



RESOLUTION NO.

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO ADOPTING AN AMENDMENT TO THE GENERAL PLAN, PLANNED DEVELOPMENT PERMIT, TENTATIVE SUBDIVISION MAP, AND A CONDITIONAL USE PERMIT FOR ASSESSORS PARCEL NUMBERS (APNs): 119-080-021, 119-080-25, and 119-080-027

WHEREAS, on October 10, 2022, the applicant, Josh Pane, submitted an application for a General Plan Amendment (GPA22-0003), Bass Lake Hills Specific Plan Revision (SP-R21-0002), Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and a Conditional Use Permit (CUP23-0008) for the Town and Country Village El Dorado Project (“Project”); and

WHEREAS, the project site consists of 57.01 acres located adjacent to Bass Lake Road and north of U.S. Highway 50 in the County of El Dorado, California. The project site is identified by El Dorado County APNs 119-080-21, 119-080-025, and 119-080-027; and

WHEREAS, on October 28, 2025, the County, as lead agency, certified the Final Environmental Impact Report (“Final EIR” or “EIR”) for the Project (State Clearinghouse No. 2023070297); and

WHEREAS, on July 19, 2004, the El Dorado Board of Supervisors adopted the El Dorado County General Plan; and

WHEREAS, the last General Plan Amendment was adopted on May 21, 2024; and

WHEREAS, the proposed General Plan Amendment would modify the Community Region boundary by removing the existing Rural Community designation within a portion of the project site. As a result, the proposed Community Region designation would encompass the entirety of the project site; and

WHEREAS, Section 130.52.040 of the El Dorado County Municipal Code establishes that a Planned Development Permit shall be filed and processed in conformance with the Planned Development zoning designation; and

WHEREAS, the proposed project would require greater flexibility to exceed the established height limitations for approval of the conceptual designs; and

WHEREAS, Section 210.48.010 of the El Dorado County Municipal Code states that prior to any division of lands, an applicant must receive approval from the Department of Planning and Building for a Tentative Map, which would subdivide the project site in 16 lots; and

WHEREAS, Table 130.24.020 of the El Dorado County Municipal Code establishes that a Conditional Use Permit is required to allow the 56 residential cottages to be available for rent on a daily or extended stay basis; and

WHEREAS, on September 10, 2025, the Planning Commission held a public hearing on this matter and recommended approval; and

WHEREAS, the County of El Dorado Board of Supervisors duly gave notice of public hearing as required by law and on October 28, 2025 duly held a public hearing, received and considered evidence, both oral and documentary; now

THEREFORE, BE IT HEREBY RESOLVED, that the El Dorado County Board of Supervisors authorizes the following amendment to the General Plan in accordance with the findings and conditions of approval (Exhibit A to this Resolution):

- Modify the Community Region boundary (Exhibit B to this Resolution) to remove the existing Rural Community designation and incorporate the entire project site into the Community Region designation.

THEREFORE, BE IT HEREBY FURTHER RESOLVED, that the El Dorado County Board of Supervisors authorizes the following entitlements, subject to the findings and conditions of approval (Exhibit A to this Resolution):

- Approve a Planned Development Permit to allow development in the Planned Development District and to allow the height increase for the proposed hotels;
- Approve a Tentative Subdivision Map to create 16 lots; and
- Approve a Conditional Use Permit to allow 56 residential cottages to be used as lodging facilities.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____ 2025, by the following vote of said Board:

Attest: Ayes:
Noes:
Absent:
Clerk of the Board of Supervisors

By: _____
Deputy Clerk Chair, Board of Supervisors

FINDINGS

**General Plan Amendment GPA22-0003/Specific Plan Revision SP-R21-0002/
Rezone Z21-0013/ Planned Development Permit PD21-0005/Tentative Subdivision Map
TM22-0005/Conditional Use Permit CUP23-0008/Town and Country Village El Dorado**

