

# Pre-Application Request for J-6 Initiation Hearing/ Conceptual Review Town & Country Village

File Number: PA21-0013

BOARD OF SUPERVISORS: OCTOBER 19, 2021

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



# Pre-Application Process

Review preliminary project design to ensure conformance with County Policies and Ordinances

Provide early identification of issues giving the applicant the opportunity to seek solutions before the filing of an application

Suggest alternatives for the project which in the experience of the staff have improved chances of a recommendation for approval

Assist the applicant in determining the scope of material required for submittal of an application

Improve the quality of the application when submitted, thereby simplifying the processing of the application

# Conceptual Review

- Allow staff to prepare a minor report to the decision-makers that outlines the basic issues for discussion
- Provide an opportunity for project applicants to receive early feedback from the Planning Commission and/or Board of Supervisors in an informal workshop setting
- Provide legal notice of the workshop, allowing public input

# Project Summary (slide 1 of 2)

Specific Plan Amendment to allow for changes to land use designations:

From: Low Density Residential Planned Development

To: Mixed Use, Commercial/Resort/ Lodging, Residential Townhomes and Residential Cottages, Senior Housing, Commercial Main Street Neighborhood Retail/Services and Memorial Park

General Plan Amendment to apply the Community Region Designation to the portion of the project site currently designated as Rural Region.

# Project Summary (slide 2 of 2)

Per the County's General Plan Land Use Element:

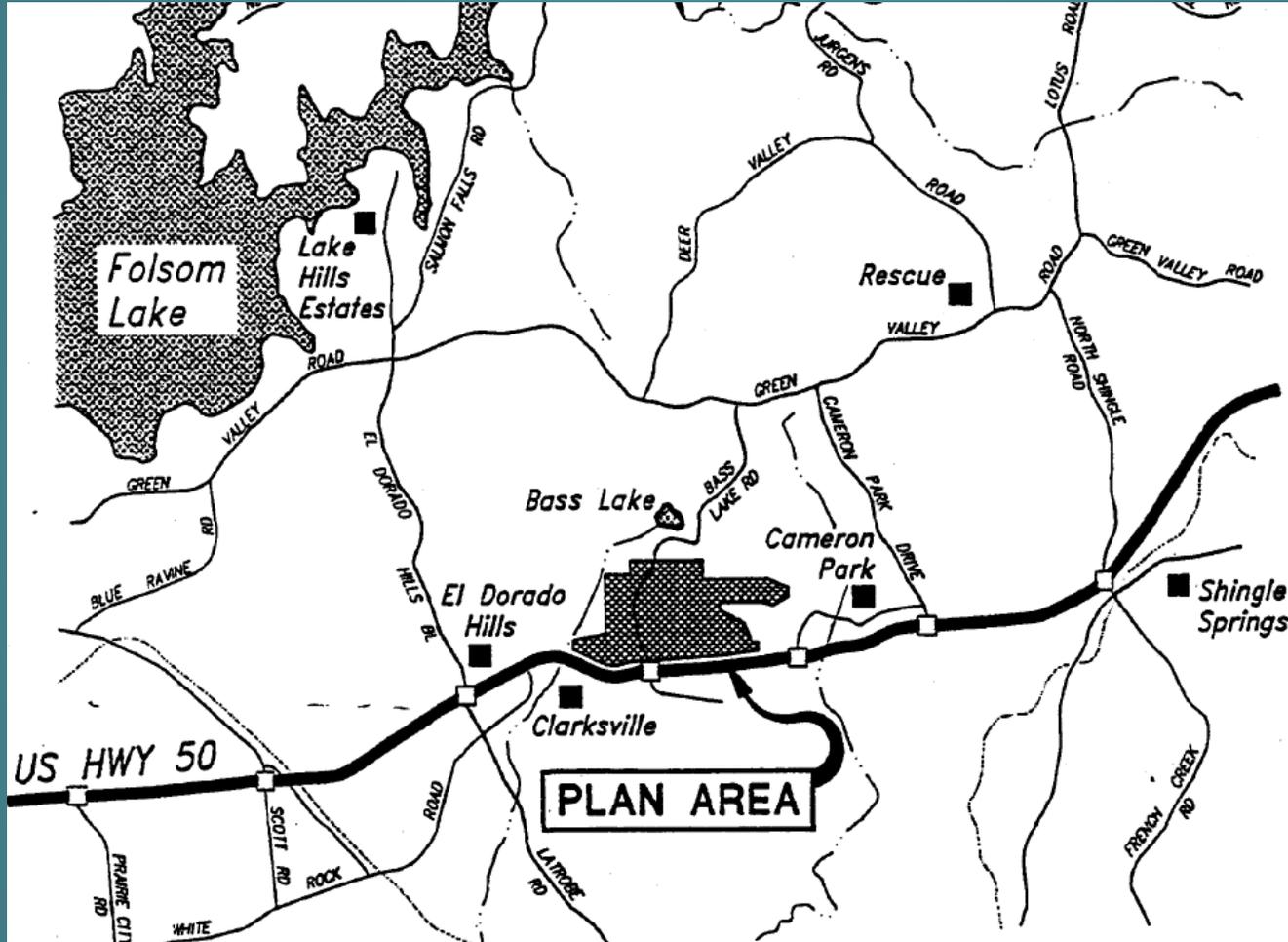
Objective 2.1.3. Rural Regions: Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations

