
Road Mello Fee (Serrano Only)	\$12,400.00	(1)
Fire Impact Fee	\$1,900.00	
Stong Motion Fee	\$27.28	
Rare Plan Preserve Fee	\$386.00	
Park Impact Fee		
CSD Fee	\$754.00	
Serrano Fee	\$2,000.00	(1)
Site Plan Review	\$137.00	
Water Facilities Fees		
Recycled System		
Facility Connection Charge	\$2,323.00	
Meter	\$300.00	
Potable System		
Facility Connection Charge	\$2,050.50	
Supplemental Water Charge	\$1,023.00	
Meter	\$300.00	
Line and Cover Old Reservoirs	\$84.00	
Gabbro Soils Fee	\$172.50	
Sewer Facilities Fees		
Facilities Connection Charge	\$6,010.00	
Inspection Fee	\$20.00	
School Impact Fee	\$11,520.00	(1)
Total Fee	\$53,758.80	

Notes:

- (1) These fees are the present value of the future payments to be made for the Mello Roos tax to construct the identified category of facilities.

MITIGATION MONITORING -- STATUS REPORT

I. LAND USE

(1) *Land Use Conflicts Between Village A and the tangent portion of the Tong Ranch Preserve.*

Mitigation Measure: *Establish a 4 acre minimum parcel size or a park for this area.*

Status: The Tentative map for Village A (TM92-1242R) designates the area adjacent to the Tong Ranch as an open space parcel.

(2) *Densities between residential developments shall blend existing development and zoning into the proposed Village J.*

Mitigation Measure: *Require a 1 lot deep 4 acre parcel size buffer adjacent to Green Springs Ranch and between Villages C and J and the Bass Lake Plan Area.*

Status: The tentative map for Village J (TM91-1257) provides such a lotting pattern and buffer.

II. PUBLIC SERVICES

A. Water

(1) *Development of the Plan Area will generate water demand for 7.1 mgd.*

Mitigation Measure: *Require:*

1. *Use of drought resistant landscaping shall be required in improved common areas (p. 6-3).*
2. *Provision shall be made for use of treated wastewater and stored drainage water for irrigation of the golf courses to the maximum extent feasible (6-5).*
3. *Install water conserving plumbing fixtures required by State Law. (6-6)*
4. *Require all water service to be metered. (6-6)*
5. *Implement planned improvements to the water treatment plant (6-6).*
6. *Implement the improvements included in the Finance Plan.*
7. *Landscaping in areas adjacent to natural open space shall be fire resistant. (6-5).*
8. *Native and drought resistant trees and shrubs shall be incorporated into the landscape design of parks where feasible.*
9. *EID should develop additional water sources. (6-5)*
10. *EID should develop a water conservation landscape program (6-5).*
11. *EID should develop other water conservation programs (6-6)..*

Status:

1. The CC&Rs and the project Design Guidelines include such a requirement.

Landscaping installed to date reflects the emphasis upon drought resistant and native materials. The Serrano Associates and the El Dorado Irrigation District have entered into an Memorandum of Understanding providing for replacement of potable water with recycled water for landscape irrigation on lots within all Villages developed after 1999. This reduces the consumption of potable water for each home by about 60% on an annual basis. The second major conservation action has been the reduction in the overall number of units from 6,044 evaluated in the project EIR and the current projected total of 4,600 for the project.

2. The golf course, existing open space and roadside landscaping and all planned similar uses are irrigated with reclaimed water.

3. The requirements of the Uniform Building Code are met at the time of building construction.

4. County policy requires purchase of meters prior to creation of final map lots for sale. EID installs meters prior to home construction.

5. The El Dorado Hills Water Treatment Plant has been expanded with funds obtained from AD-3 funding.

6. The Development Company funded the costs of a reclaimed wastewater facility at EID's Deer Creek Wastewater Treatment Plant together with transmission and storage facilities. The Development Company is funding (subject to being reimbursed from future connections) the transmission capability and storage facilities to provide adequate reclaimed water for future development and anticipated near term irrigation needs. For example, Serrano Associates recently completed construction of a 2.5 million gallon storage tank for the recycled water system. The tank will be dedicated to EID later this summer.

7. Very limited installation of landscape materials in the buffer area between development and natural open space has occurred. The use of fire resistant materials has been dominant.

8. Parks to date have been active use parks with a predominance of turf and playground equipment. The Village Green Community Park includes a significant natural area component with native materials. The parks are irrigated with recycled water and have a zero impact upon the EID potable water supply.

9. The District has also undertaken or is in the process of undertaking a series of projects intended to significantly reduce loss of water within the system. In the period between 1989 when the project was first approved the District has reduced the amount of water loss from more than 10,000 acre feet per year to approximately 5,200 acre feet in 2000. The water loss for the entire El Dorado Hills area is 420 acre feet.

10 & 11. Such programs are in place.

B. Wastewater

(2) Wastewater generation will exceed plant capacity, current plans for expansion are insufficient to handle ultimate treatment demands.

Mitigation Measure:

1. *Expand plant capacity to meet treatment demands (6-10)*
2. *Improve the EID ...sewer system through assessment districts and other means.*
3. *(Require) a water-sewer service capability report ...accompany preliminary developments in order to assess project feasibility (EDH/SF p.64).*

Status:

1. The El Dorado Hills Wastewater Treatment Plant is currently operating within capacity. The El Dorado Irrigation District has expanded the El Dorado Hills Wastewater Treatment Plant.
2. The Development Company is funding (subject to being reimbursed from future connections) the transmission capability and storage facilities to provide adequate reclaimed water for current future development and anticipated near term irrigation needs.
3. The present County Land Development Ordinance requires such a facilities plan report (FPR) as part of the submittal package for all subdivision applications and FAR's have been submitted with each project application. Among other requirements, subdivision of property may not occur without first obtaining a water meter.

C. Solid Waste

(3) Solid Waste generation at buildout would be as much as 32-40% of current (1987) annual intake at the County Landfill.

Mitigation Measure: *No measures specified (County responsibility) (6-12).*

Status: Each home and business pays a landfill expansion fee at the building permit stage. The reduction in total units permitted has reduced the impact further by about 30%.

D. Law Enforcement

(4) Increased expense for law enforcement.

Mitigation Measure:

1. *Parks shall be designed to allow surveillance by adjoining residents, security services and the Sheriff's Department. (6-14)*
2. *The County should increase funding for Sheriff personnel, patrol vehicles, and support equipment. (County Responsibility) (6-14)*

Status:

1. Each neighborhood park within the project is entirely visible from adjoining streets and generally they are encircled by a street (Villages A, B, D, H, and I.)
2. The Serrano Owner's Association provides a full time private patrol service for the entire project area. The project is a gated community. Serrano Associates took

a lead role in establishing a Community Oriented Policing Facility in El Dorado Hills. The Serrano Owners Association is currently negotiating a contract with the County to separately fund Motor Vehicle Code enforcement within the gated villages.

E. Fire Protection

(5) Increased Demand for Fire Protection Services

Mitigation Measure:

1. *Implement the Fire District Ten Year Facility Plan. (6-19)*
2. *Utilize a landscape fire buffer between homes and Open Space. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels. Natural open space is excluded from this requirement since that may damage the existing native vegetation. Plant materials within these designated buffers will be selected for their high moisture content and retention during hot weather, slow growth nature and tendency to burn slowly if ignited. Plants also will be selected for their low growth profile. (6-16 and Specific Plan p. 32)*
3. *Remove or reduce large shrubby plant masses every three to five years to reduce the source of fuel for fires as may be needed. (Specific Plan p. 32)*

Status:

1. The Fire District plan is funded from a \$1,600 per residence capital facilities fee. These fees are and will be paid by residences and businesses within Serrano.
2. These measures have been implemented on a spot basis to date due to a general lack of contact between open space areas and residential villages. The Fire District reviews and comments upon all development proposals within the plan area and is a signatory upon all development plans prepared for development. Finally, a Wildland Fire Safety Plan was prepared and signed by the California Department of Forestry, The El Dorado Hills Fire Department and Serrano Associates in March 2001. All of the measures contained in the plan are being implemented at the present time.

F. Schools

(7) Increased number of students and demand for facilities.

Mitigation Measures:

1. *Reserve school sites for the future in conjunction with the filing of tentative subdivision maps for each Village. (6-25)*
2. *Schools will be located within residential villages convenient to students who reside beyond those Villages and shall be located to facilitate access. (6-25)*
3. *Schools shall be linked to the pedestrian trails and path system (6-25).*
4. *School sites should be located adjacent to public open space and public parks sites wherever possible and should provide for joint use of facilities. (6-25)*
5. *School District boundaries should be consistent with Village boundaries to prevent*

a village being divided between school districts (6-25).

6. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication. (6-25)

7. The developer should work with the school district to determine how the schools needed immediately could be financed. Options include Mello Roos special taxes, general obligation bonds, or outright construction with reimbursement. (6-25)

Status:

1. All school sites have been reserved. Silva Valley YRE (K - 5) and Rolling Hills Middle School (6-8) are now both operating. The S-3 site in Village A is scheduled for construction in 2002.

2. School sites have been located within and adjacent to residential villages while also providing for easy public access from outside the project.

3. The trail system ties to the formal sidewalk system which in turn ties to school sites.

4. Three of the four sites are adjacent to either or both natural open space and a community park site. The fourth site, Silva Valley YRE, is adjacent to Oak Ridge High School and a ten acre jointly acquired CSD/High School District site.

5. School District boundary adjustments were accomplished in 1998.

6. The community park adjoining the S-3 site was opened on June 2, 2001, well in advance of the adjoining school site. The CSD and the park district will enter into a cooperative agreement. The school district will save substantial land acquisition costs -- the park will serve as the field areas for the school. .

7. A Joint Powers Authority of the El Dorado County High School District, Buckeye Union School District and Rescue Union School District has been in place since 1992. The Joint Powers Authority administers a Community Facilities District (MelloRoos) which provides for funding of school construction as provided by the Financing Plan.

G. Parks and Recreation

(8) Increased demand for recreational facilities.

Mitigation Measure:

1. Designate 25 acres (3 parks sites) for Community/District parks. (6-29)

2. Provide up to \$2,000,000 in funding for Community/District Parks. (Financing Plan, p. 29)

3. Construct the first Community park prior to construction of the 1,000th home. (Financing Plan, p. 30)

4. Provide a one to two acre park in each residential village containing 200 or more dwelling units. Villages containing 500 or more units shall have a second park of equal size or a single park double in size. (Financing Plan p. 29)

5. Require construction of the Neighborhood parks prior to 51% of the homes being built within a given neighborhood. (Financing Plan, p. 30)

6. Dedicate the 45 acre Archery Range as feasible following approval of the Specific Plan, zoning, and the effective date of the development agreement.

7. *Dedicate the public open space and prepare an Open Space Management Plan. (Financing Plan, p 31 and EIR p. 6-32)*
8. *Install trails and provide up to \$275,000 for trail improvements. (Financing Plan, p. 31)*
9. *Public parks will be reserved for public ownership with the filing of tentative subdivision maps for each village. (6-33)*
10. *Public parks should be linked to bike and pedestrian paths, if feasible. (6-33)*
11. *Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course. (6-33)*
12. *Coordinate Park Land Acreage and Facilities with the CSD. (6-33)*
13. *Parks shall be designed to minimize maintenance requirements. (6-33)*
14. *Removal of existing trees shall be avoided wherever possible. (6-33)*

Status:

1. The plan has designated 25 acres of Community/District Parks. Fifteen are fully developed.
2. The Community Facilities District includes provision for up to \$2,000,000 for park facilities. In excess of \$2,000,000 has already been expended and the remaining park acreage will be funded from the developer.
3. The Village Green Park (10 acres) was completed in 1995 prior to completion of any homes within the plan area. Formal dedication to the District occurred in 1999.
4. Parks are designated as required as a condition of approval of each subdivision map for each Village. Village D-1 will contain fewer than 500 units at buildout and has a fully developed 1.6 acre park. Village B contains 196 units and contains a fully developed 1.0 acre park. Villages H, I and L will contain 596 units at buildout. Village H contains a fully developed 0.9 acre park. Village L has a fully developed 2.3 acre park; Village A has a 2.9 acre park. The village C and D-2 parks are scheduled for construction in the fall/winter of 2001-2002.
5. The first 3.5 acres of park were completed prior to completion of any homes in the plan area.
6. The archery range remains in EDHDC ownership under lease to the operator. The Development Company has included the disposition of the archery range with discussions related to the dedication and maintenance of open space areas generally.
7. The Open Space Management Plan draft was completed in 1993. Dedication of Open Space lands for the archery range is unscheduled.
8. The first 8 miles of trails have been installed in conjunction with adjoining development and wetland construction efforts (see the status map). The Community Facilities District (CFD 92-1) authorizes use of revenue to the District up to the \$275,000 for trail improvements. That number has already been exceeded and the trails will continue to be funded by the Developer.
9. The large lot maps recorded in 1993 and 1994 reserved the community park sites on the east and south perimeter of the property. The Community park site within the

Village Green was dedicated in December 1999. The Village A site (5.0 acres) will be dedicated this summer.

10. Each public park is a link in the project trail system.

11. The proposed and developed sites are all on finished slopes of less than 20 percent.

12. The CSD currently comments upon the proposed parks sites for each subdivision. The District has also entered into dedication agreements for the park sites within all Villages. In order to achieve those agreements the park site plans have been reviewed by the District for conformity to District standards.

13. This policy is a relative objective. The parks achieve the active park facility needs of the Villages while minimizing costs. Key to the cost equation is the quality of materials used in the initial installation. Materials used in all aspects of the park development process have exceeded CSD standards.

14. Most of the sites developed to date were devoid of trees prior to park development. The Village L park site required removal of some "stump growth" live oak to accommodate the soccer field. The landscape includes replacement trees.

Note: The Serrano Owner's Association maintains all the parks within the project at a current annual cost savings to the El Dorado Hills Community Services District of about \$125,000. The plan area's current property tax payment to the El Dorado Hills CSD is approximately \$400,000 or approximately fifteen percent of its annual property tax revenue.

III. TRANSPORTATION

note: each of the road improvements cited below are taken from exhibits 2 and 3 of the Financing Plan

(1) *Latrobe Road, between Highway 50 and White Rock Road.*

Mitigation Measure: *Widen to six lanes*

Status: County installed 1996.

(2) *Green Valley Road, between Salmon Falls Road and Bass Lake Road.*

Mitigation Measure: *Widen to four lanes between 2000 and 2010*

Status: The project is a Road Improvement fee based project controlled by the Department of Transportation.

(3) *El Dorado Hills Blvd., between Harvard Way and Highway 50*

Mitigation Measure:

A. Widen to four lanes between Harvard Way and Lassen Drive between 1994 and 2000.

B. Widen to six lanes between Lassen Drive and Highway 50 between 2000 and 2010.

Status: (A) above is complete.

(B) the east side of the Blvd is complete. The balance will be constructed at the time of the reconstruction of the El Dorado Hills Blvd.. Interchange.

(4) *Green Valley Road/Francisco Drive Intersection*

Mitigation Measure: *Improve as traffic warrants*

Status: Completed

(5) *El Dorado Hills Blvd./Harvard Way intersection*

Mitigation Measure: *Improve as traffic warrants*

Status: Completed 1996.

(6) *El Dorado Hills Blvd./Highway 50 Interchange*

Mitigation Measure: *Reconstruct between 2000 and 2010.*

Status: Project Study Report completed in 1996. Construction drawings 40% complete. The EIR is currently being litigated.

(7) *Intersection Signalizations*

Mitigation Measure: *Install signals at intersections as traffic warrants dictate.*

Status: Signals installed to date include those at the El Dorado Hills Blvd. intersections with Harvard Way, Lassen Drive, and Park Drive.

(8) *Highway 50*

Mitigation Measure: *Widen to six lanes.*

Status: The County now collects a Highway 50 widening fee. Construction began on two additional lanes to Highway 50 from El Dorado Hills Blvd., west to Sunrise Avenue in May of this year.

(9) *White Rock Road*

Mitigation Measure: *Widen to four lanes between 1994 and 2000.*

Status: Pending, for a two lane portion between Latrobe Road and Serrano Associates property. The trigger for construction is the 300th home in Village A of Serrano or LOS C at the Lassen Drive/El Dorado Hills intersection. Serrano Associates is currently preparing improvement plans for this section of road to improve it to a 2 lane County Standard road. The Mansour Company is responsible for the additional widening.

(10) *Green Valley Road (Salmon Falls Road to Sac. County Line)*

Mitigation Measure: *Widen to four lanes between 1994 and 2000.*

Status: The County is scheduled, in June of this year, to commence the first phase of a three phase/year widening of this road segment.

(11) *Area Wide Traffic Improvements*

Mitigation Measure: *Construct the Silva Valley Interchange between 2000 and 2010*

Status: The EIR and PSR were completed in 1990 and the project is pending. Thirty percent (30%) of the El Dorado Hills/Salmon Falls Traffic Fee is set aside for construction of this project. Analysis of the impact of Measure Y suggests this improvement may not be needed.

Mitigation Measure: *Develop a Transportation Management Ordinance. (7-50)*

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending. (County is the responsible agency).

Mitigation Measure: *Establish a Joint Powers Authority to address area wide traffic problems. (7-51)*

Status: The JPA with Folsom meets quarterly.

Mitigation Measure: *Update the El Dorado Hills Traffic Impact Fee³(7-50)*

Status: The fee was most recently updated in the fall of 2000.

IV. AIR QUALITY

(1) *Non-attainment of Air Quality Standards for the Sacramento Air Basin.*

Mitigation Measure: *Develop a Transportation Management Ordinance. (7-50)*

Status: EDHDC is a member of the Folsom-Cordova-El Dorado Transportation Management Authority. The TMO is Pending.

Mitigation Measure: *For each commercial project provide access from at least one major collector with sufficient capacity to accommodate traffic generated by the commercial center as well as other local traffic. (8-10)*

Status: Each commercial site designated in the plan is on a major collector designed to handle both local and community wide traffic.

Mitigation Measure: *Commercial areas should be directly accessible by public transportation, pedestrian and bicycle routes. (8-10)*

Status: The sole commercial center designed to date, the Village Green, is crossed by a component of the major trail system for the plan area. (8-10)

Mitigation Measure: Bus shelters and turnouts shall be provided along arterial streets near village entrances to facilitate use of public transit.(8-10)

Status: The subdivision and street designs include turnouts and room for shelters. (8-10).

(2) *Reduction in air quality due to airborne dust from construction activities.*

Mitigation Measure: *Implement dust control measures as an element of the improvement plan approval process. (8-11)*

Status: Each set of improvement plans approved by the County have included dust control measures. The field enforcement has included continual visual monitoring of the measures and adjustment as needed including shutting down operations. Some, though limited, air testing has been done.

V. NOISE

(1) *Noise impacts generated by traffic on area roads.*

Mitigation Measure: *Prepare a noise study and implement its recommendations for residential development along Highway 50 and major roads with an expected Average Daily Traffic use of 13,000 cars or more. (9-17)*

Status: The Noise evaluation for major roads was completed in 1993 and updated for Serrano Parkway and Silva Valley Parkway in 1996. As each subdivision is built along these streets updated noise studies have been completed and their recommendations implemented.

(2) *Commercial Center noise impacts*

Mitigation Measure: *At the time of development of the Village J Commercial Center prepare a noise study and implement its recommendations for layout of the shopping center. (9-10)*

Status: The development of the Village J center is several years in the future

(3) *Construction Noise*

Mitigation Measure: *Limit hours of construction in residential areas to 7 a.m. to 7 p.m. Monday through Friday. (9-18)*

Status: The tentative maps approved to date include this limitation as a condition of approval. Construction done to date has been removed from residential development and has largely been exempt from this requirement. The CC&Rs contain the same limitation.

VI. GEOLOGY, SEISMICITY, AND SOILS

(1) Erosion and siltation impacts due to runoff from exposed construction sites.

Mitigation Measure: *Comply with the recommendations of the Resource Conservation District.*

Status: Each construction site improvement plan set includes a set of erosion control sheets which define the required erosion control for the project. As each construction season is completed and erosion control and siltation control measures are improved with experience obtained in prior years. The RCD itself has modified its rules significantly since approval of the plan. Control measures include, among others, hydroseeding, straw mulching, siltation ponds, silt fences, straw bale dykes, sand bags, jute netting and the like.

(2) Shrink/Swell characteristics of expansive soils may cause foundation problems.

Mitigation Measure: *Require geotechnical soils evaluation where expansive soils are encountered.*

Status: Each construction site improvement plan set includes a geotechnical evaluation appropriate to the site conditions for the work contemplated.

(3) Effects of Springs and Wet areas on road and building stability.

Mitigation Measure: *Require geotechnical soils evaluation where springs and wet areas occur.*

Status: Each construction site improvement plan set includes provision for treatment of springs and wet areas with subdrains, plugs and/or other means of providing the required stability as directed by the geotechnical engineer.

VII. HYDROLOGY AND WATER QUALITY

(1) Peak Flow Discharge will increase by 16 percent.

Mitigation Measure: *Prepare and implement an overall drainage study to be approved by the Department of Transportation. Review each subdivision's improvement plans for conformity with the overall plan.*

Status: Each construction site improvement plan and each subdivision plan has been conditioned to submit a drainage plan in conformance with the overall drainage study completed in 1992. Each set of improvement plans constitutes a refinement of the overall study. For example, Village B tentative map required evaluation of the capacity of a down stream pipe on the theory that the pipe was undersized to handle post development stream flows. The more focused study determined that the downstream pipe had excess capacity due to activities within the area upstream of the pipe which had not been fully known at the time of the initial overall study.

(2) *Reduced water quality due to the application of fertilizers, pesticides and herbicides on golf course and open space areas.*

Mitigation Measure: *Avoid long term water quality impacts by careful management of chemical applications and use of native vegetation wherever feasible. Comply with all State Water Quality Board standards.*

Status: The project has operated under two National Pollution Discharge Permits (NPDES). The first has to do with the application of reclaimed water from the Deer Creek Wastewater Treatment Plant. Beginning with Urban runoff waters are tested weekly to determine water quality.

(3) *Increased erosion and siltation with a resultant decline in water quality.*

Mitigation Measure: *Establish a water quality monitoring program with emphasis on turbidity.*

Status: The project has April to October flows which meet State Water Quality board standards. The project has developed a winter time turbidity monitoring program. Such a program began during the winter of 1996/97.

VIII. VEGETATION, WILDLIFE AND AQUATIC RESOURCES

(1) *Various activities within the open space areas could prevent or seriously hamper natural regeneration.*

Mitigation Measure: *Coordinate fire suppression and ornamental landscape activities with Open Space Management to avoid impacts upon natural regeneration.*

Status: The Open Space Management Plan and its Fire Management subcomponent have not needed to address this matter given the minimal contact between natural areas and developed areas.

(2) *Wildlife may be harmed by domestic pets and motor vehicles.*

Mitigation Measure: *Include within the CC&Rs enforcement of leash laws and prohibition of motor vehicles within open space areas.*

Status: Section 7.03 of the adopted and recorded CC&Rs provides for enforcement of these requirements.

(3) *Wildlife could be adversely impacted by rodent control programs within both golf course and residential open space areas.*

Mitigation Measure: *Avoid use of poisons for rodent control.*

Status: *Several means of rodent control have been utilized including trapping, installation of raptor perches, flooding and as a last resort placement of poison.*

(4) *Fencing can impede movement of wildlife.*

Mitigation Measure: *Minimize fencing to permit wide ranging movement of wildlife.*

Status: The CC&Rs and the Residential Design Guidelines prevent fencing open space areas and require open fencing for all areas adjacent to open space and golf course areas. The plan open spaces are linear and connected to provide continuous wildlife corridors.

(5) *Loss of corridors to expanses of formal turfed areas and homes can impede wildlife movement.*

Mitigation Measure: *Implement a tree/cover revegetation program to provide additional cover within grassland open space areas.*

Status: The Development Company has planted 90 acres of grasslands with native oaks from acorns. The current plan is to plant 10 new acres each year and to replant 2,000 failed regeneration sites per year. The planting density is 200 sites per acre.

(6) *Loss of Blue Oak Woodlands*

Mitigation Measure: *Establish limits upon the extent of blue oak tree loss due to site construction.*

Status: The Project Design Guidelines contain several policies related to oak planting and preservation. For example, one street tree must be planted for every 30 feet of lot frontage; one half of those trees must be oaks. The policies also give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. Tentative map approvals within Blue Oak woodlands have required the development of building envelopes with priority for protection of the oaks. For example, see Village H, Phase 5.

(7) Loss of 54 percent of Blue Oak Woodlands in the plan area.

