



# PLANNING AND BUILDING DEPARTMENT

## PLANNING SERVICES DIVISION

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2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

Date: July 1, 2024

To: Planning Commission (Agenda Date: August 8, 2024)

From: Cameron Welch, Senior Planner and Pat Angell, Ascent

**Subject: Informational Workshop on the Proposed Village of Marble Valley Specific Plan (A14-0004/Z14-0006/SP12-0003/DA14-0002/PD14-0005) and the Proposed Lime Rock Valley Specific Plan (A14-0002/Z14-0003/SP12-0001/DA14-0004/PD14-0003)**

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### PURPOSE

The purpose of this informational workshop is to provide the Planning Commission and public an overview of the proposed Village of Marble Valley Specific Plan (VMVSP) and the proposed Lime Rock Valley Specific Plan (LRVSP). This is an informational item to provide the Planning Commission with an understanding of what both specific plans are proposing in regard to development potential, entitlements both specific plans are requesting, overview of the environmental review process to date, and what is the planned hearing schedule for both projects.

No action or recommendation to the Board of Supervisors is being sought from the Planning Commission for this item.

### OVERVIEW OF THE FUNCTION OF SPECIFIC PLANS

Specific plans are a land use planning tool for the further implementation of the General Plan for individual development proposals in a defined geographic area. They give local land use agencies the ability to establish land use and design regulations to create development that is consistent with site-specific physical constraints and opportunities as well as available infrastructure. All subsequent development within the boundaries of the specific plan area is subject to the requirements of an adopted specific plan.

Sections 65450 through 65457 of the California Government Code grant authority to the County for the development and adoption of specific plans. Chapter 130.56 (Specific Plans) of the El Dorado County Ordinance Code specifies that the Board of Supervisors shall have review authority of original jurisdiction for specific plan applications, after review and recommendation by the Planning Commission. The Board of Supervisors may adopt a proposed specific plan under El Dorado County Code Section 130.56.030 only if it finds that the plan:

- Is consistent with and implements the General Plan;

- Is consistent with any applicable airport land use plan, in compliance with Public Utilities Code Section 21676; and
- Will not have a significant effect on the environment or a statement of overriding considerations has been made for the proposed specific plan in compliance with the provisions of California Code of Regulations Section 15093 (California Environmental Quality Act (CEQA) Guidelines).

Previously adopted specific plans in the County include the El Dorado Hills Specific Plan, Northwest El Dorado Hills Specific Plan, Bass Lake Hills Specific Plan, Promontory Specific Plan, Carson Creek Specific Plan, and Valley View Specific Plan. Development within these plans is nearing or at complete buildout.

## **FUNCTION OF GENERAL PLANS AND CONSIDERATIONS FOR GENERAL PLAN CONSISTENCY**

### **Overview of the Function of a General Plan**

General plans are the constitution of a community. They express the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private. The California Supreme Court has called the general plan the "constitution for future development." General plans establish a community's land use, circulation, environmental, economic, and social goals, and policies as they relate to future growth and development. General plans are the basis for local government decision-making, including decisions on development approvals and exactions.

However, *planning is a continuous process*. General plans should be reviewed regularly, regardless of their planning horizon, and revised as new information becomes available and as community needs and values change. State law requires annual reviews of general plans and the opportunity to amend general plans four times a year to address changed conditions.

El Dorado County General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan policies in addition to the requirements of Zoning Ordinance Section 130.56.030. California Government Code Section 64554 requires that specific plans be consistent with the agency's general plan. State law does not require perfect conformity between a proposed project and the applicable general plan because "it is nearly, if not absolutely, impossible for a project to be in perfect conformity with each and every policy set forth in the applicable plan" (*Pfeiffer v. City of Sunnyvale City Council* [2011] 200 Cal.App.4th 1552, 1563).

"Once a general plan is in place, it is the province of elected city officials to examine the specifics of a proposed project to determine whether it would be "in harmony" with the policies stated in the plan" (*Spring Valley Lake Association v. City of Victorville* [2016] 248 Cal.App.4th 91, 99; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* [1993] 23 Cal.App.4th 704, 717 [requirement in Government Code Section 66473.5 of the Subdivision Map Act that a map approval must be consistent with the general plan has been interpreted to require that the map be "in agreement or harmony with" the general plan]). "A project is inconsistent with a general plan

only ‘if it conflicts with a general plan policy that is fundamental, mandatory, and clear’ ” (*Spring Valley Lake Association, supra*, 248 Cal.App.4th at p. 100 [quoting *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 782, 32 Cal.Rptr.3d 177]).

