

Section	Description of Obligation	Serrano Matrix Response to Annual DA Review with County Verification				Developer Comments	County Verification for Consistency and Response
		Complete	Partially Complete	Not Initiated	Future		
3.1	Public Improvement Financing Plan (PIFP)						
	A. Traffic and Circulation						
	1. Primary Traffic Improvements					Improvements funded by CFD: Silva Valley from Appian Way to border of Village A, Serrano Parkway from EDH Blvd to Bass Lake Road, White Rock Road and Latrobe Road to Hwy 50	Substantially consistent; Three of the six traffic signals have been constructed at the following intersections: Harvard and Silva Valley, Silva Valley and Serrano Parkway, and El Dorado Hills Blvd and Serrano Parkway. According to DOT, previous approved changes to the Circulation Plan within the EDHSP have modified the warrant for the remaining traffic signals.
	2. Secondary and Fee Traffic Improvements					Same as Above	Same as Above
	3. Silva Valley Interchange						No response needed
	4. Timing						No response needed
	a. Silva Valley Parkway						No response needed
	a. 1. Silva Valley Parkway-design		x			Design and construction of 4 lanes completed from Vig. P to Harvard Way; ROW has been dedicated	Consistent
	a. 2. From western edge of Vig P to Harvard Way:		x				Consistent
	a. 2.a. Dedicate 120' ROW for 4-lane divided section		x				Consistent
a. 2.b. Construct segments as set forth in Exhibit F of EDHSP						Consistent	

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	- Harvard Way to Serrano Parkway	start of Vigs. B and D-1	x					Consistent
	- Signal at Harvard	start of Vigs. B and D-1	x					Consistent
	- Serrano Parkway to Village A Entry	North of 300 units in Village A	x					Consistent
	-Signal at Serrano Parkway	North of 300 units in Village A	x					Consistent
	-Entry to Village A to Village P	North of 300 units in Village A	x					Consistent
	a.3. Connect to White Rock Road in Village P (see Exhibit G of EDHSP)	South 300 units in vlg A	x					Consistent
	a.4. Construct 4-lane parkway from western of Vlg. P to Harvard Way	Concurrent with Silva Valley IC or when Silva Valley Pkwy reaches to mid-C LOS	x				Four lanes contracted from Harvard Way to Vlg A; County to construct 3rd and 4th lanes from Vlg A to western edge of Vlg.P no later than Silva Valley IC per Road Improvement Agreement for White Rock Road, Phase 2 (entered with County on 3/30/2004)	Consistent
	b. Serrano Parkway							
	b.1. Silva Valley Parkway to Bass Lake Road:							
	b.1.a. dedicate ROW and design road	Prior to Any Devt.	x					Consistent
	b.1.b construct 4-lanes in segments as described in Section C below and Appendix F	Prior to dev't in Neighborhood 1 or 2	x				All segments of Serrano Parkway have been constructed, dedicated, and approved by EDC DOT	Consistent

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	b.1.c. build 4 lanes from Bass Lake Road to Silva Valley Parkway	1,500 units in Uplands Neighborhood	x				same as above	Consistent
	b.2 Construct Village Green Drive c. White Rock Road						Deleted by PC in 1992	Substantially consistent. The original configuration of Village Green Drive was modified by the Planning Commission in 1992 as part of various EDHSP plan changes.
	c.1 Construct 1/2 roadwidth fronting Vlg. U	Concurrent with development of Vlg U or directed by DOT					Not obligation by Serrano	This obligation has been completed
	c.2 Construct 1/2 road width fronting Village T	Concurrent with development of Vlg U or directed by DOT	x				Not obligation by Serrano-? Completed by who?	This obligation has been completed
	c.3 Construct 4 lanes from Latrobe Road to Silva Valley IC	At Time of Silva Valley IC or at LOS mid-C determined by DOT				x	Trigger not yet reached	Consistent. DOT has studied White Rock Road and confirmed that the trigger has not been reached
	d. Latrobe Road- from EDH Interchange to White Rock Road, upgrade to 4-lane concurrent with construction of Silva Valley Interchange	Concurrent with Silva Valley IC	x				Not obligation by Serrano	Consistent
	e. Silva Valley Interchange- county to construct IC	LOS mid-C at White Rock Road				x	Trigger not yet reached	Consistent. DOT has studied White Rock Road and confirmed that the trigger has not been reached