Mitigation Measure: *Retain a minimum of 50 percent of the blue oak woodland in relatively contiguous open space through careful design of the golf courses.*

Status: The Serrano Country Club Course, limits its intrusion into the blue oak woodlands to holes 6,7,8, 9, 10 and 11. The routing of these holes resulted in the removal of very few oaks. The South course has been abandoned and the woodlands area is now entirely avoided by the South Uplands Neighborhood redesign.. (See also the mitigation measure above).

(8) Loss of 52.8 percent (305 acres) of Live Oak Forest in the plan area.

Mitigation Measure: *Establish limits upon the extent of live oak tree loss due to site construction. Establish riparian corridors and provide sources of water for wildlife cover and sustenance.*

Status: The Project Design Guidelines contain policies determined to give priority to preservation all oak tree types. The Development Company has also developed a lot development notebook that provides guidance for each lot buyer/builder with respect to building around native oaks. The wetland replacement program is one two-thirds of the way to 100% replacement of waters and wetlands filled on site. The quality of wetlands created is significantly more diverse than that removed by development.(See also the tree regeneration measure above). All vegetated riparian corridors have been maintained as permanent open space.

(9) Loss of creek side habitats and removal of stream side vegetation.

Mitigation Measures:

1. *Re-establish native vegetation in stream bed construction areas.*
2. *Provide a 100 foot building prohibition on either side of intermittent streams.*
3. *Provide riparian vegetation along the perimeter of retention ponds and along watercourses.*
4. *Establish a 200 foot building prohibition on either side of Carson Creek.*

Status: 1. In all areas where stream bed crossings have occurred the native vegetation has been replaced as an element of the erosion control plan. 2. The land use map reflects those areas where the prohibition exists. All approved tentative maps provide for protection of streams. 3. The construction drawings for all mitigation construction include the installation of riparian vegetation along all detention ponds and stream bed areas.

(10) Loss of Freshwater Marshes.

Mitigation Measures:

1. *Encourage the development of riparian and marsh vegetation around retention ponds and create small wet areas on the golf course or open space areas.*

Status: 1. The Corps of Engineers 404 permit provides for the creation of such wetlands entirely within open space areas. The July 1999 monitoring report to the COE indicates that 7.90 acres of wetland habitat are in place. The required project total of onsite mitigation wetlands is 9.08 acres.

(11) *Increased erosion, sedimentation, and short term water quality impact*

IX. CULTURAL RESOURCES

(1) *Impacts to unknown cultural sites.*

Mitigation Measures: *Require as a condition of all map approvals, grading plans and construction improvement plans that all work stop if cultural resources are uncovered during construction.*

Status: All County approvals include such a requirement.

(2) *Impacts to cultural sites listed in the Final EIR.*

Mitigation Measures: *Require test excavations of sites as a condition of all tentative maps.*

Status: Prior to disturbing any cultural sites within the Plan area the Company prepared an Historic Preservation and Treatment Plan (HPTP). The HPTP is the a comprehensive plan for the disposition of each known cultural site. While most sites are preserved within the open space areas of the project some sites within villages area impacted.. Each site, whether retained or not, has been excavated and a report prepared and submitted to the State Office of Historic Preservation in summary within the HPTP and the follow up work.

(3) *Impacts to EHD-26.*

Mitigation Measure: *Avoid (13-20)*

Status: This site is located within permanent open space between two roads.

X. AESTHETIC IMPACTS

(1) On site views would be significantly impacted as the result of the change in visual resources.

Mitigation Measure: *Implement the design standards contained in the Specific Plan through project review and CC&Rs.*

Status: The project Design Guidelines and CC&Rs include the full breadth of standards contained in the Specific Plan. The County project review process consistently includes a review of Design Guidelines in those cases where they are applicable.

XI. ENERGY CONSERVATION

(1) Increased Energy Use.

Mitigation Measures: Design subdivisions to facilitate solar use. Comply with State Title 24 energy conservation standards.

Status: All building permits are required to meet Title 24 standards. Subdivision layout is significantly constrained by topography in El Dorado County. Each subdivision is reviewed to maximize solar orientation. For example, the north to south run of ridge lines and therefore valleys encourages east to west road construction to minimize road cuts and fills; as a result the natural topography itself encourages such solar orientation.

Serrano Residential Subdivision Map Summary Table

Submittal date	Status	File No.	Name	Res. Lots	Recorded Lots	Final Map	Record date	Unit	
11/17/2000	Approved	TM00-1373	Village I/Lot G	1					
9/5/2000	Approved	TM00-1370	Village A/#13	24					
8/9/2000	Approved	TM00-1369	Village L/#3 & #4	59					
7/27/2000	Approved	TM00-1368	Village I/Lot A2	62					
6/20/2000	Approved	TM00-1367	Village I F G & H	39					
4/18/2000	Finaled	TM00-1366	Village I/Lot A1	1	1	I-94	4/4/2001		
9/3/1999	Approved	TM99-1361	Village E1 & E2	711					
7/12/1999	Approved	TM99-1360	Village C1	425					
1/6/1998	Approved	TM98-1344	Village I&L/Lot B	12	6	I-38	6/18/1999	1	
11/23/1997	Finaled	TM97-1343	Village D2	284	175	I-76	8/28/2000	2	
					108	I-77	9/7/2000	3	
9/17/1997	Finaled	TM97-1339	Village I&L/Lot C	13	13	I-79	10/26/2000		
4/11/1997	Finaled	TM97-1327	Village K3 & K4	148	75	I-53	12/28/1999	K4	
					73	I-57	2/15/2000	K3	
1/11/1996	Finaled	TM96-1312	Village D1/LotA	89	89	H-130	6/16/1997		
8/9/1995	Finaled	TM95-1305	Village I/D&E	33	33	H-146	4/17/1998		
1/14/1993	Expired*	TM92-1251R	Village I & L	110	59	H-100	8/24/1995	I1	
(*169 lots approved, 110 recorded; 59 expired)						31	H-100	8/24/1995	L1
					20	H-128	6/2/1997	L2	
1/14/1994	Finaled	TM91-1244	Village D1 & D3	281	142	H-105	9/7/1995	1	
(290 units approved, 281 recorded; lost 9 lots)						16	H-131	6/20/1997	3
					55	H-137	8/29/1997	4	
					67	I-35	5/12/1999	5	
11/13/1991	Finaled	TM91-1242	Village A & B	196	75	H-103	9/7/1995	B1	
(253 lots approved, 196 recorded; 57 lost, or accounted for in the Village A Revision)						43	H-104	9/7/1995	B2
					39	H-132	7/9/1997	B3	
					39	H-133	7/9/1997	B4	
10/22/1998	Finaled	TM91-1242	Village A Revision	299	71	I-41	8/5/1999	A3	
					70	I-40	8/5/1999	A2	
					24	I-45	10/15/1999	A4	
					38	I-46	11/18/1999	A5	
					96	I-47	11/18/1999	A1	
9/3/1991	Finaled	TM91-1239	Village H	266	26	H-98	8/24/1995	H1	
					1	PM45-109	4/8/1999		
					44	H-99	8/24/1995	H2	
					24	H-129	6/2/1997	H3	
					77	I-16	10/28/1998	H5	
					18	I-61	4/26/2000	H6 A	
					37	I-70	6/29/2000	H4	
					40	I-78	9/20/2000	H6 B	

Total Residential Lots Approved (not expired): 3,053
 Total Residential Lots Recorded: 1,725
 Remaining Approved (total approved minus total recorded): 1,328

Submittal date	Status	File No.	Name	Res. Lots	Recorded Lots	Final Map	Record date
2/27/2001	Processing	TM01-1378	Village K5/K6	212			
2/27/2001	Processing	TM01-1377	Village K1/K2	225			
2/27/2001	Processing	TM01-1376	Village J2/J3	148			
2/27/2001	Processing	TM01-1375	Village F G and J4	522			
Subtotal:				1,107			

Processing	1,107
Recorded	1,725
Remaining Approved	1,328
Total	4,160

Subdivisions to be submitted:

TMxx-xxxx Village M
TMxx-xxxx Village J6 and J7

This is a summary of all Serrano Residential Subdivision Maps.

Phasing maps/miscellaneous lots are not represented.

This summary was updated as of 5/24/01.

Comments, corrections and updates should be sent to the Planning Department, attention Roger Trout.

filename: D:\MyFiles\Projects\Subdivisions\Serrano Maps>List May 24 2001.xls

2002

Annual Review
of the El Dorado Hills Specific Plan



SERRANO

April 4, 2002

Conrad Montgomery
Planning Director
El Dorado County

Re: Serrano Development Agreement, Annual Report

Dear Conrad:

It has now been 13 years since adoption of the ordinance approving the Development Agreement, Financing Plan and Specific Plan for the El Dorado Hills Specific Plan. As is the case with all such agreements you have authority to request and we have the obligation to provide an annual report with respect to the "extent of good faith compliance by (the) Developer with the terms of this (Development) Agreement." IN anticipation of your request we provide the following attachments and this letter in an effort to provide you with the requisite information to make the determination of good faith compliance with the agreement.

The first exhibit, entitled Status of Implementation of Agreement Obligations, describes, in a table format, the developer's obligations contained in the agreement and identifies each as either completed, partially completed or not initiated. To the extent that an obligation is not complete, its incompleteness is entirely a function of the level of development and mapping of the site and not the result of a failure to timely meet the obligation.

The second exhibit, entitled Status of Implementation of the Financing Plan, provides detail with respect to the level of completeness of the various obligations contained in the plan. To the extent that an obligation is not complete, its incompleteness is entirely a function of the level of development and mapping of the site and not the result of a failure to timely meet the obligation.

The third exhibit is a tabular accounting of the level of implementation of the various mitigation measures contained in the project EIR. In the past, this has been the major information piece attached to the cover letter. To the extent that an obligation is not complete, its incompleteness is entirely a function of the level of development and mapping of the site and not the result of a failure to timely meet the obligation.

SERRANO ASSOCIATES, LLC

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510

916/939-4060 FAX 916/939-4116

I have also been asked by Mr. Lambert of the Department of Transportation to address specific plan matters we have discussed over the last several months. Mr. Lambert's inquiries address matters addressed in the Financing Plan wherein the timing of various road and circulation improvements is addressed. The two major improvements Mr. Lambert wishes to be addressed include:

1. The connection of Serrano Parkway with Bass Lake Road
2. The extension and upgrading of Whiterock Road to its connection with Silva Valley Parkway.

Mr. Lambert has also asked that I address the issue of the potential need for signalization projects on Serrano Parkway between Silva Valley Parkway and Bass Lake Road.

With respect to the extension of Serrano Parkway to its connection with Bass Lake Road we offer the following observations. The road has recently been completed to within 3,600 feet of existing Bass Lake Road and approximately 2,500 feet from the future relocated Bass Lake Road. The agreement requires extension through to Bass Lake at such time as 1,500 units occur in a combination of the North and South Upland neighborhoods. As of January 1, 2002 there were 175 homes, permitted and/or complete, within these neighborhoods. It is anticipated that the number will jump to about 400 by the end of the year.

Whiterock Road is an entirely different circumstance. While there are fewer than 300 homes in Village A, (trigger one of two for this road) and the LOS at the Serrano Parkway/El Dorado Hills Blvd. intersection has not been determined (LOS of mid C is trigger two) both design and environmental work have begun on this road. The goal is to complete constructing/upgrading the road in calendar year 2003. The question of signalization of Serrano Parkway is more problematic.

The development agreement and appended financing plan state that the improvements contained therein are those "required for development of the Specific Plan area". In the past the County has utilized the El Dorado Hills Road Impact Fee update process to evaluate and add projects to the fee list. We would encourage the County to evaluate the need for additional improvements, including signals, in the same manner utilized in adding the signal at the intersection of Appian Way and Silva Valley Parkway. That signal was added in 2001.

We request that you find Serrano Associates has fully met the requirement for good faith implementation of the obligations contained in the Development Agreement.

If you desire further information please let me know at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Miller". The signature is fluid and cursive, with a large initial "S" and "M".

Sam Miller
Director of Planning

Enclosures

Cc: William R. Parker
Michael J. Cook, Esq.

STATUS OF IMPLEMENTATION OF AGREEMENT OBLIGATIONS

SECTION 3 OF THE DEVELOPMENT AGREEMENT

Paragraph	Heading	Obligation Described	Status of Implementation			Notes
			Complete	Partially Complete	Not Initiated	
3.2	<u>Parks and Open Space</u>	Dedicate to the Community Services District: (a) a ten (10) acre community park (b) a ten acre and an eight acre district park (c) a 1 to two acre park in each neighborhood (d) a 45 acre (+ or -) archery range (e) Public Natural Open Space	X	X X	X X	
3.2.3	<u>Maintenance & Control</u>	Private obligation until dedicated to either CSD or Co.	X			
3.3	<u>School Sites</u>	School sites needed to satisfy State criteria shall be located and reserved as indicated in Specific Plan	X			
3.5	<u>Dedication to County of Right of Way</u>	Must dedicate all rights of way needed to implement the Specific Plan		X		
3.6	<u>Village Green Public Facilities</u>	Must dedicate 4 acres, within the Green, to the County within 10 years of agreement's execution.	X			
3.7	<u>Fire Station Site</u>	Must dedicate at least 1/2 acre site for station in Village J.			X	
5.1	<u>Annual Review</u>	On thirty day notice developer shall submit status report to County for annual review of good faith action		X		
6.5	<u>Hold Harmless Agreement</u>	If County sued for matter related to the Agreement, the Developer must defend the County.			X	

STATUS OF IMPLEMENTATION OF THE FINANCING PLAN

I. SUMMARY

The Financing Plan proposes (the) means for funding construction of specific basic public improvements required to serve full development of the Specific Plan area, including traffic and circulation, water, sewer, parks, public natural open space, certain village green improvements, landscaped corridors and medians and schools.

The Financing Plan proposes, and the provisions of this Plan are contingent upon, the formation of one or more Community Facilities Districts ("CFD") authorized to issue bonds and levy a special tax for repayment of those bonds pursuant to the Mello Roos Community Facilities Act of 1982....

II. BASIC PUBLIC IMPROVEMENTS

A. Traffic and Circulation

General Requirements

... The traffic and circulation improvements have been divided into four categories consisting of 1. Primary traffic improvements; 2. Secondary traffic improvements; 3. Fee traffic improvements; 4. Silva Valley Interchange. The secondary, fee and Silva Valley Interchange improvements are funded from the transportation fee. The primary road improvements are to be funded from CFD funds.

The primary traffic improvements are:

1. Silva Valley Parkway extending from Applian Way south to the south border of Village A.
2. Serrano Parkway extending from El Dorado Hills Blvd to Bass Lake Road.
3. 6 signals
4. White Rock Road from Latrobe Road to Highway 50.

Timing

IV. A. 4 a Silva Valley Parkway

- (1) Design four lane section, prior to any
 - (2) Prior to any development::
 - (a) Dedicate full 120 foot right of way
 - (b) Construct segments as required by Exhibit F.
- + Harvard to Serrano Parkway
+ Signalize @ Harvard

	Timing	Complete	Partially Complete	Pending	Notes
	Prior to any development	X			
	Prior to any development	X			
	Start of Villages B & D-1 Start of Villages B & D-1	X		X	Traffic warrants do not require installation

Timing	Complete	Partially Complete	Pending	Notes
+ Serrano Parkway to Village A entry + Signalize @ Serrano Pkwy + Entry to Village A to Village P (3) Construct segments as set forth in Exhibit G + Connect to White Rock Road in VIII. P	X		X	Traffic warrants do not require installation All but 100' of 1,000' total completed.
IV. A. 4 b Serrano Parkway (1) Construct Serrano Parkway in segments: + dedicate right of way and design road + build 4 lanes to serve development from Silva Valley Pkwy to Village + build 4 lanes from Bass Lake Road to Silva Valley Parkway	X		X	Design/Environmental work in process
(2) Construct Village Green Drive			X	Deleted by P/C 1992
IV. A. 4 c White Rock Road (1) Construct 1/2 road width fronting Village U (2) Construct 1/2 road width fronting Village T		X		Responsibility of Mansour Company Responsibility of Mansour Company
(3) build 4 lanes from Latrobe Rd. to Highway 50			X	Trigger is several years away.
IV. A. 4 d Latrobe Road Upgrade to a 4 lane road	X			Trigger is several years away.
IV. A. 4 e Silva Valley Interchange Construct the interchange		X		Trigger is several years away.
B. Water Construct the system		X		Partial due to 2/3 of project yet to be built status of implementation of financing plan.xls

	Timing	Complete	Partially Complete	Pending	Notes
C. Sewer	Construct the system		X		Partial due to 2/3 of project yet to be built
D. Drainage	Construct the system		X		Partial due to 2/3 of project yet to be built
E. Parks and Public Open Space	(1) Community and District Parks (a) 10 Acre park in the Village Green (b) 10 Acre park adjacent to Oak Meadow School ⊗ 8 Acre park adjacent to S-1 site	X			Five acres transferred to S-1 site.
	(2) Neighborhood Parks (a) 1-2 acre park in neighborhoods with more than 200 homes. (b) 2-4 acre park in neighborhoods with more than 500 homes	X		X	School construction several years away
	(3) Archery Range 45 acres adjacent to EDH Blvd.	X			All existing neighborhood parks exist, only unbuilt neighborhoods remain incomplete.
	(4) Public Open Space			X	Requires definition of adjoining boundaries.
F. Village Green	(1) Dedicate 4 acre government center	X			Requires definition of adjoining boundaries.
	(2) Village Green Park			X	
G. Landscape Corridors and Medians	Construct commensurate with road way improvements		X		Not all road segments have been built.
H. Schools	(1) Reserve 2 elementary and 2 middle school sites. (2) Fund timely construction of schools via a CFD	X			

STATUS OF MITIGATION MEASURE IMPLEMENTATION

Mitigation Measure	Level of Implementation		Notes
	Full	Partial	
I. LAND USE IMPACTS (1) Land Use Conflicts Between Village A and the tangent portion of the Tong Ranchy Preserve Mitigation Measure: Establish a 4 acre minimum parcel size or a park for this area Status: The Tentative map for Village A (TM92-1242R) designates the area adjacent to the Tong Ranch as an open space parcel.	X		Final construction of the map has not occurred.
(2) Densities between residential developments shall blend existing development and zoning into the proposed Village J. Mitigation Measure: Require a 1 lot deep 4 acre parcel size buffer adjacent to Green Springs Ranch and between Villages C and J and the Bass Lake Plan Area. Status: The tentative map for the Green Springs border provide such a lotting pattern	X		Final construction of the map for villages adjacent to Green Springs Ranch and the Bass Lake Area have not occurred.
II. PUBLIC SERVICES A. Water (1) Development of the Plan Area will generate water demand for 7,100,000 gallons per day. Mitigation Measure: Require:		X	
1. Use of drought resistant landscaping shall be required in improved common areas.		X	EIR assumed use of potable water for landscape purposes. Only recycled water is used.
2. Provision shall be made for use of treated wastewater and stored drainage water for irrigation of the golf courses to the maximum extent feasible.	X		
3. Install water conserving plumbing fixtures required by State Law.	X		Final construction of all buildings has not occurred. Adopted policy of the El Dorado Irrigation District.
4. Require all water service to be metered.	X		Final expansion has recently gone to bid.
5. Implement planned improvements to the water treatment plant	X		Not all infrastructure has been installed. Most of the project has not been constructed.
6. Implement the improvements included in the Finance Plan.		X	Implemented as construction occurs. Not all construction has been completed.
7. Landscaping in areas adjacent to natural open space shall be fire resistant.		X	EIR assumed use of potable water for landscape purposes. Only recycled water is used.
8. Native and drought resistant trees and shrubs shall be incorporated into the landscape design of parks where feasible.		X	

Status of Mitigation Measures, Water, Continued.

- 9. EID should develop additional water sources.
- 10. EID should develop a water conservation landscape program.
- 11. EID should develop other water conservation programs.

B. Wastewater

- (2) Wastewater generation will exceed plant capacity, current plans for expansion are insufficient to handle ultimate treatment demands.
 - 1. Expand plant capacity to meet treatment demands
 - 2. Improve the EID ...sewer system through assessment districts and other means.
 - 3. (Require) a water-sewer service capability report ...accompany preliminary developments in order to assess project feasibility

C. Solid Waste

- (3) Solid Waste generation at buildout would be as much as 32-40% of current (1987) annual intake at the County Landfill.

Mitigation Measure: No measures specified (County responsibility)

D. Law Enforcement

- (4) Increased expense for law enforcement.
 - 1. Parks shall be designed to allow surveillance by adjoining residents, security services and the Sheriff's Department.
 - 2. The County should increase funding for Sheriff personnel, patrol vehicles, and support equipment

E. Fire Protection

- (5) Increased Demand for Fire Protection Services
 - 1. Implement the Fire District Ten Year Facility Plan. (6-19)
 - 2. Utilize a landscape fire buffer between homes and Open Space. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels.

Level of Implementation	Level of Implementation		Notes
	Full	Partial	
X		X	The Crawford Ditch and Gold Hill Intertie projects are the only projects completed to date. Adopted EID policy. Open ended statement, can never be fully implemented.
	X		Plant capacity is expanded as growth occurs. Expansion is funded via connection fees. EID adopted policy, not all construction complete.
X		X	Not all parks have been constructed.
X		X	County budget process.
	X		The District plan rolls into the future and is periodically updated.
	X		Not all homes have been built.

Status of Mitigation Measures, Fire Protection, Continued.

	Level of Implementation		Notes
	Full	Partial	
3. Remove or reduce large shrubby plant masses every three to five years to reduce the source of fuel for fires as may be needed. (Specific Plan p. 32)		X	Ongoing process.
F. Schools			
(7) Increased number of students and demand for facilities.			
Mitigation Measures:			
1. Reserve school sites for the future in conjunction with the filing of tentative subdivision maps for each Village.	X		
2. Schools will be located within residential villages convenient to students who reside beyond those Villages and shall be located to facilitate access.	X		
3. Schools shall be linked to the pedestrian trails and path system.	X		School site S-3 (Rescue District) has not been built.
4. School sites should be located adjacent to public open space and public parks wherever possible and should provide for joint use of facilities.		X	
5. School District boundaries should be consistent with Village boundaries to prevent a village being divided between school districts.		X	Modification to Village F crosses District lines.
6. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication.		X	School site S-3 (Rescue District) has not been built.
7. The developer should work with the school district to determine how the schools needed immediately could be financed. Options include Mello Roos special taxes, general obligation bonds, or outright construction with reimbursement.	X		A Mello Roos special tax has been in place since 1992

G. Parks and Recreation

(8) Increased demand for recreational facilities.

Mitigation Measure:

1. Designate 25 acres (3 parks sites) for Community/District parks.
2. Provide up to \$2,000,000 in funding for Community/District Parks
3. Construct the first Community park prior to construction of the 1,000th home.
4. Provide a one to two acre park in each residential village containing 200 or more dwelling units. Villages containing 500 or more units shall have a second park of equal size or a single park double in size.
5. Require construction of the Neighborhood parks prior to 51% of the homes being built within a given neighborhood.

X			
X			
X			
X			
		X	

Status of Mitigation Measures, Parks and Recreation, Continued.

- 6. Dedicate the 45 acre Archery Range as feasible following approval of the Specific Plan, zoning, and the effective date of the development agreement.
- 7. Dedicate the public open space and prepare an Open Space Management Plan.
- 8. Install trails and provide up to \$275,000 for trail improvements.
- 9. Public parks will be reserved for public ownership with the filing of tentative subdivision maps for each village.
- 10. Public parks should be linked to bike and pedestrian paths, if feasible.
- 11. Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course.
- 12. Coordinate Park Land Acreage and Facilities with the CSD.
- 13. Parks shall be designed to minimize maintenance requirements.
- 14. Removal of existing trees shall be avoided wherever possible.

	Level of Implementation			Notes
	Full	Partial	Not	
		X	X	Not accomplished, the parcel is not defined.
	X			Open Space Plan completed. Dedication remains open
	X			Completed only at time of project completion.
	X			An ongoing process
	X			Not all parks have been constructed.
	X			Not all parks have been constructed.
	X		X	Portion from Lassen to Park waived for Mansour Co.
	X			The EIR is currently being litigated.
	X			
	X			
	X			
		X		Lanes five and six are under construction
			X	Design and Environmental work underway.
			X	Currently under construction, phased over three years.