“‘Because policies in a general plan reflect a range of competing interests, the governmental agency must be allowed to weigh and balance the plan’s policies when applying them, and it has broad discretion to construe its policies in light of the plan’s purposes’ ” (*Naraghi Lakes Neighborhood Preservation Assn. v. City of Modesto* [2016] 1 Cal.App.5th 9, 18–19 [quoting *San Franciscans Upholding the Downtown Plan v. City & County of San Francisco* (2002) 102 Cal.App.4th 656, 677–678]).

Recognizing that perfect conformity is not possible, the Introduction chapter of the El Dorado County General Plan provides:

In implementing the General Plan, it must be applied comprehensively. No single component (map, goal, objective, policy, or map) can stand alone in the review and evaluation of a development project. Conversely, the absence of a specific policy enabling a particular aspect of a project (exclusive of basic density consistency) is not to be grounds for a finding of General Plan inconsistency. Projects inherently raise policy issues. It is the task of the decision makers, consistent with State law, to weigh project benefits and consequences up against the General Plan as a whole. The merits of a project should ultimately be determined by its consistency with goals, objectives, and policies of all the elements and the land use map. Development standards as set forth in the Zoning Ordinance and other County policies must be consistent with the standards in this Plan. The Plan standards represent a careful balancing of competing economic, social, and environmental interests.

### **Guiding Provisions of the El Dorado County General Plan**

The Introduction chapter of the El Dorado County General Plan identifies the long-range direction and policy for the use of land in the County through the Statement of Vision, Plan Strategies, Plan Concepts, and Plan Objectives. These are listed below and are the basis of the General Plan’s goals, objectives, policies, and implementation measures contained in each of the plan’s nine elements. These provisions constitute the central policy direction of the General Plan.

#### *Statement of Vision*

The vision for future growth in the County includes the following:

1. Maintain and protect the County’s natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values, and maintain the rural character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity.

2. Where appropriate, encourage clustered development as an option to maintain the integrity and distinct character of individual communities, while protecting open space and promoting natural resource uses.
3. Make land use decisions in conjunction with comprehensive transportation planning and pursuing economically viable alternative transportation modes, including light rail. Adopt a Circulation Element providing for rural and urban flows that recognize limitations of topography and natural beauty with flexibility of road standards.
4. Promote a better balance between local jobs and housing by encouraging high technology activities and value-added activities tied directly to available resource-based industries such as the timber industry, tourism, agriculture, mining, and recreation.
5. Increase the amount of affordable housing by providing a variety of housing types and encouraging residential projects to reflect affordability in light of the existing local job base and/or infrastructure.
6. Encourage efforts to locate a four-year college and support the ability of elementary, middle, and high schools to keep pace with population growth.
7. Improve and expand local park and recreational facilities throughout the County.
8. Recognize that the General Plan is a living document which must be updated periodically, consistent with the desires of the public, and provide for public involvement in the planning process.

#### General Plan Strategies

The following is a list of strategies to provide for methods of achieving the visions and goals and to carry forward the Plan's principal purposes:

1. Recognize urban growth in Community Regions while allowing reasonable growth throughout the rural areas of the County.
2. Promote growth in a manner that retains natural resources and reduces infrastructure costs.
3. Encourage growth to reflect the character and scale of the community in which it occurs and recognize that planned developments are an effective planning tool to maximize community identity and minimize impact on the surrounding area.
4. Require new growth to fully fund its on-site services and apportioned share of off-site services.
5. Provide that Plan goals, objectives, and policies reflect the significant differences in characteristics between the principal land use planning areas of Community Regions, Rural Centers, and Rural Regions.

6. Provide sufficient land densities and land use designations throughout the County to accommodate the projected growth for all categories of development.
7. Support the ability of the private sector to create and provide housing for all residents regardless of income, race, sex, age, religion, or any other arbitrary factor to accommodate the County's projected share of the regional housing needs.
8. Recognize economic development as an integral part of the development of existing communities and new communities by allowing for a diverse mix of land use types which would facilitate economic growth and viability.

