



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**

Agenda of:

September 10, 2025

Staff:

Ande Flower

**GENERAL PLAN AMENDMENT / SPECIFIC PLAN REVISION /
REZONE / PLANNED DEVELOPMENT PERMIT/ TENTATIVE
SUBDIVISION MAP/ CONDITIONAL USE PERMIT**

FILE NUMBER: GPA22-0003/SP-R21-0002/Z21-0013/PD21-0005/
TM22-0005/CUP23-0008 / Town & Country Village El Dorado

APPLICANT Josh Pane

PROPERTY OWNER: Mohammad H. Mohanna

REQUEST: The project consists of the following:

1. A General Plan Amendment (GPA) to modify the existing Community Region Boundary;
2. A Revision to the Bass Lake Hills Specific Plan (BLHSP) (SP-R) to establish:
 - a. Three (3) new land use designations, including Commercial (C), Multi-Family Residential (MFR), and Open Space (OS);
 - b. A Revision to the BLHSP Public Facilities Financing Plan (PFFP);
3. A Rezone (Z) from Residential Estate-10 acres (RE-10) to:
 - a. Community Commercial (CC), Multi-Unit Residential (RM), and Open Space (OS); and
 - b. Add Planned Development (-PD) overlay to the requested rezoned areas;
4. A Planned Development Permit (PD) to:
 - a. Establish -PD overlay over the Project Development Area and the Program Study Area to comply with BLHSP implementation requirements and to approve the conceptual site plan and building elevations;

- b. Allow the maximum building height to be increased from 50 feet to 64 feet for the two (2) proposed hotels and event center/museum within the Project Development Area;
5. A Tentative Subdivision Map (TM) to subdivide the project consisting of three (3) existing parcels into 16 lots: Parcels 1 and 2 would be designated for residential development; Parcels 3 through 5 would remain open space; Parcels 12 through 14 would be developed with commercial uses; the remaining parcels are within the Program Study Area are not proposed for development at this time; and
6. A Conditional Use Permit (CUP) for authorizing 56 residential units to be used as lodging facilities in the proposed RM zone.

LOCATION: To the north of U.S. Highway 50 (US 50), east of Bass Lake Road, in the El Dorado Hills area, Supervisorial District 1 (Exhibits A and B).

APN: 119-080-021, 119-080-025, and 119-080-027 (Exhibit C)

ACREAGE: 57.01 acres

**EXISTING
GENERAL PLAN:** Adopted Plan (AP)

EXISTING BLHSP: Low Density Residential Planned Development (L.2-PD) (Village Q), Low Density Residential Planned Development (L.7-PD) (Village N) in the BLHSP (Exhibit D)

EXISTING ZONING: Residential Estate – 10 Acres (RE-10) (Exhibit E)

PROPOSED ZONING: Community Commercial – Planned Development Combining Zone (CC-PD), Multi-Unit Residential – Planned Development Combining Zone (RM-PD), and Open Space – Planned Development Combining Zone (OS-PD) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibits M and N).

STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Certify the Final EIR (SCH#: 2023070297) and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program;
2. Adopt the General Plan Amendment (GPA22-0003);
3. Adopt the Revision to the BLHSP and the Revision to the BLHSP Public Facilities Financing Plan (PFFP) (SP-R21-0002) including finding that revisions to the Capital Improvement Plan (CIP) within the BLHSP PFFP are consistent with the General Plan; and
4. Approve the Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and Conditional Use Permit (CUP23-0008) based on the Findings and subject to the Conditions of Approval as presented herein.

EXECUTIVE SUMMARY

The proposed project is comprised of a General Plan Amendment (GPA22-0003), BLHSP Revision (SP-R21-0002), Rezone (Z21-0013), a Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and a Conditional Use Permit (CUP23-0008) to create a 26.6-acre Project Development Area and 30.41-acre Program Study Area. The proposed General Plan Amendment would modify the Community Region boundary to remove the existing Rural Region designation on the two (2) southern parcels that comprise the project site and include the whole project site in the Community Region designation. The requested BLHSP Revision would amend the Specific Plan Land Use Designations for the project site from L.2-PD and L.7-PD to the three (3) newly established land use designations for the BLHSP: C, MFR, and OS. The proposed project would require the approval of a Rezone from RE-10 to the following El Dorado County zoning districts: CC-PD, RM-PD, and OS-PD. The proposed project would require the approval of a Tentative Subdivision Map, which would subdivide the project site into 16 lots, a Planned Development Permit to allow an increase in maximum building height of 14 feet, as well as a Conditional Use Permit for 56 residential units to be used as lodging facilities (i.e., available for short-term rent on a daily or extended stay basis).

REGULATORY AUTHORITY

The requested project land use entitlements follow the approval authority citations listed below from the El Dorado County Code (Zoning Ordinance):

- Section 130.51.020: When more than one land use decision is required for a single project, all applications may be filed concurrently. The review authority shall act on the different parts of a combined application on their own merits and may approve one application without approving the other or others.
- Sections 130.63.020, 130.63.030, 130.56.020, 130.60.140, and Table 130.50.030.A: The Board of Supervisors (BOS) has approval authority for General Plan and Specific Plan Amendments. The PC shall serve as an advisory agency to the Board on legislative actions including zone changes, specific plan adoption, and general plan amendments. CEQA certification of the EIR is delegated to the BOS due to the concurrent requests for the General Plan Amendment, Specific Plan Amendment, and Rezone.
- Section 130.52.040: When a Development Plan Permit application is submitted with a zone change application to add the (-PD) Combining Zone, the applications shall be processed concurrently, with both requiring BOS approval.
- Section 120.24.075.E: The BOS has approval authority for Tentative Subdivision Maps submitted concurrently with a Rezone.
- Typically, pursuant to Section 130.52.021 and Table 130.50.030.A of the Zoning Ordinance, the PC or ZA has approval authority for Conditional Use Permits, depending on project complexity. However, because the full project includes land use entitlements that require approval from the BOS, the single project with multiple entitlements requires review approval by the BOS, and the PC serves as an advisory agency.

Together, the above information is conclusive that a PC recommendation to either approve or deny a project is required prior to BOS decision for the land use entitlements requested with the Town & Country Village El Dorado project.

EXISTING CONDITIONS / SITE CHARACTERISTICS

Site Description: The 57-acre project site is undeveloped and is located in the southern central portion of the BLHSP approximately 500 feet north of US 50, east of Bass Lake Road. The northern portion of the project site is located within the Community Region of the El Dorado County General Plan (General Plan), and the southern portion of the site is located within the Rural Region. Surrounding land uses include undeveloped land and rural residences within the BLHSP to the north; rural residences to the west; the El Dorado Hills Fire Department (EDHFD) Station 86 to the northwest; undeveloped land and rural residences to the south, across US 50; and undeveloped land to the east, with the Holy Trinity Parish and School located farther east. It should be noted that in recent years, multiple residential Tentative Subdivision Maps have been approved for properties within the BLHSP, north of the project site, which are undergoing development.

The BLHSP designates a portion of the project site south of Country Club Drive as L.2-PD (Village Q), which has a maximum allowable density of 0.19 dwelling units per acre (du/ac), and the

portion of the project site north of County Club Drive as L.7-PD (Village N), which has a maximum allowable density of 0.68 du/ac. The project site is zoned RE-10.

Adjacent Uses			
	BLHSP	Zoning	Land Use/Improvements
North	L.7PD	RE-10	Undeveloped land and rural residences
South	L.2PD	Transportation Corridor (TC)	Undeveloped land and rural residences
East	L.7PD/ L.2PD	RE-10	Undeveloped land, Holy Trinity Parish and School
West	L.7PD/ L.2PD	RE-10	Rural residences

BACKGROUND

On December 10, 2013, the BOS adopted Policy J-6, Conceptual Review Process, which requires a hearing as a first point of consideration before a formal development application can be made for a project that includes a General Plan Amendment, a Specific Plan Revision, or a new Specific Plan that increases allowable residential densities by 50 dwelling units or more.

Pursuant to BOS Policy J-6, the proposed project went through a Conceptual Review Process, which was brought to the BOS for review on September 28, 2021 (Legistar File 21-1552). The intent of this Conceptual Review Process is to determine if the proposed application: is consistent with the goals and objectives of the General Plan; if public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and if the proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design.