Board of Supervisors/October 28, 2025

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Final EIR (Exhibit O), the Findings of Fact and Statement of Overriding Considerations (Exhibit P), and the Mitigation Monitoring and Reporting Program (Exhibit Q) together with the comments received and considered during the public review process. The Final EIR reflects the independent judgement of the County and has been completed in compliance with the California Environmental Quality Act (CEQA) and is adequate for this proposal.
- 1.2 The mitigation measures listed in conjunction with each of the findings set forth above, as implemented through the MMRP, have eliminated or reduced, or will eliminate or reduce to a level of less than significant, all adverse environmental impacts, except for the significant and unavoidable impacts described in the Findings of Fact.
- 1.3 Taken together, the Final EIR, the Findings of Fact and Statement of Overriding Considerations, and the MMRP provide an adequate basis for approval of The Town and Country Village El Dorado Project.
- 1.4 Based on the Findings and the information contained in the record, it is determined that:
 - a) All significant effects on the environment due to the approval of the project have been eliminated or substantially lessened where feasible;
 - b) Feasible alternatives to the proposed project which would mitigate or substantially lessen the impacts do not exist; and
 - c) Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations.
- 1.5 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

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2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policies 2.2.1.2 & 2.1.1.6.

Policy 2.1.1.2 requires the County to establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. Policy 2.1.1.6 enables boundaries of existing Community Regions to be modified through the General Plan amendment process.

Rationale: The requested General Plan Amendment would expand the Community Region boundary to include the entire project site. In addition, the proposed land use designations include Multi-Family Residential, Commercial, and Open Space, which would provide a full range of uses to serve existing and future residents and visitors of El Dorado County.

2.2 The project is consistent with General Plan Policy 2.2.1.1.

General Plan Policy 2.2.1.1 provides a matrix (Table 2-1) to describe the relationship and consistency between the General Plan planning concept areas and land use designations.

Rationale: The proposed project would amend the General Plan in order to expand the El Dorado Hills Community Region so that an amendment to the Bass Lake Hills Specific Plan may incorporate additional land use designations at the project site, for near-term development of the Proposed Project Development Area (Development Area) and long-term development of the Proposed Program Study Area (Program Area). Assuming the Community Region expansion, this project would be consistent with General Plan Policy 2.2.1.1 because all proposed land use changes would be consistent with the Community Region concept area consistency matrix.

2.3 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies and defines the purpose of land use designations and their respective densities within El Dorado County.

Rationale: The Town and Country Village El Dorado Project's proposed land use designations include Multi-Family Residential, Commercial, and Open

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Space within the Bass Lake Hills Specific Plan. The proposed project provides a full range of land uses that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner to serve existing and future residents and visitors of El Dorado County. Assuming the Community Region expansion, the proposed Town and Country Village El Dorado amendment to the Specific Plan is consistent with this policy.

2.4 **The project is consistent with General Plan Policy 2.2.3.1.**

General Plan Policy 2.2.3.1 identifies Planned Development Combining Zone Districts to allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district and shall provide a public or common benefit by clustering intensive land uses to minimize impacts.

Rationale: This proposal includes a rezone request for Planned Development Combining zoning designation to facilitate residential and commercial development within the Program Study Area. The Project Development Area includes a hotel and event center which would benefit economic development and public welfare.

2.5 **The project is consistent with General Plan Policy 2.2.5.2.**

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan. All consistency statements for this proposed project assumes approval for the Community Region expansion request. A map is included with this proposal to show the proposed expansion of the El Dorado Hills Community Region.

2.6 **The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

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Rationale: The project site is undeveloped with proposed uses of Multi-Family Residential, Commercial, and Open Space. The adjoining properties to the north, east, and west are rural residences with the area to the south being used as a Transportation Corridor. The Project Development Area would incorporate residential units for both employees and rental uses, two hotels, two restaurants, a museum, an event center, retail services, and associated parking. Multi-family and commercial uses would be permitted within the Program Study Area, located between the Highway 50 transportation corridor and the recent realigned Country Club Drive. Proposed uses and development for the full project would maintain compatibility with the surrounding area, which is also being developed consistent with the Bass Lake Hills Specific Plan (BLHSP).

2.7 The project is consistent with General Plan Policy 2.4.1.1.

Policy 2.4.1.1 Design control shall be expanded for commercial and multiple family zoning districts to include Rural Centers, historic districts, and scenic corridors.