Objective 2.1.1. Community Regions:

Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.

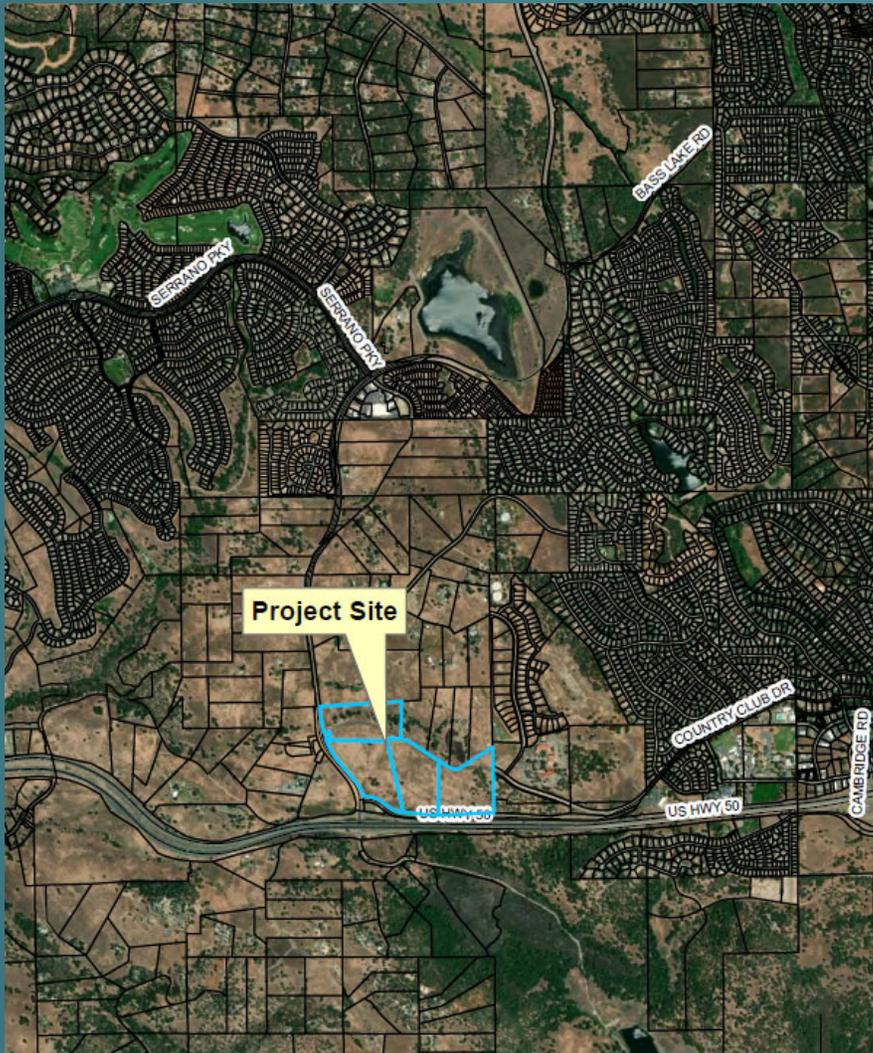
Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