Staff's General Plan policy analysis of the proposed project during the 2021 Conceptual Review Process included the following tentative determinations:

The requested General Plan Amendment is consistent with Objective 2.1.1: Community Regions, as the project seeks to support population growth and economic expansion while curtailing urban/suburban sprawl by introducing a "Village Center" to the BLHSP, including a mix of residential, commercial, retail, and recreational uses.

The proposed project is consistent with Objective 2.2.1: Land Use Designations, as the proposed Specific Plan Revision would create distinct land use designations and development standards that implement the objectives of the community region consistent

with the amended BLHSP. The proposed project would change the regional designation of a portion of the project site from Rural Region to Community Region. The proposed project's purpose for this change is to potentially curtail urban/suburban sprawl by introducing a centralized Village Center that would provide local serving retail and other commercial services to the BLHSP, as well as a mix of housing, hospitality, and recreational uses. In addition, the proposed project location would take advantage of nearby utility connections and available water and wastewater infrastructure treatment capacity.

The proposed project is consistent with Objective 2.3.1: Topography and Native Vegetation, as the proposed project would be designed to fit into the natural topography of the land and avoid the natural features such as wetlands and oak trees that will be incorporated as features of the project. The proposed project includes retention and preservation of the oak grove located at the southwest corner of the project site.

The proposed project is consistent with GOAL HO-1, as the proposed Specific Plan Revision intends to include a mix of housing types including senior housing, and townhomes and cottage-style units for local residents seeking to "downsize", as well as units affordable for the employees with the project. The variety of housing types offers the potential to meet the housing needs of existing and future residents of varying income categories and potentially support housing attainable to the local workforce at a lower cost than the prevailing El Dorado Hills market.

The proposed project is consistent with Objective 10.1.6: Capture of Retail and Tourism Dollars, as the proposed project includes opportunities for a resort, hotels, conference center, and other commercial facilities to attract additional visitors to the County. It is reasonable that many of these visitors would venture beyond the project site to experience Apple Hill, local wineries and restaurants, and other existing commercial businesses.

The proposed project would support Objective 10.1.9: Jobs-Housing Relationship, as the proposed project would provide housing that would serve the needs of varying levels of income in close proximity to jobs in the proposed Village Center. The proposed Specific Plan Revision provides for multiple commercial, retail, and hospitality development, which could also offer additional employment opportunities for future residents within the Specific Plan area.

The BOS provided several general comments related to concerns with additional traffic, the need for a new traffic signal at the intersection of Bass Lake Road and Country Club Drive, and providing attainable housing for County residents. The BOS also stated they would look forward to increased entertainment opportunities and stressed the importance for the proposed project to interface with other uses along US 50.

PROJECT DESCRIPTION

The project site consists of two (2) areas: the Project Development Area consists of the northernmost and southernmost 26.6 acres of the project site, and would be developed with two (2) hotels, retail services, two (2) restaurants, a museum, an event center, associated parking, 56 residential cottages intended for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended stay basis, which would require approval of a CUP; the Program Study Area consists of the central and easternmost 30.41 acres of the project site and may include future development of additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts. As mentioned above and described in more detail below, the proposed project would require approval of a General Plan Amendment, BLHSP Revision, Rezone, TM, PD Permit, as well as a CUP and other responsible agency approvals, including El Dorado Local Agency Formation Commission (LAFCO) and United States Department of the Interior Bureau of Reclamation for the annexation into the El Dorado Irrigation District's (EID) service area.

General Plan Amendment: The proposed General Plan Amendment would modify the Community Region boundary to remove the existing Rural Region designation on the two southern parcels of the project site and include the whole project site in the Community Region designation to allow for the proposed MFR designation. The General Plan states: "Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers."

Bass Lake Hills Specific Plan Revision: The BLHSP is intended to carry out the policies of the General Plan by classifying and regulating the uses of land and structures within the unincorporated County. As noted previously, the project site is currently designated L.2-PD and L.7-PD. The proposed project includes a Specific Plan Revision to the BLHSP to establish the three (3) new land use designations: C, MFR, and OS.

Pursuant to the General Plan, the primary intent of the C designation is to provide for a full range of commercial retail, office, and service uses. The C designation also allows for mixed-use development including commercial and residential uses within Community Regions and Rural Centers. The MFR designation identifies areas suitable for high-density, single-family, and multi-family developments, such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses, and multiplexes), and small-lot, single-family detached dwellings. The MFR designation also allows for mobile home parks and manufactured home parks, as well as mixed-use development that combines commercial and residential uses within Community Regions and Rural Centers. The OS designation is used to designate public lands where development is not desired, aside from specific needs for government-related uses. The OS land use includes State parks, ecological preserves, and public lands acquired specifically for open

space uses, and can also be used on private lands to maintain natural features within clustered development where a General Plan Amendment is processed. Pursuant to the General Plan, the OS designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

In addition to changing the land use designations of the project site, the proposed BLHSP Revision would include revisions to the text of the Specific Plan to accommodate the proposed project. For example, Figure 3-1 and Tables 3-1 and 3-2 of the BLHSP would be amended to reflect the new land uses of the project site. Figure 4-1, Circulation Plan, would also be updated to include the roadway improvements associated with the proposed project (Exhibit F).

Rezone: The BLHSP relies on the Zoning Ordinance and also carries out the policies of the General Plan by classifying and regulating the uses of land and structures. As noted previously, the project site is currently zoned RE-10. Pursuant to Section 9.1.2 of the BLHSP, the original intent was for the County to adopt an area-wide ordinance applying zoning to the Plan Area, with the primary zoning being a -PD overlay with maximum densities applied per Plan land use policies and designations. However, that process was never completed, and the RE-10 zoning district still exists within the Plan Area. As a result, the proposed project includes a Rezone to change the site's zoning district from RE-10 to CC-PD, RM-PD, and OS-PD. As required by the BLHSP, the -PD Combining Zone suffix would be added to all of the zoning district designations within the Project Development Area and Program Study Area.

Planned Development Permit: The BLHSP requires a -PD overlay for all the land uses of the Specific Plan. In addition, the proposed Planned Development Permit would allow the requested maximum building height to be increased from 50 feet to 64 feet for the two (2) proposed 64-foot-tall hotels and the 63-foot-tall event center/museum within the Project Development Area.

The project applicant has provided the site plan and conceptual plans, including elevations, and perspectives, of the buildings in the Project Development Area (Exhibit I). Because the project application was complete prior to the establishment of the Interim Design Standards and Guidelines (IDSG), it would not be subject to the IDSG. A Planned Development Permit will be required for all future uses in the Program Study Area. If the Planned Development Permit does not specify design standards for the proposed uses, the County's IDSG or superseding design standards and guidelines will be applicable.

Conditional Use Permit: Pursuant to Section 130.24.020 of the Zoning Ordinance, lodging facilities are an allowable use within the RM zone with the approval of a Conditional Use Permit. Therefore, the Conditional Use Permit is required for the proposed 56 residential cottages to be available for rent on a daily or extended stay basis, as discussed in more detail below. It is subject to the requirements in Section 130.40.170.

Tentative Subdivision Map: As defined in Section 120.48.010 of the Subdivision Ordinance, prior to any division of lands, an applicant must file for approval with the El Dorado County Department of Planning and Building. The proposed project would require the approval of a Tentative Subdivision Map, which would subdivide the project site into 16 lots. Parcels 1 through 2, located north of Country Club Drive, would be designated for residential development. Parcels 3 through 5 would remain open space. Parcels 12 through 14, located in the southern portion of the project site, would be developed with commercial uses. In addition, a private roadway is proposed to bisect the center of the project site, connecting the northern and southern portions.

Proposed Land Use Summary

As stated previously, the project site consists of two (2) areas: the 26.6-acre Project Development Area consisting of the development of two (2) hotels, retail services, two (2) restaurants, a museum, an event center, associated parking, 56 residential cottages intended for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended stay basis; the 30.41-acre Program Study Area consists of the future development area of additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts. The table below identifies the proposed land uses for the entire project site.