III. TRANSPORTATION

(1) Road Improvements

- 1. Widen Latrobe Road, between Highway 50 and White Rock Road to six lanes
- 2. Widen Green Valley Road, between Salmon Falls Road and Bass Lake Road to four (4) lanes.
- 3. Widen El Dorado Hills Blvd., between Harvard Way and Highway 50
 - A. Widen to four lanes between Harvard Way and Lassen Drive
 - B. Widen to six lanes between Lassen Drive and Highway 50
- 4. Complete Green Valley Road/Franisco Drive Intersection
- 5. Improve El Dorado Hills Blvd./Harvard Way intersection.
- 6. El Dorado Hills Blvd./Highway 50 Interchange
- 7. Intersection Signalizations on El Dorado Hills Blvd.
 - A. Harvard Way
 - B. Lassen Drive
 - C. Park Drive
- 8. Widen Highway 50 to six lanes
- 9. Upgrade White Rock Road from Latrobe Road to Silva Valley Parkway.
- 10. Widen Green Valley Road (Salmon Falls Road to Sac. County Line) to four lanes

Status of Mitigation Measures, Transportation, continued.

- 11. Area Wide Traffic Improvements
 - A. Construct the Silva Valley Interchange
 - B. Develop a Transportation Management Ordinance.
 - C. Establish a Joint Powers Authority to address area wide traffic issues
 - D. Update the El Dorado Hills Traffic Impact Fee

Level of Implementation	Partial	Not	Notes
Full			

		X	
		X	
X			
X			

IV. AIR QUALITY

- (1) Non-attainment of Air Quality Standards for the Sacramento Air Basin
 - 1. Develop a Transportation Management Ordinance
 - 2. Commercial areas should be directly accessible by public transportation pedestrians and bicyclists.
- (2) Reduction in air quality due to airborne dust from construction
- (3). Implement dust control measures as an element of the improvement plan approval process

		X	County Responsibility
	X		Commercial Development far from complete.
	X		Ongoing

V. NOISE

- (1) Noise impacts generated by traffic on area roads.
 - 1. Prepare a noise study and implement its recommendations for residential development along Highway 50 and major roads with an expected Average Daily Traffic use of 13,000 cars or more.
- (2) Commercial Center noise impacts
 - 2. At the time of development of the Village J Commercial Center prepare a noise study and implement its recommendations for layout of the shopping center
- (3) Construction Noise
 - 3. Limit hours of construction in residential areas to 7 a.m. to 7 p.m. Monday through Friday.

	X		Occurs as subdivision design is completed.
		X	Center not designed to date.
	X		Construction is ongoing.

VI. GEOLOGY, SEISMICITY, AND SOILS

- (1) Erosion and siltation impacts due to runoff from exposed construction sites
 - 1. Comply with the recommendations of the Resource Conservation District
- (2) Shrink/Swell characteristics of expansive soils may cause foundation problems.
 - 2. Require geotechnical soils evaluation where expansive soils are encountered.

	X		Construction is ongoing
	X		Construction is ongoing

Status of Mitigation Measures, Geology, continued.

	Level of Implementation		Notes
	Full	Partial	
(3) Effects of Springs and Wet areas on road and building stability. 3. Require geotechnical soils evaluation where springs and wet areas occur.		X	Construction is ongoing
VII. HYDROLOGY AND WATER QUALITY			
(1) Peak Flow Discharge will increase by 16 percent. 1. Prepare and implement an overall drainage study to be approved by the Department of Transportation 2. Review each subdivision's conformity with the overall plan.	X		Design is ongoing.
(2) Reduced water quality due to the application of fertilizers, pesticides and herbicides on the golf course and open space areas. 1. Avoid long term water quality impacts by careful Management of chemical applications and use of native vegetation wherever feasible. Comply with Regional Water Quality Control Board regulations. 2. Establish a water quality monitoring program with emphasis on turbidity	X		Ongoing
(3) Increased erosion and siltation with a resultant decline in water quality		X	NPDES permit.
VIII. VEGETATION, WILDLIFE AND AQUATIC RESOURCES			
(1) Various activities within the open space areas could prevent or seriously hamper natural regeneration. 1. Coordinate fire suppression and ornamental landscape activities with Open Space Management to avoid impacts upon natural regeneration		X	Development and implementation ongoing
(2) Wildlife may be harmed by domestic pets and motor vehicles. 2. Include within the CC&Rs enforcement of leash laws and prohibition of motor vehicles within open space areas.	X		
(3) Wildlife could be adversely impacted by rodent control programs within both golf course and residential open space areas 3. Avoid use of poisons for rodent control	X		
(4) Fencing can impede movement of wildlife. 4. Minimize fencing to permit wide ranging movement of wildlife	X		
(5) Loss of corridors to expanses of formal turfed areas and homes can impede wildlife movement. 5. Implement a tree/cover revegetation program to provide additional cover within grassland open space areas.		X	Lot Notebooks developed as lots are constructed.

(6) Loss of Blue Oak Woodlands				
6. Establish limits upon the extent of blue oak tree loss due to site construction.				
(7) Loss of 54 percent of Blue Oak Woodlands in the plan area				
7. Retain a minimum of 50 percent of the blue oak woodland in relatively contiguous open space through careful design of the golf courses.	X			Lot Notebooks developed as lots are constructed.
(8) Loss of 52.8 percent (305 acres) of Live Oak Forest in the plan area.				
8. Establish limits upon the extent of live oak tree loss due to site construction. Establish riparian corridors and provide sources of water for wildlife cover and sustenance	X			
(9) Loss of creek side habitats and removal of stream side vegetation.				
9. Re-establish native vegetation in stream bed construction areas		X		Done as impacts occur
10. Provide a 100 foot building prohibition on either side of intermittent streams		X		Done as impacts occur
11. Provide riparian vegetation along the perimeter of retention ponds and along watercourses.				
12. Establish a 200 foot building prohibition on either side of Carson Creek.	X			
(10) Loss of Freshwater Marshes.				
13. Encourage the development of riparian and marsh vegetation around retention ponds and create small wet areas on the golf course or open space areas	X			
(11) Increased erosion, sedimentation, and short term water quality impacts.				
IX. CULTURAL RESOURCES				
(1) Impacts to unknown cultural sites				
1. Require as a condition of all map approvals, grading plans that all work stop if cultural resources are uncovered during construction.		X		Ongoing with construction (none encountered to date)
(2) Impacts to cultural sites listed in the Final EIR			X	
2. Require test excavations of sites as a condition of all tentative maps			X	
(3) Impacts to EHD-26				
3. Avoid			X	
X. AESTHETIC IMPACTS				
(1) On site views would be significantly impacted as the result of the change in visual resources				
1. Implement the design standards contained in the Specific Plan through project review and CC&Rs.		X		Ongoing with construction (none encountered to date)

XI. ENERGY CONSERVATION

(1) Increased Energy Use.

- 1. Design subdivisions to facilitate solar use. Comply with State Title 24 Energy Conservation Standards.

Level of Implementation	Notes
Full	
Partial	
Not	

X	Ongoing with construction (none encountered to date)
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2003

**Annual Review
of the El Dorado Hills Specific Plan**

Agenda of: August 28, 2003

Item No.: 10.a.

Staff: Roger D. Evans

STAFF REPORT – STATUS REVIEW
DEVELOPMENT AGREEMENT 95-01/DEVELOPMENT AGREEMENT 88-1
AND EL DORADO HILLS SPECIFIC PLAN

FILE NUMBER: DA95-01/ DA88-01

APPLICANT: Serrano Associates, LLC.

AGENT: Sam Miller

This item was continued from the meeting of July 24, 2003.

Agenda of: July 24, 2003

Item No.: 8.a.

Staff: Roger D. Evans

STAFF REPORT – STATUS REVIEW
DEVELOPMENT AGREEMENT 95-01/DEVELOPMENT AGREEMENT 88-1
AND EL DORADO HILLS SPECIFIC PLAN

FILE NUMBER: DA95-01/ DA88-01

APPLICANT: Serrano Associates, LLC.

AGENT: Sam Miller

REQUEST / BACKGROUND: Serrano Associates under the provisions of the Development Agreement is required to provide a status report on the status of implementation of the provisions of the Development Agreement and Specific Plan as follows:

“5.1 Annual Review County shall, at least every twelve months during the term of this Agreement, review the extent of good faith compliance by Developer with the terms of this Agreement. Such periodic review shall be limited in scope to compliance with the terms and conditions of this Agreement pursuant to Government Code Section 65865.1. Notice of such annual review shall include the statement that any review may result in the amendment or termination of the Development Agreement.”

The required annual review requests have been completed for the years 1992 and 1996 through 2000 by the Planning Director who has found that the owner (Developer) has complied in good faith with the provisions of the Development Agreement and Specific Plan. The annual review for 2001 was sent to the Planning Commission for review and comment.

The annual Development Agreement review has only included those portions of the property owned by Serrano Associates, LLC, and does not include the commercial properties located south of U.S. Highway 50.

Serrano Associates has provided a cover letter and two exhibits. The first exhibit, entitled Status of Implementation of Agreement Obligations, describes in a tabular format the improvement obligations of the developer, and whether those improvements have been completed or not.

The second exhibit, entitled Status of Implementation of the Financing Plan, provides information on the completion of obligations contained in the financing plan for the Serrano development.

The request for the Annual Review of the Development Agreement was circulated to affected agencies requesting review and comments. Comments received are attached as Attachment 3.

Attached is a copy of the *Final Traffic Study for Road Improvement Triggers Status for the El Dorado Hills Specific Plan*. This study reviewed the timing for completion of road improvements associated with development within the El Dorado Hills Specific Plan boundary.

RECOMMENDATION

1. Receive and File

Attachments:

- Attachment 1.....Cover Letter and Exhibits for Annual Review
- Attachment 2.....Initial Consultation Notice for agency comments
- Attachment 3.....Comments from Affected Agencies
- Attachment 4.....Final Traffic Study for Road Improvement Triggers Status
for the El Dorado Hills Specific Plan



SERRANO

April 2, 2003

03 MAR 14 PM 12:18
RECEIVED
PLANNING DEPARTMENT

Conrad Montgomery
Planning Director
El Dorado County

Re: Serrano Development Agreement, Annual Report

Dear Conrad:

It has now been 14 years since adoption of the ordinance approving the Development Agreement, Financing Plan and Specific Plan. As is the case with all such agreements you have authority to request and we have the obligation to provide an annual report with respect to the "extent of good faith compliance by (the) Developer with the terms of this (Development) Agreement". In anticipation of your request we provide the following attachments and this letter in an effort to provide you with the requisite information to make the determination of good faith compliance with the agreement.

The first exhibit, entitled Status of Implementation of Agreement Obligations, describes in a tabular format, the developer's obligations contained in the agreement and identifies each as either completed, partially completed or pending. To the extent that an obligation is not complete, its incompleteness is entirely a function of the level of development and mapping of the site and not the result of a failure to timely meet the obligation.

The second exhibit, entitled Status of Implementation of the Financing Plan, provides detail with respect to the level of completeness of the various obligations contained in that plan.

Finally, I have also provided a tabular accounting of the level of completion of the various mitigation measures contained in the EIR prepared for the project. In the past, this has been the major informational piece included with the annual review.

The financing plan is the principal locus of obligations with respect to timing of various road and circulation improvements. Two major improvements, in particular, have increasing interest on the County's part and I thought it would be useful to address those directly. They are:

1. The connection of Serrano Parkway with Bass Lake Road
2. The extension and upgrading of White Rock road to its connection with Silva Valley Parkway on the north side of Highway 50.

SERRANO ASSOCIATES, LLC

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510
916/939-4060 FAX 916/939-4116

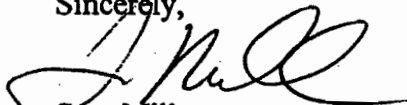
With respect to the extension of Serrano Parkway to its connection with Bass Lake Road we offer the following observations. The road extension has recently been completed to within 3,600 feet of existing Bass Lake Road and approximately 2,500 feet from the future right of way for relocated Bass Lake Road. The agreement requires extension through to the future Bass Lake Road alignment at such time as 1,500 units occur in a combination of the North and South Upland communities. As of March 7, 2003 there were 611 homes (436 more than last year), permitted and completed within the Upland Neighborhoods. It is anticipated that the number will continue to experience a similar increase through this calendar year.

White Rock Road is an entirely different circumstance. While there are fewer than 300 homes in Village A, (trigger one of two for this road) and the LOS at the Serrano Parkway/El Dorado Hills Blvd. intersection has not been determined, (trigger two is LOS of mid C) both design and environmental work have begun on this road. As indicated in our 2002 annual report, the goal is to complete constructing/upgrading the road in calendar year 2003.

We would request that you find that Serrano Associates has fully met the requirement for good faith implementation of the obligations contained in the Development Agreement.

If you desire further information please let me know at your earliest convenience.

Sincerely,



Sam Miller
Director of Planning

Cc: William R. Parker, Michael J. Cook, Esq.

**STATUS OF IMPLEMENTATION OF AGREEMENT
OBLIGATIONS**

STATUS OF IMPLEMENTATION OF AGREEMENT OBLIGATIONS

SECTION 3 OF THE DEVELOPMENT AGREEMENT

Paragraph	Heading	Obligation Described	Status of Implementation			Notes
			Complete	Partially Complete	Not Initiated	
3.2	<u>Parks and Open Space</u>	Dedicate to the Community Services District: (a) a ten (10) acre community park (b) a ten acre and an eight acre district park (c) a 1 to two acre park in each neighborhood (d) a 45 acre (+ or -) archery range (e) Public Natural Open Space	X	X X		See Status of Mitigation Table See Status of Mitigation Table
3.2.3	Maintenance & Control	Private obligation until dedicated to either CSD or Co.	X			
3.3	School Sites	Ultimate disposition subject to agreement. School sites needed to satisfy State criteria shall be located and reserved as indicated in Specific Plan	X			
3.5	<u>Dedication to County of Right of Way</u>	Must dedicate all rights of way needed to implement the Specific Plan	X			
3.6	<u>Village Green Public Facilities</u>	Must dedicate 4 acres, within the Green, to the County within 10 years of agreement's execution.	X			
3.7	<u>Fire Station Site</u>	Must dedicate at least 1/2 acre site for station in Village J. (Moving to EDH Blvd.)	X			
5.1	<u>Annual Review</u>	On thirty day notice developer shall submit status report to County for annual review of good faith action	X			
6.5	<u>Hold Harmless Agreement</u>	If County sued for matter related to the Agreement, the Developer must defend the County.			X	

STATUS OF THE FINANCING PLAN

STATUS OF IMPLEMENTATION OF THE FINANCING PLAN

I. SUMMARY

The Financing Plan proposes (the) means for funding construction of specific basic public improvements required to serve full development of the Specific Plan area, including traffic and circulation, water, sewer, parks, public natural open space, certain village green improvements, landscaped corridors and medians and schools.

The Financing Plan proposes, and the provisions of this Plan are contingent upon, the formation of one or more Community Facilities Districts ("CFD") authorized to issue bonds and levy a special tax for repayment of those bonds pursuant to the Meilo Ross Community Facilities Act of 1982...

II. BASIC PUBLIC IMPROVEMENTS

A. Traffic and Circulation

General Requirements

... The traffic and circulation improvements have been divided into four categories consisting of 1. Primary traffic improvements; 2. Secondary traffic improvements; 3. Fee traffic improvements; 4. Silva Valley Interchange. The secondary, fee and Silva Valley Interchange improvements are funded from the transportation fee. The primary road improvements are to be funded from CFD funds.

The primary traffic improvements are:

1. Silva Valley Parkway extending from Applan Way south to the south border of Village A.
2. Serrano Parkway extending from El Dorado Hills Blvd to Bass Lake Road.
3. 6 signals
4. White Rock Road from Latrobe Road to Highway 50.

IV. A. 4 a Silva Valley Parkway

- (1) Design four lane section, prior to any
- (2) Prior to any development::
 - (a) Dedicate full 120 foot right of way
 - (b) Construct segments as required by Exhibit F.
 - + Harvard to Serrano Parkway
 - + Signalize @ Harvard
- (3) Construct segments as set forth in Exhibit G
 - + Connect to White Rock Road in VIII. P

IV. A. 4 b Serrano Parkway

- (1) Construct Serrano Parkway in segments:
 - + dedicate right of way and design road
 - + build 4 lanes to serve development from Silva Valley Pkwy to Village
 - + build 4 lanes from Bass Lake Road to Silva Valley Parkway
- (2) Construct Village Green Drive

Timing	Complete	Partially Complete	Pending	Notes
Prior to any development	X			
Prior to any development	X			
Start of Villages B & D-1 Start of Villages B & D-1	X		X	To be installed Spring 2004 by Agreement with the County
North 300 units in Village A North 300 units in Village A South 300 units in Village A	X		X	Install Spring 2004 by Agreement with County All but 100' of 1,000' total completed.
South 300 units in Village A		X	X	Environmental work complete, construction scheduled for 2003.
Prior to any development	X			
Prior to development of C, E, H & I or 1,500 units in Upland Neighborhoods	X			
Prior to development of 1,500 units in F, G, J and K or 1,500 units in Upland Neighborhoods			X	611 homes have been permitted as of 3/5/03
				Deleted by P/C 1992

	Complete	Partially Complete	Pending	Notes
IV. A. 4 c White Rock Road				
(1) Construct 1/2 road width fronting Village U			X	Responsibility of Mansour Company
(2) Construct 1/2 road width fronting Village T			X	Responsibility of Mansour Company
(3) build 4 lanes from Latrobe Rd. to Highway 50			X	Trigger is several years away.
IV. A. 4 d Latrobe Road Upgrade to a 4 lane road	X			Trigger is several years away.
IV. A. 4 e Silva Valley Interchange Construct the interchange			X	Trigger is several years away.
B. Water				
Construct the system		X		Partial due to 2/3 of project yet to be built Main distribution system complete.
C. Sewer				
Construct the system		X		Partial due to 2/3 of project yet to be built
D. Drainage				
Construct the system		X		Partial due to 2/3 of project yet to be built
E. Parks and Public Open Space				
(1) Community and District Parks				
(a) 10 Acre park in the Village Green	X			Five acres transferred to S-1 site.
(b) 10 Acre park adjacent to Oak Meadow School				
(c) 10 Acre park adjacent to Rescue S-1 site			X	School construction several years away
(2) Neighborhood Parks				
(a) 1-2 acre park in neighborhoods with more than 200 homes.	X			Some neighborhoods not built
(b) 2-4 acre park in neighborhoods with more than 500 homes	X			All existing neighborhood parks exist, only unbuilt neighborhoods remain incomplete.
(3) Archery Range			X	Requires definition of adjoining boundaries.
45 acres adjacent to EDH Blvd.			X	Requires definition of adjoining boundaries.
(4) Public Open Space				
F. Village Green				
(1) Dedicate 4 acre government center	X			complete
(2) Village Green Park				
G. Landscape Corridors and Medians				
Construct commensurate with road way improvements		X		Not all road segments have been built.
H. Schools				
(1) Reserve 2 elementary and 2 middle school sites.	X			
(2) Fund timely construction of schools via a CFD	X			By April 30, 1989

STATUS OF MITIGATION MEASURE IMPLEMENTATION

STATUS OF MITIGATION MEASURE IMPLEMENTATION

Level of Implementation
 Complete Partially Still Pending Notes

I. LAND USE IMPACTS	Complete	Partially	Still	Pending	Notes
(1) Land Use Conflicts Between Village A and the tangent portion of the Tong Ranch Preserve Mitigation Measure: Establish a 4 acre minimum parcel size or a park for this area Status: The Tentative map for Village A (TM92-1242R) designates the area adjacent to the Tong Ranch as an open space parcel.	X				
(2) Densities between residential developments shall blend existing development and zoning into the proposed Village J. Mitigation Measure: Requires a 1 lot deep 4 acre parcel size buffer adjacent to Green Springs Ranch and between Villages C and J and the Bass Lake Plan Area. Status: The tentative map for the Green Springs border provides such a lotting pattern Status: The border area with Tong Ranch is zoned and designated open space	X				

II. PUBLIC SERVICES	Complete	Partially	Still	Pending	Notes
A. Water					
(1) Development of the Plan Area will generate water demand for 7,100,000 gallons per day. Mitigation Measure/Status: 1. Require use of drought resistant landscaping shall be required in improved common areas. 2. Provision shall be made for use of treated wastewater and stored drainage water for irrigation of the golf courses to the maximum extent feasible. 3. Install water conserving plumbing fixtures required by State Law. 4. Require all water services to be metered. 5. Implement planned improvements to the water treatment plant 6. Implement the improvements included in the Finance Plan. 7. Landscaping in areas adjacent to natural open space shall be fire resistant. 8. Native and drought resistant trees and shrubs shall be incorporated into the landscape design of parks where feasible. 9. EID should develop additional water sources. 10. EID should develop a water conservation landscape program. 11. EID should develop other water conservation programs.	X				Applies only when potable water used Final construction of all buildings has not occurred. Final phase in design/environmental review implemented as construction occurs. EIR assumed use of potable water for landscape purposes. Only recycled water is used. The Crawford Ditch and Gold Hill Intertie projects are the only projects completed to date. Open ended statement, can never be fully implemented.
B. Wastewater					
(2) Wastewater generation will exceed plant capacity, current plans for expansion are insufficient to handle ultimate treatment demands. Mitigation Measure/Status: 1. Expand plant capacity to meet treatment demands 2. Improve the EID sewer system through assessment districts and other means. 3. (Require) a water-sewer service capability report ...accompany preliminary developments in order to assess project feasibility		X			Plant capacity is expanded as growth occurs. Expansion is funded via connection fees. EID adopted policy, not all construction complete.
C. Solid Waste					
(3) Solid Waste generation at buildout would be as much as 32-40% of current (1987) annual intake at the County landfill Mitigation Measure/Status: None required					
D. Law Enforcement					
(4) Increased expense for law enforcement. Mitigation Measure/Status: 1. Parks shall be designed to allow surveillance by adjoining residents, security services and the Sheriff's Department. 2. The County should increase funding for Sheriff personnel, patrol vehicles, and support equipment.		X			Not all parks are constructed County budget process.

Level of Implementation
 Complete Partially Complete Still Pending Notes

II. PUBLIC SERVICES (CONTINUED)

E. Fire Protection

(5) Increased Demand for Fire Protection Services

Mitigation Measure/Status:

1. Implement the Fire District Ten Year Facility Plan. (6-19)

Utilize a landscape fire buffer between homes and Open Space. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels.

Remove or reduce large shrubby plant masses every three to five years to reduce the source of fuel for fires as may be needed. (Specific Plan p. 32)

F. Schools

(7) Increased number of students and demand for facilities.

Mitigation Measure/Status:

1. Reserve school sites for the future in conjunction with the filing of tentative subdivision maps for each Village.

Schools will be located within residential villages convenient to students who reside beyond those Villages and shall be located to facilitate access.

2. Schools shall be linked to the pedestrian trails and path system.

School sites should be located adjacent to public open space and public parks whenever possible and should provide for joint use of facilities.

3. School District boundaries should be consistent with Village boundaries to prevent a village being divided between school districts.

Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication.

4. The developer should work with the school district to determine how the schools needed immediately could be financed. Options include Mello Roos special taxes, general obligation bonds, or outright construction with reimbursement.

G. Parks and Recreation

(8) Increased demand for recreational facilities.

Mitigation Measure/Status:

1. Designate 25 acres (3 parks sites) for Community/District parks.

Provide funding for Community/District Parks

2. Construct the first Community park prior to construction of the 1,000th home.

Provide a one to two acre park in each residential village containing 200 or more dwelling units. Villages containing 500 or more units shall have a second park of equal size or a single park double in size.

3. Require construction of the Neighborhood parks prior to 51% of the homes being built within a given neighborhood.

The District plan rolls into the future and is periodically updated.
 Not all homes have been built.

School site S-3 (Rescue District) has not been built.

Modification to Village F crosses District lines

School site S-3 (Rescue District) has not been built.

A Mello Roos special tax has been in place since 1992

Not accomplished, the parcel is not defined.

