



PLANNING AND BUILDING DEPARTMENT

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Date: May 28, 2020

Agenda: June 11, 2020

To: Planning Commission

From: Mel Pabalinas, Current Planning Manager

**Subject: Request for Off- Calendar Continuance
Central El Dorado Hills Specific Plan
Project File Nos. A14-0003/SP12-0002/SP86-0002/Z14-0005/PD14-
0004/TM14-1516/DA14-0003
Legistar File No. 19-1670**

Planning staff has received and reviewed the attached applicant's request for continuance of the above referenced project. The formal request cites the need for further analysis of potential impacts associated with Vehicle Miles Traveled (VMT), particularly, in light of the County's ongoing effort to establish its own VMT threshold of significance standards. Staff agrees with the need for additional time to fully evaluate VMT and is recommending the project be continued off-calendar.

Attached: Applicant's (Serrano Associates) Request for Continuance



Email Transmission

May 27, 2020

Ms. Tiffany Schmid, Director
Planning and Building Department
County of El Dorado
2850 Fairlane Court, Building "C"
Placerville, CA 95667

Subject: Central El Dorado Hills Specific Plan / Vehicle Miles Traveled (VMT)

Dear Ms. Schmid:

Please accept this letter as our request to continue the above referenced project until the County has adopted a policy to evaluate Vehicle Miles Traveled (VMT).

Inclusion of a VMT analysis is required as of July 1, 2020. It's our understanding that the Board of Supervisors will be discussing the County's approach to VMT at meetings in late June and late July and will likely adopt a policy or give your staff direction on how to evaluate projects in compliance with State law. Given the level of interest in this project and in particular the projects' traffic impacts, we believe that the final environmental document should include a thorough discussion and evaluation of VMT that is consistent with State law, County policy and CEQA processes. The underlying foundation of CEQA is to provide the public and decision makers with all the relevant information regarding the proposed project and its impacts and subsequent mitigation measures. The goal is to provide decision makers and the public a CEQA document which is adequate and complete.

Once the Board provides direction on this issue, the County staff and their consultants can then provide an analysis of the project's VMT that is consistent with County policy. We recognize that VMT is a new and evolving regulatory scheme and it's possible that the VMT analysis may impact other Chapters or Sections of the Environmental Impact Report, including the Greenhouse Gas Section. This analysis may also require the imposition of additional mitigation measures.

As I stated in January, we will continue to discuss the project with the Community Services District and to evaluate alternative land uses, including those which are consistent with the underlying zoning.

Please call me if you have any questions or need additional information.

Best Regards,


Kirk Bone
Director of Government Relations

cc: Breann Moebius, Deputy County Counsel