Proposed Land Use Summary						
Land Use Designation	Gross Area (acres)	Hotel Units	Building Area (square feet)	Residential Dwelling Units	Density Range (du/ac)	Floor-to-Area Ratio ³
Development Area						
Multi-Family Residential	7.9	-	-	112	12-24	-
Commercial ¹	14.3	300	181,000	-	-	0.29
Open Space ²	4.4	-	-	-	-	-
Subtotal	26.6	300	181,000	112	-	-
Program Study Area						
Multi-Family Residential	15.1	-	-	352	12-24	-
Commercial ¹	11.9	-	90,000	350	22-30	0.04 and 0.28
Open Space	3.41	-	-	-	-	-
Subtotal	30.41	-	90,000	702	-	-
Total	57.01	300	271,000	814	-	-
Notes:						
1. Mixed Use Development is allowed per General Plan Policies 2.1.1.3 and 2.1.2.5.						
2. Consisting of 38 percent of the Project Development Area north of Country Club Drive.						
3. Refer to Table 130.22.030 – Commercial Zones Development Standards of the El Dorado County Code.						

Future Development: Future Development in the Program Study Area would require, at a minimum, Planned Development Permits. Any development within a -PD zone requires processing of a Planned Development Permit. At the time of the submittal for the Planned Development Permit(s), detailed plans are required which would allow staff to review for consistency with the General Plan and BLHSP. In addition, the Planned Development Permit(s) would be reviewed for CEQA compliance.

Within the Program Study Area, the EIR assumed five acres of commercial land use reserved for a mixed-use senior housing development of 150 units and 10,000 sf of commercial development; 6.9 acres of commercial land use reserved for a mixed-use development project consisting of 80,000 sf of commercial use and 200 apartment/condominium residential dwelling units. If the application is consistent with assumptions in the Town & Country Village El Dorado EIR, further CEQA analysis may not be required. If the submittal differs from the assumptions in the EIR, an appropriate CEQA document would need to be prepared. Planned Development Permits and Revisions to Planned Development Permits for parcels that have the -PD overlay are reviewed by the PC.

The project site is not currently designated as a census Urban Area, which means that until and unless such a designation occurs at this location, no future project in the Program Study Area could be determined eligible for any housing-focused state streamlining, such as SB 35.

Site Plan

Buildout of the Project Development Area would include two (1) 150-room hotels, 112 residential cottages, retail uses, restaurants, an event center/museum, recreational amenities, and parking lots (Exhibit I). Additionally, the Project Development Area would be developed with internal roadways, a new Class 1 Bicycle Path, and pedestrian trails.

Hotels

The hotel component of the proposed project would consist of two (2), five-story structures totaling 160,000 square feet (sf). Both hotels would share centralized facilities in the event center, including two (2) restaurants; however, each hotel would be owned and operated separately. The proposed hotels would consist of a high-quality design including a stone veneer and wood siding exterior with tile roofing and a port-cochere grand entry. The building design of the hotels is approved as part of the Planned Development Permit.

The ground floor of each hotel would include retail uses and personal services, such as beauty salons and spas, which may generally operate seven (7) days a week, typically from 8:00 AM to 8:00 PM. Each hotel would include approximately 12,800 sf of retail area, which would likely

include focus on local arts and crafts that would promote El Dorado County-based business such as the Apple Hill Growers, other County farm producers, and the Gold Country history. The second floor of each hotel would include guest rooms, as well as large outdoor balconies with space for tables and seating, and access to a shared swimming pool. The remaining floors of each hotel would consist of guest rooms. Each hotel would contain approximately 150 guest rooms, for an estimated total of 300 guest rooms.

The proposed 64-foot maximum hotel height would currently exceed the maximum allowable height of 50 feet established for the proposed CC zoning designation as determined in Table 130.22.030 of the Zoning Ordinance. Therefore, a request to allow the maximum building height increase for the two (2) proposed hotels pursuant to Section 130.30.060 of the Zoning Ordinance is included with this project request, as part of the Planned Development Permit. The height increase request is necessary, partially due to the existing slope at this site.

Event Center/Museum

The event center/museum would be a three-story structure consisting of 21,000 sf; each floor would be 7,000 sf in size. Exterior building materials are proposed to include stone veneer accents, wood siding, and tile roofing to match the proposed hotels (Exhibit I). The building design of the event center/museum would be approved as part of the Planned Development Permit. The first floor of the event center/museum would consist of two (2) restaurants that would include regionally sourced products (“farm -to-fork”).

Similar to the hotel, the proposed 63-foot maximum event center height, would currently exceed the maximum allowable height of 50 feet established for the CC zoning designation as determined in Table 130.22.030 of the Zoning Ordinance. As a result, pursuant to Section 130.30.060 of the Zoning Ordinance, the proposed project includes the request for the Planned Development Permit to allow the maximum building height increase for the proposed event center/museum.

Residential Cottages

The northernmost 7.9-acre portion of the project site, located north of Country Club Drive, would be developed with a total of 112 residential cottage units; 56 units would be intended for employee housing, and the remaining 56 units would be available for rent on a daily or extended stay basis, which would require a Conditional Use Permit. Each cottage unit would be comprised of two (2) stories totaling approximately 560 sf, including a separate bedroom, bathroom, full kitchen facilities, and an outdoor deck. The residential cottages are proposed to consist of a reclaimed wood siding exterior with stone veneer accents and asphalt shingle roofing. The design of the cottages is approved as part of the Planned Development Permit.

The project applicant intends to administer an Employee/Workforce Housing Program that encourages and incentivizes the 56 residential cottages to provide renter occupied, affordable-by-design housing for project employees. As described in detail in the proposed Employee/Workforce Housing Program (Exhibit L), affordability by design is a recent solution to the housing affordability challenges in the region that does not rely upon State or County funding, which has been limited in recent years. Affordability by design is not affordable by subsidy, but rather by smart, innovative architectural design that creates a smaller average unit size and subsequently lower rental rate. Affordability by design has recently been proven to be a successful concept in several neighboring jurisdictions, including Sacramento, offering affordable housing options for the service industry and beyond. The affordable-by-design units are intended to provide a community benefit to assist employees that would be employed on-site with more affordable housing options nearby, and are intended to reduce commute times, car dependency, costs of car ownership, and provide a more affordable housing option directly adjacent to their employment.

Pursuant the proposed Employee/Workforce Housing Program, leases for the on-site commercial businesses would require that employees be notified of the availability of the Employee/Workforce Housing Program, and eligible employees would receive preference in renting the units on a first-come, first-served basis. The employee housing units would be maintained and rented in perpetuity through the Employee/Workforce Housing Program, which is included in the Conditions of Approval for the project.

Site Amenities

On-site amenities would include a clubhouse, swimming pool, recreation areas, and meandering hiking trails that will wind their way through oak woodlands and rock outcroppings. The project site currently consists of rolling topography and grassy vegetation, and 4.4 acres of natural open space would be preserved with the proposed project. The proposed project would include the planting of 3,670 sf of turf, 545,830 sf of shrubs, and 9,530 sf of trees. Trees proposed to be planted on-site would include a significant amount of 24-inch box sized trees, as well as many 36-inch and 48-inch box sized trees. Consistent with El Dorado County and BLHSP requirements, on-site landscaping would consist of drought-tolerant plants and trees and would incorporate landscaping along local roadways. The proposed landscaping designs, including plant species, shall be approved prior to building permit issuance through the County's landscaping standards in effect at the time of the submittal. The proposed hotels would share a swimming pool located next to the existing oak grove, and water features would be located on the north side of the hotels with a pond and water channel east of the hotels. In addition, a proposed herb and vegetable garden is intended to supply the two (2) on-site restaurants with fresh greens and vegetables. Both hotels and the event center would have patios and terraces located next to the existing oak grove for outdoor dining, receptions and music events.

On-site Lighting and Design: The proposed project would include new sources of lighting for the proposed commercial uses and residential cottages, that shall comply with the standards established in Chapter 130.34, Outdoor Lighting, of the Zoning Ordinance and the Outdoor Lighting Standards, which require that all outdoor lighting be located, adequately shielded, and directed such that direct light does not fall outside of the property line or into the public right-of-way (Exhibit I). In addition, General Plan Policy 2.8.1.1 requires all development to limit excess nighttime light and glare from parking area lighting, signage, and buildings. The proposed lighting design, including lighting types and locations, shall be approved prior to building permit issuance through the County's outdoor lighting standards in effect at the time of the submittal.

