



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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Date: April 15, 2020

Agenda: April 23, 2020

To: Planning Commission

From: Mel Pabalinas, Current Planning Manager

**Subject: Request for 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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Given the significant public interest in this project, and in light of the on-going COVID-19 health crisis and the Governor's Executive Order, the Applicant has requested, and staff is recommending the Planning Commission continue this item to the Thursday, June 11, 2020 Planning Commission hearing date to be held at the Board of Supervisors chambers.

Though the County is currently utilizing remote access technology as an alternative means of public meeting participation, it is not a substitute for the in-person public input and attendance that a project of this magnitude deserves, which staff currently anticipates could be accommodated at the June 11<sup>th</sup> Planning Commission date. If circumstances surrounding COVID-19 still do not allow for an in-person meeting by June, staff will assess at that time whether to recommend a further continuance or utilize remote access technology.

The Applicant's formal request is attached to this memorandum.



April 7, 2020

Breann M. Moebius  
Tiffany Schmid ✓  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

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

Dear Ms. Moebius and Ms. Schmid:

On behalf of Serrano Associates, we request continuance of our currently scheduled April 23, 2020 hearing date for the above-referenced project. Our project team, our consultants, and a number of County consultants are under stay at home orders from their respective local governments (primarily Sacramento and El Dorado Counties). The total of that group is approximately 25 – 30 people. Additionally, the entire state is under orders from our Governor not to gather in large groups, in an effort to suppress the spread of Covid-19. Our project hearings have been very large group gatherings. A continuance seems to us required.

We think it prudent to continue the currently scheduled Planning Commission hearing from April 23, 2020 to a time when stay at home orders issued by the State and local governments have been lifted. Given the complexity of our project and the significant public interest evidenced by recent Planning Commission hearings, it is critical that a full and open hearing process be conducted and where all interested persons are allowed to attend, to participate fully, and where consulting experts (County and Developer) are personally present to provide your Commission and interested audience members with the best possible evidence. The current stay at home orders issued in El Dorado and Sacramento Counties will preclude that full participation. It is equally important that a full and complete record of proceedings is kept, in anticipation of potential litigation. While the County has some technology and is undoubtedly investing in additional technologies, we do not believe that videoconferencing or teleconferencing these proceedings will ensure that a comprehensive and accurate record is maintained, nor allow for full public participation. Our experience is that these technologies, while helpful, are not an ideal or foolproof solution and can actually present additional hearing and recording problems. Essential activities cannot be delayed, and available technology must suffice. However, given the controversial nature of our project and the likelihood of litigation, we believe a complete and clean record will be essential. Our hearing is not an essential action and there is no pressure to proceed quickly. Delaying the hearing to ensure full participation and a complete record serves the project's interest, the County's interest and the public's interest.

For calendaring purposes, we request a continuance to the June 11, 2020 Planning Commission meeting. If the County's technological improvements could assure a full hearing and a complete record at some point prior to or after June 11, we would consider a teleconferenced/videoconferenced meeting at that time.

Sincerely,

Kirk Bone  
Director of Government Relations  
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