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	B. Water- Construct the Water System	Commensurate with development	x				Main distribution system is complete	Consistent
	C. Sewer System- Construct the system	Commensurate with development	x				Main distribution system is complete	Consistent
	D. Drainage- Construct System	Commensurate with primary traffic improvements		x			Partially completed-20% of project remains to build out	Consistent
	E. Parks and Public Open Space 1. Community and District Parks							
	- 10-acre park in Village Green	Prior to 1,000 units	x					Consistent
	-8-acre park adjacent to Oak Meadow School	with construction of school	x				5.5 acre Alan Lindsay park is constructed and dedicated; balance of 2.5 acres to be transferred to Village J site per agreement CSD	Consistent
	- 10-acre park adjacent to Rescue S-1 (Village J)	with construction of school			x		School construction is several years away. The park site will increase to 12.5 acre per agreement CSD. The CSD approved a conceptual park plan in October 2006. Park on-hold pending outcome of possible school relocation	Substantially Consistent. Two residential development alternatives are proposed within the undeveloped portion Village J area (along Bass Lake Road) that would affect the construction of the park: Alternative 1 plan depicts the S-1 School site (measuring approximately 10 acres) adjacent to the 10+ acre park site located at the northwest intersection of Serrano Parkway and Bass Lake Road within Village J with the residential product located along Bass Lake Road. Alternative 2 would switch the location of the residential product with the school. The current developer preferred alternative is Alternative 1, which is consistent with the joint use (between the CSD and the Rescue School District) provision in the DA. This park site would be the designated park for Village J area, as required by the EDHSP.

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	2. <i>Neighborhood Parks</i>							
	- 1 to 2 acre park in neighborhoods with more than 200 units	Prior to occupancy of 51% of DU	x					Consistent. Conformance with this obligation has been verified and implemented through development of residential sites within specific villages; these parks are owned and maintained by the HOA.
	- 2 to 4-acre park in neighborhoods with more than 500 units	Prior to occupancy of 51% of DU	x					Consistent. Conformance with this obligation has been verified and implemented through development of residential sites within specific villages; these parks are owned and maintained by the HOA.
	3. <i>Archery Range-45 acres adjacent to EDH Blvd.</i>	ASAP	x				Dedicated to CSD in 2007	Consistent
	4. <i>Public Open Space</i>	As formal boundaries are finalized			x		Required definition of adjoining of residential boundaries	Consistent. Under the EDHSP, Open Space is categorized as Natural Open Space, Residential Open Space, Golf Courses, Drainageways and Parkland and School Playfields. For this discussion, the focus involves the Natural Open Space. The EDHSP contemplates approximately a total of 978 acres of Natural Open Space. These Open Space lands are typically created as part of the adjoining residential villages. As required by the EDHSP, an Open Space Management Plan shall be prepared detailing various provisions affecting these lands. Specifically, the Plan details the allowed uses, the ownership and management of the lands, and the funding mechanism. A draft plan was submitted to the County in 1993. Adoption of the final plan is not required until the remaining residential village adjacent to open space land have been recorded. To date, the total open space that would be provided by Serrano is 1,216 acres which consists of 913 acres of public and 113 acres of private lands composing the natural passive open space, and 188 acres of active open space with the remainder Golf Course land.
	F. <i>Village Green Improvements</i>							
	- dedicate 4-acre gov't center	Within 10 years of DA signing	x					Consistent