# Bass Lake Hills Specific Plan Area



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# Project Vicinity



# Project Site



/19/21 | Pre-App

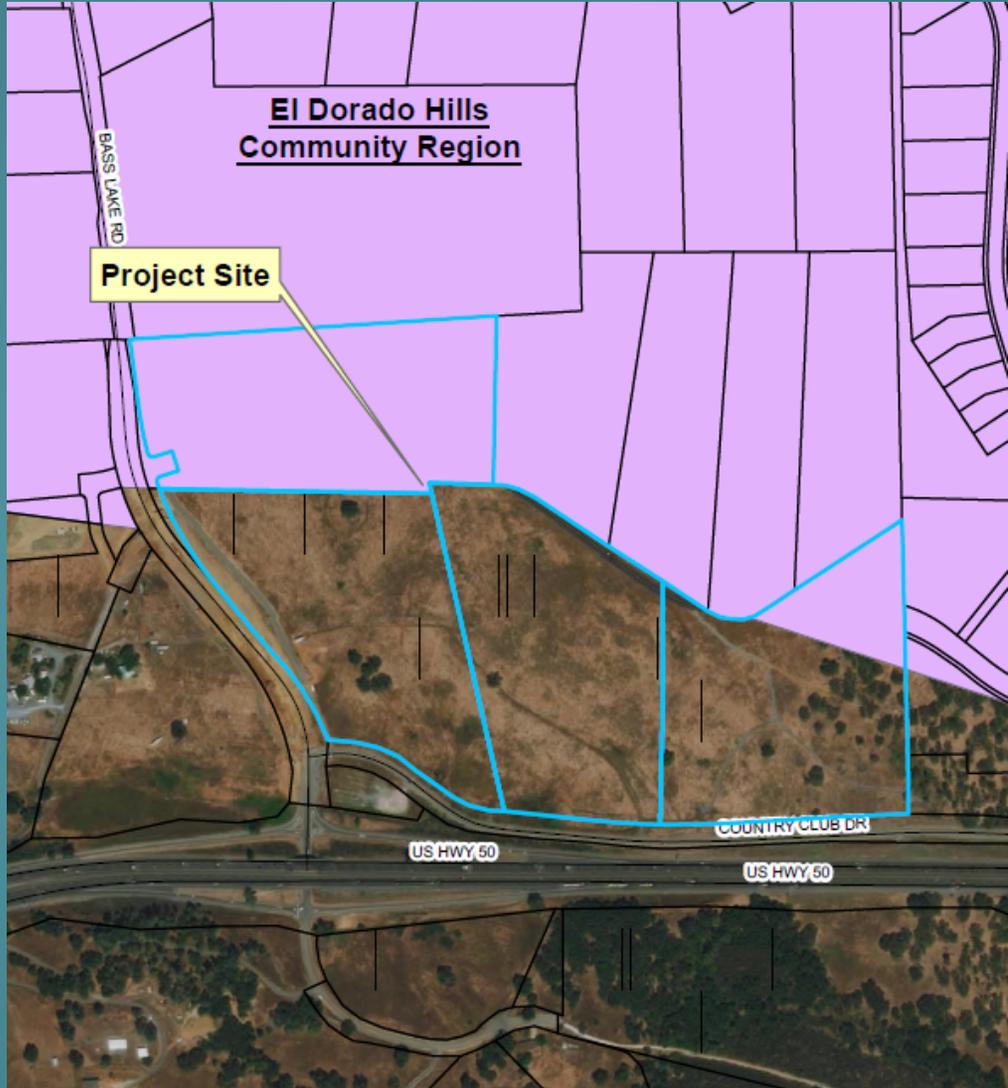
# Background

Development on the proposed site is currently regulated by the Bass Lake Hills Specific Plan (BLHSP), and the El Dorado County General Plan and Zoning Ordinance.