Rationale: The proposed project includes a Planned Development Permit for the Project Development Area that would approve design guidelines for the hotels, event center/museum, and cottages for consistency with the Planned Development Permit and Conditions of Approval matching commercial and residential zoning district compatibility. The proposed development within the Project Development Area includes premium quality exterior materials including stone veneer accents, wood siding, and tile roofing. The project is also designed to conserve the existing site features including the oak groves, intermittent drainage features, and rock outcroppings to blend with the natural environment. Future development with the Program Study Area would require future Planned Development Permits for each project, which would ensure compliance with General Plan Policy 2.4.1.1.

2.8 The project is consistent with General Plan Policy 2.5.2.1

Policy 2.5.2.1 requires that Commercial centers shall be oriented to serve the needs of the surrounding area following design concepts in the Zoning Ordinance.

Rationale: The proposed project follows applicable design principles including but not limited to mixed-use development, parking, and pedestrian circulation to proposed commercial development. Although the hotel component may attract a regional clientele, the event center, museum, and commercial

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components are intended to serve the local community. The proposed commercial land use area includes that part of the Proposed Study Area that is adjacent to US 50 transportation corridor.

2.9 **The project is consistent with General Plan Policy 2.6.1.4**

Policy 2.6.1.4 requires that commercial designations on US 50 will be considered for commercial development.

Rationale: The Project Development Area would provide retail, hospitality, recreation, and other commercial services in the form of two hotels, retail storefronts, two restaurants, and an event center/museum, and future commercial activity in the Program Study Area.

2.10 **The project is consistent with General Plan Policy 2.8.1.1**

Policy 2.8.1.1 requires that development shall limit excess nighttime light and glare.

Rationale: The Environmental Impact Report determined that the project would have a less-than-significant impact on the creation of new light or glare that would adversely affect day or nighttime views in the area.

2.11 **The project is consistent with General Plan Policy TC-Xd.**

The Policy requires that LOS for County-maintained roads and state highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions with certain exceptions.

Rationale: A Transportation Impact Study was prepared by T.KEAR for the proposed project and the LOS is anticipated to remain at acceptable levels consistent with this General Plan policy. Conditions of Approval require roadway improvements to the existing Bass Lake Road/US 50 interchange, including the signalization of the westbound ramp intersection and the widening of the eastbound off-ramp, as well as, the signalization of the existing intersection at Bass Lake Road and Hawk View Road.

2.12 **The project is consistent with General Plan Policy TC-Xg.**

According to Policy TC-Xg, each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project.

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Rationale: A Transportation Impact Study was prepared for the proposed project and DOT has required the necessary improvements as Conditions of Approval.

2.13 The project is consistent with General Plan Policy TC-4g.

The Policy requires the County to support development of facilities that help link bicycling and other modes of transportation.

Rationale: The project would provide a variety of active transportation opportunities (interconnected networks of paths, sidewalks, and bicycle lanes) allowing for alternative modes of transportation for the local community.

2.14 The project is consistent with General Plan Policy 5.1.1.1

General Plan Policy 5.1.1.1 requires that the County shall cooperatively work with all applicable agencies to develop long-range plans for public services and utilities and determine capacity of proposed use.

Rationale: The project had technical reports conducted for emergency evacuations, wastewater, storm drainage, hydrology, utilities, among others to determine adequacy of service. In addition, the proposed project includes a Revision to the BLHSP Public Facilities Financing Plan (PFFP), which sets forth the strategy to finance the backbone infrastructure and other public facilities required to serve the proposed land uses in the BLHSP.

2.15 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project includes connection to EID water and sewer services. A Facilities Improvement Letter identifies water and sewage availability. Therefore, adequate public services and utilities are available to serve the proposed project.

2.16 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

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Rationale: The project was reviewed by the El Dorado Hills Fire Department, and the EID for adequate public services capacity. Adequate capacity exists and Conditions of Approval have been applied to ensure the project is consistent with this policy.

2.17 The project is consistent with General Plan Policy 5.3.1.7.

General Plan Policy 5.3.1.7 requires that all new development connect to public wastewater treatment facilities.

Rationale: The project is located within the EID service area, however the applicant retains the interim option to use septic but would ultimately connect to the public system. The interim septic system will be constructed and maintained to appropriate standards. The future sewer system would connect to the existing EID sewer lines adjacent to the project site. EID has reviewed the project and determined adequate capacity exists and Conditions of Approval have been applied to ensure the project is consistent with this policy.