Access, Circulation, and Parking: Vehicle access to the project site would be provided by private roads connecting to Bass Lake Road to the west and to Country Club Drive to the north. Country Club Drive would provide primary access to the proposed cottages, which would be located north of Country Club Drive. Bass Lake Road would provide primary access to the Project Development Area south of Country Club Drive, containing the proposed hotels, event center/museum, and restaurants. As part of the Project Development Area improvements, the project would widen Bass Lake Road from two (2) to four (4) lanes (two [2] lanes each direction), from US 50 to just north of Country Club Drive. This widening project is currently in the County's Capital Improvement Program (CIP) and identified as CIP 36105054. Country Club Drive would also provide a secondary hotel entry to the southerly Project Development Area. The widening of Bass Lake Road shall be completed prior to issuing the certificate of occupancy for the first building, and this work may be eligible for reimbursement through the County's Traffic Impact Fee (TIF) Program.

The County's Department of Transportation (DOT) has also provided a Condition of Approval for the project that would require the signalization of the existing intersection at Bass Lake Road and Hawk View Road. The signalization of the existing intersection at Bass Lake Road and Hawk View Road shall be constructed prior to development levels in the project site that would require the improvement consistent with General Plan Policy TC-X. The applicant may enter into a reimbursement agreement with the County providing for reimbursement of the funds provided by the applicant and used for the construction, or construction-related activities, of these improvements to the extent they are included in the BLHSP – PFFP Fee Account.

Regarding emergency access, two emergency access connections would be provided to the proposed cottages, as follows: one connection to Bass Lake Road, north of its intersection with Country Club Drive, and one connection to Country Club Drive toward the eastern end of the cottage parcel. The Project Development Area south of Country Club Drive (proposed hotels, event center/museum, and restaurants) would include construction of an emergency access road from Old Country Club Drive, approximately 685 feet east of the intersection of Bass Lake Road and Old Country Club Drive. Pursuant to the Conditions of Approval for the project, the emergency access connections shall be completed prior to issuing the certificate of occupancy for

the first building. In addition, a future emergency access road would be constructed further east and connected to Old Country Club Drive should the Program Study Area be developed at a later date.

As part of the project, the existing Class 1 bike path, located on Old Country Club Road south of the project site, would be maintained west to Bass Lake Road. As part of the Project Development Area improvements, the project includes an expansion of the Class 1 bike path system by extending the Old Country Club Class 1 bike path north into the site along the historic Clarksville Toll Road alignment. In addition, four-foot walking trails would be constructed in the northern portion of the project site. A Class 1 bike path bridge crossing of Bass Lake Road, pending State and Federal funding, is also proposed at the primary access and would connect to a BLHSP planned Class 1 bike path on the west side of Bass Lake Road (Exhibit G).

Pursuant to the Zoning Ordinance, the Project Development Area exceeds the minimum vehicle parking space requirements for the proposed uses. The El Dorado County Community Design Standards adopted on December 15, 2015, provide Parking and Loading Standards for shared parking. The following table shows the amount of parking required for the Project Development Area by incorporating the combined uses and shared parking requirements. Pursuant to Table 4.4.A of the El Dorado County Community Design Standards: parking shall be determined for each use as though it were a separate use; each amount of required parking shall be multiplied by the corresponding percentage for each time period; the parking requirement shall be totaled for each column; and the column with the highest value shall be the total parking space requirement. In addition, Section 130.35.030.C of the Zoning Ordinance allows for a 50 percent parking reduction for combined uses or activities that are developed on a single site. Therefore, due to the development of the proposed hotels, event center/museum, restaurants, and retail on the same site, the proposed restaurants, retail, and event center uses are subject to the 50 percent parking reduction.

An estimated 466 off-street parking spaces would be included for the commercial/hotel site, and 121 off-street parking spaces would be included for the residential cottages, which would satisfy the County's parking requirements set forth in Section 130.35.030 of the Zoning Ordinance.

Pending a formal agreement with El Dorado Transit, additional parking may be provided for "off hours/off-days" and weekends at the newly constructed El Dorado Transit Park and Ride facility located at the intersection of Country Club Drive and Bass Lake Road. When special events create additional parking demand, the hotels would provide low emission vehicles, such as shuttle vans and buses, to transport guests to weddings and other events to and/or from parking facilities at local schools and churches. This agreement would be negotiated between the hotel and property owners.

Hotel Complex – Parking Summary							
Use Type	Space Requirements ¹	Spaces Required	Weekday ²		Weekend ²		Nighttime ²
			Day (8AM-6PM)	Evening (6PM-12AM)	Day (8AM-6PM)	Evening (6PM-12AM)	12AM-8AM
Hotel (300 rooms)	1.2 Spaces Per Room	360	75% 270	100% 360	75% 270	100% 360	75% 270
Restaurant ³ (7,000 sf)	1 space per 250 sf GFA	28	50% 14	100% 28	100% 28	100% 28	10% 3
Retail ³ (25,600 sf)	1 space per 300 sf AUA (20,600 sf)	59	60% 36	90% 54	100% 59	70% 42	5% 3
	1 space per 600 sf STA (5,000 sf)	9	6	9	9	7	1
Museum ³ (7,000 sf)	1 space per 400 sf GFA	18	8	15	18	N/A	1
Event Center ³ (7,000 sf)	1 space per 50 sf (5,000 sf spectator area)	100	40	80	100	100	5
Totals		574	374	546	489	537	283
Total Required With 50% reduction of restaurant/retail/museum/event center (Per 130.35.030.C of the El Dorado County Code)				453			
Total Spaces Provided				466			
ADA Parking Required ⁴				9			
ADA Parking Provided				10			
Compact Spaces Provided				15			
Motorcycle Parking Provided				24			
Notes:							
1. Table 130.35.030.1 - Off-Street Parking Requirements							
2. Table 4.4 - Calculating Shared Parking by Use Types (in percents)							
3. Retail uses are internal uses accessory to hotel. 50% parking requirement allowed.							
4. For 401-500 Total Spaces Required – 9 ADA required including 2 van accessible spaces per CA Building Code							
5. Community Design Standards 4.4.G Bicycle Parking – 25 bicycle spaces required (to be provided at Building Permit review)							
Per the County’s Zoning Code and Parking and Loading Standards: AUA: Active Use Area GFA: Gross Floor Area STA: Storage Area							

As shown in the table above, the Evening parking requirement has the highest value of 546 vehicle parking spaces. That total is further reduced by the combined uses requirements resulting in 453 required vehicle parking spaces for the commercial/hotel site within the Project Development Area.

Residential Cottages – Parking Summary		
Use Type	Space Requirements ¹	Spaces Required
112 Units	1 space per unit	112
Total Required		112
Total Provided		121
<u>Notes:</u> 1. Table 130.35.030.1 - Off-Street Parking Requirements		

Water Service: The proposed project would require annexation into the EID service area, which is subject to El Dorado LAFCO approval. El Dorado LAFCO will serve as a responsible agency for the project. Because EID draws water from Folsom Lake, the annexation of the project site into the EID service area would also require approval from the U.S. Department of the Interior Bureau of Reclamation.

The nearest existing water line is a 24-inch water main located in Bass Lake Road, approximately 2,000 feet north of the project site. Approximately 3,900 linear feet of new 12-inch water line is proposed to connect to the existing 24-inch line and extend south within Bass Lake Road to the project site. The proposed project also includes the potential for the proposed off-site water main to be installed within the alignment of Bass Lake North Bike Trail that extends along the east side of Bass Lake Road from Hollow Oaks Drive to Old Country Club Drive. The existing Bass Lake North Bike Trail consists of an approximately 1,600-foot-long bike path/multi-use trail.

On February 24, 2023, EID provided a Facility Improvement Letter (FIL) for the proposed project, which is not a commitment to serve but does address the location and approximate capacity of existing facilities that could be available to serve the proposed project. Pursuant to the FIL, as of January 1, 2022, there were approximately 11,414 equivalent dwelling units (EDUs) of water supply available in the region. As currently proposed, the proposed project would require 632.5 EDUs of water supply. In addition, a Water Supply Assessment (WSA) was prepared by EID and was adopted by the EID Board of Directors on October 10, 2023. The adopted WSA considered the potential water demands from the entire proposed project, including both the Project Development Area and the Program Study Area. The WSA determined the proposed project is expected to require 207 acre-feet per year (AF/yr) of water demand, consisting of 72 AF/yr for the Project Development Area and 135 AF/yr for the Program Study Area. The adopted WSA determined, under all conditions (normal, single dry, and multiple dry years), EID would have sufficient water supplies to adequately meet all of the forecast water demand through the year 2045.