Open Space Plan completed. Dedication remains open

Ongoing

Ongoing

Ongoing

Level of Implementation
 Complete Partially Still
 /plete /plete Pending Notes

III. TRANSPORTATION

Road Improvements Required

Mitigation Measure/Status:	Complete	Partially Complete	Still Pending	Notes
1. Widen Latrobe Road, between Highway 50 and White Rock Road to six lanes		X		
2. Widen Green Valley Road, between Salmon Falls Road and Bass Lake Road to 4 lanes		X		
3. Widen El Dorado Hills Blvd., between Harvard Way and Highway 50	X			
A. Widen to four lanes between Harvard Way and Lassen Drive			X	Portion from Lassen to Park waived for Mansour Co.
B. Widen to six lanes between Lassen Drive and Highway 50	X			
4. Complete Green Valley Road/Francisco Drive Intersection	X			
5. Improve El Dorado Hills Blvd./Harvard Way Intersection.	X			
6. El Dorado Hills Blvd./Highway 50 Interchange			X	County Project in design
7. Intersection Signalizations on El Dorado Hills Blvd.				
A. Harvard Way	X			
B. Lassen Drive	X			
C. Park Drive	X			
8. Widen Highway 50 to six lanes		X		
9. Upgrade White Rock Road from Latrobe Road to Silva Valley Parkway.		X		Construction scheduled summer 2003
10. Widen Green Valley Road (Salmon Falls Road to Sac. County Line) to four lanes		X		Currently under construction, phased over three years.
11. Area Wide Traffic Improvements				
A. Construct the Silva Valley Interchange		X		Triggers not met
B. Develop a Transportation Management Ordinance.		X		County Responsibility
C. Establish a Joint Powers Authority to address area wide traffic issues	X			
D. Update the El Dorado Hills Traffic Impact Fee	X			

IV. AIR QUALITY

(1) Non-attainment of Air Quality Standards for the Sacramento Air Basin

Mitigation Measure/Status:

Mitigation Measure/Status:	Complete	Partially Complete	Still Pending	Notes
1. Develop a Transportation Management Ordinance		X		County Responsibility
2. Commercial areas should be directly accessible by public transportation pedestrians and bicyclists		X		Commercial Development far from complete.
(2) Reduction in air quality due to airborne dust from construction	X			Ongoing
Mitigation Measure/Status:				
Implement dust control measures as an element of the improvement plan approval process				

V. NOISE

(1) Noise impacts generated by traffic on area roads.

Mitigation Measure/Status:

Mitigation Measure/Status:	Complete	Partially Complete	Still Pending	Notes
Prepare a noise study and implement its recommendations for residential development along Highway 50 and major roads with an expected Average Daily Traffic use of 13,000 cars or more.		X		Occurs as subdivision design is completed.
(2) Commercial Center noise impacts				
Mitigation Measure/Status				
At the time of development of the Village J Commercial Center prepare a noise study and implement its recommendations for layout of the shopping center			X	Center not designed to date.
(3) Construction Noise				
Mitigation Measure/Status:				
Limit hours of construction in residential areas to 7 a.m. to 7 p.m. Monday through Friday		X		Construction is ongoing.

Level of Implementation
 Complete Partially Still Pending
 Complete Partially Still Pending

	Complete	Partially	Still	Pending	Notes
VI. GEOLOGY, SEISMICITY, AND SOILS (1) Erosion and siltation impacts due to runoff from exposed construction sites Mitigation Measure/Status <u>Comply with the recommendations of the Resource Conservation District</u>		X			Construction is ongoing
(2) Shrink/Swell characteristics of expansive soils may cause foundation problems. Mitigation Measure/Status <u>Require geotechnical soils evaluation where expansive soils are encountered.</u>	X				
(3) Effects of Springs and Wet areas on road and building stability. Mitigation Measure/Status <u>Require geotechnical soils evaluation where springs and wet areas occur.</u>		X			Construction is ongoing

Level of Implementation
 Complete Partially Still Pending
 Complete Partially Still Pending

	Complete	Partially	Still	Pending	Notes
VII. HYDROLOGY AND WATER QUALITY (1) Peak Flow Discharge will increase by 16 percent. Mitigation Measure/Status: 1. Prepare and implement an overall drainage study to be approved by the Department of Transportation 2. Review each subdivision's conformity with the overall plan.	X				Design is ongoing.
(2) Reduced water quality due to the application of fertilizers, pesticides and herbicides on the golf course and open space areas. Mitigation Measure/Status: <u>Avoid long term water quality impacts by careful Management of chemical applications and use of native vegetation wherever feasible. Comply with Regional Water Quality Control Board regulations.</u>		X			Ongoing
(3) Increased erosion and siltation with a resultant decline in water quality 2. Establish a water quality monitoring program with emphasis on turbidity	X				NPDES permit.

VIII. VEGETATION, WILDLIFE AND AQUATIC RESOURCES		
(1) Various activities within the open space areas could prevent or seriously hamper natural regeneration. Mitigation Measure/Status	Coordinate fire suppression and ornamental landscape activities with Open Space Management to avoid impacts upon natural regeneration	X Development and implementation ongoing
(2) Wildlife may be harmed by domestic pets and motor vehicles. Mitigation Measure/Status	Include within the CC&Re enforcement of leash laws and prohibition of motor vehicles within open space areas.	X
(3) Wildlife could be adversely impacted by rodent control programs within both golf course and residential open space areas Mitigation Measure/Status	Avoid use of poisons for rodent control	X
(4) Fencing can impede movement of wildlife. Mitigation Measure/Status	Minimize fencing to permit wide ranging movement of wildlife	X
(5) Loss of corridors to expanses of formal turfed areas and homes can impede wildlife movement. Mitigation Measure/Status	Implement a tree/cover revegetation program to provide additional cover within grassland open space areas.	X Lot Notebooks developed as lots are constructed.
(6) Loss of Blue Oak Woodlands Mitigation Measure/Status	Establish limits upon the extent of blue oak tree loss due to site construction.	X Lot Notebooks developed as lots are constructed.
(7) Loss of 54 percent of Blue Oak Woodlands in the plan area Mitigation Measure/Status	Retain a minimum of 50 percent of the blue oak woodland in relatively contiguous open space through careful design of the golf courses.	X
(8) Loss of 52.8 percent (305 acres) of Live Oak Forest in the plan area. Mitigation Measure/Status	Establish limits upon the extent of live oak tree loss due to site construction. Establish riparian corridors and provide sources of water for wildlife cover and sustenance	X
(9) Loss of creek side habitats and removal of stream side vegetation. Mitigation Measure/Status	9. Re-establish native vegetation in stream bed construction areas 10. Provide a 50 foot building prohibition on either side of intermittent streams 11. Provide riparian vegetation along the perimeter of retention ponds and along watercourses. 12. Establish a 100 foot building prohibition on either side of Carson Creek.	X Done as impacts occur X Done as impacts occur
(10) Loss of Freshwater Marshes. Mitigation Measure/Status	13. Encourage the development of riparian and marsh vegetation around retention ponds and create small wet areas on the golf course or open space areas	X
(11) Increased erosion, sedimentation, and short term water quality impacts. Mitigation Measure/Status	See Hydrology/Water Quality Above	

	Level of Implementation			Notes
	Complete	Partially Complete	Still Pending	
IX. CULTURAL RESOURCES (1) Impacts to unknown cultural sites Mitigation Measure/Status: Require as a condition of all map approvals, grading plans that all work stop if cultural resources are uncovered during construction.		X		Ongoing with construction (none encountered to date)
(2) Impacts to cultural sites listed in the Final EIR Mitigation Measure/Status: Require test excavations of sites as a condition of all tentative maps		X		
(3) Impacts to EHD-28 Mitigation Measure/Status: Avoid		X		

	Level of Implementation			Notes
	Complete	Partially Complete	Still Pending	
X. AESTHETIC IMPACTS (1) On site views would be significantly impacted as the result of the change in visual resources Mitigation Measure/Status: Implement the design standards contained in the Specific Plan through project review and CC&Rs.		X		Ongoing with construction (none encountered to date)

	Level of Implementation			Notes
	Complete	Partially Complete	Still Pending	
XI. ENERGY CONSERVATION (1) Increased Energy Use. Mitigation Measure/Status: Design subdivisions to facilitate solar use. Comply with State Title 24 Energy Conservation Standards		X		Ongoing with construction (none encountered to date)



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

<http://co.el-dorado.ca.us/planning>

Phone: (530) 621-5355
Fax: (530) 642-0508

April 24, 2003

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

DA 95-01 – SERRANO DEVELOPMENT AGREEMENT REVIEW (Serrano Associates, Sam Miller): A request for a review of a development agreement between El Dorado Hills Development Company and the County of El Dorado. In accordance with the provisions of Section 65865.2 of the Government Code, a periodic review should occur at least every 12 months "At which time the applicant, or successor in interest thereto, shall be required to demonstrate good faith compliance with the terms of the agreement." The Development Agreement was originally approved on January 3, 1989 and has been reviewed once since approval in 1992. The property is located within the El Dorado Hills Specific Plan area

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Written responses from your agency must be received by the Planning Department no later than May 26, 2003. If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns will not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on June 2, 2003 to take one or more of the following actions; 1) Make an environmental determination, 2) Determine Final project conditions and/or, 3) Confirm the public hearing date. The meeting will be held in the El Dorado County Planning Department Meeting Room 117, at 2850 Fairlane Court, Placerville, CA. Please call this office one week prior to the meeting for your scheduled time. Technical Advisory Committee meetings are for agency discussion only. Interested individuals may obtain information by contacting the Planning Department project planner.

If you have questions or need additional information, please call this office at (530) 621-5355.

EL DORADO COUNTY PLANNING DEPARTMENT
Roger Evans, Project Planner

RDE:cm

cc: Planning Commissioner Lorraine Larsen - Hallock
El Dorado Hills Community Service District
Sheriff's Office, S. Stewart
El Dorado Hills Fire
El Dorado High School District
El Dorado Irrigation District
Transit Authority, M. Jackson
El Dorado Hills Area Plan Advisory Committee
El Dorado County Pioneer Cemeteries


Department of Transportation
Environmental Health, Pearl Irby
Surveyor's Office
Buckeye School District
Supervisor Rusty Dupray
General Services, P. J. Reinhardt
Parks & Grounds, and Trails Advisory Committee
El Dorado Indian Council, Inc
Cultural Resources, Gina Hunter



EL DORADO COUNTY
CULTURAL RESOURCES
PRESERVATION COMMISSION

c/o 2850 Fairlane Court
Placerville, CA 95667
Phone: (530) 621-5355
Fax: (530) 642-0508

<http://co.el-dorado.ca.us/planning/cultural.html>

Date: June 3, 2003
To: Roger Evans, Senior Planner
From: Gina Hunter, Senior Planner 
Subject: Cultural Resources Review for DA95-01

The EIR for the Serrano Development incorporated project mitigation to protect cultural resources at the project site. If these mitigation measures have been implemented as required, no further review would be necessary. Please review to determine that project mitigation has been implemented as required during the development phase of the project.



**El Dorado Hills
Area Planning
Advisory
Committee**
1021 Harvard Way
El Dorado Hills, CA 95762

2003 BOARD

Norb Witt 939-6666
Co-Chairperson
Lee Blachowicz 933-7372
Co-Chairperson
Norm Rowett 933-2211
Vice-Chairperson
Tamara Boeck 933-9487
Secretary/Treasurer

May 19, 2003

Mr. Roger Evens, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Subject: Serrano Development Agreement Review DA 95-01

Dear Mr. Evans:

Thank you for providing APAC the opportunity to comment on this project. The El Dorado Hills APAC met on Wednesday May 14, 2003 and voted 7 YES and 0 NO to concur that Serrano Associates has fully met the requirement for implementation of the obligations contained in the Development Agreement.

The Committee's major concern with this project was the unusual large number of setback variances that the developer has requested during the last year. A project of this size should not be requiring variances from 5 foot side yard setback or 20 foot front yard setback. In the future, we hope the County will not agree to these variances and hold the developer to the County standards.

Sincerely,

Lee Blachowicz, Co-Chairman

Cc: Supervisor Rusty Dupray
Supervisor Helen Baumann
APAC Read File

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**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION**

INTEROFFICE MEMORANDUM



Date: June 16, 2003
To: Roger Evans, Project Planner
From: Orvin C. Lambert, Supervising Civil Engineer *OL*
Subject: **El Dorado Hills Annual Report
Staff Review Comments**

The subject Annual Report, submitted by Serrano Associates, has been reviewed, and our most significant comment is the following:

- **Please revise the annual report to reflect the various triggers that have been met as identified in the "Triggers Study" dated April 4, 2003 that was performed by Grant Johnson of PRISM Engineering, the County's consultant. A copy of said study is included herewith.**

The primary improvements identified where the triggers have been met include:

- **Traffic signal at Silva Valley Parkway at Harvard**
- **Traffic signal at Silva Valley Parkway at Serrano Blvd.**
- **Silva Valley Parkway extension from node 3d to node 6a in the Specific Plan**

The secondary improvements identified where the triggers have been met include:

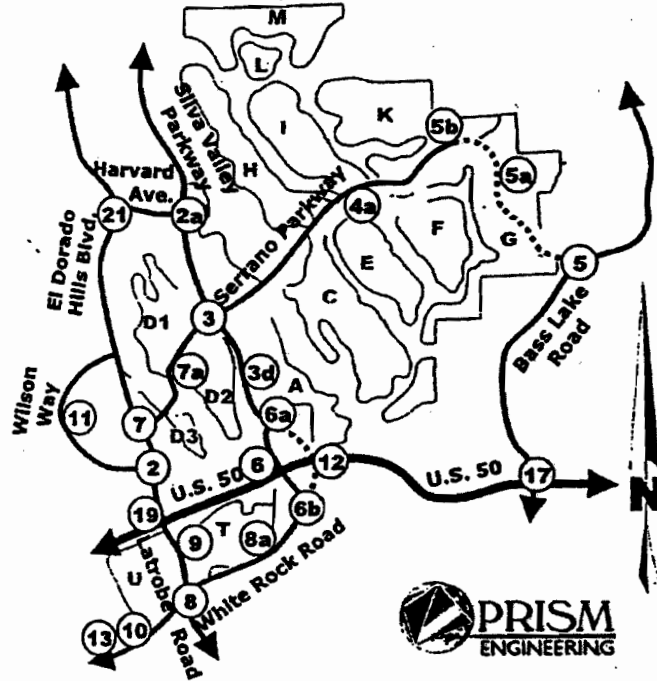
- **Silva Valley Parkway extension from node 6a to node 6**
- **Silva Valley Parkway extension from node 6 to node 6b.**
- **White Rock Road from node 6b to node 8a**
- **White Rock Road from node 8a to node 8**



PRISM
ENGINEERING

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**Final
Traffic Study
For
Road
Improvement
Triggers Status
For The
El Dorado Hills
Specific Plan**



Prepared for El Dorado County DOT
by PRISM Engineering, Grant P. Johnson, PTOE, PE



Professional Traffic Operations Engineer
(P.T.O.E.) in USA
Certificate No. PTOE0063
received May 1999



Professional Engineer in California
Traffic Engineer (T.E.)
Certificate No. TR001453

April 4, 2003



Executive Summary

Several triggers defined in the El Dorado Hills Specific Plan for various road improvements have already been met, but not yet constructed or installed. Two intersections need signalization, and several roadway segments need to be constructed or improved.

In Table E-1 which follows, a summary of the locations and improvements that have been identified as deficient (in need of installation) are presented. Additional details for these improvements are provided in the body of the report. Figure E-1 shows the locations of these improvements.

**Table E-1
Triggered Primary Improvements Not Yet Constructed / Installed**

Roadway	Location	Length	Description	Trigger	Trigger Met?
Silva Valley at Harvard	2a	N/A	Signalize	Start of Villages B & D-1	YES
Silva Valley at Serrano	3	N/A	Signalize	After 75% of Village B	YES
Silva Valley Parkway	3d to 6a	2400	0 to 2 lanes	South 300 units of A or LOS C at 7	YES

Source: PRISM Engineering and El Dorado Hills Specific Plan

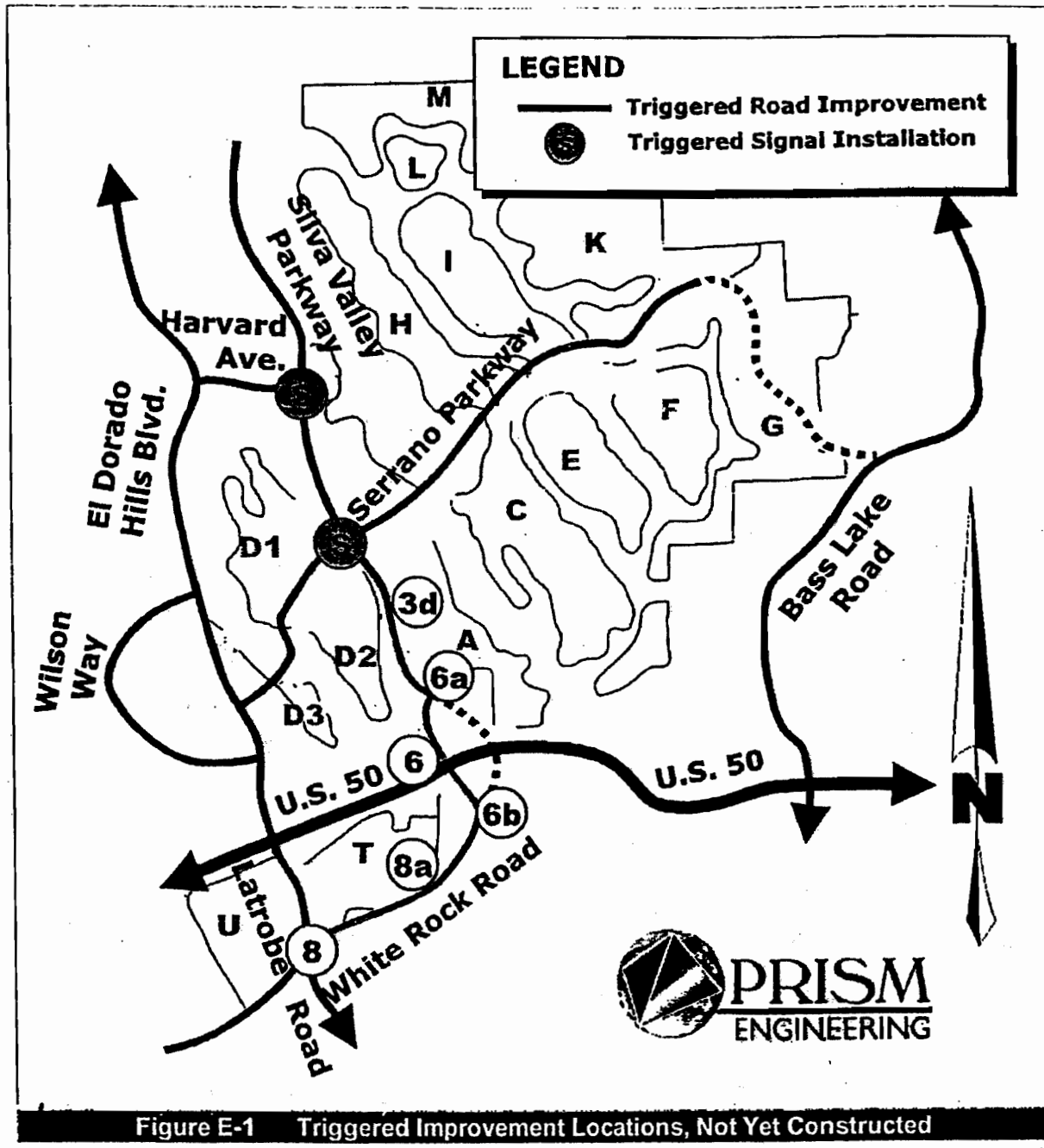
**Table E-2
Triggered Secondary Improvements Not Yet Constructed / Installed**

Roadway	Location	Length	Description	Trigger	Trigger Met?
Silva Valley Parkway	6a to 6	1000	0 to 2 lanes	South 300 units of A or LOS C at 7	YES
Silva Valley Parkway	6 to 6b	1400	Upgrade 2 lanes	South 300 units of A or LOS C at 7	YES
White Rock Road	6b to 8a		Upgrade 2 lanes	South 300 units of A or LOS C at 7	YES
White Rock Road	8a to 8		Upgrade 2 lanes	Develop Village T or with 6b to 8a	YES

Source: PRISM Engineering and El Dorado Hills Specific Plan

The specific locations defined in Tables E-1 and E-2 are shown on Figure E-1.



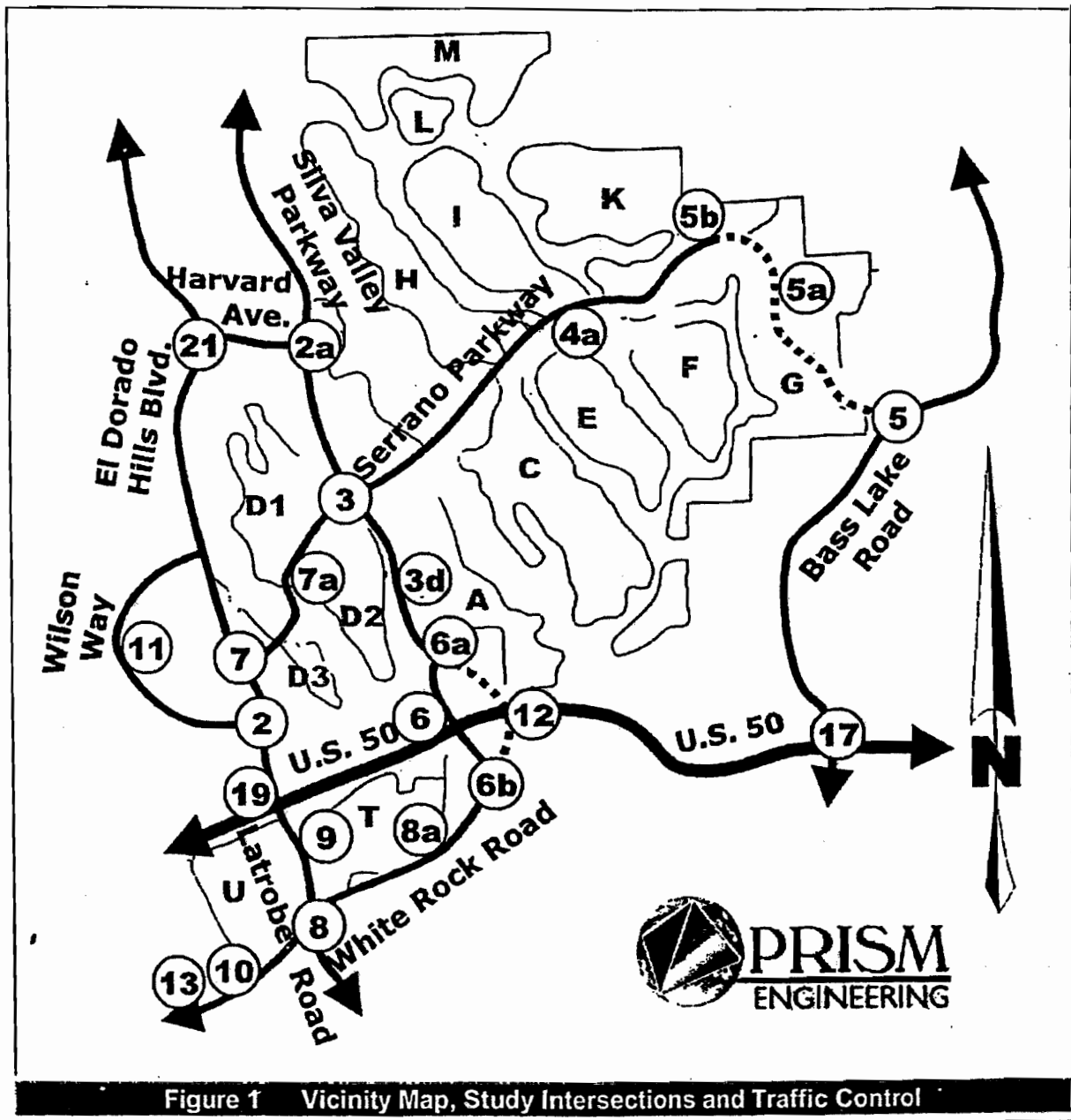


All roadways shown in green are "triggered" for improvements as defined in tables E-1 and E-2. Two intersections (shown in green) are triggered for a signal installation as per the EDHSP Appendices F and G.



Introduction

In the El Dorado Hills Specific Plan (EDHSP), there are certain road improvements that were defined as needing to be constructed / installed once certain "triggers" were met. Road segments and intersections for the EDHSP were numbered and defined as depicted in Figure 1 below.



The triggers ranged from traffic volumes and corresponding levels of service to the number of units developed in specific areas of the specific plan.

The purpose of this study is to define what triggers have already been met which have not yet been constructed or installed. In addition, the locations/street segments in which improvements have already been implemented will be defined and shown in a table. Also, road improvements that have yet to be triggered at a future date will be identified.

This report documents new traffic counts taken at three key intersections within the specific plan area, namely:

- El Dorado Hills Blvd. and Serrano Parkway
- Serrano Parkway and Silva Valley Parkway
- Silva Valley Parkway and Harvard Avenue

The EDHSP document and related materials were studied as a part of this work effort to glean all information relating to road improvement triggers, timing, and Implementation.