The General Plan designation is Adopted Plan (AP) and the AP is the BLHSP – the BLHSP is a tool for implementing the General Plan.

The project site is currently designated by the BLHSP for future development as Low Density Residential (LDR), with rezoning from Residential Estate-10 acres (RE-10) to an LDR supported zone expected to occur when the County processes an application for development.

# Regional Designation

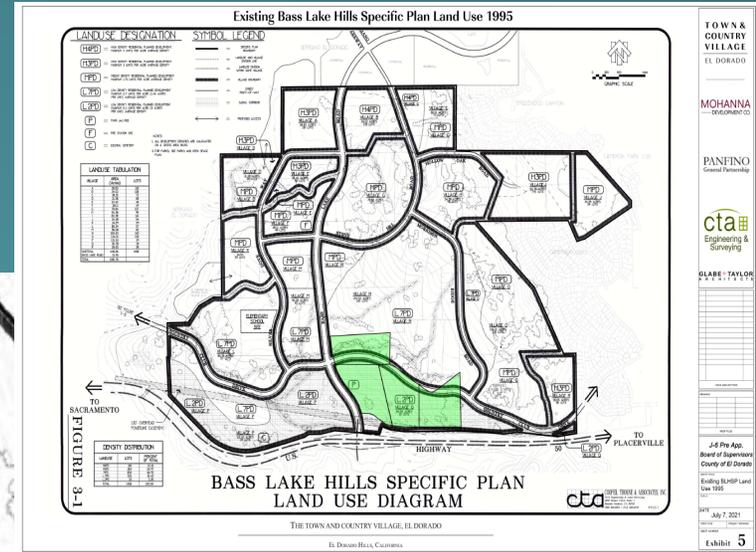
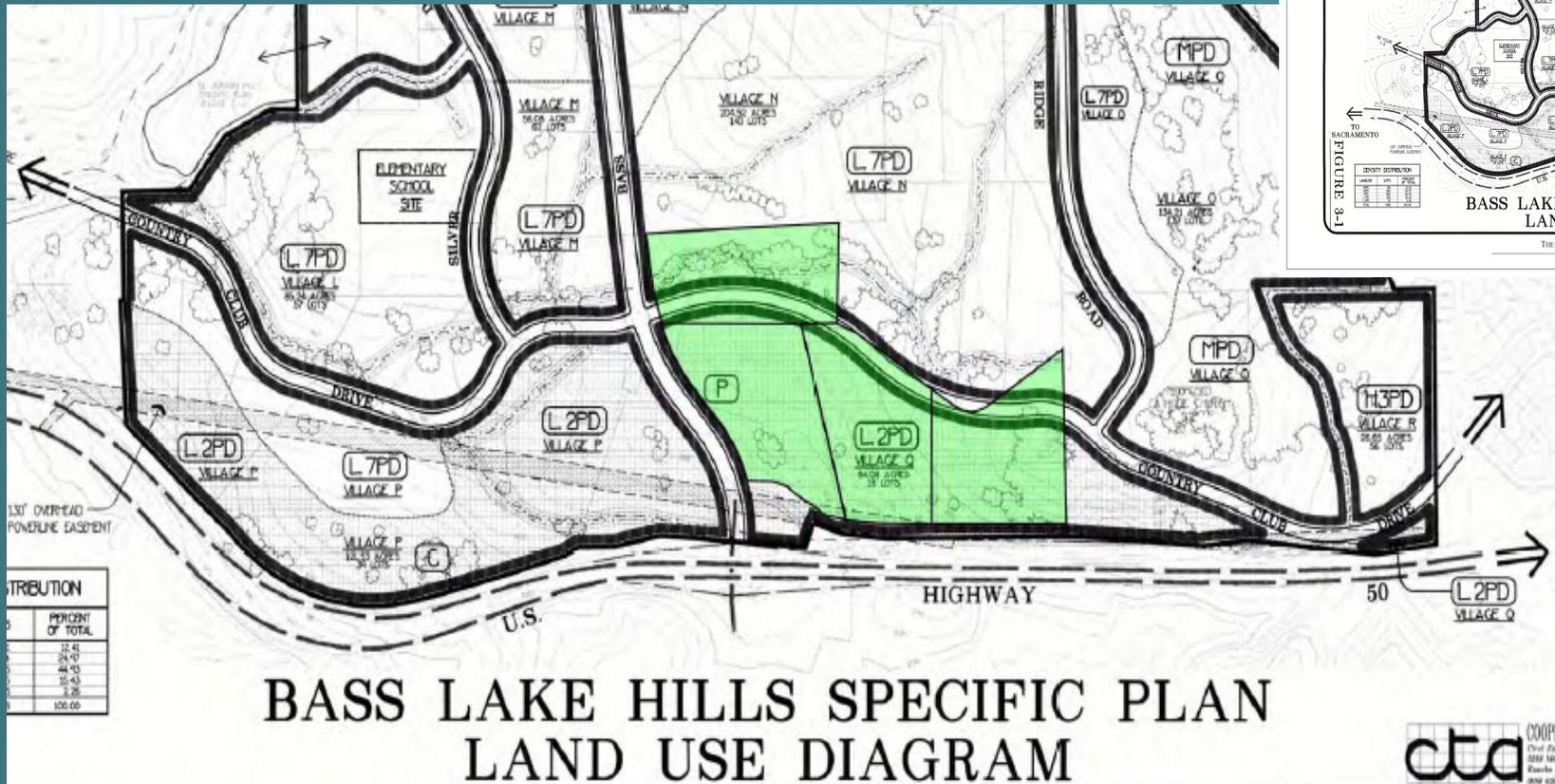