Sewer Service: Two (2) alternatives are currently proposed for providing sewer service to the project site. The first alternative consists of the construction of an approximately 10,510-linear-foot BLHSP sewer main connecting the project site to the existing 18-inch South Uplands Trunk

Sewer-Gravity Main located in Russi Ranch Road, approximately 1.6 miles to the west. In order to receive public sewer service from EID, the project site would need to be annexed into the EID service area, subject to El Dorado LAFCO approval. Two (2) off-site sewer pipe alignments are being considered for the public connection to Russi Ranch Road, with substantial overlap between the two (2) alignments. Option 1 would run south along the west side of Bass Lake Road and then west along the southern side of the AU Energy Parcel (APN 119-100-067), within a 40-foot EID sewer easement, after which it would run along Old Bass Lake Road/Lincoln Highway toward Carson Creek, where the pipe would be hung over the creek and routed west to a point of connection with the existing pipe 18-inch pipe in Russi Ranch Road. Option 2 would differ only in the initial portion of the alignment where it would head west from Bass Lake Road along future Country Club Drive, after which it would join the Old Bass Lake Road/Lincoln Highway where the rest of the alignment overlaps Option 1. Option 2 is generally consistent with the planned sewer trunk alignment shown in Figure 5-2, Sewer Plan, of the BLHSP.

The second alternative includes a septic sewer system as an interim option for the Project Development Area of the project site. A study by Youngdahl Consulting Group determined that the Program Study Area of the project site is the most likely suitable area for construction of a septic system leach field. A Preliminary Sanitary Sewer Feasibility Study prepared by CWE/RFE Engineering, Inc. evaluated three (3) septic design options for the Project Development Area. The preferred alternative is a capping fill or mound system septic disposal system. A pressure system with the disposal areas uphill of the septic tanks would be required. The pressure system components would be comprised of a septic tank, pump tank, and dispersal field. The dispersal field trenches would be between one (1) and two (2) feet deep, and three (3) feet wide, and would be constructed with a minimum of one (1) foot of capping fill. The preferred alternative system would adhere to the requirements of the current El Dorado County Onsite Wastewater Treatment Systems Manual. If the interim septic sewer system is constructed, development would not be allowed to occur in the Program Study Area until the new gravity trunk sewer main is constructed and the septic system is properly abandoned.

Drainage Facilities: Pursuant to the Preliminary Drainage Report, runoff from new impervious surfaces within the northern and southern portions of the Project Development Area would be directed towards inlets installed in various locations along the internal drive aisles. Flows from the inlets in the northern portion of the Project Development Area, where the cottage units would be located, would be conveyed through new storm drain lines to either outfalls that would discharge to the east-west intermittent drainage to the north of Country Club Drive, or to a new detention basin, which would be located in the northwest portion of the project site immediately south of the northernmost site emergency access connection to Bass Lake Road. Flows from the inlets in the southern portion of the Project Development Area would be collected by inlets installed along the internal drive aisle network and conveyed to a new detention basin located immediately north of the southernmost site entrance from Old Country Club Drive.

A Final Drainage Report will be prepared for the proposed project and approved by the County. The Final Drainage Report will comply with the requirements of the County's Phase II National Pollutant Discharge Elimination System (NPDES) permit and hydromodification standards in place at the time subsequent building permits are sought for construction of the project site. To avoid downstream impacts to Carson Creek, runoff controls would be designed so that post-development runoff does not exceed pre-development runoff rates, durations, and volumes.

Grading: Construction located within the Project Development Area of the project site would require approximately 100,000 cubic yards of cut and 80,525 cubic yards of fill. The excess fill of approximately 19,475 cubic yards would be evenly distributed over the 26.71-acre Program Study Area.

STAFF ANALYSIS

General Plan Consistency: The General Plan includes the portion of the project site, north of Country Club Drive, in the Community Region, and the area south of Country Club Drive in the Rural Region. Therefore, the proposed project includes a request for a General Plan Amendment to modify the Community Region boundary to include the whole project site in the Community Region.

El Dorado County established Community Regions to provide opportunities that allow for continued population growth and economic expansion while preserving the character of existing rural centers and urban communities, emphasizing both the natural setting and built environment that contribute to the quality of life and economic health of the County. The County established Rural Regions to provide a landscape 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. The proposed project's request to convert the entirety of the project site in the Community Region would allow for development in a previously undeveloped area. The proposed development would include commercial and residential uses such as retail services, two (2) restaurants, a museum, an event center, associated parking, and a total of 112 residential cottages.

The request to amend the General Plan to modify the Community Region boundary to include the whole project site in the Community Region is consistent with Policy 2.1.1.6 of the General Plan, which states that "The boundaries of existing Community Regions may be modified through the General Plan Amendment process."

In addition, the proposed project would be consistent with the Community Region policies in the General Plan including the project site's location at the intersection of major transportation corridors (Policy 2.1.1.1 and Policy 2.1.1.2). The proposed project would include a mix of uses including two (2) hotels, an event center, and residential cottages, combining commercial and residential (Policy 2.1.1.3). In addition, the proposed project would provide residential uses, commercial, open space, and tourist recreational (Policy 2.2.1.2) with the specified land use densities permitted for each designation (Policy 2.2.1.3). Furthermore, the proposed project would adhere to all development standards (Policy 2.2.3.1) apart from the Planned Development Permit request for the maximum building height increase, which is a regulatory tool intended to allow for this type of limited flexibility.

A Local Transportation Analysis (LTA) was prepared for the proposed project, which is intended to document the proposed project's effects on level-of-service (LOS) relative to General Plan policies (Exhibit R). The analysis focuses on traffic operations using LOS and 95th percentile queue lengths as performance measures. Where traffic from the proposed project creates new or worsens pre-existing deficiencies relative to General Plan policies, improvement measures are identified to address those deficiencies. It should be noted that the CEQA-related transportation analysis and findings are documented in a separate report focused on vehicle miles traveled (VMT), safety, bicycle, pedestrian, and transit impacts, which has been discussed in detail in the Draft EIR that was prepared for the proposed project.

The LTA prepared for the proposed project considered the following eight scenarios:

Existing 2023

1. Existing 2023 (without Project Development or Program Study Areas); and
2. Existing 2023 Plus Project Development Area.

Existing Plus Planned Projects and Approved Projects (EPAP) 2033

3. EPAP 2033 (without Project Development or Program Study Areas); and
4. EPAP 2033 Plus Project Development Area.

Cumulative 2040

5. Cumulative 2040 (without Project Development or Program Study Areas); and
6. Cumulative 2040 Plus Project Development and Program Study Areas.

Super Cumulative 2040

7. Super Cumulative 2040 (without Project Development or Program Study Areas); and
8. Super Cumulative 2040 Plus Project Development and Program Study Areas.

The Super Cumulative 2040 analysis is similar to the Cumulative 2040, with the addition of the proposed Marble Valley, Lime Rock, and El Dorado Hills 52 (Costco) projects.

The LTA recommended improvement measures at several locations, which have been reviewed by County DOT and included as conditions of approval for the proposed project, as determined necessary.

Housing Element Consistency: The adopted El Dorado County 2021-2029 Housing Element establishes the County’s goals and policies for addressing the housing needs of residents of the incorporated areas of the County through May 2029. The proposed project is consistent with the adopted Housing Element and specifically implements several policies from the Housing Element.

Consistent with Policy HO-1.2, the proposed project would provide new housing near community facilities and public services such as retail, restaurants, a museum, and an event center. In addition, consistent with Policy HO-1.5, the proposed project includes the construction of 112 residential cottages on 7.9 acres in the Community Region boundary resulting in a density of 14 du/ac. Furthermore, consistent with Policies HO-1.8, HO-1.21, and HO-4.8, the proposed project includes an Employee/Workforce Housing Program designed to encourage and incentivize 56 of the proposed residential cottages to be used as employee housing for the proposed nonresidential uses on site, which would be renter-occupied and affordable-by-design for project employees. In addition, pursuant the proposed Employee/Workforce Housing Program, leases for the on-site commercial businesses would require that employees be notified of the availability of the housing program, and eligible employees would receive preference in renting the units on a first-come, first-served basis. The employee housing units would be maintained and rented in perpetuity through the Employee/Workforce Housing Program, which is included in the recommended Conditions of Approval for the project. As a result, the proposed project would provide 56 renter-occupied units that would contribute to the County’s Regional Housing Needs Allocation (RHNA). The following table is an excerpt from the County’s 2024 Housing Element Annual Progress Report that was submitted to the State to illustrate the proposed project’s contribution to the County’s RHNA obligations.