2.18 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 (Fire Protection in Community Regions) requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The El Dorado Hills Fire Department currently provides fire protection service to the project site. The Fire Department has imposed standard Conditions of Approval to ensure compliance with this policy.

2.19 The project is consistent with General Plan Policy 5.7.3.1.

General Plan Policy 5.7.3.1 requires the Sheriff's Department to review all applications to determine the ability of the department to provide protection services.

Rationale: The El Dorado County Sheriff's Department has reviewed the proposed project and has noted the ability of the department to provide protection services. Conditions of Approval have been included to ensure compliance with this policy.

2.20 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2 (Adequate Access for Emergencies) requires the applicant demonstrate that adequate access exists, or can be provided, to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The Fire Department reviewed the application materials and provided Conditions of Approval in order to ensure compliance with this policy. In addition, the Draft EIR prepared for the project determined the proposed project would provide adequate emergency access to the project site and would not be expected to conflict with any potential evacuation routes.

3.0 SPECIFIC PLAN FINDINGS

The BLHSP has been revised to establish three new land use designations consistent with the General Plan for the proposed project: Commercial (C), Multi-Family Residential (MFR), and Open Space (OS). The revised BLHSP is consistent with the goals and policies in the General Plan as discussed in these Findings, as well as, discussed in more detail in the revised BLHSP (Exhibit F). Furthermore, the Draft EIR prepared for the proposed project includes Appendix N: El Dorado County General Plan and BLHSP Policy Discussion, which further identifies the proposed project's consistency with the General Plan (Exhibit N).

3.1 The project is consistent with General Plan Policy 2.5.1.2.

Policy 2.5.1.2 requires a means of separation to be included within a specific plan that may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors, and designated Natural Resource areas.

Rationale: The proposed project includes 7.6-acres of designated natural open space to act as a means of community separation.

3.2 The project is consistent with General Plan Policy 2.6.1.1.

Policy 2.6.1.1 requires a Scenic Corridor Ordinance establishing standards for the protection of identified scenic roads and State Highways.

Rationale: Although the county did not adopt a scenic corridor ordinance, all proposed development projects in the Specific Plan Area are required to undergo design review through the Planned Development approval process to

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evaluate potential visual impacts. In addition, visual simulations were prepared as part of the environmental review process. Consistent with BLHSP requirements (Section 3.3), three (3) viewpoints located along US 50 were evaluated for scenic impacts; 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 of the BLHSP, 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 (Exhibit M)), 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 3.2 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.

3.3 The project is consistent with General Plan Policy TC-Xa.

Policy TC-Xa requires the implementation of roadway improvements with new development to maintain adequate levels of service.

Rationale: The Project Development Area improvements would include widening Bass Lake Road from two- to four-lanes as well as the construction of emergency access roads to be connected to Old Country Club Drive. The roadway improvements would satisfy the requirements to ensure that LOS for

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County-maintained roads and state highways within unincorporated areas shall not be worse than LOS E in Community regions or LOS D in Rural Centers. With respect to the Program Study Area, the Local Transportation Analysis (LTA) prepared by T.Kear Transportation Planning & Management, Inc. and approved by El Dorado County Department of Transportation, evaluated full buildout of the proposed project (Project Development Area and Program Study Area) under the Cumulative 2040 condition. Additional roadway improvements were identified under this future scenario and would be confirmed as necessary at time of future Planned Development Permit applications within the Program Study Area.

3.4 The project is consistent with General Plan Policy TC-4i.

Policy TC-4i requires that all development shall include pedestrian/bike paths connecting to adjacent development as appropriate.

Rationale: The project would expand existing bike paths, construct a bike path bridge crossing Bass Lake Road, and create walking trails as part of the Project Development Area (see Exhibit G). Future development within the Program Study Area would require a future Planned Development Permit, which would ensure compliance with Specific Plan Policy TC-4i.

3.5 The project is consistent with General Policies HO-1.1. & HO-6.1 (Housing Element).

Policy HO-1.1 establishes that when updating Specific Plans, the County shall ensure that achieving and maintaining the County's regional housing allocation is considered.