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# General Plan Land Use Designation

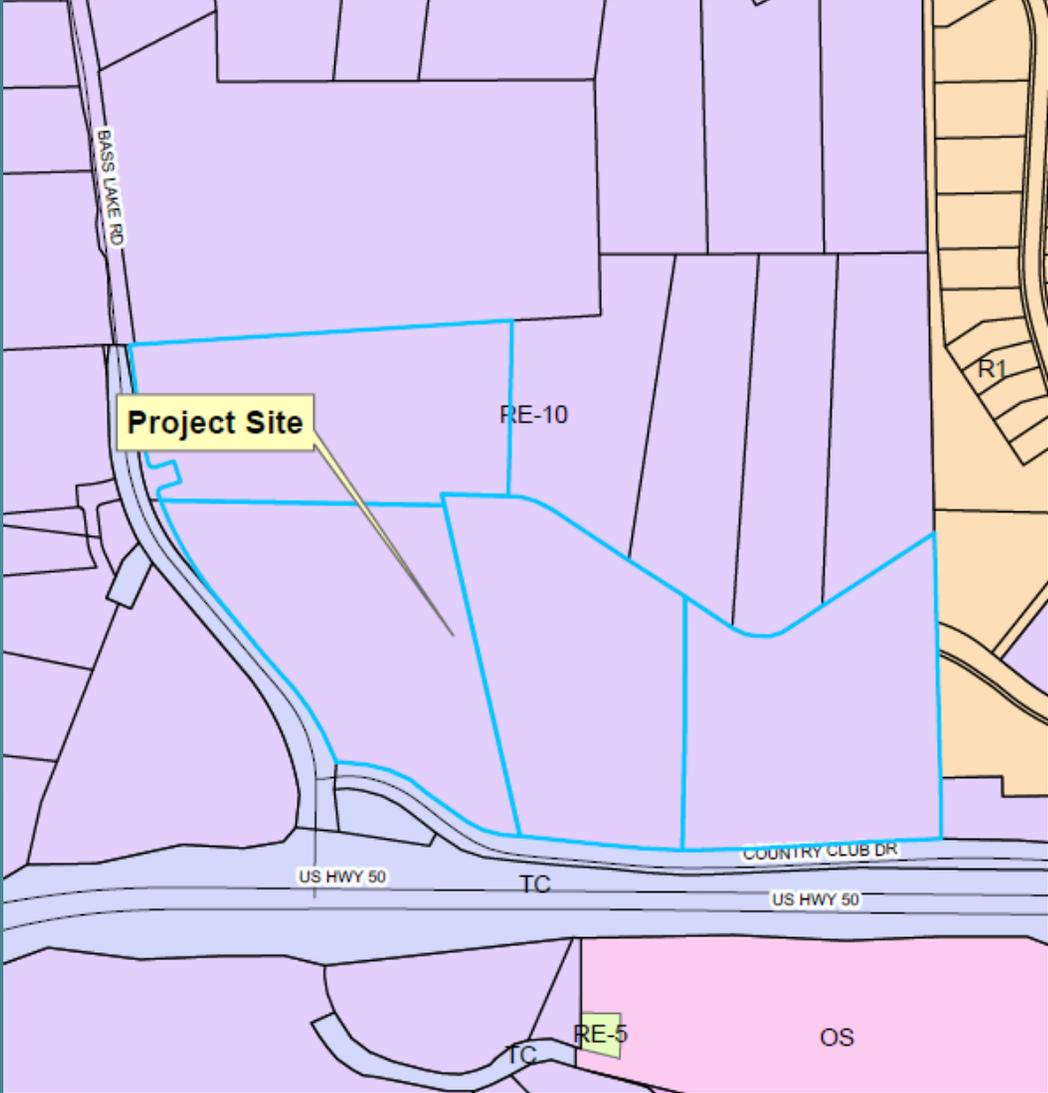


# BLHRP Land Use Designation



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# Zoning Designation



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# Conceptual Land Use Matrix

	Ac.	Unit/Ac.	# Units	Approx. Sq Footage	Present Zoning 1995 Land Use BLHSP
 Roads and Site Circulation	2.13				
 Open Spaces	17.16				L7PD* / L2PD**
 Residential Townhomes	25.16	20	503		L2PD
 Residential Cottages	6.74	20	134		L7PD
	Commercial / Resort	7.55			L2PD
	Hospitality    2X150 Hotel Rooms    300				
	Restaurants                    3			12,000	
	Conference/Reception Facility & Museum			14,000	
	Mixed-Use	19.65			L2PD / L7PD
	Senior Housing/Dining/Clubhouse		-	245	
	Medical/Offices				
	Commercial Main St. Neighborhood Retail/Services			144,000	
	Residential Multi-Family		24	390	
<b>Total</b>	78.39		1,272	170,000	
* L7PD :    Low Density Residential Planned Development Maximum 0.7 Units Per Acre (1.42 Acres Per Unit) Average Density					
** L2PD :    Low Density Residential Planned Development Maximum 0.2 Units Per Acre (5 Acres Per Unit) Average Density					



# Project Status and Next Steps (1 of 2)

Project Status: Pre-application materials were circulated to 29 potentially affected departments, agencies, and other entities for review. Planning staff held a Technical Advisory Committee (TAC) meeting on to review comments received with the applicant and reviewers. (Comments received are included in the materials for this item that were submitted for the Board of Supervisors' (BOS) review.)

Next Steps: Subsequent to today's BOS J-6 Initiation Hearing:

- Applicant to submit formal applications for discretionary actions and permit(s) to the Planning Department
- Processing of formal applications for the proposed project would include preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA).

# Project Status and Next Steps (2 of 2)

Anticipated formal applications are likely to include:

- General Plan Amendment to apply the Community Region designation to the three project parcels currently identified as Rural Region;
- Specific Plan Amendment to modify the BLHSP to incorporate General Plan changes that have occurred since approval of the specific plan, increase the number of dwelling units in the specific plan area, and change the land use designations anticipated for the project site in the BLHSP; and
- Rezone to change the existing zoning to allow for the proposed uses, as identified in formal application materials.

Optionally, the applicant may choose to pursue de-annexation from the Specific Plan and submit for a new Specific Plan or Planned Development Permit.

# Applicant Presentation

## Question & Answer