



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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Date: September 10, 2020 Agenda: September 24, 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**

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Planning staff has received and reviewed the attached applicant's formal request for continuance of the above project. Similar to the previous request, the request cites the need for further analysis of potential impacts associated with Vehicle Miles Traveled (VMT), subject to the County's own threshold of significance standards. As of the date of this memo, it is anticipated that the Board of Supervisors will consider action on setting VMT thresholds on September 22, 2020. The Planning Commission previously continued this item to September 24, 2020 with the hope that the VMT thresholds would have been set in August and there would have been sufficient time to prepare a VMT analysis in light of those thresholds. Staff concurs with the need for additional time to fully evaluate VMT and assess whether recirculation of the EIR is necessary in light of that analysis. Given the unknown variables, staff is again recommending the project be continued off-calendar so that the public can be notified of a date certain when staff is confident the Planning Commission can commence deliberations on the project.

Attached: Applicant's Counsel's (Hefner Law) Request for Continuance dated August 28, 2020

August 28, 2020

Ms. Tiffany Schmid  
Director of Community Development  
El Dorado County  
2850 Fairlane Court  
Placerville, CA 95667

Ms. Breann Moebius  
Deputy County Counsel  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Central El Dorado Hills Specific Plan**

Dear Ms. Schmid and Ms. Moebius:

You will recall that the above-referenced project was heard at the Planning commission on June 11, 2020 and was continued to allow sufficient time for the County to adopt its policy regarding Vehicle Miles Traveled (SB 743) analysis for projects subject to CEQA. At that hearing, the need for an adequate and defensible VMT analysis within the Central project EIR was discussed at length. After deliberation, the Planning Commission continued the matter to its September 24, 2020 hearing date. The Commission recognized that the County may not complete its VMT policy analysis and adoption in time for the project analysis to be complete by September 24, but set the hearing date in the hope that the work could be accomplished.

The County, like many jurisdictions struggling to implement SB 743, has not adopted the new policy and the analysis cannot be accomplished until it does. The County intends to take the matter to the Board of Supervisors on September 22, 2020, two days before our scheduled Planning Commission hearing. Assuming the Board of Supervisors adopts a policy at that time, county staff and consultants would still need to analyze our project for consistency with the new policy, update the Environmental Impact Report, and develop any necessary mitigation measures. Obviously, that cannot be accomplished by September 24.

We ask that the Commission be advised immediately of this circumstance and that the matter be continued to a date the staff is comfortable is workable. We believe it will take at least

Ms. Tiffany Schmid  
Director of Community Development  
Ms. Breann Moebius  
Deputy County Counsel  
August 28, 2020  
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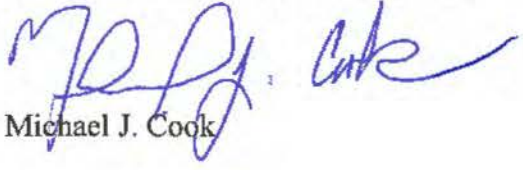
90 days to prepare the analysis, allow time for staff review, develop mitigation measures and potentially modify the proposed Development Agreement. It is also possible that recirculation of the EIR will be necessary.

Either Kirk Bone of Serrano Associates or I would be happy to discuss further, if necessary.

Very truly yours,

HEFNER, STARK & MAROIS, LLP

By

  
Michael J. Cook

MJC/st

cc: Kirk Bone

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