Policy HO-6.1 further establishes that when updating Specific Plans, the County shall endeavor to ensure that all persons have equal access to sound and affordable housing.

Rationale: The Project Development Area would provide 56 residential cottages for employee housing near the proposed commercial uses, in addition to future multi-family opportunities to construct housing.

3.6 The project is consistent with General Plan Policy HO-18 (Housing Element).

Policy HO-18 establishes that the County shall encourage mixed-use development where housing is provided.

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Rationale: The Project Development Area would consist of a mix of land use types consisting of 112 residential cottages, 56 of which would be intended for lodging facilities, and the remaining 56 cottages would be intended for employee housing near the proposed commercial uses, consisting of two hotels, retail uses, a museum, and event center. The Program Study would consist of approximately 15 acres of future multi-family residential development and 12 acres of commercial development.

3.7 The project is consistent with General Plan Policy 7.5.

Policy 7.5 establishes the County's Oak Resources Management Plan (ORMP) and Oak Resources Conservation Ordinance (ORCO) shall apply.

Rationale: The Project Development Area is designed to fit into the natural topography and largely avoid natural features such as wetlands and oak trees. The project would also retain and preserve the oak grove located at the southwest corner of the project site. The Program Study Area does not contain any oak woodlands.

4.0 REZONE FINDINGS

4.1 The project is consistent with Section 130.20.020.

Section 130.20.020 establishes general requirements for development and new uses.

Rationale: The project would rezone the current designation of RE-10 to CC-PD, RM-PD, and OS-PD and the proposed development would be in conformity with all applicable development standards, except for the maximum allowable building height increase for the hotels and event center/museum as requested with the proposed Planned Development Permit.

4.2 The project is consistent with Section 130.22.010.

Section 130.22.010 (Commercial Zones) prescribes site-specific development standards for commercial zones and appropriate uses.

Rationale: The project would rezone a portion of the site to a Community Commercial Zone (CC-PD) to provide retail sales, offices, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. It allows for Mixed-Use compatible with General Plan densities.

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4.3 The project is consistent with Section 130.24.010.

Section 130.24.010 (Residential Zones) prescribes site specific standards for Residential Zones and appropriate uses.

Rationale: The project would rezone a portion of the site to a Multi-Unit Residential Zone (RM-PD), identified as areas that are most capable of supporting the highest density if development within the County. It is applied to regulate and promote the development of multi-unit dwellings, including apartments, condominiums, cottages, and townhouses.

4.4 The project is consistent with Section 130.25.010.

Section 130.25.010 (Special Purpose Zones) prescribes site-specific standards for certain recreational, transportation, and open space uses.

Rationale: The project would rezone a portion of the site to Open Space Zone (OS-PD). The purpose of the OS-PD zone is for the protection of rare and endangered plant or animal habitat, including wildlife habitat, migration corridors, riparian areas, oak woodlands, visual resources, and watersheds.

4.5 The project is consistent with Section 130.28.010.

Section 130.28.010 establishes the PD Combining Zones (-PD) to allow for flexible development standards, provide a combination of different land uses, and for the clustering of intensive land uses to minimize impacts on natural resources.

Rationale: The project specific to the Project Development Area would develop increased density for revitalization of development and opportunity areas that would include commercial, residential, and open space land uses with the density specified by the underlying zoning district with which it is combined. The project would satisfy the Planned Development goals of providing a public or common benefit on- or off-site, cluster intensive land uses to conform to the natural topography, and among others minimize impacts on natural, agricultural, and cultural resources. The Planned Development Permit would also allow for the maximum building height increase for the hotels and event center/museum.

4.6 The project is consistent with Section 130.28.040.

Section 130.28.040 establishes that a Development Plan Permit shall be submitted with a zone change application to add the -PD Combining Zones.

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Rationale: The proposed project includes a request for the required PD Permit, specifically for the Project Development Area. Each subsequent future project proposed for the Program Study Area will similarly require a PD Permit.

4.7 The project is consistent with Section 130.28.050.

Section 130.28.050 establishes residential development requirements in the -PD Combining Zones.

Rationale: The proposed project specifically for the Project Development Area complies with all applicable residential development standards. Future residential development proposals will similarly be required to comply with all residential development standards.