### General Plan Concepts

The development of these visions and strategies serves to provide for the underlying approach of the General Plan. This approach is the identification of distinct planning concept areas where growth will be directed as a means of providing for a more manageable land use pattern. The concepts of the General Plan also recognize that differing levels of service will occur within community and rural areas.

Flexible boundaries shall be provided identifying Community Regions, Rural Centers, and Rural Regions on the General Plan Land Use Map for clear distinction between:

- A. Community Regions where growth will be directed and facilitated;
- B. Rural Centers where growth and commercial activities will be directed to serve the larger Rural Regions; and
- C. Rural Regions where resource-based activities are located will be enhanced while accommodating reasonable growth.

Higher levels of infrastructure and public services of all types shall be provided within Community Regions to minimize the demands on services in Rural Regions. The Capital Improvement Plan for the County and all special districts will prioritize improvements.

It is the explicit intent of the General Plan, through the appropriate application of these planning concept areas, to: (1) foster a rural quality of life; (2) sustain a quality environment; (3) develop a strong diversified, sustainable local economy; (4) plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region; and (5) accommodate the County's fair share of the regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.

### General Plan Objectives

Through the appropriate application of the above statements, the objectives of the General Plan are:

1. To develop a strong diversified and sustainable local economy;
2. To foster a rural quality of life;
3. To sustain a quality environment;
4. To accommodate the County's fair share of regional growth projections and affordable housing while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability;
5. To oversupply residential and non-residential land use designations to provide market and landowner flexibility to more feasibly accommodate the market;
6. To concentrate and direct urban growth where infrastructure is present and/or can be more feasibly provided;
7. To recognize that funding limitations for infrastructure and services will result in lower levels of service while the County improves employment and housing opportunities;
8. To conserve, protect, and manage the County's abundant natural resources for economic benefits now and for the future;
9. To encourage infill development that more efficiently utilizes existing infrastructure and minimizes land use conflicts while avoiding the premature development of non-contiguous lands where direct and life cycle costs are greater;
10. To accomplish the retention of permanent open space/natural areas on a project-by-project bases through clustering;
11. To minimize down planning and/or down zoning where feasible;
12. To improve the jobs-to-housing ratio by giving preference to the development of high technology and value added employment centers and regional retail and tourism uses.

## **OVERVIEW OF THE PROPOSED VILLAGE OF MARBLE VALLEY SPECIFIC PLAN**

### **Location**

The approximately 2,341-acre specific plan area is immediately south of U.S. Highway (US) 50, approximately 1,000 feet southeast of the US 50/Bass Lake Road interchange, and southwest of the US 50/Cambridge Road interchange (Attachment A).

### **Background**

The site consists of Assessor's Parcel Numbers (APN) 087-200-74; 119-020-56 and -57; 119-030-13 through -19; and 119-330-01. The proposed project site consists primarily of hilly oak savannah with lowland riparian oak woodland along Marble and Deer Creeks, and chaparral on several southern-aspect hill slopes. The elevation of the site ranges from approximately 680 to 1,300 feet

above mean sea level. Marble Creek flows south from the northern boundary of the property into Deer Creek, which flows from east to west through the southern portion of the site. The hilly terrain is drained by various intermittent drainages and seasonal wetland swales. There are two former limestone quarries in the northern portion of the project area (Attachment B).

The proposed project site was previously approved for development with the Marble Valley Master Plan, a 398-lot residential development. The associated tentative maps and development agreement have expired. The Marble Valley Master Plan remains in effect.

### **Current General Plan Land Use Designations and Zoning**

General Plan land use designations for the specific plan area currently consists of Low Density Residential (1 dwelling unit per 5 acres) for approximately 2,320 acres and 21 acres designated Tourist Recreational. The entire site is zoned Open Space and Residential Estate (1 dwelling unit per 5 acres [1 du/5 ac]) with a Planned Development Overlay.

### **Proposed Specific Plan and Associated Entitlements**

Adoption of the proposed VMVSP would include amendments to the General Plan, approval of new tentative map, development agreement, rezoning, and associated development standards. The County would also rescind the previous Marble Valley Master Plan.

