

PC 6/9/11
#9

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO


<http://www.edcgov.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bdgdept@edcgov.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@edcgov.us

TO: El Dorado County Planning Commission

FROM: Mel Pabalinas, Senior Planner 

DATE: June 7, 2011

RE: Additional Conditions of Approval
June 9th Planning Commission Meeting
Agenda Item No. 9: Serrano Village J2/J3-Lot H
File Nos. PD10-0003/TM10-1498

Staff recommends the following additional project conditions of approval that would address the timing of construction of a future community park within the designated 12.5-acre Remainder Parcel as part of the tentative map.

1. **Prior to any improvement of the Remainder Parcel, a certificate of compliance, parcel map, or final map shall be required in accordance with the Subdivision Map Act.**
2. **The applicant shall commence construction of the park improvements not later than concurrent with commencement of the subdivision improvements. The park shall be completed in coordination with El Dorado Hills Community Services District (EDH CSD) prior to issuance of the first occupancy permit within the Serrano Village J2/J3-Lot H subdivision, exclusive of model homes.**