4.8 The project is consistent with Section 130.37.060.

Section 130.37.060 addresses noise standards.

Rationale: The proposed project specifically for the Project Development Area would ensure that the event center/museum noise levels would comply with El Dorado County noise standards by incorporating mitigation measures such as prohibiting truck deliveries during nighttime hours (10:00 PM to 7:00 PM), noise barriers, setbacks, and event sound system configurations. Future development proposals will similarly be required to comply with all noise standards.

4.9 The project is consistent with Section 130.40.170.

Section 130.40.170 establishes general standards for lodging facilities.

Rationale: The proposed residential cottages and hotel within the Project Development Area would comply with all applicable design and use standards identified in Section 130.40.170, such as direct access to a maintained roadway and sufficient off-street parking provided, as well as the lodging facilities shall be subject to the County's Transient Occupancy Tax.

4.10 The project is consistent with Section 130.40.180.

Section 130.40.180 addresses Mixed Use Development.

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Rationale: Section 130.40.180 outlines the general requirements and design standards for Mixed Use Development. The Project Development Area's specific PD proposal includes both commercial and residential uses and would comply with all general requirements and design standards for mixed use development. In addition, the County's Interim Design Standards and Guidelines or any superseding design standards and guidelines will apply to all future architectural plans for the Project Development Area and will be reviewed for compliance prior to building permit issuance.

4.11 The project is consistent with Section 130.63.020.

Section 130.63.020 address Ordinance Amendments and Zone Change Applications.

Rationale: The application for a Rezone was submitted by the property owner for the proposed project as outlined in Section 130.63.020.B Following the filing, the County prepared the EIR in accordance with CEQA and followed the appropriate public noticing requirements for the hearing.

5.0 PLANNED DEVELOPMENT FINDINGS

5.1 The proposed development plan is consistent with the General Plan, any applicable specific plan, and Chapter 130.28 (Planned Development (-PD) Combining Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of Title 130.

Rationale: As found within the General Plan and Zoning findings sections above, the project is consistent with the General Plan, Zoning Ordinance, and the BLHSP.

5.2 The site is adequate in shape and size to accommodate proposed uses and other required features.

Rationale: The proposed development within the Project Development Area has been verified as compliant with all zoning code development standards as discussed within the Zoning Findings section above. Therefore, the site is adequate in shape and size to accommodate the proposed uses and required features.

5.3 Adequate public services and facilities exist or will be provided to serve the proposed development including, but not limited to, water supply, sewage disposal, roads, and utilities.

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Rationale: As noted in the General Plan findings above, adequate public services and facilities exist to serve the full proposed project, inclusive of the Project Development Area and Program Study Area.

- 5.4 If mixed-use development is being proposed, the development conforms to the standards in Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of Title 130.

Rationale: The proposed project within the Project Development Area includes an ability to develop mixed-use within the CC-PD district. Any future mixed-use development would comply with standards found in Section 130.40.180.

- 5.5 The proposed development complies with the provisions of the –PD Combining Zone Section 130.28.010 (Planned Development (-PD) Combining Zone Established) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of Title 130.

Rationale: Staff has reviewed the proposed planned development within the Project Development Area and has found the proposal complies with the provisions of the PD Combining Zone. This section of findings as well as Findings Sections 1.0 – 3.0 above confirms compliance.

- 5.6 That any exceptions to the development standards of the zone are justified by the design or existing topography.

Rationale: The proposed project within the Project Development Area would comply with all applicable development standards except for the proposed maximum building height for the hotels and event center/museum. The proposed hotels and event center/museum would be 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. This exception to height standards request is justified because of the existing topography.

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6.0 TENTATIVE SUBDIVISION MAP FINDINGS

- 6.1 The proposed map shall be consistent with the Specific Plan and/or General Plan adopted by the County.

Rationale: The project would be in conformity with the BLHSP and El Dorado County's General Plan, if amended.

- 6.2 The proposed design and improvements of the proposed subdivision shall be consistent with the Specific Plan and/or General Plan adopted by the County.

Rationale: The development of the hotels, event center/museum, retail stores, restaurants, or residential units would be in conformity with the BLHSP and El Dorado County's General Plan, if amended.

- 6.3 The site must be physically suitable for the type of development proposed.