The VMVSP would have the following development potential (Attachment C):

- 3,236 residential dwelling units
- 475,000 square feet of office and commercial uses
- 47 acres of park uses
- 35 acres of public school facilities (one K-5/6 school and one K-8 school)
- 55 acres of agricultural tourism uses
- 1,284 acres of open space (including 466 acres south of Deer Creek for passive day use or private natural open space)

Below is a further summary of the proposed entitlement requests:

### **General Plan Amendments**

- 1) Amend the Community Region boundary of El Dorado Hills to include the VMVSP area.
- 2) Amend the General Plan Land Use Map designation of subject lands from Low-Density Residential (1 dwelling unit per 5 acres) to Adopted Plan-VMVSP. The Adopted Plan (AP) land use category recognizes areas for which specific land use plans have been prepared and adopted. The respective land use map associated with each such plan is adopted as the General Plan map for each such area. Land use designations under the VMVSP would include the following:

- a. Village Residential, Low (VRL) (0.9–5.0 du/ac, average 2.9 du/ac)
- b. Village Residential, Medium (VRM) (5.0–12.0 du/ac, average 8.3 du/ac)
- c. Village Residential, High (VRH) (12.0–24.0 du/ac, average 17.8 du/ac)
- d. Office Park (OP)
- e. Village Commercial (VC)
- f. Public Utilities (PU)
- g. Public School (PS)
- h. Village Park (VP)
- i. Agriculture Tourism (AT)
- j. Open Space (OS)

### **Rezoning**

- 1) Rezone districts from Estate Residential 5-Acre-Planned Development (RE-5-PD) and OS to VMVSP zone districts Single-Family 15,000 square feet (SF)- Planned Development (R15-PD), Single-Family 10,000 SF-Planned Development (R10-PD), Single-Family 6,000 SF-Planned Development (R6-PD), Single-Family 4,000 SF-Planned Development (R4- PD), Multifamily-Medium Density-Planned Development (RM1-PD), Multifamily-High Density-Planned Development (RM2-PD), Office Park-Planned Development (C1-PD), Entertainment-Planned Development (C2-PD), Mixed Use-Planned Development (C3-PD), Vineyards-Planned Development (AT1-PD), Community Open Space-Planned Development (OS1-PD), and Foundation/Private Open Space-Planned Development (OS2-PD).

### **Rescission of the 1998 Marble Valley Master Plan**

- 1) If the proposed project is approved, the County’s previously approved master plan would be rescinded. A new Planned Development consistent with the VMVSP would be established under Application PD14-0005.

### **Local Agency Formation Commission Actions**

- 1) Approval from the El Dorado County Local Agency Formation Commission for the potential boundary adjustment between the El Dorado County Fire Protection District and El Dorado Hills County Water District (El Dorado Hills Fire Department), depending on the ultimate boundaries and the layout of the proposed new villages.



**Environmental Review Process**

CEQA requires the preparation of an Environmental Impact Report (EIR) prior to approving any project that may have significant effects on the environment that cannot be mitigated to a less-than-significant level. County staff determined that the scope and magnitude of the VMVSP was such that significant environmental impacts might occur and directed that an EIR be prepared. Under the County’s direction, ICF International prepared the Draft Environmental Impact Report (State Clearinghouse No. 2013022043) to evaluate the potential environmental impacts associated with implementing the proposed project, including implementing the VMVSP, amending El Dorado County’s General Plan and related specific plans, and zoning changes.

The following table summarizes the timeline for preparation of key milestones in the preparation of the EIR.

**Table 1. Summary of the Village of Marble Valley Specific Plan EIR Process**

Milestone	Date(s)
Notice of Preparation (NOP)	February 20, 2013
Release of Draft EIR	May 1, 2024
Public Comment Period for the Draft EIR	May 1, 2024 – July 1, 2024
Anticipated Final EIR Release	September 2024

Significant and unavoidable impacts identified in the EIR included the following:

- Impacts AES-1 through AES-5 and cumulative: Aesthetics impacts related to construction, scenic vistas, visual character, and lighting.
- Impacts AQ-1, AQ-2b, AQ-2c, AQ-3a, AQ-3c and AQ-2b cumulative: Air quality impacts associated with conflicts with air quality plan, air pollutant emissions, and air toxic contaminants.
- Cumulative impacts to biological resources.
- Cumulative impacts to cultural resources.
- Impact GEO-7: Geology and soil impacts associated with subterranean mine feature safety.
- Impacts GHG-1, GHG-2, and cumulative: Greenhouse gas emission increases and conflicts with plans to reduce emissions.
- Impact NOI-1a, NOI-1b, NOI-4, and cumulative: Noise impacts associated with construction and operation.
- Impact PPO-1 and cumulative: Inducement of unplanned growth.