Proposed residential units resulting from the Town and Country Village El Dorado Project designated as workforce housing, which as a category does not translate to HCD affordable housing categories. Once rental data is shared with the County, County staff will be able to assess which row to include these units. The housing units will not be counted towards the County’s RHNA until they are constructed.

El Dorado County Regional Housing Needs Allocation Progress								
Income Level		Total RHNA	2021	2022	2023	2024	Total Units to Date	Total Remaining RHNA
Very Low	Deed Restricted	1,441			48	43	130	1,311
	Non-Deed Restricted			11	15	13		
Low	Deed Restricted	868			32	21	121	747
	Non-Deed Restricted			19	26	23		
Moderate	Deed Restricted	903					193	710
	Non-Deed Restricted		50	25	34	28		
Above Moderate		2,141	394	556	471	437	1,858	283
Total RHNA		5,353						
Total Units			444	611	626	565	2,302	3,051
Source: 2024 Housing Element Annual Progress Report, El Dorado County.								

Bass Lake Hills Specific Plan Revision: The BLHSP was approved by the BOS on November 7, 1995, with the purpose to facilitate the orderly and systematic development of the Plan Area through the establishment of a comprehensive and coordinated planning program, which is consistent with the General Plan.

The BLHSP establishes maximum residential land use densities for all land within the Plan Area, specifies how those lands will be developed, describes the public facilities and services necessary to support allowed development, and describes the funding mechanisms necessary for implementation. The BLHSP Area is currently a mixture of developed and undeveloped land located north of US 50. As of 2023, there are approximately 505 out of a maximum of 1,458 planned residential dwelling units in the Plan Area.

The existing BLHSP land use designations for the project site are L.7-PD and L.2-PD. The BLHSP designates the portion of the project site, north of Country Club Drive, as L.7-PD, and the portion south of Country Club Drive is designated L.2-PD. The existing L.2 land use designation has an average maximum allowable density of 0.19 du/ac, and the existing L.7 land use designation has an average maximum allowable density of 0.68 du/ac. Under the current BLHSP land use

designations for the Project Development Area, up to 14 dwelling units could be built. It should be noted that the proposed BLHSP Revision identifies a maximum density of 0.2 du/ac for the L.2-PD and a maximum density of 0.72 du/ac for the L.7-PD areas of the project site, as shown in Figure 3-1 and Table 3-2 of the BLHSP.

The proposed BLHSP Revision would establish three (3) new land use designations for the BLHSP: C, MFR, and OS. The proposed land uses would be allocated to the project site as follows: 23 acres of MFR, 26.2 acres of C, and 7.6 acres of OS.

The MFR designation would provide for additional housing opportunities that would result in an increase of approximately 98 residential units beyond what is currently anticipated for the site. However, the BLHSP identified as many as 1,458 planned residential dwelling units in the Plan Area. Therefore, the increase in dwelling units and the population that could be generated by the Project Development Area would still be within the range of growth projections assumed in the BLHSP.

The BLHSP currently only considers residential development, and the proposed BLHSP Revision would allow the establishment of the C designation, which would allow commercial uses such as retail, hotels, a museum and an event center, which is intended to generate economic growth in the area.

In addition to changing the land use designations of the project site, the BLHSP Revision would include text changes to the BLHSP itself in order to accommodate the proposed project. For example, Figure 3-2 and Tables 3-1 and 3-2, of the BLHSP would be amended to reflect the new land uses of the project site. Figure 4-1, Circulation Plan, would also be updated to include the proposed roadway improvements associated with this proposed project (Exhibit F, G). However, the existing Class 1 bike path, located on Old Country Club Road south of the project site, would be maintained west to Bass Lake Road. As part of the Project Development Area improvements, the project would expand the Class 1 bike path system by extending the Old Country Club Class 1 bike path north into the site along the historic Clarksville Toll Road alignment. The Class 1 bike trail was planned as part of the BLHSP, and as specified therein, would be designed in conformance with County standards. The Class 1 bike trail along the Clarksville Toll Road alignment would end at the intersection of Bass Lake Road and Country Club Drive at the northwestern corner of the project site.

The Vision Statement and Plan Goals Section 2.3 was updated to reflect the project's provision of multi-family and commercial land uses adjacent to the Bass Lake Road/US 50 interchange to create jobs, reduce traffic impacts and vehicle miles traveled (VMT), and increase walkability. Figure 1-3 has also been revised to include the specified land uses such as C, MFR, and OS within the Plan Area of a scenic viewshed. The Plan Area would accommodate, at maximum, a total of

2,180 dwelling units for residential purposes. The proposed revisions also include new housing goals and policies for the increased supply of housing that meets the needs of existing and future residents of all income categories, as well as changes to reflect the current County ordinances such as the Oak Resource Management Plan. As part of the BLHSP Revision, a Fiscal Impact Analysis (FIA) and update to the BLHSP PFFP would be completed.

The BLHSP establishes the important visual character of ridgelines and scenic hillsides within the Plan Area and the intent to allow development to occur on hillsides in a manner that maintains the visual quality. The BLHSP defines a Scenic Hillside as: Elevated land formations with unique visual character, especially those which fall within the identified foreground of US 50. Pursuant to the BLHSP, the proposed project site is located on a Scenic Hillside. The BLHSP (Figure 1-3) identifies most of the project site as being within foreground viewsheds, whereas the proposed cottages site and the northwest corner of the Project Development Area, southeast of the intersection of Bass Lake Road and Country Club Drive, are within background viewsheds. The BLHSP identifies significant topographic features and distinguishes between scenic hillsides, major ridgelines, and minor ridgelines. Based on staff's review of Appendix B to the BLHSP, Hillside and Ridgeline Development Guidelines for Bass Lake Hills Specific Plan, the project site's significant topographic features are limited to scenic hillsides. Appendix B recognizes that development on hillsides will occur, but notes that it should be done consistent with the General Plan and in a manner that maintains visual quality. Visual simulations were prepared as part of the environmental review process, which included a 3D model of the completed proposed project for the Project Development Area (Exhibit M). El Dorado County, in coordination with the environmental consultant team for the project, selected key public viewpoints that would most clearly display the proposed project's potential visual effects. In addition, consistent with BLHSP requirements (Section 3.3), three (3) additional viewpoints located along US 50 were evaluated; the project site is only visible from one (1) of the simulation locations specified in Section 3.3 of the BLHSP, that of US 50 and Bass Lake Road eastbound ramp. Pursuant to Appendix B, building materials and colors should minimize contrast with hillsides by use of natural materials. As shown in the project visual simulations provided in Figures 4.1-15 through 4.1-21 of Chapter 4.1 of the Draft EIR, the project would be consistent with this guideline through use of stone veneer accents, wood siding, and tile roofing. Appendix B also recommends that buildings should be responsive to existing features of the terrain (i.e., drainage patterns, geologic stability, rock outcroppings, and views from outlying areas) and a portion of hillside developments should be set aside for open space. The Project Development Area includes 4.4 acres of open space in the form of the existing drainage north of Country Club Drive, within the proposed cottage area. The cottages have been clustered around the existing drainage to preserve this natural feature. The Program Study Area includes 3.41 acres of open space. Thus, the project is consistent with the aforementioned Appendix B guidelines. Notwithstanding, the Draft EIR recognizes that from certain public viewpoints (e.g., view through the site from Bass Lake Road and Old Country Club Drive, see Figure 4.1-16 of the Draft EIR), the project would block views of the higher hillside portions of

the project site. It is noteworthy that the Project Development Area would avoid siting structures on substantial portions of the existing on-site hillside; those areas would only potentially be developed at a later date within the Program Study Area. Nevertheless, the Draft EIR recognizes that development of the proposed project would result in significant aesthetic impacts from public viewpoints, which could be considered significant and unavoidable.