New Traffic Count Data

PRISM Engineering conducted new am peak hour and pm peak hour turning movement counts at the following intersections for a time period of two hours each:

1. El Dorado Hills Blvd and Serrano
2. Silva Valley Parkway and Serrano
3. Silva Valley Parkway and Harvard

A summary of the detailed traffic count data is contained in the appendix. The peak hour summary turning movement volumes for each intersection are illustrated in Figure 1A for the am peak hour, and Figure 1B for the pm peak hour.

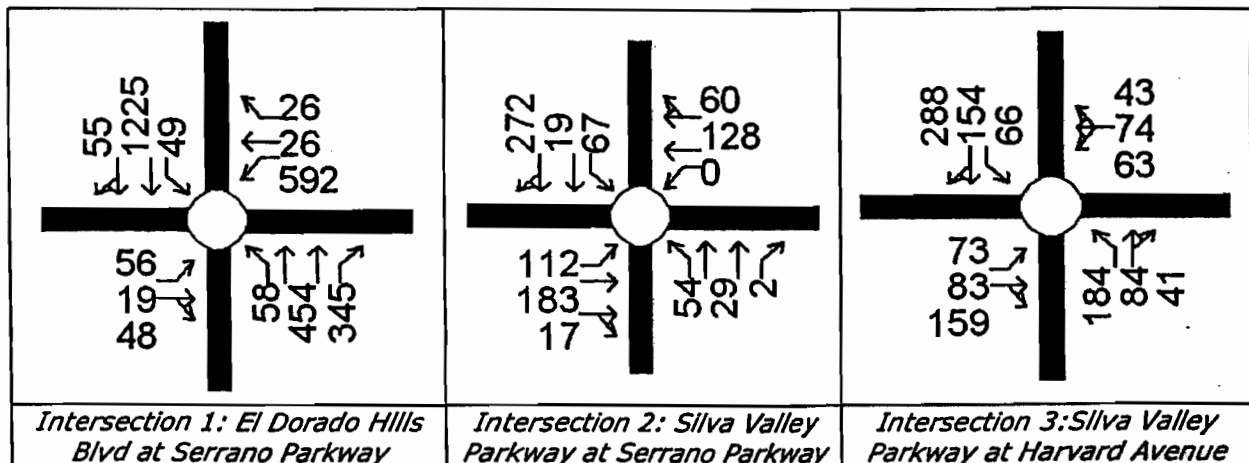


Figure 1A AM Peak Hour Turn Volumes, Year 2002

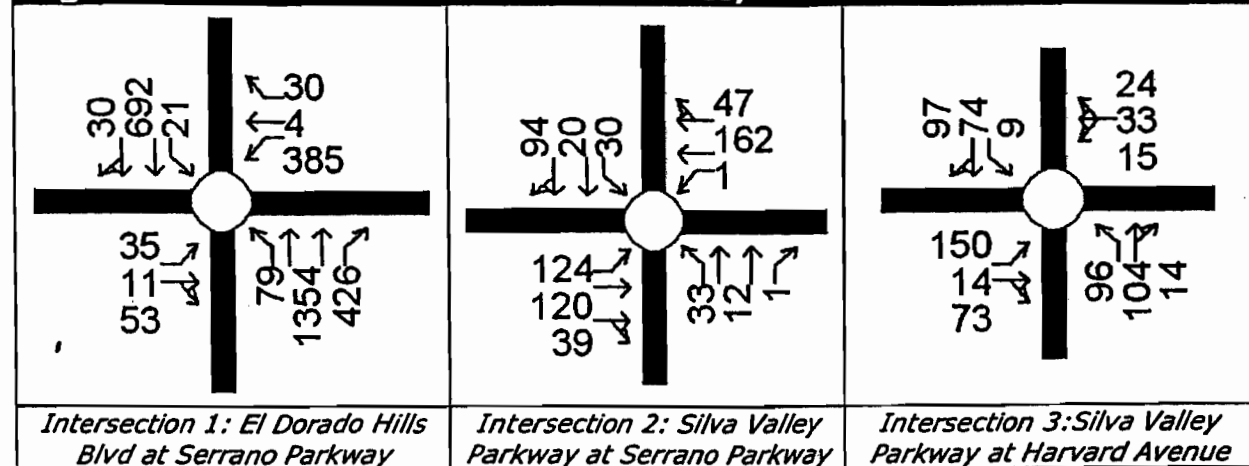


Figure 1B PM Peak Hour Turn Volumes, Year 2002

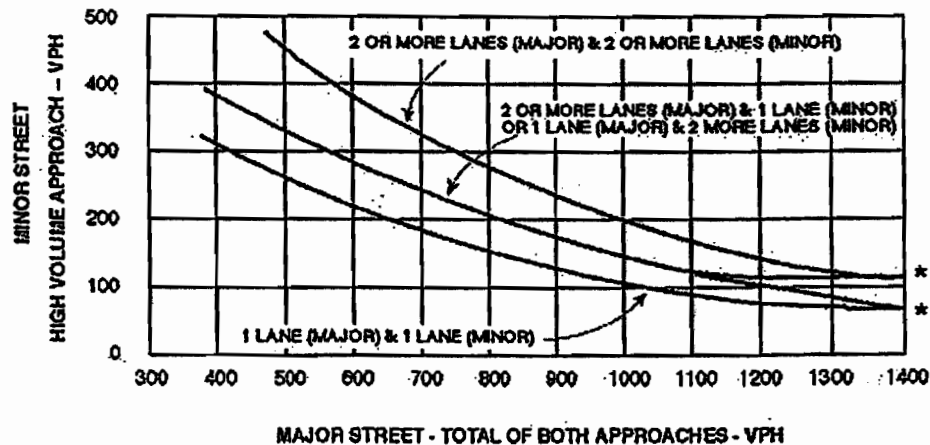


Signal Warrant Analysis for Existing Conditions (Year 2002)

The intersections of Silva Valley Parkway at Serrano Parkway and Harvard Avenue are currently unsignalized and have stop sign traffic control. The new traffic counts taken at these intersections were examined and utilized in a signal warrant analysis based on Caltrans Warrant #9, the Four Hour Volume Warrant.

By definition, the Four Hour Volume Warrant is satisfied, when for each of any four hours of an average day, the plotted points on Caltrans Figure 9-6 below, representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher volume minor street approach (one direction only) all fall above the curve for the existing combination of approach lanes.

Figure 9-6
FOUR HOUR VOLUME WARRANT
(Urban Areas)



* NOTE:
115 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACH WITH TWO OR MORE LANES AND 80 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

The traffic volume data for the recently completed two hour am peak hour counts and the two hour pm peak hour counts were combined to get the total four hour volumes. The reason that the four hour volume



warrants were used is because of the readily available data from the peak hour turning movement counts.

The Caltrans Signal Warrants #1 and # 2 for Minimum Vehicular Volume and Interruption of Continuous Traffic have much lower thresholds for minor street approach volumes, and could possibly be satisfied. However, the major street approach totals must be at least 600 and 900 vehicles per hour (vph) for the eight highest hour for warrants # 1 and #2, respectively. This means that off-peak traffic for the main street approaches must be at least 600 or 900 vph depending on the warrant.

Based on an estimate of 8th highest hourly volumes projected from the am and pm peak hour traffic count data, it appears that a signal would not be warranted at either the Silva Valley Parkway / Serrano Parkway intersection, or the Silva Valley Parkway / Harvard Avenue intersection, because the major street approach volume totals are less than 400 vehicles per hour, far short of the 600 needed.

Figures 2A, 2B, and 2C illustrate the four hour volume warrants for each of the three study intersections, specifically, El Dorado Hills Blvd and Serrano Parkway, Serrano Parkway at Silva Valley Parkway, and Silva Valley Parkway at Harvard Avenue.

Even though the recent traffic volumes do not warrant signals based on volume (primarily because additional capacity was constructed at each intersection approach: two lane approaches, minimum), the level of service for a stop sign controlled intersection with multiple lane approaches does not work efficiently. The intersections studied are currently optimized for a signal installation with multiple lane approaches, and not optimized for stop sign control (single lane approaches work best with stop sign control).

If signals were installed, the level of service at the Sil Valley intersections would be at LOS C/D or better conditions. All intersections were analyzed to determine what level of service would be possible with a signal installed, and to determine the V/C ratios, etc.



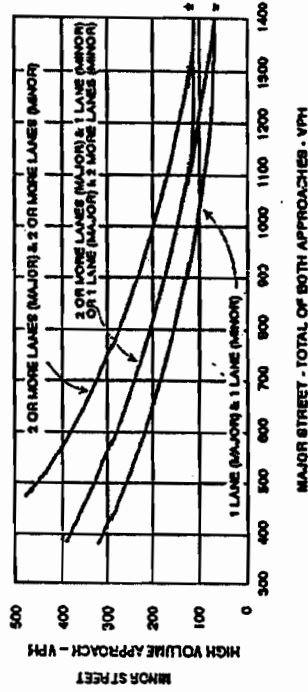
FIGURE 2A: CALTRANS SIGNAL WARRANT #9, FOUR HOUR VOLUME WARRANT

El Dorado Hills Blvd. at Serrano Parkway

Counts taken 11/14/2002

	0700-0800	0800-0900	1600-1700	1700-1800	4th Highest Hour
maj.app.1 (El Dorado)	1329	1117	788	768	
maj.app.2 (El Dorado)	596	819	1882	1878	
total >	1925	1936	2670	2646	1925
min.app.1 (Serrano)	606	639	432	372	372

Figure 9-6
FOUR HOUR VOLUME WARRANT
(Urban Areas)



* NOTE:
115 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACH WITH TWO OR MORE LANES AND 80 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

Signal warranted based on Warrant #9? **YES**
Based on major street volumes greater than 1400, the minor street volume must be greater than 115 vph when it has two or more lanes.

Based on the results summarized in this warrant analysis for existing Year 2002 four highest hour volumes (assumed to be the two peak hour time periods), a signal is warranted at the intersection of El Dorado Hills Blvd. and Serrano Parkway. Since a signal is already installed at this location, no further mitigation to this particular intersection is necessary.



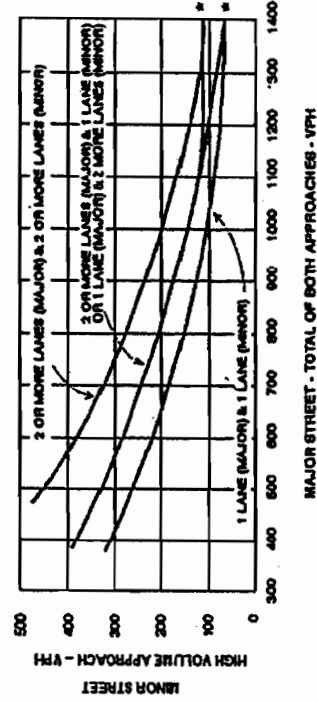
FIGURE 2B: CALTRANS SIGNAL WARRANT #9, FOUR HOUR VOLUME WARRANT

Silva Valley Parkway at Serrano Parkway

Counts taken 11/14/2002

Figure 9-6
FOUR HOUR VOLUME WARRANT
(Urban Areas)

	0700-0800	0800-0900	1600-1700	1700-1800	4th Highest Hour
maj.app.1 (Serrano)	324	243	265	303	
maj.app.2 (Serrano)	187	197	213	171	
total >	511	440	478	474	474
min.app.1 (Silva V.)	329	346	160	142	142



Signal warranted based on Warrant #9? **NO**
 Based on major street volumes of 474,
 the minor street volume must be greater than 475 vph
 when it has two or more lanes.

* NOTE: 1150 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET IN ALL CASES. 1150 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

Based on the results summarized in this warrant analysis for existing Year 2002 four highest hour volumes (assumed to be the two peak hour time periods), a signal is not warranted at the intersection of Silva Valley Parkway and Serrano Parkway based on vehicular volume (the four hour volume warrant). When the sum of the major approaches is 474, using the chart in Caltrans Figure 9-6, the top curve should be used since all approaches are two or more lanes. The corresponding minor street "required" volume in order to warrant a signal would need to be nearly 500 vehicles per hour. The traffic count field data show only a volume of 142 for the fourth highest hour. This is far short of satisfying the signal warrant for vehicular volume.

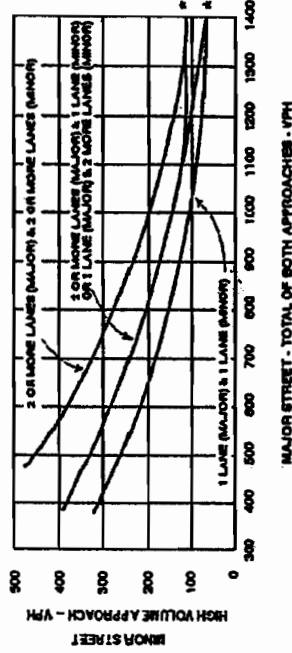
FIGURE 2C: CALTRANS SIGNAL WARRANT #9, FOUR HOUR VOLUME WARRANT

Silva Valley Parkway at Harvard Avenue
 Counts taken 11/14/2002

	0700-0800	0800-0900	1600-1700	1700-1800	4th Highest Hour
maj.app.1 (Silva V.)	518	415	177	180	180
maj.app.2 (Silva V.)	290	272	203	214	214
total >	808	687	380	394	380
min.app.1 (Harvard)	290	262	216	237	216

Signal warranted based on Warrant #9? **NO**
 Based on major street volumes of 380, the minor street volume must be greater than 500 vph when it has two or more lanes.

Figure 9-6
 FOUR HOUR VOLUME WARRANT
 (Urban Areas)



* NOTE: 115 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACH WITH TWO OR MORE LANES AND AS 175 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

Based on the results summarized in this warrant analysis for existing Year 2002 four highest hour volumes (assumed to be the two peak hour time periods), a signal is not warranted at the intersection of Silva Valley Parkway and Harvard Avenue based on vehicular volume (the four hour volume warrant). When the sum of the major approaches is 380, using the chart in Caltrans Figure 9-6, the top curve should be used since all approaches are two or more lanes. The corresponding minor street "required" volume in order to warrant a signal would need to be nearly 500 vehicles per hour. The traffic count field data show only a volume of 216 for the fourth highest hour. This is far short of satisfying the signal warrant for vehicular volume.



Analysis of Traffic Turning Movement Count Data

Using the volumes illustrated in Figures 1A and 1B, a capacity analysis was conducted for each of the three study intersections. Using HCM compatible methodology for calculating levels of service, we analyzed the current Year 2002 state of traffic at each of the three study intersections for both the AM and PM peak hour time periods. Table 2 summarizes the results for the am peak hour time period.

Table 2
AM Peak Hour Year 2002
Intersection Level of Service Summary

Intersection	HCM Average Delay	HCM Volume to Capacity Ratio	HCM LOS based on delay	Intersection Capacity Utilization (ICU)	ICU LOS based on available capacity
El Dorado Hills Blvd. at Serrano Parkway	49.2 seconds	0.92	LOS D	94.5%	LOS E
Serrano Parkway at Silva Valley Parkway	28.2 seconds	0.39	LOS C	33.4%	LOS A
Harvard Avenue at Silva Valley Parkway	41.1 seconds	0.78	LOS D	78.7%	LOS C

Source: PRISM Engineering, HCM 2000 analysis methodology

Based on information summarized in Table 2, the Harvard Avenue / Silva Valley Parkway intersection has am peak hour volumes calculating to a 0.78 Volume to Capacity (V/C) ratio. All V/C ratios exceeding 0.75 (LOS C conditions, generally) are shown gray shaded. The intersection of El Dorado Hills Blvd. and Serrano Parkway has a current am peak V/C ratio of 0.92, and a level of service of LOS D/E. It is already signalized and widened to ultimate capacity. The intersection of Serrano Parkway at Silva Valley Parkway only has a V/C ratio of 0.39 for the same am peak time period. The reason that the V/C ratio calculates much lower than the Harvard Avenue intersection is primarily due to the fact that this intersection has more capacity



(more approach lanes). These intersections were initially built out with at least two through lanes for each approach, which increases capacity and lowers the V/C ratio. They are intersections optimized for a traffic signal installation based on geometry and lane configuration.

**Table 3
PM Peak Hour Year 2002
Intersection Level of Service Summary**

Intersection	HCM Average Delay	HCM Volume to Capacity Ratio	HCM LOS based on delay	Inter-section Capacity Utilization (ICU)	ICU LOS based on available capacity
El Dorado Hills Blvd. at Serrano Parkway	27.8 seconds	0.87	LOS C	83.9%	LOS D
Serrano Parkway at Silva Valley Parkway	28.0 seconds	0.31	LOS C	27.9%	LOS A
Harvard Avenue at Silva Valley Parkway	34.4 seconds	0.44	LOS C	42.2%	LOS A

Source: PRISM Engineering, HCM 2000 analysis methodology

The intersection of El Dorado Hills Blvd. and Serrano Parkway has a current pm peak hour V/C ratio of 0.87, and a level of service of LOS C/D. It is already signalized and widened to ultimate capacity.

During the pm peak hour, the other two intersections, Silva Valley Parkway at the Serrano Parkway and Harvard Avenue intersection are operating at V/C ratios far less than 0.75, but the HCM delay for all intersections calculates to LOS C conditions.



Triggers for Development

Based on Appendix F, Primary Road Improvements, in the El Dorado Hills Specific Plan document, the following Table 4A has been prepared. Improvements shown in blue background rows have already been completed. Improvements shown with green background rows have been triggered and need to be built or installed. The rows with white background indicate triggers that have yet to be met.

Table 4A
Appendix F, Primary Road Improvements

REF	Roadway	Location	Length	Description	Trigger	Trigger Met?
1	Silva Valley Parkway	2a to 3	3500	0 to 2 lanes	Start of Villages B & D-1	YES
1	Silva Valley at Harvard	2a	N/A	Signalize	Start of Villages B & D-1	YES
2	Silva Valley Parkway	3 to 3c	1700	0 to 2 lanes	After 75% of Village B	YES
2	Silva Valley at Serrano	3	N/A	Signalize	After 75% of Village B	YES
3	Serrano Parkway	3 to 7a	2500	0 to 2 lanes	After 75% of D-1 or start of D-2	YES
4	Serrano Parkway	7a to 7	3500	0 to 2 lanes	Start of D-2	YES
5	Silva Valley Parkway	3 to 3d	2200	0 to 2 lanes	North 300 units of A or LOS C at 7	YES
5	Silva Valley Parkway	3d to 6a	2400	0 to 2 lanes	South 300 units of A or LOS C at 7	YES
6	Serrano Parkway	3c to 4b	3825	0 to 2 lanes	Start of Villages H or I	YES
6	Serrano Parkway	4b to 4a	1000	0 to 2 lanes	Start of Villages J or K	YES
7	Serrano Parkway	5 to 5a	4000	0 to 2 lanes	Up to 1500 DU's in Village G, J, F, K	NO
7	Serrano Parkway at Bass Lake	5	N/A	Signalize	Up to 1500 DU's in Village G, J, F, K	NO
8	Serrano Parkway	5a to 5b	2500	0 to 2 lanes	Develop Villages K & F	NO
9	Serrano Parkway	5b to 4a	3000	0 to 2 lanes	Over 1500 DU's in Specific Plan	NO

Source: PRISM Engineering and El Dorado Hills Specific Plan

Based on our findings summarized in Table 4, there are three improvements that have been triggered, and need to be constructed / installed. These primary improvements include the following:



Table 4B
Triggered Primary Improvements Not Yet Constructed / Installed

REF	Roadway	Location	Length	Description	Trigger	Trigger Met?
1	Silva Valley at Harvard	2a	N/A	Signalize	Start of Villages B & D-1	YES
2	Silva Valley at Serrano	3	N/A	Signalize	After 75% of Village B	YES
5	Silva Valley Parkway	3d to 6a	2400	0 to 2 lanes	South 300 units of A or LOS C at 7	YES

Source: PRISM Engineering and El Dorado Hills Specific Plan

The secondary improvements for the El Droad Hills Specific Plan are summarized in Table 5A below.

Table 5A
Appendix G, Secondary Road Improvements

REF	Roadway	Location	Length	Description	Trigger	Trigger Met?
1	Latrobe Road at White Rock Road	8	N/A	Signalize	Develop Village T	YES
2	White Rock Road	8 to 10	2100	Upgrade 2 lanes	Develop Village B	YES
3	Silva Valley Road	2a to 6a	8100	2 to 4 lanes (D)	LOS C (0.75 v/c) or Silva Intchg	NO
4	Serrano Parkway	3a to 5	16125	2 to 4 lanes (U)	LOS C (0.75 v/c)	NO
5	Latrobe Road	8 to 9	2000	2 to 4 lanes (D)	Silva Valley Interchange	NO
5	White Rock Road	8 to 6b	5000	2 to 4 lanes (D)	Silva Valley Interchange	NO
6	Silva Valley Parkway	6a to 6	1000	0 to 2 lanes	South 300 units of A or LOS C at 7	YES
6	Silva Valley Parkway	6 to 6b	1400	Upgrade 2 lanes	South 300 units of A or LOS C at 7	YES
6	White Rock Road	6b to 8a		Upgrade 2 lanes	South 300 units of A or LOS C at 7	YES
7	White Rock Road	8a to 8		Upgrade 2 lanes	Develop Village T or with 6b to 8a	YES

Source: PRISM Engineering and El Dorado Hills Specific Plan

Based on our findings summarized in Table 4, there are three improvements that have been triggered, and need to be constructed / installed. These secondary triggered improvements include the following:



**Table 5B
Triggered Secondary Improvements Not Yet Constructed / Installed**

REF	Roadway	Location	Length	Description	Trigger	Trigger Met?
6	Silva Valley Parkway	6a to 6	1000	0 to 2 lanes	South 300 units of A or LOS C at 7	YES
6	Silva Valley Parkway	6 to 6b	1400	Upgrade 2 lanes	South 300 units of A or LOS C at 7	YES
6	White Rock Road	6b to 8a		Upgrade 2 lanes	South 300 units of A or LOS C at 7	YES
7	White Rock Road	8a to 8		Upgrade 2 lanes	Develop Village T or with 6b to 8a	YES

Source: PRISM Engineering and El Dorado Hills Specific Plan



APPENDIX

**Highway Capacity Manual 2000 Methodology Intersection Capacity
Analyses**

AM Peak Hour

PM Peak Hour



HCM Signalized Intersection Capacity Analysis
 3: Serrano Parkway & El Dorado Hills Blvd.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1<	1>	0	1	1	1	1	2	1	1	2>	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4	4	4	4	4	4	4	4	4	4	4	4
Lane Util. Factor	1	1	1	1	1	1	1	0.95	1	1	0.95	1
Frt	1	0.89	1	1	1	0.85	1	1	0.85	1	0.99	1
Flt Protected	0.95	1	0.95	0.95	1	1	0.95	1	1	0.95	1	1
Satd. Flow (prot)	1770	1664	1770	1863	1583	1583	1770	3539	1583	1770	3516	1770
Flt Permitted	0.95	1	0.95	1	1	1	0.95	1	1	0.95	1	1
Satd. Flow (perm)	1770	1664	1770	1863	1583	1583	1770	3539	1583	1770	3516	1770
Volume (vph)	56	19	48	592	26	26	58	454	345	49	1225	55
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	61	21	52	643	28	28	63	493	375	53	1332	60
Lane Group Flow (vph)	61	73	0	643	28	28	63	493	375	53	1392	0
Turn Type	Prot	Prot	Prot	Prot	Perm	Perm	Prot	Prot	Free	Prot	Prot	Prot
Protected Phases	7	4	3	8	8	8	5	2	6	1	6	6
Permitted Phases	8	6.7	53.1	51.8	51.8	51.8	6	58.6	141.8	7.4	60	60
Actuated Green, G (s)	8	6.7	53.1	51.8	51.8	51.8	6	58.6	141.8	7.4	60	60
Effective Green, g (s)	0.06	0.05	0.37	0.37	0.37	0.37	0.04	0.41	1	0.05	0.42	0.42
Actuated g/C Ratio	4	4	4	4	4	4	4	4	4	4	4	4
Clearance Time (s)	3	3	3	3	3	3	3	3	3	3	3	3
Vehicle Extension (s)	100	79	663	681	578	578	75	1463	1583	92	1488	1488
Lane Grp Cap (vph)	0.03	c0.04	c0.36	0.02	0.02	0.02	c0.04	0.14	c0.24	0.03	c0.40	c0.40
v/s Ratio Prot	0.61	0.92	0.97	0.04	0.05	0.05	0.84	0.34	0.24	0.58	0.94	0.94
v/s Ratio Perm	65.4	67.3	43.6	29	29.1	29.1	67.4	28.4	0	65.7	39.1	39.1
v/c Ratio	1	1	1	1	1	1	1	1	1	1	1	1
Uniform Delay, d1	10.1	75.4	27.2	0	0	0	52.9	0.1	0.4	8.5	11.2	11.2
Progression Factor:	75.5	142.7	70.8	29	29.1	29.1	120.3	28.5	0.4	74.1	50.3	50.3
Incremental Delay, d2	E	F	E	C	C	C	F	C	A	E	D	D
Delay (s)	112.1	112.1	67.4	67.4	67.4	67.4	23.4	23.4	23.4	51.2	51.2	51.2
Level of Service	F	F	E	E	E	E	C	C	A	E	D	D
Approach Delay (s)	F	F	E	E	E	E	C	C	A	E	D	D
Approach LOS	F	F	E	E	E	E	C	C	A	E	D	D
HCM Average Control Delay	49.2	HCM Level of Service	49.2	HCM Level of Service	49.2	HCM Level of Service	49.2	HCM Level of Service	49.2	HCM Level of Service	49.2	HCM Level of Service
HCM Volume to Capacity ratio	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Actuated Cycle Length (s)	141.8	Sum of lost time (s)	141.8	Sum of lost time (s)	141.8	Sum of lost time (s)	141.8	Sum of lost time (s)	141.8	Sum of lost time (s)	141.8	Sum of lost time (s)
Intersection Capacity Utilization	94.50%	ICU Level of Service	94.50%	ICU Level of Service	94.50%	ICU Level of Service	94.50%	ICU Level of Service	94.50%	ICU Level of Service	94.50%	ICU Level of Service