Rationale: The proposed project is consistent with Objective 2.3.1, relating to Topography and Native Vegetation, as the project would be designed to fit into the natural environment of the land to avoid natural features such as wetlands and oak trees.

- 6.4 The design of the subdivision or the proposed improvements will not cause substantial environmental damage.

Rationale: An Environmental Impact Report (EIR) was prepared to analyze the buildout of the project site and provided mitigation measures to minimize adverse impacts.

- 6.5 The design of the subdivision or the type of improvements will not create serious public health and safety problems or pose an unacceptable fire risk to future occupants or to adjoining properties.

Rational: The development of the hotels, event center/museum, retail stores, restaurants, or residential units would not be detrimental to the public health, safety and welfare, nor injurious to the neighborhood, in that the facilities will be developed to County standards. In addition, the Draft EIR prepared for the project determined with the implementation of mitigation,

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the development of the project would result in a less-than-significant impact related to wildfire and emergency evacuation.

6.6 Pursuant California Government Code Section 66474.02: (a) Before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177, a legislative body of a county shall, except as provided in subdivision (b), make the following findings:

- (1) A finding supported by substantial evidence in the record that the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code or consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.
- (2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - (A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.

Rational: Regarding Finding 1, the project site is located within a Moderate Fire Hazard Severity Zone (FHSZ) in an state responsibility area (SRA). Therefore, CAL FIRE is the primary emergency response agency responsible for fire suppression and prevention. Thus, future development would be required to comply with defensible space standards, pursuant to California Public Resources Code (PRC) Section 4291, and other wildfire risk minimization standards set forth in Chapter 7A of the California Building Code (CBC), including, but not limited to, use of ignition-resistant materials, fire-intrusion design of roofing and vents, and use of glazed exterior windows and doors. All buildings would be required to meet California Fire Code (CFC) requirements as set forth by the County and the CBC and CFC, as well as the supplemental fire prevention and protection statutes defined in Chapters 8.08 and 8.09 of the County Code. Specifically, Planned Development Permit Condition of Approval 16 requires:

Fire protection (Fire Safe Plan): A preliminary fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The

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wildfire protection plan shall be in accordance with Chapter 49 of the California Fire Code and EDHFD standards. The applicant shall record a Notice of Restriction (NOR) that states that all lots illustrated in the final map shall adhere to the conditions of the applicable fire safe plan. The specific language of the NOR shall be approved by EDHFD prior to recordation.

Compliance with State and local standards would minimize wildfire risk at the project site.

Furthermore, as set forth by Mitigation Measure 4.14-2 in the Draft EIR, the proposed project would be required to implement a Vegetation Management Plan (VMP) that would include management of on-site fuel sources during project construction and ongoing management of vegetated areas during project operation. The VMP requires, among other things, that during project construction, open space/oak woodland areas be clearly delineated so that minimal damage occurs to natural habitats, and that during project operation, ongoing maintenance of vegetated areas is completed.

Based on the preceding, the project meets Finding 1.

Regarding Finding 2, the project is located within the service boundaries of El Dorado Hills Fire Department (EDHFD). The nearest staffed fire station to the project location is EDHFD Station No. 86 located at 3670 Bass Lake Road, El Dorado Hills, CA 95762 in El Dorado Hills. Policy 5.1.2.2 of the County's General Plan identifies that the minimum level of service for the fire department is six minutes 90 percent of the time for all emergency calls. EDHFD Station No. 86 is located approximately 0.4-mile northwest of the project site. Therefore, based on the proximity of the fire station to the project site, response times to the site would be within the response time goals. Based on the preceding, the project meets Finding 2.

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7.0 CONDITIONAL USE PERMIT FINDINGS

7.1 The proposed use is consistent with the General Plan.

Rationale: As noted in Findings Section 2.0 above, the proposed project is consistent with the General Plan to allow the 56 residential cottages to be used as lodging facilities.

7.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Rationale: The development of the 56 residential cottages would comply with all applicable County standards and would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

7.3 The proposed use is specifically allowed by a Conditional Use Permit pursuant to Title 130, Article 2 of the El Dorado County Zoning Ordinance.

Rationale: Table 13.24.020 of the El Dorado County Code states lodging facilities are allowed in the CC zoning district with the approval of a Conditional Use Permit.