## **OVERVIEW OF THE PROPOSED LIME ROCK VALLEY SPECIFIC PLAN**

### **Location**

The proposed specific plan area consists of approximately 740 acres on the western slope of the County, south of US 50, and is east of the proposed VMVSP area (Attachment E).

### **Background**

The proposed specific plan area consists of APNs 109-010-09, -10, -13, and -14; and 109-020- 01, -04, -05, -06, and -20. The proposed project site is undeveloped and covered primarily with oak savannah with lowland riparian oak woodland along Deer Creek and chaparral in the western portion of the project area (Attachment F). Structures and features on the proposed project site remain from previous limestone mining and processing activities, including residential structures, the mine office, and other related features. Portions of the site have historically been used for grazing.

### **Current General Plan Land Use Designations and Zoning**

General Plan land use designations for the specific plan area consists of Rural Residential for approximately 620 acres and 120 acres designated Open Space. The site is zoned Rural Lands with a Planned Development Overlay for approximately 531 acres; Rural Lands 10 (minimum lot size, in acres) for approximately 9 acres; Rural Lands 20 for approximately 40 acres; Rural Lands 40 for approximately 40 acres; and Open Space for approximately 120 acres.

### **Proposed Specific Plan and Associated Entitlements**

Adoption of the proposed LRVSP would include amendments to the General Plan, development agreement, rezoning, and associated development standards. The LRVSP would have the following development potential (Attachment G):

- 800 residential dwelling units
- 8 acres of park uses
- 335 acres of open space

Below is a summary of the proposed entitlement requests:

### **General Plan Amendments**

- 1) Amend the Community Region boundary of El Dorado Hills to include the LRVSP area.
- 2) Amend the County General Plan Land Use Map designation of subject lands from Rural Residential (RR) and Open Space (OS) to Adopted Plan-Lime Rock Valley Specific Plan

(APLRVSP) and LRVSP land use designations Lime Rock Residential Low (LRL) and Lime Rock Residential Medium (LRM) , Village Park (VP), and OS:

- a. Lime Rock Residential–Low (LRL) ((0.2–5.0 du/ac, average 1.7 du/ac)
- b. Lime Rock Residential–Medium (LRM) (5.0–8.0 du/ac, average 7 du/ac)
- c. Village Park (VP)
- d. Open Space (OS)

### **Rezoning**

- 2) Rezone districts from Rural Lands 10-Acre-Planned Development (RL-10-PD), Residential Lands-20 (RL-20) and Rural Lands-40 (RL-40), and OS to LRVSP zone districts 5-Acre Lot Residential-Planned Development (R5A-PD), 2.5 Acre Lot Residential-Planned Development (R2.5A-PD), 1-Acre Lot Residential-Planned Development (R1A-PD), 15,000 square feet (SF) Lot Residential-Planned Development (R15-PD), 10,000 SF Lot Residential-Planned Development (R10-PD), 6,000 SF Lot Residential-Planned Development (R6-PD), 4,000 SF Lot Residential-Planned Development (R4-PD), Community Open Space-Planned Development (OS1-PD), and Foundation or Private Open Space-Planned Development (OS2-PD).

### **Local Agency Formation Commission Actions**

- 2) Approvals from the El Dorado County Local Agency Formation Commission to amend the El Dorado Hills Community Services District (CSD) sphere of influence area to include the LRVSP area and annex the LRVSP area into the El Dorado Hills CSD service area for parks and recreation. Also annex the LRVSP area into the El Dorado Irrigation District service area for water and wastewater.

### **Environmental Review Process**

CEQA) requires the preparation of an EIR prior to approving any project that may have significant effects on the environment that cannot be mitigated to a less-than-significant level. County staff determined that the scope and magnitude of the LRVSP was such that significant environmental impacts might occur and directed that an EIR be prepared. Under the County’s direction, ICF International prepared the Draft Environmental Impact Report (State Clearinghouse No. 2013022042) to evaluate the potential environmental impacts associated with implementing the proposed project, including implementing the LRVSP, amending El Dorado County’s General Plan and related specific plans, and zoning changes.