HCM Signalized Intersection Capacity Analysis

6: Serrano Parkway & Silva Valley Parkway

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1<	2>	0	1	2>	0	1	2	1	1	2>	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4	4	4	4	4	4	4	4	4	4	4	4
Lane Util. Factor	1	0.95	1	0.95	0.95	1	0.95	1	0.85	1	0.86	1
Frt	1	0.99	1	0.95	0.95	1	0.95	1	0.85	1	0.86	1
Flt Protected	0.95	1	1	0.95	1	1	0.95	1	1	0.95	1	1
Satd. Flow (prot)	1770	3495	3370	3370	3370	3370	1770	3539	1583	1770	3044	3044
Flt Permitted	0.95	1	1	0.95	1	1	0.95	1	1	0.95	1	1
Satd. Flow (perm)	1770	3495	3370	3370	3370	3370	1770	3539	1583	1770	3044	3044
Volume (vph)	112	183	17	0	128	60	54	29	2	67	19	272
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	122	199	18	0	139	65	59	32	2	73	21	296
Lane Group Flow (vph)	122	217	0	0	204	0	59	32	2	73	317	0
Turn Type	Prot			Prot			Prot		Perm	Prot		
Protected Phases	7	4		3	8		5	2		1		6
Permitted Phases									2			
Actuated Green, G (s)	3.6	11.7		4.1	4.1		1.3	15.3	15.3	2	16	16
Effective Green, g (s)	3.6	11.7		4.1	4.1		1.3	15.3	15.3	2	16	16
Actuated g/C Ratio	0.09	0.29		0.1	0.1		0.03	0.37	0.37	0.05	0.39	0.39
Clearance Time (s)	4	4		4	4		4	4	4	4	4	4
Vehicle Extension (s)	3	3		3	3		3	3	3	3	3	3
Lane Grp Cap (vph)	155	997		337	337		56	1321	591	86	1188	1188
v/s Ratio Prot	c0.07	0.06		c0.06	c0.06		0.03	0.01	0	c0.04	c0.10	c0.10
v/s Ratio Perm									0			
v/c Ratio	0.79	0.22		0.61	0.61		1.05	0.02	0	0.85	0.27	0.27
Uniform Delay, d1	18.3	11.2		17.7	17.7		19.9	8.1	8.1	19.4	8.5	8.5
Progression Factor	1	1		1	1		1	1	1	1	1	1
Incremental Delay, d2	22.6	0.1		3.1	3.1		136.1	0	0	50.3	0.1	0.1
Delay (s)	41	11.3		20.7	20.7		155.9	8.1	8.1	69.6	8.6	8.6
Level of Service	D	B		C	C		F	A	A	E	A	A
Approach Delay (s)	22	22		20.7	20.7		101.9	101.9	101.9	20	20	20
Approach LOS	C	C		C	C		F	F	F	C	C	C
HCM Average Control Delay			28.2	HCM Level of Service					C			
HCM Volume to Capacity ratio			0.39									
Actuated Cycle Length (s)			41	Sum of lost time (s)					12			
Intersection Capacity Utilization			33.40%	ICU Level of Service					A			



HCM Signalized Intersection Capacity Analysis

9: Harvard Avenue & Silva Valley Parkway

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1~	1>	0	0	<1>	0	1	1>	0	1	1>	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4	4	4	4	4	4	4	4	4	4	4	4
Lane Util. Factor	1	1	1	1	1	1	1	1	1	1	1	1
Frt	1	0.9	1	0.97	1	1	0.95	1	0.95	1	0.9	1
Flt Protected	0.95	1	1	0.98	1	1	0.95	1	0.95	1	1	1
Satd. Flow (prot)	1770	1679	1771	1771	1770	1770	1770	1770	1770	1770	1681	1681
Flt Permitted	0.95	1	0.81	0.81	0.92	0.92	0.95	1	0.95	1	1	1
Satd. Flow (perm)	1770	1679	1461	1461	1770	1770	1770	1770	1770	1770	1681	1681
Volume (vph)	73	83	159	63	74	43	184	84	41	66	154	288
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	79	90	173	68	80	47	200	91	45	72	167	313
Lane Group Flow (vph)	79	263	0	0	195	0	200	136	0	72	480	0
Turn Type	Prot			Prot			Prot			Prot		
Protected Phases	7	4	3	3	8		5	2		1	6	
Permitted Phases												
Actuated Green, G (s)	3	23.4			16.4		8.8	23.6		3.3	18.1	
Effective Green, g (s)	3	23.4			16.4		8.8	23.6		3.3	18.1	
Actuated g/C Ratio	0.05	0.38			0.26		0.14	0.38		0.05	0.29	
Clearance Time (s)	4	4			4		4	4		4	4	
Vehicle Extension (s)	3	3			3		3	3		3	3	
Lane Grp Cap (vph)	85	631			385		250	670		94	488	
v/s Ratio Prot	c0.04	0.16			c0.13		c0.11	0.08		0.04	c0.29	
v/s Ratio Perm												
v/c Ratio	0.93	0.42			0.51		0.8	0.2		0.77	0.98	
Uniform Delay, d1	29.5	14.4			19.5		25.9	13		29.1	22	
Progression Factor	1	1			1		1	1		1	1	
Incremental Delay, d2	73.4	0.4			1.1		16.5	0.2		30.4	36.2	
Delay (s)	103	14.8			20.6		42.4	13.2		59.5	58.2	
Level of Service	F	B			C		D	B		E	E	
Approach Delay (s)		35.2			20.6			30.6			58.4	
Approach LOS		D			C			C			E	
HCM Average Control Delay			41.1						D			
HCM Volume to Capacity ratio			0.78									
Actuated Cycle Length (s)			62.3						16			
Intersection Capacity Utilization			78.70%						C			



HCM Signalized Intersection Capacity Analysis

3: Serrano Parkway & El Dorado Hills Blvd.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1	1>	0	1	1	1	1	2	1	1	2>	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4	4	4	4	4	4	4	4	4	4	4	4
Lane Util. Factor	1	1	1	1	1	1	1	0.95	1	1	0.95	1
Frt	1	0.88	1	1	1	0.85	1	1	0.85	1	0.99	1
Flt Protected	0.95	1	1	0.95	1	1	0.95	1	1	0.95	1	1
Satd. Flow (prot)	1770	1631	1770	1863	1583	1583	1770	3539	1583	1770	3517	3517
Flt Permitted	0.95	1	1	0.95	1	1	0.95	1	1	0.95	1	1
Satd. Flow (perm)	1770	1631	1770	1863	1583	1583	1770	3539	1583	1770	3517	3517
Volume (vph)	35	11	53	385	4	30	79	1354	426	21	692	30
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	38	12	58	418	4	33	86	1472	463	23	752	33
Lane Group Flow (vph)	38	70	0	418	4	33	86	1472	463	23	785	0
Turn Type	Prot			Prot	Perm	Perm	Prot	Prot	Free	Prot	Prot	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases						8			Free			
Actuated Green, G (s)	9	7.3		23.2	21.5	21.5	7.2	41.4	89.4	1.5	35.7	
Effective Green, g (s)	9	7.3		23.2	21.5	21.5	7.2	41.4	89.4	1.5	35.7	
Actuated g/C Ratio	0.1	0.08		0.26	0.24	0.24	0.08	0.46	1	0.02	0.4	
Clearance Time (s)	4	4		4	4	4	4	4		4	4	
Vehicle Extension (s)	3	3		3	3	3	3	3		3	3	
Lane Grp Cap (vph)	178	133		459	448	381	143	1639	1583	30	1404	
v/s Ratio Prot	0.02	c0.04		c0.24	0		c0.05	c0.42		0.01	0.22	
v/s Ratio Perm						0.02			0.29			
v/c Ratio	0.21	0.53		0.91	0.01	0.09	0.6	0.9	0.29	0.77	0.56	
Uniform Delay, d1	36.9	39.4		32.1	25.8	26.3	39.7	22.1	0	43.8	20.8	
Progression Factor	1	1		1	1	1	1	1	1	1	1	
Incremental Delay, d2	0.6	3.7		22.1	0	0.1	6.9	6.9	0.5	72.7	0.5	
Delay (s)	37.5	43.1		54.2	25.8	26.4	46.7	29	0.5	116.5	21.3	
Level of Service	D	D		D	C	C	D	C	A	F	C	
Approach Delay (s)		41.2			51.9			23.2			24	
Approach LOS		D			D			C			C	
HCM Average Control Delay				27.8		HCM Level of Service			C			
HCM Volume to Capacity ratio				0.87								
Actuated Cycle Length (s)				89.4		Sum of lost time (s)			16			
Intersection Capacity Utilization				83.90%		ICU Level of Service			D			



HCM Signalized Intersection Capacity Analysis
 6: Serrano Parkway & Silva Valley Parkway

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1	2>	0	1	2>	0	1	2	1	1	2>	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4	4	4	4	4	4	4	4	4	4	4	4
Lane Util. Factor	1	0.95	1	0.95	1	0.95	1	0.95	1	1	0.95	1
Flt Protected	1	0.96	1	0.97	1	1	1	1	0.85	1	0.88	1
Satd. Flow (prot)	0.95	1	0.95	1	0.95	1	0.95	1	1	0.95	1	1
Flt Permitted	1770	3410	1770	3420	1770	3420	1770	3539	1583	1770	3103	3103
Satd. Flow (perm)	0.95	1	0.95	1	0.95	1	0.95	1	1	0.95	1	1
Volume (vph)	1770	3410	1770	3420	1770	3420	1770	3539	1583	1770	3103	3103
Peak-hour factor, PHF	124	120	39	1	162	47	33	12	1	30	20	94
Adj. Flow (vph)	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Lane Group Flow (vph)	135	130	42	1	176	51	36	13	1	33	22	102
Turn Type	135	172	0	1	227	0	36	13	1	33	124	0
Protected Phases	Prot			Prot			Prot		Perm	Prot		
Permitted Phases	7	4	3	8	2	5	2	1	6	1	6	6
Actuated Green, G (s)	6.1	14.8	0.7	9.4	14.1	1.5	14.1	14.1	14.1	0.7	13.3	13.3
Effective Green, g (s)	6.1	14.8	0.7	9.4	14.1	1.5	14.1	14.1	14.1	0.7	13.3	13.3
Actuated g/C Ratio	0.13	0.32	0.02	0.2	0.03	0.03	0.3	0.3	0.3	0.02	0.29	0.29
Clearance Time (s)	4	4	4	4	4	4	4	4	4	4	4	4
Vehicle Extension (s)	3	3	3	3	3	3	3	3	3	3	3	3
Lane Grp Cap (vph)	233	1090	27	694	1078	57	1078	482	482	27	891	891
v/s Ratio Prot	c0.08	0.05	0	c0.07	0	c0.02	0	0	0	0.02	c0.04	c0.04
v/s Ratio Perm	0.58	0.16	0.04	0.33	0.63	0.63	0.01	0	0	1.22	0.14	0.14
v/c Ratio	18.9	11.3	22.5	15.8	22.1	22.1	11.2	11.2	11.2	22.8	12.2	12.2
Uniform Delay, d1	1	1	1	1	1	1	1	1	1	1	1	1
Progression Factor	3.5	0.1	0.6	0.3	20.6	20.6	0	0	0	247.9	0.1	0.1
Incremental Delay, d2	22.4	11.4	23	16	42.7	42.7	11.2	11.2	11.2	270.7	12.3	12.3
Delay (s)	C	B	C	B	D	D	B	B	B	F	B	B
Level of Service	C	B	C	B	D	D	B	B	B	F	B	B
Approach Delay (s)	16.2	16.1	16.1	16.1	33.9	33.9	33.9	33.9	33.9	66.6	66.6	66.6
Approach LOS	B	B	B	B	C	C	C	C	C	E	E	E
HCM Average Control Delay	28	HCM Level of Service	28	HCM Level of Service	28	HCM Level of Service	28	HCM Level of Service	28	HCM Level of Service	28	HCM Level of Service
HCM Volume to Capacity ratio	0.31		0.31		0.31		0.31		0.31		0.31	
Actuated Cycle Length (s)	46.3	Sum of lost time (s)	46.3	Sum of lost time (s)	46.3	Sum of lost time (s)	46.3	Sum of lost time (s)	46.3	Sum of lost time (s)	46.3	Sum of lost time (s)
Intersection Capacity Utilization	27.90%	ICU Level of Service	27.90%	ICU Level of Service	27.90%	ICU Level of Service	27.90%	ICU Level of Service	27.90%	ICU Level of Service	27.90%	ICU Level of Service



HCM Signalized Intersection Capacity Analysis

9: Harvard Avenue & Silva Valley Parkway

	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Movement	1<	1>	0	0	<1>	0	1	1>	0	1	1>	0
Lane Configurations	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Ideal Flow (vphpl)	4	4	4	4	4	4	4	4	4	4	4	4
Total Lost time (s)	1	1	1	1	1	1	1	1	1	1	1	1
Lane Util. Factor	1	1	1	1	1	1	1	1	1	1	1	1
Fit	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Fit Protected	1	1	1	1	1	1	1	1	1	1	1	1
Satd. Flow (prot)	1770	1628	1761	1761	1761	1770	1770	1830	1770	1770	1704	1704
Fit Permitted	0.95	1	0.93	0.93	0.93	0.95	0.95	1	0.95	0.95	1	1
Satd. Flow (perm)	1770	1628	1660	1660	1660	1770	1770	1830	1770	1770	1704	1704
Volume (vph)	150	14	73	15	33	24	96	104	14	9	74	97
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	163	15	79	16	36	26	104	113	15	10	80	105
Lane Group Flow (vph)	163	94	0	0	78	0	104	128	0	10	185	0
Turn Type	Prot			Prot			Prot			Prot		
Protected Phases	7	4	3	3	8		5	2		1	6	
Permitted Phases												
Actuated Green, G (s)	5.4	19.6			10.2		4.1	24		0.8	20.7	
Effective Green, g (s)	5.4	19.6			10.2		4.1	24		0.8	20.7	
Actuated g/C Ratio	0.1	0.35			0.18		0.07	0.43		0.01	0.37	
Clearance Time (s)	4	4			4		4	4		4	4	
Vehicle Extension (s)	3	3			3		3	3		3	3	
Lane Grp Cap (vph)	169	566			300		129	779		25	625	
v/s Ratio Prot	c0.09	0.06			c0.05		c0.06	c0.07		0.01	c0.11	
v/s Ratio Perm	0.96	0.17			0.26		0.81	0.16		0.4	0.3	
v/c Ratio	25.4	12.7			19.9		25.8	10		27.6	12.7	
Uniform Delay, d1	1	1			1		1	1		1	1	
Progression Factor	58.3	0.1			0.5		29.5	0.1		10.2	0.3	
Incremental Delay, d2	83.7	12.9			20.3		55.3	10.1		37.7	12.9	
Delay (s)	F	B			C		E	B		D	B	
Level of Service												
Approach Delay (s)	57.8				20.3		30.3			14.2		
Approach LOS	E				C		C			B		
HCM Average Control Delay			34.4						C			
HCM Volume to Capacity ratio			0.44									
Actuated Cycle Length (s)			56.4						20			
Intersection Capacity Utilization			42.20%						A			



2004

**Annual Review
of the El Dorado Hills Specific Plan**



SERRANO

May 28, 2004

Craven Alcott
Planning Director
El Dorado County

Re: Serrano Development Agreement, Annual Report

Dear Craven:

It has now been 15 years since adoption of the ordinance approving the Development Agreement, Financing Plan and Specific Plan. The agreement authorizes you to request and, in turn, we have the obligation to provide an annual report with respect to the "extent of good faith compliance by (the) Developer with the terms of this (Development) Agreement". In anticipation of your request we provide the following attachments and this letter in an effort to provide you with the requisite information to make the determination of good faith compliance with the agreement.

The first exhibit, entitled Status of Implementation of Agreement Obligations, describes in a tabular format, the developer's obligations contained in the agreement and identifies each as either completed, partially completed or pending. The table also indicates the further status of each item indicated as pending.

The second exhibit, entitled Status of Implementation of the Financing Plan, provides detail with respect to the level of completeness of the various obligations contained in that plan.

Finally, I have also provided a tabular accounting of the level of completion of the various mitigation measures contained in the EIR prepared for the project. In the past, this has been the major informational piece included with the annual review. In discussion with one of the planning commissioners late last year I was advised that they would be interested to know the level of mitigation of various mitigation measures and, any peculiar lessons learned over the years of implementation. The commissioners, in public session, expressed apprehension that the failure to present prior year reports (2002 and 2001) directly to commission was a function of Serrano's desire not to do so. That is simply not the case. The efforts we have undertaken to accomplish this award-winning project are a source of great pride on our side and we are hopeful that this year we will be permitted to make a public presentation of our projects accomplishments.

SERRANO ASSOCIATES, LLC

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510
916/939-4060 FAX 916/939-4116

The financing plan is the principal locus of obligations with respect to the timing of various road and circulation improvements. Two major improvements, in particular, have increasing interest on the County's part, and I thought it would be useful to address those directly. They are:

1. The connection of Serrano Parkway with Bass Lake Road
2. The extension and upgrading of White Rock Road to its connection with Silva Valley Parkway on the north side of Highway 50.

With respect to the extension of Serrano Parkway to its connection with Bass Lake Road, we offer the following observations. The road extension has recently been completed to within 1,300 feet of existing Bass Lake Road and approximately 500 feet from the future right of way for relocated Bass Lake Road. The agreement requires extension through to the future Bass Lake Road alignment at such time as 1,500 units occur in a combination of the North and South Upland communities. As of January 5, 2004 there were 1000 homes (nearly 600 more than last year), permitted and/or completed within the Upland Neighborhoods. It is anticipated that the number will continue to experience a similar increase through this calendar year. Improvement plans for the extension and construction of Serrano Parkway and Bass Lake Road were submitted to the County for review in early January of this year. It is hoped that construction on these final links in the west to east connection of the Parkway can be commenced and substantially completed this year. In the meantime, an all weather emergency road connecting Bass Lake Road to Serrano Parkway is already in service for the El Dorado Hills Fire Department.

White Rock Road is an entirely different circumstance. As indicated in our 2002 annual report, the goal was to complete constructing/upgrading the road in calendar year 2003. However, final federal environmental permits were only obtained in January of this year (2004). The project has been designed, bid, the bid awarded and construction has commenced and should be completed by December 1, 2004.

We would request that you find that Serrano Associates has fully met the requirement for good faith implementation of the obligations contained in the Development Agreement.

If you desire further information please let me know at your earliest convenience.

Sincerely,



Sam Miller
Director of Planning

Cc: William R. Parker, Michael J. Cook, Esq.

DEVELOPMENT AGREEMENT OVERVIEW

STATUS OF IMPLEMENTATION OF AGREEMENT OBLIGATIONS

SECTION 3 OF THE DEVELOPMENT AGREEMENT

Paragraph	Heading	Obligation Described	Status of Implementation		Notes
			Complete	Partially Complete / Not Initiated	
3.2	<u>Parks and Open Space</u>	Dedicate to the Community Services District: (a) a ten (10) acre community park (b) a ten acre and an eight acre district park (c) a 1 to two acre park in each neighborhood (d) a 45 acre (+ or -) archery range (e) Public Natural Open Space	X	X X	X X See Status of Mitigation Table See Status of Mitigation Table
3.2.3	<u>Maintenance & Control</u>	Private obligation until dedicated to either CSD or Co.	X		
3.3	<u>School Sites</u>	School sites needed to satisfy State criteria shall be located and reserved as indicated in Specific Plan	X		
3.5	<u>Dedication to County of Right of Way</u>	Must dedicate all rights of way needed to implement the Specific Plan	X		
3.6	<u>Village Green Public Facilities</u>	Must dedicate 4 acres, within the Green, to the County within 10 years of agreement's execution.	X		
3.7	<u>Fire Station Site</u>	Must dedicate at least 1/2 acre site for station in Village J. (Moving to EDH Blvd.)	X		
5.1	<u>Annual Review</u>	On thirty day notice developer shall submit status report to County for annual review of good faith action	X		
6.5	<u>Hold Harmless Agreement</u>	If County sued for matter related to the Agreement, the Developer must defend the County.		X	

FINANCING PLAN OVERVIEW

STATUS OF IMPLEMENTATION OF THE FINANCING PLAN

I. SUMMARY

The Financing Plan proposes (the) means for funding construction of specific basic public improvements required to serve full development of the Specific Plan area, including traffic and circulation, water, sewer, parks, public natural open space, certain village green improvements, landscaped corridors and medians and schools.

The Financing Plan proposes, and the provisions of this Plan are contingent upon, the formation of one or more Community Facilities Districts ("CFD") authorized to issue bonds and levy a special tax for repayment of those bonds pursuant to the Mello Roos Community Facilities Act of 1982...

II. BASIC PUBLIC IMPROVEMENTS

A. Traffic and Circulation

General Requirements

... The traffic and circulation improvements have been divided into four categories consisting of 1. Primary traffic improvements; 2. Secondary traffic improvements; 3. Fee traffic improvements; 4. Silva Valley Interchange. The secondary, fee and Silva Valley Interchange improvements are funded from the transportation fee. The primary road improvements are to be funded from CFD funds.

The primary traffic improvements are:

1. Silva Valley Parkway extending from Appian Way south to the south border of Village A.
2. Serrano Parkway extending from El Dorado Hills Blvd to Bass Lake Road.
3. 6 signals
4. White Rock Road from Latrobe Road to Highway 50.

III. REQUIRED IMPROVEMENTS

Financing Plan Section Reference	Trigger	Done	Partly Done	Future	Notes
IV. A. 4 a Silva Valley Parkway (1) Design four lane section, prior to any (2) Prior to any development:: (a) Dedicate full 120 foot right of way (b) Construct segments as required by Exhibit F. + Harvard to Serrano Parkway + Signalize @ Harvard + Serrano Parkway to Village A entry + Signalize @ Serrano Pkwy + Entry to Village A to Village P (3) Construct segments as set forth in Exhibit G + Connect to White Rock Road in Vill. P	Prior to any development	X			To be installed 2004 by Agreement with DOT
	Prior to any development	X			To be installed 2004 by Agreement with DOT Final 100' under construction
	Start of Villages B & D-1	X			Under Construction
	Start of Villages B & D-1			X	
	North 300 units in Village A	X			
	North 300 units in Village A	X			
	South 300 units in Village A	X			
	South 300 units in Village A		X		
IV. A. 4 b Serrano Parkway (1) Construct Serrano Parkway in segments: + dedicate right of way and design road + build 4 lanes on Serrano Pkwy from Silva Valley Pkwy to Village entry. + build 4 lanes from Bass Lake Road to Village Entry + connect Bass Lake to Silva Valley Pkwy (2) Construct Village Green Drive IV. A. 4 c White Rock Road (1) Construct 1/2 road width fronting Village U (2) Construct 1/2 road width fronting Village T (3) build 4 lanes from Latrobe Rd. to Highway 50	Prior to any development	X			
	Prior to development of C, E, H & I	X			
	Prior to development in Villages in F, G, J and K			X	1,000 homes have been permitted as of 1/01/04 Deleted by P/C 1992
	1,500 units in Uplands Neighborhood			X	
	Concurrent with Development of Village U or directed by DOT			X	Under Construction
	Concurrent with Development of Village T or directed by DOT			X	Under Construction
	At time of Silva Valley I/C or at LOS mid C determined by DOT			X	Trigger is several years away.
IV. A. 4 d Latrobe Road Upgrade to a 4 lane road	Concurrent with construction of the Silva Valley Interchange	X			Trigger is several years away.
IV. A. 4 e Silva Valley Interchange Construct the interchange	LOS C at White Rock Road/H50			X	Trigger is several years away.