Fiscal Impact Analysis: The attached FIA details the estimated fiscal impacts of the proposed project on the County General Fund and Road Fund, specifically the difference between costs of providing services to the proposed project and the revenues collected from the proposed project (Exhibit J). In addition, the analysis includes initial net fiscal impacts estimated for the affected special districts, including the EDHFD and the El Dorado Hills Community Services District (CSD).

County General and Road Funds

The FIA estimates the proposed project would result in an annual net fiscal surplus of approximately \$2.47 million at buildout for the County's General Fund (i.e., development-generated revenues will exceed estimated expenditures for the proposed project). More specifically, the Project Development Area is anticipated to realize a net fiscal surplus to the General Fund of about \$2.69 million, annually. The Program Study Area, when viewed in isolation, is anticipated to result in a slight deficit of \$221,000 annually, representing a fiscal-neutral position. On a cumulative basis, buildout of the proposed project is estimated to result in a net fiscal surplus of \$2.47 million annually.

In addition, the FIA estimates the proposed project would result in an annual net fiscal surplus of about \$121,000 for the County's Road Fund at buildout. The County Road Fund is estimated to result in an annual net fiscal surplus of approximately \$41,000 for the Project Development Area and \$81,000 for the Program Study Area.

Impacts to the EDHFD

At buildout, the proposed project is estimated to result in a net fiscal surplus for the EDHFD of \$312,000 annually. The Project Development Area is estimated to result in a net fiscal surplus of \$198,000 annually, and the Program Study Area results in a net fiscal surplus of \$114,000 annually. These net fiscal impacts are based on initial cost estimates that may vary based on additional input from the special district.

Impacts to the El Dorado Hills CSD

The FIA estimates that the proposed project would result in net fiscal surplus of \$157,000, annually to the to the El Dorado Hills CSD General Fund for all areas. The Project Development Area is estimated to result in a net fiscal surplus of \$82,000, and the Program Study Area is estimated to generate a surplus of \$75,000. These net fiscal impacts are based on initial cost estimates that may vary based on additional input from the special district.

BLHSP PFFP Revision: The PFFP has been amended to include the proposed project, which sets forth a strategy to finance the backbone infrastructure and other public facilities required to serve the proposed land uses in the BLHSP (Exhibit K). The BLHSP comprises approximately 1,414 acres and is anticipated for development of 2,180 housing units, 31.09 acres of parks, and 10 acres of schools with 151.15 acres of open space. To date, approximately 470 dwelling units have been constructed in the BLHSP Area; therefore, an anticipated 1,710 residential units are still to be developed.

The BLHSP PFFP identifies a number of mechanisms to fund the public improvements required for the development of the BLHSP, including the following:

- Formation of land secured financing districts;
- Development impact fees;
- Use of a plan area fee program; and
- Credit and reimbursement agreements.

The BLHSP PFFP is meant to assist the developer in understanding the complex burdens associated with the project. The information contained within the PFFP would be used by the developer or potential merchant builders to maintain proper cost allocations and achieve project feasibility. The BLHSP PFFP also includes an updated Capital Improvement Program (Appendix A to Exhibit K). Pursuant to Government Code Section 65401, the updated CIP is provided for review and comment to the Board of Supervisors on consistency with the General Plan.

Implementation of the PFFP will require application of various public financing vehicles and local agency fee programs. The implementation process shall include the following procedures and content:

- Establish administrative procedures and management plan;
- Execution of individual property development agreements (to the extent necessary);
- Update the Bass Lake Hills Plan Area Fee Program;

- Formation of public financing districts, such as community facilities districts (CFD) for infrastructure, including joint community facilities agreements (JCFA) with other agencies and ongoing maintenance and services; and
- Adopt local resolution(s) providing a means for collecting a PFFP preparation fee for nonparticipating beneficiaries.

Zoning Ordinance Consistency: The current zoning designation for the entire project site is RE-10. The proposed project would require the approval of a Rezone from RE-10 to El Dorado County zoning districts CC-PD, RM-PD, and OS-PD. As mentioned previously and required by the BLHSP, the -PD Combining District suffix would be added to all the zoning district designations listed above.

The current zoning designation of the project site prior to the approval of a Rezone is RE-10, which requires a minimum of 10 acres per residential lot. The proposed Rezone of the project site would include the CC district to allow visitor serving uses and mixed-use development, the RM district to allow employee housing, guest rental housing, and senior housing units, and the OS district to preserve and protect natural features such as oak woodlands and intermittent streams. The Project Development Area has been designed to comply with the existing development standards of the County CC and RM districts. In addition, the proposed project has been reviewed to ensure compliance with all applicable standards and requirements of Title 130 of the Zoning Ordinance, including setbacks, parking, landscaping, and lighting. With the exception of the proposed maximum building height increase from 50 feet to 64 feet for the hotels and event center/museum as part of the Planned Development Permit, the Project Development Area, is in compliance with Title 130 of the Zoning Ordinance. Furthermore, the building designs, landscaping, and lighting within the Project Development Area will be reviewed during the building permit process to ensure compliance with the County's development standards and guidelines.

Noise sources associated with operation of the Project Development Area would consist of traffic noise, as well as on-site vehicle circulation, parking lot activities, on-site delivery truck circulation and activity noise, HVAC equipment, and crowd and amplified noise associated with the event center/museum. Therefore, an Environmental Noise & Vibration Assessment (Noise Assessment) was prepared for the proposed project. The Noise Assessment compared the potential noise generated by the aforementioned components to the County's noise standards to determine the associated level of impacts as a result of the proposed project. As described in detail in Chapter 4.9 of the Draft EIR (Exhibit M), the Noise Assessment determined the combined (and highest predicted) operational noise levels from the Project Development Area's on-site operations could exceed applicable General Plan exterior noise level standards.

Therefore, the Draft EIR prepared for the proposed project includes Mitigation Measures 4.9-2(a) and 4.9-2(b) that would prohibit truck deliveries during nighttime hours (10:00 PM to 7:00 AM)

and require the submittal of design and operational measures to ensure the event center/museum noise complies with the applicable noise standards, which could include, but would not necessarily be limited to noise barriers, shielding/setbacks, event sound system configurations, and outdoor event restrictions. It should be noted that in conjunction with the future submittal of site-specific development plans for the Program Study Area, a subsequent noise impact study shall be prepared by a qualified noise consultant that addresses combined on-site operations noise level exposure associated with full buildout of the project (i.e., Project Development Area and Program Study Area) and submitted by the project applicant for review and approval to the El Dorado County Planning and Building Department.

As a result, the Project Development Area as conditioned, shall be consistent with all applicable standards and requirements of Title 130 of the Zoning Ordinance, with the exception of the proposed maximum building height. The project has been analyzed in accordance with all applicable development standards for this zone district. As mentioned previously, the proposed project would consist of two (2) areas: the Project Development Area and the Program Study Area. The 26.6-acre Project Development Area would be developed with two (2) hotels, retail services, two (2) restaurants, a museum, an event center, associated parking, 56 residential cottages intended for employee housing, and an additional 56 rental cottages. The 30.41-acre Program Study Area would consist of future development uses allowed by the proposed zoning districts. The Planned Development Permit would allow for exemptions to the preconditioned Zoning Ordinance, as set forth in Chapter 130.28 of the Zoning Ordinance. For example, the proposed Planned Development Permit would allow for the proposed 64-foot-tall hotels and the 63-foot-tall event center/museum to exceed the 50-foot maximum building height requirement in the CC district. The proposed hotels and event center/museum would be oriented in a horseshoe or semi-circle layout, located on sloped topography. As a result, the front elevations (east, west, and south facing) would exceed the 50-foot maximum building height requirement in the CC district. However, the rear elevations (north facing) would be 48 feet and 46 feet in height for the proposed hotels and event center/museum respectively.

