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OFFICE OF THE COUNTY COUNSEL
EL DORADO COUNTY

TO: Board of Supervisors
FROM: David Livingston, County Counsel 
DATE: February 11, 2020
RE: Serrano Village J7
Agenda Item 24-Legistar 19-1714

Following additional discussions with the Applicant and the El Dorado Hills Community Services District, we propose the following Condition of Approval to address the Board and Appellant's concerns regarding construction of the Village J, Lot H park:

Prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County providing for dedication of the 12.5 acre Village J, Lot H park site to the EDHCSD and assignment to the EDHCSD of rights to CFD funds, up to the remaining amount available for park construction pursuant to the Public Improvement Financing Plan, for use by the EDHCSD toward construction of the 12.5 acre Village J, Lot H park. If prior to approval of the first final map for the Project, the County and the Developer are unable to reach agreement on the amount of CFD funds available for park construction despite utilizing good faith efforts, then as an alternative to the foregoing and prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County requiring Developer to commence construction of the 12.5 acre Village J, Lot H District Park described in the Development Agreement, Specific Plan, and Public Improvement Financing Plan, weather permitting, within ninety (90) days of receiving approval from both the County and EDHCSD of Construction Plans, Specifications, and Contract documents, together with a Cost Sharing Agreement in form and content acceptable to County, EDHCSD, and Developer addressing any improvements included beyond a typical District Park, as defined by the El Dorado Hills Specific Plan.

This proposed Condition of Approval would replace current Condition of Approval No. 50.