REQUIRED IMPROVEMENTS

B. Water	Construct the system		X	Main distribution system complete.
C. Sewer	Construct the system		X	
D. Drainage	Construct the system		X	Partial due to 1/3 of project yet to be built
E. Parks and Public Open Space	(1) Community and District Parks		X	
	(a) 10 Acre park in the Village Green		X	Three acres transferred to S-1 site.
	(b) 8 Acre park adjacent to Oak Meadow School		X	School construction several years away
	(c) 10 Acre park adjacent to Rescue S-1 site		X	
	(2) Neighborhood Parks		X	
	(a) 1-2 acre park in neighborhoods with more than 200 homes.		X	
	(b) 2-4 acre park in neighborhoods with more than 500 homes		X	
	(3) Archery Range		X	
	45 acres adjacent to EDH Blvd.		X	Requires definition of adjoining boundaries.
	(4) Public Open Space		X	Requires definition of adjoining boundaries.
F. Village Green	(1) Dedicate 4 acre government center		X	
	(2) Village Green Park		X	complete
G. Landscape Corridors and Medians			X	
H. Schools	(1) Reserve 2 elementary and 1 middle school sites.		X	
	(2) Fund timely construction of schools via a CFD		X	

MITIGATION MEASURE REVIEW

STATUS OF MITIGATION MEASURE IMPLEMENTATION

Done
 Party
 Future
 Notes

	Done	Party	Future	Notes
I. LAND USE IMPACTS				
(1) Land Use Conflicts Between Village A and the tangent portion of the Tong Ranch Preserve				
Mitigation Measure: Establish a 4 acre minimum parcel size or a park for this area				
Status: The Tentative map for Village A (TM92-1242R) designates the area adjacent to the Tong Ranch as an open space parcel.				X
(2) Densities between residential developments shall blend existing development and zoning into the proposed Village J.				
Mitigation Measure: Require a 1 lot deep 4 acre parcel size buffer adjacent to Green Springs Ranch and between Villages C and J and the Bass Lake Plan Area.				
Status: The tentative map for the Green Springs border provide such a lotting pattern				X
Status: The border area with Tong Ranch is zoned and designated open space				X

		Level of Implementation		
		Done	Partly Done	Future Notes
II. PUBLIC SERVICES				
A. Water				
(1) Development of the Plan Area will generate water demand for 7,100,000 gallons per day.				
Mitigation Measure/Status:				
1. Require use of drought resistant landscaping shall be required in improved common areas.	X			Applies only when potable water used
2. Provision shall be made for use of treated wastewater and stored drainage water for irrigation of the golf courses to the maximum extent feasible.	X			
3. Install water conserving plumbing fixtures required by State Law.	X			
4. Require all water service to be metered.	X			
5. Implement planned improvements to the water treatment plant	X			
6. Implement the improvements included in the Finance Plan.	X			
7. Landscaping in areas adjacent to natural open space shall be fire resistant.	X			Implemented as construction occurs.
8. Native and drought resistant trees and shrubs shall be incorporated into the landscape design of parks where feasible.	X			EIR assumed use of potable water for landscape purposes. Only recycled water is used.
9. EID should develop additional water sources.	X			The Crawford Ditch, Weber Dam, and Gold Hill Intertie are the projects completed to date.
10. EID should develop a water conservation landscape program.	X			
11. EID should develop other water conservation programs.	X			Open ended statement, can never be fully implemented.
B. Wastewater				
(2) Wastewater generation will exceed plant capacity, current plans for expansion are insufficient to handle ultimate treatment demands.				
Mitigation Measure/Status:				
1. Expand plant capacity to meet treatment demands	X			Plant capacity is expanded as growth occurs.
2. Improve the EID ...sewer system through assessment districts and other means.	X			Expansion is funded via connection fees.
3. (Require) a water-sewer service capability report ...accompany preliminary developments in order to assess project feasibility	X			EID adopted policy, not all construction complete.
C. Solid Waste				
(3) Solid Waste generation at buildout would be as much as 32-40% of current (1987) annual intake at the County landfill				
Mitigation Measure/Status: None required				
D. Law Enforcement				
(4) Increased expense for law enforcement				
Mitigation Measure/Status:				
1. Parks shall be designed to allow surveillance by adjoining residents, security services and the Sheriff's Department.	X			Not all parks are constructed
2. The County should increase funding for Sheriff personnel, patrol vehicles, and support equipment.	X			County budget process.

II. PUBLIC SERVICES (CONTINUED)

E. Fire Protection

(5) Increased Demand for Fire Protection Services

Mitigation Measure/Status:

1. Implement the Fire District Ten Year Facility Plan. (6-19)
 X The District updates the plan periodically
2. Utilize a landscape fire buffer between homes and Open Space. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels.
 X
3. Remove or reduce large shrubby plant masses every three to five years to reduce the source of fuel for fires as may be needed. (Specific Plan p. 32)
 X

F. Schools

(7) Increased number of students and demand for facilities.

Mitigation Measures/Status:

1. Reserve school sites for the future in conjunction with the filing of tentative subdivision maps for each Village.
 X
2. Schools will be located within residential villages convenient to students who reside beyond those Villages and shall be located to facilitate access.
 X
3. Schools shall be linked to the pedestrian trails and path system.
 X School site S-3 (Rescue District) has not been built.
4. School sites should be located adjacent to public open space and public parks wherever possible and should provide for joint use of facilities.
 X
5. School District boundaries should be consistent with Village boundaries to prevent a village being divided between school districts.
 X
6. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication.
 X Modification to Village F crosses District lines
 School site S-3 (Rescue District) has not been built.
7. The developer should work with the school district to determine how the schools needed immediately could be financed. Options include Mello Roos special taxes, general obligation bonds, or outright construction with reimbursement.
 X A Mello Roos special tax has been in place since 1992

	Level of Implementation		
	Complete	Partially	Still Notes Complete Pending
II. PUBLIC SERVICES (CONTINUED)			
G. Parks and Recreation			
(8) Increased demand for recreational facilities.			
Mitigation Measure/Status:			
1. Designate 25 acres (3 parks sites) for Community/District parks.	X		
2. Provide funding for Community/District Parks	X		
3. Construct the first Community park prior to construction of the 1,000th home.	X		
4. Provide a one to two acre park in each residential village containing 200 or more dwelling units. Villages containing 500 or more units shall have a second park of equal size or a single park double in size.	X		
5. Require construction of the Neighborhood parks prior to 51% of the homes being built within a given neighborhood.	X		
6. Dedicate the 45 acre Archery Range as feasible following approval of the Specific Plan, zoning, and the effective date of the development agreement.		X	Not accomplished, the parcel is not defined.
7. Dedicate the public open space and prepare an Open Space Management Plan.		X	Open Space Plan completed. Dedication remains open
8. Install trails and provide up to \$275,000 for trail improvements.	X		
9. Public parks will be reserved for public ownership with the filing of tentative subdivision maps for each village.	X		
10. Public parks should be linked to bike and pedestrian paths, if feasible.	X		
11. Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course.	X		
12. Coordinate Park Land Acreage and Facilities with the CSD.	X		Ongoing
13. Parks shall be designed to minimize maintenance requirements.	X		Ongoing
14. Removal of existing trees shall be avoided wherever possible.	X		Ongoing

III. TRANSPORTATION

Road Improvements Required

Mitigation Measure/Status:

1. Widen Latrobe Road, between Highway 50 and White Rock Road to six lanes				X
2. Widen Green Valley Road, between Salmon Falls Road and Bass Lake Road to 4 lanes			X	
3. Widen El Dorado Hills Blvd., between Harvard Way and Highway 50		X		
A. Widen to four lanes between Harvard Way and Lassen Drive				
B. Widen to six lanes between Lassen Drive and Highway 50		X		X Portion from Lassen to Park waived for Mansour Co.
4. Complete Green Valley Road/Franisco Drive Intersection		X		
5. Improve El Dorado Hills Blvd./Harvard Way intersection.		X		
6. El Dorado Hills Blvd./Highway 50 Interchange			X	County Project in design
7. Intersection Signalizations on El Dorado Hills Blvd.		X		
A. Harvard Way		X		
B. Lassen Drive		X		
C. Park Drive		X		
8. Widen Highway 50 to six lanes		X		
9. Upgrade White Rock Road from Latrobe Road to Silva Valley Parkway.			X	Construction scheduled summer 2003
10. Widen Green Valley Road (Salmon Falls Road to Sac. County Line) to four lanes			X	Currently under construction, phased over three years.
11. Area Wide Traffic Improvements				
A. Construct the Silva Valley Interchange			X	Triggers not met
B. Develop a Transportation Management Ordinance.			X	County Responsibility
C. Establish a Joint Powers Authority to address area wide traffic issues		X		
D. Update the El Dorado Hills Traffic Impact Fee		X		

	Level of Implementation		
	Complete	Partially	Still Pending
IV. AIR QUALITY			
(1) Non-attainment of Air Quality Standards for the Sacramento Air Basin			
Mitigation Measure/Status:			
1. Develop a Transportation Management Ordinance	X		X County Responsibility
2. Commercial areas should be directly accessible by public transportation pedestrians and bicyclists		X	Commercial Development far from complete.
(2) Reduction in air quality due to airborne dust from construction			
Mitigation Measure/Status:			
Implement dust control measures as an element of the improvement plan approval process	X		Ongoing

	Level of Implementation		
	Complete	Partially	Still Pending
V. NOISE			
(1) Noise impacts generated by traffic on area roads.			
Mitigation Measure/Status:			
Prepare a noise study and implement its recommendations for residential development along Highway 50 and major roads with an expected Average Daily Traffic use of 13,000 cars or more.	X		Occurs as subdivision design is completed.
(2) Commercial Center noise impacts			
Mitigation Measure/Status:			
At the time of development of the Village J Commercial Center, prepare a noise study and implement its recommendations for layout of the shopping center		X	Center not designed to date.
(3) Construction Noise			
Mitigation Measure/Status:			
Limit hours of construction in residential areas to 7 a.m. to 7 p.m. Monday through Friday	X		Construction is ongoing.

	Level of Implementation		
	Complete	Partially	Still Pending
VI. GEC. SEISMICITY, AND SOILS			
(1) Erosion and siltation impacts due to runoff from exposed construction sites Mitigation Measure/Status: Comply with the recommendations of the Resource Conservation District	X		Construction is ongoing
(2) Shrink/Swell characteristics of expansive soils may cause foundation problems. Mitigation Measure/Status: Require geotechnical soils evaluation where expansive soils are encountered.	X		
(3) Effects of Springs and Wet areas on road and building stability. Mitigation Measure/Status: Require geotechnical soils evaluation where springs and wet areas occur.	X		Construction is ongoing
VII. HYDROLOGY AND WATER QUALITY			
(1) Peak Flow Discharge will increase by 16 percent. Mitigation Measure/Status: 1. Prepare and implement an overall drainage study to be approved by the Department of Transportation 2. Review each subdivision's conformity with the overall plan.	X		Design is ongoing.
(2) Reduced water quality due to the application of fertilizers, pesticides and herbicides on the golf course and open space areas. Mitigation Measures/Status: Avoid long term water quality impacts by careful Management of chemical applications and use of native vegetation wherever feasible. Comply with Regional Water Quality Control Board regulations.	X		Ongoing
(3) Increased erosion and siltation with a resultant decline in water quality 2. Establish a water quality monitoring program with emphasis on turbidity	X		NPDES permit.

		Level of Implementation		
		Complete	Partially	Still Pending
VIII.	VEGETATION, WILDLIFE AND AQUATIC RESOURCES (CONTINUED)			
(8)	Loss of 52.8 percent (305 acres) of Live Oak Forest in the plan area. Mitigation Measure/Status Establish limits upon the extent of live oak tree loss due to site construction. Establish riparian corridors and provide sources of water for wildlife cover and sustenance	X		
(9)	Loss of creek side habitats and removal of stream side vegetation. Mitigation Measure/Status			
	9. Re-establish native vegetation in stream bed construction areas	X		Done as impacts occur
	10. Provide a 50 foot building prohibition on either side of intermittent streams	X		
	11. Provide riparian vegetation along the perimeter of retention ponds and along watercourses.	X		Done as impacts occur
	12. Establish a 100 foot building prohibition on either side of Carson Creek.	X		
(10)	Loss of Freshwater Marshes. Mitigation Measure/Status			
	13. Encourage the development of riparian and marsh vegetation around retention ponds and create small wet areas on the golf course or open space areas	X		
(11)	Increased erosion, sedimentation, and short term water quality impacts. Mitigation Measure/Status See Hydrology/Water Quality Above			

	Level of Implementation			Notes
	Complete	Partially	Still Pending	
X. CULTURAL RESOURCES 1) Impacts to unknown cultural sites Mitigation Measure/Status: Require as a condition of all map approvals, grading plans that all work stop if cultural resources are uncovered during construction.	X			Ongoing with construction (none encountered to date)
2) Impacts to cultural sites listed in the Final EIR Mitigation Measure/Status: Require test excavations of sites as a condition of all tentative maps	X			
3) Impacts to EHD-26 Mitigation Measure/Status: Avoid	X			

	Level of Implementation			Notes
	Complete	Partially	Still Pending	
I. AESTHETIC IMPACTS 1) On site views would be significantly impacted as the result of the change in visual resources Mitigation Measure/Status: Implement the design standards contained in the Specific Plan through project review and CC&Rs.	X			Ongoing with construction (none encountered to date)

	Level of Implementation			Notes
	Complete	Partially	Still Pending	
I. ENERGY CONSERVATION 1) Increased Energy Use. Mitigation Measure/Status: Design subdivisions to facilitate solar use. Comply with State Title 24 Energy Conservation Standards		X		Ongoing with construction (none encountered to date)

2006

Annual Review
of the El Dorado Hills Specific Plan



SERRANO

December 21, 2006

Greg Fuz, Development Services Director
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

**RE: Annual Review of the El Dorado Hills Specific Plan
Development Agreement and Public Improvements Financing Plan**

Dear Greg,

Pursuant Section 5.1 of the aforementioned Development Agreement and in response to the County's request on November 21, 2006, we are providing this letter report on the status of the Landowner's implementation of the obligations outlined in Section 3 of the Development Agreement, "Developer Obligations".

The first exhibit, Exhibit A, describes in a tabular format the Developer's obligations contained in the Development Agreement and identifies each as either completed, partially completed, or not initiated. An additional column provides further commentary where needed.

The second exhibit, Exhibit B, provides detail with respect to the level of completion of the various obligations contained in the Public Improvements Financing Plan.

We have also included three (3) updated copies of our Serrano Exhibit Map to illustrate the progression of development of the community. The color shading shows:

- o Completed lots (brown)
- o Lots under construction (light yellow)
- o Lots with tentative map approval (white with lotting pattern)
- o Large lots with no tentative map approval (white with no lotting pattern)

We would request you find that Serrano Associates has fully met the requirement for good faith implementation of the Development Agreement and Financing Plan.

We look forward to working with you and your staff in the coming years to complete the balance of the plan.

Best Regards,



Kirk Bone

cc:

Andrea Brown - Parker Development Company
Michael J. Cook - Hefner, Stark and Marois

SERRANO ASSOCIATES, LLC

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510
916/939-4060 FAX 916/939-4116

Annual Review of the El Dorado Hills Specific Plan
 Development Agreement - Section 3 ("Developer Obligations")
 SERRANO ASSOCIATES, LLC
 December 21, 2006

EXHIBIT A



Section					
3.1	PUBLIC IMPROVEMENTS FINANCING				See Exhibit B.
3.2	PARKS AND OPEN SPACE				
	▶ Dedicate to the EDH CSD:				
	○ 10 acre community park (Village Green)	X			
	○ 10 acre and 8 acre district parks		X		5.5 acres for Alan Lindsay Park have been dedicated; 12.5 acres to be dedicated with construction of the Vig. J Park. The CSD approved a conceptual plan for the Vig. J Park in October 2006 and design is underway.
	○ 1 to 2 acre park in each neighborhood with 200 or more D.U.s; 2 sites in each neighborhood with 500 or more D.U.s		X		
	○ 45 acre (+ or -) archery range		X		Initiated with the CSD and in process of completion.
	○ Public Natural Open Space			X	Requires definition of adjoining boundaries.
1	Acceptance of Dedication: If CSD rejects park and open space lands, Developer shall offer to dedicate to the County.			X	Offers to the County have not yet been necessary.
2	Reversion Clause: Conveyance of lands shall contain a reversionary clause providing that should the CSD use lands for purposes other than public recreation or open space, the lands shall revert to the County. If County uses lands for any other purpose, then lands shall revert to Developer.			X	
3	Maintenance and Control: Lands shall remain under the control of the Developer until dedicated to the CSD or the County.			X	
4	Restriction on Use of Public Open Space: Instrument conveying public open space shall ensure compatibility of uses of the open space with adjacent residential uses.			X	Public open space has yet to be offered.
5	Park Land Obligation: Provisions of the Specific Plan and Financing Plan shall completely satisfy park land obligations; no additional dedications or in-lieu fees shall be required.			-	No comment necessary.
3.3	SCHOOLS				
	▶ School sites needed to satisfy State criteria shall be located and reserved as indicated in the Specific Plan.			X	Rescue Site S-3 is reserved.

**Annual Review of the El Dorado Hills Specific Plan
Development Agreement - Section 3 ("Developer Obligations")
SERRANO ASSOCIATES, LLC
December 21, 2006**

EXHIBIT A



- | | | |
|---|---|--|
| <p>3.4 COVENANTS, CONDITIONS AND RESTRICTIONS</p> <ul style="list-style-type: none"> ▶ Create master property owners association. | X | |
| <p>3.5 DEDICATION TO COUNTY OF RIGHT OF WAY</p> <ul style="list-style-type: none"> ▶ Dedicate all rights of way needed to implement the Specific Plan. | X | <p>All project roadways have been constructed and dedicated, with exception of the extension of Serrano Parkway through Village J5 to north boundary of the Bass Lake Hills Specific Plan.</p> |
| <p>3.6 VILLAGE GREEN PUBLIC IMPROVEMENTS</p> <ul style="list-style-type: none"> ▶ Dedicate 4 acres, within the Village Green, to the County within 10 years of Agreement's execution. | X | |
| <p>3.7 FIRE STATION SITE</p> <ul style="list-style-type: none"> ▶ Dedicate at least 1/2 acre site for station in Village J. | X | <p>The Fire Department rejected the Village J Site in favor of relocating Station 85 to EDH Blvd. and Wilson Way and constructing Station 86 at Bass Lake Road and Silver Dove Way.</p> |

Section	Headings	Comments
---------	----------	----------

- I **INTRODUCTION**
 This PIFP is an integral part of the implementation of the Specific Plan and is intended to ensure that funding is available for basic public improvements required to serve the development.

- II **SUMMARY OF FINANCING PLAN**
 This PIFP proposes the means for funding construction of improvements such as traffic and circulation, water, sewer, drainage, parks, public natural open space, certain Village Green improvements, landscaped corridors and medians, and schools. The PIFP proposes, and the provisions are contingent upon, the formation of one or more Community Facilities District ("CFD") authorized to issue bonds and levy a special tax for repayment of those bonds pursuant to the Mello Roos Community Facilities Act of 1982.

- III **FUNDING MECHANISMS**
 Two primary financing mechanisms described in this Plan are a Community Facilities District and a Transportation Improvement Fee. In some circumstances, a third funding source could be a direct Developer contribution.

- IV **BASIC PUBLIC IMPROVEMENTS**
 - A. **Traffic and Circulation**
 - 1-3 **General Improvements**
 The traffic and circulation improvements have been divided into four categories consisting of (1) Primary Traffic Improvements, (2) Secondary and Fee Traffic Improvements, (3) Fee Traffic Improvements, and (4) Silva Valley Interchange. The Secondary, Fee, and Silva Valley Interchange Improvements are funded from the transportation fee. The Primary Improvements, consisting of the following, are to be funded from CFD funds:
 - o Silva Valley Parkway extending from Appian Way to southern border of Village A
 - o Serrano Parkway extending from El Dorado Hills Blvd. to Bass Lake Road
 - o Six (6) signals
 - o White Rock Road from Latrobe Road to Highway 50

Funding provided by CFD funds.

Section	Heading	Comments
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4 Timing

► a. Silva Valley Parkway

- (1) Design 4-lane section from western edge of Vlg. P to Green Valley Road.

	X		
Prior to any development	X	Design and construction of 4 lanes is complete from Vlg. P to Harvard Wy; right-of-way has been dedicated for ultimate section from Harvard Wy to Appian Wy.	

(2) From western edge of Vlg. P to Harvard Way:

- a. Dedicate 120' right of way for 4-lane divided section.

	X
Prior to any development	X

b. Construct segments as set forth in Exhibit F of the Specific Plan:

- o Harvard Way to Serrano Parkway

	X
Start of Vigs. B & D-1	X
- o Signal at Harvard

	X
Start of Vigs. B & D-1	X
- o Serrano Parkway to Village A entry

	X
North 300 units in Vlg. A	X
- o Signal at Serrano Parkway

	X
North 300 units in Vlg. A	X
- o Entry to Village A to Village P

	X
North 300 units in Vlg. A	X

(3) As set forth in Exhibit G, connect to White Rock Road in Vlg. P.

	X
South 300 units in Vlg. A	X

Section	Headline Description	Priority	Notes	Comments
(4)	Construct 4-lane parkway from western edge of Vlg. P to Harvard Way.	X	Concurrent with Silva Valley I/C or when Silva Valley Pkwy reaches LOS mid-C	4-lanes constructed from Harvard Wy to Vlg. A entry, County to construct 3rd and 4th lanes from Vlg. A entry to western edge of Vlg. P, no later than Silva Valley I/C per Road Improvement Agreement for White Rock Road, Phase II entered into by the County and Serrano on March 30, 2004.
b. Serrano Parkway				
(1)	From Silva Valley Parkway to Bass Lake Road:			
a.	Dedicate right of way and design road.	X	Prior to any development	
b.	Construct 4 lanes in segments as described in Section C below and Appendix F.	X	Prior to development in Neighborhood 1 or 2	All segments of Serrano Parkway have been constructed, dedicated, and approved by D.O.T.
c.	Build 4 lanes from Bass Lake Road to Silva Valley Parkway.	X	1,500 units in Uplands Neighborhood	Same comment as above.
(2)	Construct Village Green Drive			Deleted by P/C in 1992.
c. White Rock Road				
(1)	Construct 1/2 road width fronting Village U.		Concurrent with development of Vlg. U or directed by DOT.	Unknown
(2)	Construct 1/2 road width fronting Village T.	X	Concurrent with development of Vlg. T or directed by DOT	Not an obligation of Serrano Associates.