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	- 10-acre community park	Prior to 1000 units	x					Consistent
	G. Landscape Corridors and Medians	commensurate with roadway improvements	x				All frontages are complete except Village J3, which will be landscaped with adjoining park improvements. All installed corridors and medians are being maintained by the master association.	Substantially Consistent. The County is currently processing several Serrano remaining entitlements involving seven villages within the EDHSP. The affected villages includes Village A, C, D, M, K, J, and A. Other non-Serrano developments (affecting other EDHSP villages under different ownership) are currently in development phase or entitlement processing. These villages include Village U (undeveloped portion of Town Center), Village Q (hotel planned development), and Village P (Rezoned Application). As applicable to the EDHSP, requirements for a landscape improvements shall be further verified during review of these projects.
	H. Schools						Rescue Site S-1 is reserved but has not been constructed; all other sites have been constructed	Consistent (see discussion above)
	- reserve 3 elementary and 1 middle school sites	with adoption of Specific Plan	x				Achieved with funds from El Dorado Schools Financing Authority	Consistent
	- Fund timely construction of schools via CFD	By April 30, 1989	x					
3.2	Parks and Open Space							
	Dedicate to EDH CSD							Consistent. This park has been dedicated to the CSD
	10-acre community park		x					Consistent. The 5.5-acre park (Alan Lindsay Park) has been dedicated. The 2.5 acre balance would be a part of the future 12.5 acre park in Village J.
	10-acre and 8-acre district parks 45 acre archery range			x			Dedicated to CSD in 2007	Consistent. The archery range has been dedicated to the CSD Consistent. Existing neighborhood parks within specific village are under the ownership and maintenance responsibility of the HOA. In case of failure, the CSD, under an agreement with Serrano, has been identified as a back up as a replacement agency.

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	public natural open space				x		Requires definition of adjoining boundaries	Consistent (see discussion above)
	3.2.1. Acceptance of Dedication- if CSD rejects park and Open Space lands, developer to offer to dedicate to the County				x		Offer to County have been determined to be necessary	Acknowledged. At this time, the EDHSP and Open Space Management Plan Identifies EDH CSD as the recipient of the parks and open space lands.
	3.2.2 Reversion Clause		x					Acknowledged
	3.2.3 Maintenance and Control		x					Acknowledged
	3.2.4 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	Substantially Consistent. Though the Open Space lands have yet to be offered, the EDHSP has established and specified provisions limiting the uses for recreational purposes. These provisions are further enforced within the Open Space Management Plan. The adoption of Final Draft version of the Plan shall occur when the final residential village adjacent to an open space is recorded.
	3.2.5 Park Land Obligation- Provisions of the EDHSP and PIFP shall completely satisfy parkland obligations; no additional dedications or in-lieu fees shall be required		x					Substantially consistent. As discussed above, enforcement of this requirement is verified against the specified residential unit triggers. Most of the identified parks within EDHSP has been constructed with the exception of the 10-acre park within the Village J area.

Schools

3.3	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	Substantially Consistent. As discussed above, the ultimate location of the remaining S-1 site is dependent on the Village J residential project currently in process with the County. The current site has been identified at the southeast corner of Serrano Parkway and Greenview Drive. This is the developer's preferred alternative.
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3.4	Create a master property owners association		x					Consistent
Covenants, Conditions and Restrictions								
3.5	Dedication to County of Right-of-Way			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).	To Be Determined by DOT. Additional Information shall be provided by DOT involving the ROW south of Highway 50 for the future Silva Valley Interchange prior to or at the BOS meeting.
Village Green Public Improvements								
3.6	Dedicate 4 acres within the Village Green to County within 10 years of Agreement's execution		x					Consistent
Fire Station Site								
3.7	Dedicate at least 1/2 acre site for station in Village J		x				Fire Department rejected Village J site in favor of relocating Station 85 to EDH Blvd. and Station 86 at Bass Lake Road and Silver Dove Way	Consistent