The following table summarizes the timeline for preparation of key milestones in the preparation of the EIR.

**Table 1. Summary of the Lime Rock Valley Specific Plan EIR Process**

Milestone	Date(s)
Notice of Preparation (NOP)	February 20, 2013
Release of Draft EIR	May 22, 2024
Public Comment Period for the Draft EIR	May 22, 2024 – July 22, 2024
Anticipated Final EIR Release	September 2024

Significant and unavoidable impacts identified in the EIR included the following:

- Impacts AES-1, AES-4, AES-5, and cumulative: Aesthetics impacts related to construction, visual character, and lighting.
- Impacts AQ-1, AQ-3a and cumulative: Air quality impacts associated with conflicts with air quality plan and air toxic contaminants.
- Cumulative impacts to biological resources.
- Impacts GHG-1, GHG-2, and cumulative: Greenhouse gas emission increases and conflicts with plans to reduce emissions.
- Impact NOI-1a, NOI-1b, and NOI-4: Noise impacts associated with construction and operation.
- Impact PPO-1: Inducement of unplanned growth.
- Impact TRA-2: Increases in vehicle miles traveled.

**SUMMARY OF KEY ISSUES IDENTIFIED ON BOTH PROJECTS**

The following key issues have been identified in Draft EIR comments received on both VMVSP and LRVSP Draft EIRs. County staff are currently coordinating with ICF to address these issues and will provide input on these issues to the Planning Commission at the September 26, 2024, hearing.

- Biological resources
- Evacuation during fire events
- Proposed residential density
- Public school capacity
- Transportation
- Water supply
- Wildfire hazards

**APPLICANT OUTREACH MEETINGS**

The project applicant teams for both VMVSP and LRVSP have been conducting outreach meetings with public agencies, Mountain Democrat, chambers of commerce, homeowner associations, interest groups, and various boards. A summary of these meetings to date is provided below:

- April 25, 2024 – Cameron Park CSD
- May 6, 2024 – Cameron Estates CSD
- May 20, 2024 – El Dorado Irrigation District
- May 22, 2024 – Buckeye Union School District
- May 22, 2024 – Latrobe Union School District
- May 22, 2024 – El Dorado Union High School District
- June 5, 2024 – Mountain Democrat
- June 6, 2024 – El Dorado Hills Chamber of Commerce Government Relations Committee
- June 6, 2024 – Royal Equestrian Estates Homeowner’s Association
- June 10, 2024 – El Dorado County Fire Protection District
- June 11, 2024 – El Dorado County Office of Emergency Services
- June 11, 2024 – El Dorado County Draft EIR Open House
- June 12, 2024 – El Dorado Hills Area Planning Advisory Committee
- June 20, 2024 – El Dorado County Fire Board
- June 20, 2024 – El Dorado Hills Fire Board
- July 1, 2024 – El Dorado County Chamber & Economic Development Corporation
- August 5, 2024 – Sacramento-Placerville Transportation Corridor Joint Powers Authority
- August 8, 2024 – El Dorado Hills CSD

## **NEXT STEPS**

Both VMVSP and LRVSP are tentatively scheduled to be heard by the Planning Commission on September 26, 2024. At that time, the Planning Commission will hold a public hearing to receive public comments and asked to provide a recommendation to the Board of Supervisors on whether to approve one or both proposed specific plans, modify the design of one or both of the proposed specific plans, or deny one of both of the proposed specific plans. The Board of Supervisors hearing to consider VMVSP and LRVSP is tentatively scheduled for November 12, 2024. Additional public noticing will be sent out for both the subsequent Planning Commission hearing and the Board of Supervisors hearing.

**STAFF MEMO ATTACHMENTS**

- Attachment A .....VMVSP Maps and Summary Table
- Attachment B .....LRVSP Maps and Summary Table
- Attachment C .....Circulation Plan for VMVSP and LRVSP
- Attachment D .....Community Trail Plan for VMVSP and LRVSP
- Attachment E .....Transportation Summary VMVSP and LRVSP
- Attachment F.....Fire Behavior Report Summary VMVSP and LRVSP
- Attachment G.....Summary Sheets of VMVSP and LRVSP Environmental  
Topics
- Attachment H .....Water Summary Sheet VMVSP and LRVSP