Section 1.0 - Public Improvements Financing Plan

Section	Item	At time of Silva Valley I/C or at LOS mid-C determined by DOT	X	Trigger is several years away.
B. Water	(3) Build 4 lanes from Latrobe Road to Silva Valley I/C.		X	Trigger is several years away.
	▶ e. Latrobe Road - from EDH I/C to White Rock Rd. Upgrade to 4-lane road.	Concurrent with Silva Valley I/C.	X	
C. Sewer	▶ f. Silva Valley Interchange County to construct interchange.	LOS mid-C at White Rock Rd./Hwy 50	X	Trigger is several years away, but design is underway.
	Construct the system.	Commensurate with development	X	Main distribution system is complete.
D. Drainage	Construct the system.	Commensurate with development	X	Main distribution system is complete.
	Construct the system.	Construct with primary traffic improvements	X	Partial due to 1/4 of the project to be built.
E. Parks and Public Open Space	(1) Community and District Parks	Prior to 1,000 D.U.s	X	
	o 10 acre park in the Village Green			

Section	Headings/Description	Comments
	<ul style="list-style-type: none"> o 8 acre park adjacent to Oak Meadow School 	<p>With construction of school X</p> <p>5.5 acre Alan Lindsay park is constructed and dedicated; balance of 2.5 acres to be transferred to Vlg. J site per agreement with CSD.</p>
	<ul style="list-style-type: none"> o 10 acre park adjacent to Rescue S-1 site (Vlg. J) 	<p>With construction of school X</p> <p>School construction is several years away. This site will increase to 12.5 acres per agreement with CSD. The CSD approved a conceptual park plan in October 2006 and design is underway.</p>
(2)	Neighborhood Parks	
	<ul style="list-style-type: none"> o 1-2 acre park in neighborhoods with more than 200 D.U.s 	<p>Prior to occupancy of 51% of D.U.s X</p>
	<ul style="list-style-type: none"> o 2-4 acre park in neighborhoods with more than 500 D.U.s 	<p>Prior to occupancy of 51% of D.U.s X</p>
(3)	Archery Range - 45 acres adjacent to EDH Blvd.	<p>As soon as feasible X</p> <p>Required definition of adjoining boundaries. Dedication has been initiated with the CSD and is in process of completion.</p>
(4)	Public Open Space	<p>As formal boundaries are finalized X</p> <p>Requires definition of adjoining boundaries.</p>
F.	Village Green	
	<ul style="list-style-type: none"> o Dedicate 4 acre government center 	<p>Within 10 years of D.A. signing X</p>
	<ul style="list-style-type: none"> o 10 acre community park 	<p>Prior to 1,000 D.U.s X</p>



G. Landscape Corridors and Medians

<p>(1) Reserve 3 elementary and 1 middle school sites.</p>	<p>With adoption of Specific Plan</p>	<p>X</p>	<p>Commensurate with roadway improvements</p>	<p>X</p>	<p>All frontages are complete except Vigs. J3 and J4. J3 will be landscaped with adjoining park improvements and plans for J4 are in plan check with DOT. All installed corridors and medians are being maintained by the master association.</p>
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H. Schools

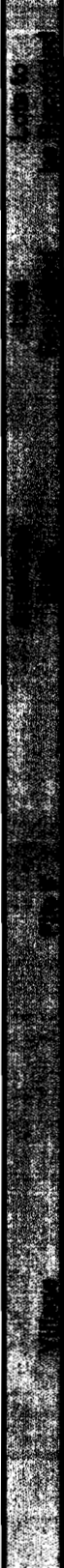
<p>(2) Fund timely construction of schools via a CFD.</p>	<p>By April 30, 1989</p>	<p>X</p>	<p>Achieved with funds from the El Dorado Schools Financing Authority</p>
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Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008

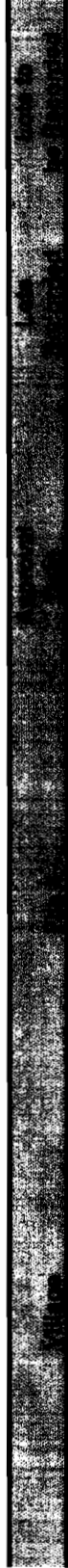
**EXHIBIT D
Chronology of Approved Tentative Subdivision Maps**



1991	1	Large Lot Tentative Map	TM 91-1230	4/30/1991	-
				(Revision approved 11/3/92)	
1992	2	Village H Phases I - IV	TM 91-1239	3/3/1992	150
	3	Villages I and L	TM 92-1251	6/9/1992	59
1994	4	Village B	TM 91-1242R	5/24/1994	196
	5	Village D1	TM 91-1244R	5/24/1994	280
1996	6	Village I, Lots D&E	TM 95-1305	2/27/1996	33
	7	Village D1, Lot A	TM 96-1312	5/7/1996	89
	8	Village H Phases V & VI	TM 91-1239R	7/16/1996	117
1997	9	Villages K3 and K4	TM 97-1327	9/30/1997	148
1998	10	Village I, Lot C	TM 97-1339	2/26/1998	13
	11	Village I, Lot B	TM 98-1344	5/28/1998	10
	12	Village D2	TM 97-1343	7/14/1998	283

Annual Review of the El Dorado Hills Specific Plan
SERRANO ASSOCIATES, LLC
 May 1, 2008

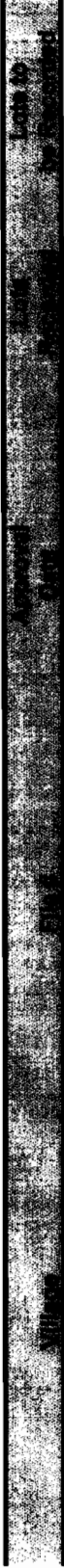
EXHIBIT D
Chronology of Approved Tentative Subdivision Maps



1999					
13	Village A	TM 91-1242R	3/30/1999	299	-
14	Village C1	TM 99-1360	11/23/1999	377	-
2000					
15	Village E1	TM 99-1361	6/22/2000	683	-
16	Village I, Lot A1	TM 00-1366	8/24/2000	1	-
17	Village I, Lots F, G & H	TM 00-1367	10/26/2000	39	-
18	Village I, Lot A2	TM 00-1368	11/9/2000	62	-
19	Village L, Phases 3 and 4	TM 00-1369	12/14/2000	110	-
2001					
20	Village A, Phase 13	TM 00-1370	2/8/2001	23	-
21	Village I, Lot G	TM 00-1373	2/8/2001	1	-
22	Villages J2 and J3	TM 01-1376	7/26/2001	134	-
23	Villages K1 and K2	TM 01-1377	7/26/2001	126	99
24	Villages K5 and K6	TM 01-1378	7/26/2001	98	148
25	Villages F and G	TM 01-1375	12/13/2001	456	-
2002					
26	Village E1, Phase 17	TM 01-1379	1/24/2002	13	-
27	Village M, Phase 1	TM 01-1381	1/24/2002	17	-

Annual Review of the El Dorado Hills Specific Plan
SERRANO ASSOCIATES, LLC
 May 1, 2008

EXHIBIT D
Chronology of Approved Tentative Subdivision Maps



28	2004	Village J4	TM 03-1386	5/13/2004	47	-
29	2006	Villages K1 and K2	TM 01-1377R	1/26/2006	2	14
30		Amendment to Phases 4, 5, and 6				
31		Villages M2 and M3	TM 01-1381R	2/9/2006	0	103
32	2007	Village M, Phase 5	TM 01-1381R	7/12/2007	0	10
33	Processing	Village A, Phase 14	TM 08-1464	TBD	-	57 (1)
34		Village C2	TM 08-1465	TBD	-	50 (1)
35		Village J7	TM 07-1457	TBD	-	71 (1)
36		Village M, Phase 4	TM 05-1393	TBD	-	38 (1)

NOTE: This schedule is not all inclusive; it does not include those certain maps superseded by map revisions and does not include new applications to be submitted to the County in the future.

(1) Lots to be recorded assumes the tentative map has been approved by the County.

3,866 **590**

TOTAL APPROVED AND IN PROCESS **4,456**



1993	1	El Dorado Hills Specific Plan Unit 1 (Large Lot)	-	11/22/1993	H 78
1994	2	El Dorado Hills Specific Plan Unit 2 (Large Lot)	-	2/25/1994	H 81
1995	3	Village I & L El Dorado Hills Unit 1	90	8/24/1995	H 100
	4	Village H El Dorado Hills Unit 2	44	8/24/1995	H 99
	5	Village H El Dorado Hills Unit 1	26	8/24/1995	H 98
	6	Village D El Dorado Hills Unit 1	142	9/7/1995	H 105
	7	Village B Unit 2	43	9/7/1995	H 104
	8	Village B Unit 1	75	9/7/1995	H 103
			420		
1996	9	El Dorado Hills Village H Unit 1, Lot 1	1	2/9/1996	H 111
			1		
1997	10	Village L Unit No. 2	20	6/2/1997	H 128
	11	Village H El Dorado Hills Unit 3	24	6/2/1997	H 129
	12	Serrano El Dorado Hills Lot A Village D1	89	6/16/1997	H 130
	13	Village D Unit 3	16	6/20/1997	H 131
	14	Village B Unit 4	39	7/9/1997	H 133

Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008

EXHIBIT E

Chronology of Recorded Final Subdivision Maps



15	Village B Unit 3	39	7/9/1997	H 132
16	Village D El Dorado Hills Unit 4	55	8/29/1997	H 137

282

1998

17	Serrano Village I - Lots D & E	33	4/17/1998	H 146
18	Village H El Dorado Hills Unit 5	77	10/28/1998	I 16

110

1999

19	Village D2 El Dorado Hills Unit 1 (Large Lot)	-	3/17/1999	I 26
20	Village D1 El Dorado Hills Unit 5	67	5/15/1999	I 35
21	Serrano Manor Homes Phase 1	6	6/18/1999	I 38
22	Serrano Village A Unit 3	71	8/5/1999	I 41
23	Serrano Village A Unit 2	70	8/5/1999	I 40
24	Serrano Village A Unit 4	24	10/15/1999	I 45
25	Serrano Village A Unit 5	38	11/18/1999	I 46
26	Serrano Village A Unit 1	96	11/18/1999	I 47
27	Serrano Unit No. K4	75	12/28/1999	I 53

447

2000

28	Serrano Unit No. K3	73	2/15/2000	I 57
29	Village H Unit 6A	18	4/26/2000	I 61
30	Village H Unit 4	37	6/29/2000	I 70
31	Serrano Village C1 (Large Lot)	-	7/26/2000	I 72
32	Serrano - El Dorado Hills Village D2, Unit No. 2	175	8/28/2000	I 76
33	Serrano - El Dorado Hills Village D2 Unit No. 3	108	9/7/2000	I 77

Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008

EXHIBIT E
Chronology of Recorded Final Subdivision Maps

34	Village H Unit 6B	40	9/20/2000	178
35	Village I Lot C	13	10/26/2000	179
36	Serrano Village E1 (Large Lot)	-	11/16/2000	182
		464		

2001

37	Village I Lot A	1	4/5/2001	194
38	Village I Lot A2 (Amended Final Map recorded 11/6/02, I 141)	62	5/30/2001	196
39	Village C1 - Unit 8	57	8/17/2001	101
40	Village C1 - Unit 3	17	9/27/2001	106
41	Village C1 - Unit 1	38	9/27/2001	105
42	Village I, Lots F, G & H	40	9/27/2001	104
43	Village C1 - Unit 5	42	10/3/2001	110
44	Village C1 - Unit 6	23	10/3/2001	109
45	Village C1 - Unit 7	23	10/3/2001	108
46	Village C1 - Unit 9D	25	10/15/2001	114
47	Village C1 - Unit 9C	25	10/15/2001	113
48	Village C1 - Unit 9B	26	10/15/2001	112
49	Village C1 - Unit 9A	24	10/15/2001	111
50	Village L, Phase 3 & 4	59	12/5/2001	119
51	Village C1 - Unit 4	47	12/7/2001	122
52	Village C1 - Unit 2	30	12/7/2001	121
		539		

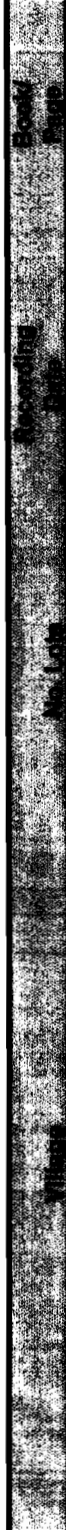
Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

May 1, 2008

EXHIBIT E

Chronology of Recorded Final Subdivision Maps



Year	Map Number	Description	Units	Recorded Date	Map Number	
2002	53	Village E1 - Unit 1	84	3/8/2002	I 129	
	54	Village E1 - Unit 2	94	3/14/2002	I 131	
	55	Village E1 Units 3-11 (Large Lot)	-	3/14/2002	I 130	
	56	Village E1 - Unit 3	80	3/28/2002	I 132	
	57	Village E1 - Unit 7	32	9/12/2002	I 137	
	58	Village E1 - Unit 5	18	9/12/2002	I 136	
	59	Village E1 - Unit 11	34	11/6/2002	I 143	
	60	Village E1 - Unit 10	42	11/6/2002	I 142	
	61	Village E1 - Unit 9	74	12/5/2002	I 148	
	62	Village E1 - Unit 8	24	12/5/2002	I 147	
	63	Village E1 - Unit 6	40	12/5/2002	I 146	
	64	Village E1 - Unit 4	42	12/5/2002	I 145	
				564		
	2003	65	Village E1 - Unit 12	132	4/3/2003	J 3
66		Village F (Large Lot)	-	10/16/2003	J 8	
67		Village F - Unit 8	6	12/4/2003	J 16	
68		Village F - Unit 7	54	12/4/2003	J 15	
69		Village F - Unit 6	42	12/4/2003	J 14	
70		Village F - Unit 5	43	12/4/2003	J 13	
71		Village F - Unit 4	33	12/4/2003	J 12	
72		Village F - Unit 3	46	12/4/2003	J 11	

Annual Review of the El Dorado Hills Specific Plan
SERRANO ASSOCIATES, LLC
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EXHIBIT E
Chronology of Recorded Final Subdivision Maps



73	Village F - Unit 2	12	12/4/2003	J 10
74	Village F - Unit 1	21	12/4/2003	J 9

389

2004

75	Village K1/K2 Unit No. 1	76	3/3/2004	J 19
76	North Uplands Unit No. 1 (Large Lot)	-	3/3/2004	J18
77	Village A - Unit 6	23	4/1/2004	J 21
78	Village G - Unit 8	24	5/6/2004	J 24
79	Village G - Unit 2	25	5/6/2004	J 23
80	Village G (Large Lot)	-	5/6/2004	-
81	Village G - Unit 3	26	7/7/2004	J27
82	Village G - Unit 1	22	7/7/2004	J26
83	Village M, Unit No. 1	17	8/20/2004	J36
84	Village J3B - Unit 1	5	8/20/2004	J35
85	Village K6 - Unit 1	5	8/20/2004	J34
86	Village G - Unit 5	22	9/17/2004	J42
87	Village G - Unit 4	21	9/17/2004	J41
88	Village G - Unit 7	17	12/8/2004	J46
89	Village G - Unit 6	14	12/8/2004	J45

297

2005

90	Village G - Unit 9	8	2/17/2005	J50
91	Village G - Unit 10	20	4/14/2005	J53
92	Village K1/K2 Unit No. 3	20	10/21/05	J62
93	Serrano Manor Homes Phase 2	4	1/18/05	PM 49-29

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EXHIBIT E

Chronology of Recorded Final Subdivision Maps



94	Village J4	47	11/18/05	J63
95	Village J3B Unit 2	57	12/16/05	J65
		156		
2006				
96	Village J3A Unit 1	62	2/17/06	J68
97	Village K5 Unit 2	5	5/18/06	J72
98	Village J3A Unit 2	10	6/16/06	J73
99	Village K5 Unit 1	32	6/23/06	J74
100	Village K5 Unit 3	56	9/15/06	J78
101	Village K1/K2 Unit 2	24	9/15/06	J77
		189		
2007				
102	Village K1 & K2 Unit 6	8	12/13/07	J 102

TOTAL LOTS RECORDED TO DATE

3,866

- see next page for select parcel maps and records of survey -

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EXHIBIT E

Chronology of Recorded Final Subdivision Maps



Select Parcel Maps and Records of Survey (excluding boundary line adjustments)

Village Green - 1 parcel	n/a	6/3/1996	PM 45-127
Village Green - 3 parcels	n/a	11/18/1999	PM 47-40
Village Green - Remaining parcels	n/a	12/27/1999	PM 47-44
Village A School and Park	n/a	7/8/2002	PM 25-102
Village A Park and Remainder	n/a	12/18/2002	PM 48-45
Village D2 Park	n/a	12/31/2002	ROS 25-148
Village C Park	n/a	6/24/2003	PM 48-72
Archery Range	n/a	8/23/2007	ROS 30-63

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EXHIBIT F
Completed Improvements by Village



Village A

1	Phases 1 - 12 Grading Plans
2	Phases 1 & 10 Improvement Plans
3	Phases 2 - 9 Improvement Plans
4	Phases 11 & 12 Improvement Plans

5	Phase 13 Improvement Plans
6	Entry and Wall Improvement Plans
7	Park Landscape Plan

Village B

8	Phase 1 Improvement Plans
9	Phase 2 Improvement Plans
10	Phase 3 Improvement Plans
11	Phase 4 Improvement Plans

12	AD3 Sewer Realignment Plans
13	Entry and Wall Plans
14	Lot A Park Plans

Village C

15	Phases 1-9 Improvement Plans
16	Park Improvement Plans
17	Recycled Water Tank

18	Recycled Water Tank Booster Station
19	Walking Trail Improvement Plans

Village D1

20	Phases 1 - 2 Grading Plans
21	Phases 1 - 2 Improvement Plans

22	Phases 3 - 5 Grading Plans
23	Phase 3 Improvement Plans

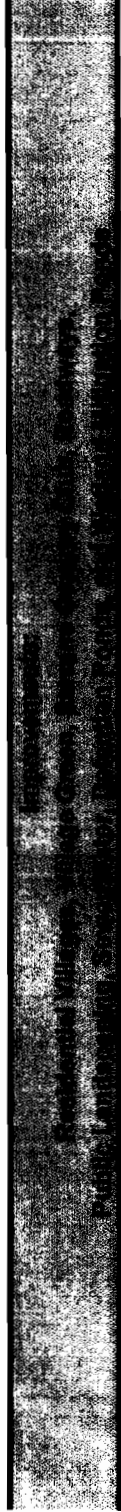
Annual Review of the El Dorado Hills Specific Plan

SERRANO ASSOCIATES, LLC

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EXHIBIT F

Completed Improvements by Village



Village D1 cont'd

24	Phase 4 Improvement Plans
25	Phase 5 Improvement Plans
26	Lot A Improvement Plans
27	Entry and Wall Plans
28	Off Site Water Line Improvement Plans

29	Golden Eagle Landscape Plans
30	Drives A & B Landscape and Irrigation Plans
31	Lots A & B Landscaping
32	Lot B Park and Landscape Plans

Village D2

33	Grading Plans
34	Phase 1 Improvement Plans
35	Phase 2 Improvement Plans

36	Entry and Wall - Landscape Plans
37	Park Plans
38	Slope Landscape Plans

Village E

39	Phases 1A, 1 & 2 Improvement Plans
40	Phases 3-9 Grading Plans
41	Phases 3-9 Improvement Plans
42	Phases 10-14 Grading Plans
43	Phases 10-14 Improvement Plans
44	Phase 15 & 16 Grading Plans

45	Phase 15 & 16 Improvement Plans
46	Entry and Wall Plans
47	Interior Slope Landscape Plans - Archetto Drive
48	Park Landscape Plans
49	Private Entry Landscaping Plans

Annual Review of the El Dorado Hills Specific Plan

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EXHIBIT F
Completed Improvements by Village



Village F

50	Phases 1A through 1F Grading Plans
51	Phases 1A, 1C through 1F Improvement Plans
52	Phase 1B Improvement Plans

53	Entry and Wall Plans
54	Private Entry Landscape Plans

Village G

55	Phases 1-9 Grading Plans
56	Phases 1-9 Improvement Plans

57	Phase 10 Grading/Improvement Plans
58	Entry and Wall Plans

Village H

59	Phase 1 Grading Plans
60	Phase 1 Improvement Plans
61	Phase 2 Grading Plans
62	Phase 2 Improvement Plans
63	Phase 3 Improvement Plans
64	Phase 4 Improvement Plans

65	Phases 3 - 4 Improvement Plans
66	Phases 5 - 6 Grading Plans
67	Phase 5 Improvement Plans
68	Phase 6 - North Uplands Sewer - Private Phase 3
69	Phase 6 Improvement Plans

Villages I and L

70	I & L - Grading Plans
71	I & L - Improvement Plans

72	L - Phase 1 - Unit 2 Improvement Plans
73	L - Phases 3 & 4 Improvement Plans

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**EXHIBIT F
Completed Improvements by Village**



Villages I and L cont'd

74	Lot A Grading Plans
75	Lots D & E Improvement Plans
76	Lots D & E Landscape Plans
77	Lots D & E Slope Landscape Improvement Plans

78	Lots F, G, H Grading/Improvement Plans
79	Court 1 Park Landscape Plans
80	Lot C Improvement Plans
81	L - Sewer Lift Station Landscape Plans

Village J3a and J3b

82	Village J3a - Grading and Improvement Plans
83	Village J3b - Grading and Improvement
84	Village J3a - Wall and Entry Plans

85	Greenview Drive Improvement Plans
86	Village J - Gate House Construction Plans - FWA
87	Village J - Private Entry Landscape Plans

Village J4

88	Grading and Improvement Plans
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89	Wall and Entry Plans
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Village K1 and K2

90	Phase 1 Grading / Improvement Plans
91	Units 2 and 3 Grading / Improvement Plans

92	Phase 6 Grading / Improvement Plans
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Village K3 and K4

93	K3 / K4 - Grading Plans
94	K3 Improvement Plans
95	K4 Improvement Plans
96	Wall and Entry Plans

97	Reclaimed Booster Station
98	Recycled Water Booster Station
99	Perimeter Fencing Plans
100	Private Landscaping Plans

Village K5

101	Phases 1A - 1B Grading Plans
102	Phases 1A - 1B Improvement Plans

103	K5 / J3a - Private Landscape plans
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Village M

104	Phase 1 Grading and Improvement Plans
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Village Green

105	Phase 1 Improvement Plans
106	Building Phase 1 Construction Plans
107	Tenant Improvements - Phase 1
108	Building A Addition
109	Building A Hardscape

110	Public / Private Landscape Plans
111	Accessory Structures
112	Lake Improvement
113	Monument Sign

Annual Review of the El Dorado Hills Specific Plan

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EXHIBIT F

Completed Improvements by Village



Serrano Country Club

114	Golf Course Approved Grading and Drainage Plans
115	Golf Course Grading Permit Plans
116	Golf Course Construction Plans
117	Site Improvement Plans
118	Country Club Building Plans

119	Maintenance Building Construction Plans
120	Maintenance Building Landscape Plans
121	Golf Course Lake Construction Plans
122	Golf Course Pump House Facility Plan
123	Country Club/RFS Landscape Improvement Plans

Roadways

124	Serrano Pkwy - (Village Green Drive West) Imprvmt. Plans
125	Serrano Pkwy - (Village Green Drive East) Imprvmt. Plans
126	Serrano Pkwy - (Village Green Drive) Bridge Plans
127	Serrano Pkwy - Undercrossing Plan
128	Serrano Pkwy - (Greenview Drive) Improvement Plans
129	Serrano Pkwy - Greenview to Village K3/K4 - Imprvmts.
130	Serrano Pkwy - Village G/Greenview to Bass Lake Road
131	Serrano Pkwy - Village K3/K4 to Village G/Greenview Dr.

132	Serrano - Silva - Traffic Signal Improvement Plans
133	Serrano - Silva - Monument Improvement Plans
134	Silva Valley Parkway - Serrano to Entrada - Imprvmts.
135	Silva Valley Pkwy - Entrada to White Rock - Imprvmts.
136	Silva Valley Pkwy - North Improvement Plans
137	Bass Lake Road Improvement Plans
138	White Rock Road Extension and Widening Imprvmt. Plans

Public Landscaping

139	Serrano Pkwy - Irrigation Plans - East / West
140	Serrano Pkwy - Public Landscape Plans
141	Serrano Pkwy - Village C to G Frontage
142	Serrano Pkwy - Village K3 / K4 Frontage

143	Serrano Pkwy - Villages G & J
144	Serrano Pkwy - Village J4 to Bass Lake Road
145	Silva Valley Pkwy - Village A Frontage

Annual Review of the El Dorado Hills Specific Plan

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EXHIBIT F

Completed Improvements by Village



Water and Sewer

146	AD3 18" and 14" Waterline Relocation Plan
147	AD3 Water and Sewer Project
148	Deer Creek Water Reclamation Facilities
149	Gold Hill Intertie
150	North Uplands Sewer - Phase 1
151	North Uplands Sewer - Phase 2 (Phase 5 - Village H)
152	North Uplands Sewer - Phase 3
153	South Upland Sewer 12" Trunk Line

154	South Upland Sewer 15" Trunk Line
155	South Upland Sewer 18" Trunk Line
156	Reclaimed Booster Station - Bass Lake Road
157	Reclaimed Water Delivery Sys.- Hwy 50 to Bass Lake Rd.
158	Reclaimed Water Deer Creek/Mother Lode Interceptor
159	Reclaimed Water Line 18" Silva Valley Road
160	Reclaimed Water Tank - Bridlewood

Detention Ponds

161	Detention Pond - A-4
162	Detention Ponds N-1 Improvement Plans

163	Detention Ponds N-1 Wetland Improvement Plans
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Wetland Mitigation Ponds

164	Wetland Mitigation Plans - Silva Valley Parkway
165	Wetlands and Detention Plans - Silva Valley Parkway Grading Phase 2

166	Wetlands and Detention Plans - Silva Valley Parkway Detention Ponds 1 & 2
167	Wetland Mitigation Plans - Village E