

Table 5. Parkland Dedication Status

PFFP Section	Park Category	Requirement	Developer Status
IV.E.1	Community and District Parks	Village Green – 10 acres	Complete. Developer constructed 10 acres and dedicated to the EDHCSD.
		School – 8 acres	Complete. Developer constructed 5.5-acre Allan Lindsey Park adjacent to Oak Meadow School and dedicated to the EDHCSD. 2.5 acres transferred to the Village J Lot H site in consultation with the EDHCSD.
		School – 10 acres	Complete. Developer dedicated 12.5-acre Village J Lot H site to EDHCSD pursuant to a 2020 Parkland Dedication Agreement.
PFFP Section	Park Category	Requirement	Developer Status
IV.E.2	Neighborhood Parks	1-2-acre neighborhood park in each residential Village containing 200+ DUs. Villages with 500+ DUs shall have a second park of equal size or a single park double in size.	Not required. Village M, at 166 DUs, does not meet the required threshold for a neighborhood park.

Additionally, Section 7.6.2.1 (Recreation and Parks, Current Service) of the Specific Plan anticipated a minimum of 25 acres of neighborhood parks, and the project developer has exceeded that requirement by providing 29 acres. Notwithstanding the reduced Specific Plan buildout to approximately 4,800 dwelling units, the project developer has satisfied all parkland dedication requirements based on the 6,162-dwelling units Specific Plan approval. In an agreement dated August 4, 2020, between the project developer, the EDHCSD, and the County (Exhibit L), the EDHCSD acknowledges that Serrano has fulfilled all parkland dedication and parkland improvement obligations imposed upon it in connection with the EDHSP. Therefore, additional parkland dedication is not required for the proposed project.

ENVIRONMENTAL REVIEW

The project is a residential project and a part of an adopted Specific Plan; therefore, this project is Statutorily Exempt from the requirements of CEQA pursuant to Section 15182 Projects Pursuant to a Specific Plan, stating that a residential project is exempt where a public agency has prepared an Environmental Impact Report (EIR) on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. No further environmental analysis is necessary.