Conditional Use Permit: Pursuant to Section 130.40.170 and Table 130.24.020 of the Zoning Ordinance, lodging facilities are an allowable use within the RM zoning district with approval of a Conditional Use Permit. Therefore, the proposed project also includes the request for a Conditional Use Permit to allow 56 of the residential cottages to be available for rent on a daily or extended stay basis. The proposed cottages would be individual two-story units measuring 560 sf and contain a separate bedroom as well as a bathroom, full kitchen facilities and an outdoor deck. In addition, the proposed residential cottages would be consistent with the type of development that is intended for the RM district. The RM district is intended for areas that are most capable of supporting the highest density of development within the County, based on topography, infrastructure, and circulation availabilities and constraints, as well as proximity to employment centers, public facilities, recreation, and shopping. The RM district is applied to regulate and

promote the development of multi-unit dwellings, including apartments, condominiums, and townhouses. The RM zone is utilized in Community Regions and Rural Centers to meet affordable housing goals identified in the Housing Element of the General Plan. Furthermore, in compliance with Section 130.40.170 of the Zoning Ordinance, the proposed lodging facilities would have direct access to a maintained road and off-street parking would be provided.

Wildland Fire Safe Plan (WFSP): Based on review of the California Fire Hazard Severity Zone Viewer map for 2020, the project site is in a Moderate Fire Severity Zone within a CAL FIRE Responsibility Area (SRA); therefore, a WFSP was not required for the proposed project. Although a WFSP is not required, requirements from the EDHFD are included as standard Conditions of Approval. In addition, the EIR prepared for the proposed project includes Mitigation Measure 4.14-2, which requires the preparation and submittal of a Vegetation Management Plan (VMP) as part of the Improvement Plan process for review and approval by CAL FIRE, EDHFD, and the El Dorado County Planning and Building Department.

Fire Protection Services and Rural Standard: The EDHFD reviewed the project and provided comments regarding adequate fire protection. It was determined by EDHFD, that the applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding project location in a Moderate Fire Hazard Severity Zone within a CAL FIRE SRA. In addition, EDHFD is requiring an Emergency Vehicle Hybrid Beacon (EVHB) device shall be provided at Bass Lake Road and EDHFD Fire Station 86 to provide safe emergency responding ingress/egress. A EVHB device is a traffic control signal that gives the right-of-way to an emergency vehicle. These requirements have been incorporated as Conditions of Approval.

ENVIRONMENTAL REVIEW

An EIR was prepared for the proposed project in accordance with CEQA. A Notice of Preparation (NOP) for the Draft EIR was released for a 30-day review from July 18, 2023 to August 17, 2023. In addition, a Public Scoping Meeting was held on August 8, 2023 to solicit public comments regarding the scope of the Draft EIR.

El Dorado County received 55 letters and 17 verbal comments during the NOP public review period and the NOP Public Scoping Meeting. The comment letters and verbal comment summary are included in Chapter 1 of the Draft EIR (Exhibit M).

In accordance with CEQA, the Draft EIR was sent to the State Clearinghouse (SCH#: 2023070297) for distribution to State agencies on July 26, 2024 for the 45-day public review period ending on September 9, 2024. In addition, the Draft EIR and a Notice of Availability (NOA) for the Draft EIR were published on the El Dorado County Planning Division website. Printed copies of the Draft EIR were made available for review at the Planning and Building Department (2850 Fairlane

Court, Building C), the El Dorado County Library (345 Fair Lane), the El Dorado Hills Library (7455 Silva Valley Parkway), and the Cameron Park Library (2500 Country Club Drive). A public hearing was held at the El Dorado County Planning and Building Department with a remote option through Zoom on August 22, 2024 to solicit public comments regarding the Draft EIR.

During the 45-day public review period, El Dorado County received 56 comment letters on the Draft EIR for the proposed project. In addition, one verbal comment related to the content of the Draft EIR was received during the public meeting held before the El Dorado County Planning Commission on August 22, 2024 to solicit public comments regarding the Draft EIR.

The Draft EIR prepared for the proposed project analyzed the buildout of the Project Development Area of the project site at a project level and the buildout of the Program Study Area at a program level based on the potential allowable uses, building areas, and required parking as described in the proposed BLHSP Revision document.

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in the project EIR and are found in the following technical chapters: Aesthetics; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Transportation; Tribal Cultural Resources; and Wildfire. The mitigation measures presented in the EIR form the basis of the Mitigation Monitoring and Reporting Program. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

Significant and unavoidable impacts that would persist even with mitigation measures are described in detail in the Draft EIR related to Aesthetics, Air Quality, Greenhouse Gas Emissions and Energy, Biological Resources, Cultural Resources, Noise, and Transportation.

A Final EIR was prepared to respond to all comment letters received and identify any revisions to the Draft EIR text as a result of those comments (Exhibit O). The Mitigation Monitoring and Reporting Program, Chapter 4 of the Final EIR, has been included as Exhibit Q to this staff report. In accordance with CEQA, the Final EIR was submitted to the State Clearinghouse for distribution to State agencies in August 2025 for a 10-day public review period. The Final EIR was also posted on the County's website. The revisions to the Draft EIR include minor clarifications and amplifications of the analysis contained in the Draft EIR and do not constitute significant new information that, in accordance with CEQA Guidelines Section 15088.5, would trigger the need to recirculate portions or all of the Draft EIR.

Findings of Fact and Statement of Overriding Considerations for the EIR have been prepared for the County's certification of the EIR (Exhibit P), which are included as an attachment to this Staff Report. The Statement of Overriding Considerations is required due to significant and unavoidable impacts that persist even with the implementation of mitigation measures and where there are no feasible alternatives.

Pursuant to the CEQA Guidelines Section 15094, filing a Notice of Determination (NOD), is required to initiate a 30-day statute of limitations on legal challenges to the County's decision. The applicant shall submit a **\$50.00** recording fee to the El Dorado County Planning and Building Department, Planning Division (Planning Division) for the El Dorado County Recorder to file the NOD within 48 hours of any decision-making body approving the project. Checks shall be made payable to El Dorado County. In addition to the NOD recording fee, the applicant shall submit the California Department of Fish and Wildlife (CDFW) CEQA review fee for an EIR (<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>) to the Planning Division.

PROJECT COMMENTS

The project was distributed to all applicable local and State agencies listed on the Initial Consultation Letter for review and comment including but not limited to the El Dorado County Air Quality Management District (AQMD), EDHFD, Buckeye Union School District (BUSD), El Dorado County Building Division, Environmental Management Department (EMD), DOT, El Dorado County Parks and Trails, El Dorado County Stormwater Coordinator West Slope, El Dorado County Surveyor's Office, EID, CDFW, California Native American Commission, and PG&E. In addition, The El Dorado County Planning Division held a Technical Advisory Committee (TAC) meeting on November 14, 2022 to discuss the proposed project, and the El Dorado County Planning Division received comment letters on the proposed project from LAFCO, PG&E, Caltrans, BUSD, El Dorado Transit, EID, and the El Dorado County Surveyor's Office. The comments received have been considered, and if applicable, incorporated as Conditions of Approval for the project.

The Planning Commission held a Workshop on October 31, 2024 and received public comments on the project. In addition, DOT routed the proposed Revisions to the BLHSP PFFP to stakeholders with the BLHSP Area for review and comment from June 11, 2025, to June 26, 2025. During the two-week comment period, DOT received two (2) comments from BLHSP stakeholders.

PUBLIC NOTICE

The project was duly noticed with a public notification range of one (1) mile and a legal advertisement was published in the applicable newspapers. In addition, the County held a NOP Public Scoping Meeting on August 8, 2023, an online Public Scoping Meeting on August 9, 2023, and a meeting on August 22, 2024, to receive comments on the Draft EIR. Pursuant to County requirements, the physical sign posting has been posted at the project site.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Project Vicinity Map
Exhibit B.....	Project Aerial Map
Exhibit C.....	Assessor's Parcel Page
Exhibit D.....	Land Use Maps
Exhibit E.....	Zoning Maps
Exhibit F.....	Proposed BLHSP Document
Exhibit G.....	Proposed BLHSP Circulation
Exhibit H.....	Tentative Subdivision Maps
Exhibit I.....	Project Plans
Exhibit J.....	Fiscal Impact Analysis
Exhibit K.....	BLHSP Public Facilities Financing Plan
Exhibit L.....	Employee Housing Program
Exhibit M.....	Draft Environmental Impact Report
Exhibit N.....	Draft Environmental Impact Report (appendices)
Exhibit O.....	Final Environmental Impact Report
Exhibit P.....	Findings of Fact/Statement of Overriding Considerations
Exhibit Q.....	Mitigation Monitoring and Reporting Program
Exhibit R.....	Local Transportation Analysis

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