CONDITIONS OF APPROVAL

**General Plan Amendment GPA22-0003/Specific Plan Revision SP-R21-0002/
Rezone Z21-0013/ Planned Development Permit PD21-0005/Tentative Subdivision Map
TM22-0005/Conditional Use Permit CUP23-0008/Town and Country Village El Dorado**

Board of Supervisors/October 28, 2025

This Planned Development Permit, Tentative Subdivision Map, and Conditional Use Permit are based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

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 (Amended September 2025)
Exhibit G.....Proposed BLHSP Circulation & Completed BLSHSP Development
Exhibit H.....Tentative Subdivision Maps
Exhibit I.....Project Plans
Exhibit J.....Updated 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

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

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The project description is as follows:

The project site consists of two areas: the Project Development Area consists of the northernmost and southernmost 26.6 acres of the project site, and would be developed with two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages 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 Amendment, Rezone, TSM, Planned Development 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 CONDITION FOR BOTH PLANNED DEVELOPMENT AND TENTATIVE SUBDIVISION MAP

1. **(A) Separate conditions: Off-Site Improvements: Sewer Access**

Prior to issuance of the first Building Permit, or final map the Project is responsible for environmental clearance, design, Plans, Specifications, and Estimate (PS&E), utility relocation, right of way acquisition, and construction of necessary infrastructure to connect to the public sanitary sewer system operated by EID. No Certificate of Occupancy may issue without appropriate waste connection.

This sewer connection is included within BLHSP PFFP project list and may be reimbursable or eligible for credits through the PFFP upon execution of a reimbursement agreement with the County and available funds within the PFFP. To be eligible for reimbursement or credits, the Project shall meet all requirements set out in the PFFP, including the associated Nexus Study and Capital Improvement Program. A reimbursement agreement must be executed before the construction of these improvements. If the Developer constructs the improvements without a prior reimbursement agreement, any entitlement to reimbursement will be deemed to be waived.

The Project sewer main connection shall be consistent with the revised Bass Lake Hills Specific Plan including sufficient capacity to serve full buildout of the specific plan. The sewer main shall be consistent with the specific plan, connecting the project area to the

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existing South Uplands Trunk Gravity-Sewer Main located on Russi Ranch Drive. The location will be subject to County and EID approval and shall not conflict with existing or proposed roadways or other improvements, including future expansion of the Bass Lake Interchange and the adjoining Serrano development. Future dedications will be determined by EID as part of annexation.

1. **(B) Off-Site Improvements (Acquisition)**

If the applicant does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. Should the County commence proceedings to utilize the eminent domain process it is not intended as a means to aid the Project as a private undertaking but as a public improvement for the BLHSP area. The Agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel. In the event that a future Board determines that the eminent domain process must be implemented to acquire right-of way, this right-of-way requirement shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel, or alternative arrangement to the satisfaction of the Transportation Division. The agreement shall require the applicant to do all the following: (1) pay all costs incurred by County associated with the acquisition of the title or interest; (2) provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; (3) if the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the agreement shall require the applicant provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; (4) require the applicant to provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor and provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser prepared consistent with the California Eminent Domain Law; and (5) require the applicant to provide approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer. The Agreement shall also include a provision that if the County is not able to secure sufficient title or interests necessary to complete the required off-site improvements, and the Board of Supervisors chooses, at a public hearing, not to adopt a Resolution of Necessity under Code of Civil Procedure Section 1245.210 et seq., the Developer may, as an alternative, be allowed to satisfy condition 1 by constructing and operating the septic alternative studied

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in the EIR (generally as detailed in Figure 4.5-3). In that event, the Applicant shall be responsible for environmental clearance, design, Plans, Specifications, and Estimate (PS&E), utility relocation, right of way acquisition, and construction of necessary infrastructure for the septic alternative.

PLANNED DEVELOPMENT PERMIT CONDITIONS OF APPROVAL

Planning Division

2. **Permit Implementation:** The expiration of a Development Plan Permit related to a tentative subdivision or parcel map shall have the same expiration date as the tentative map, pursuant to Section 130.52.040. Extensions of the tentative map shall automatically extend the Development Plan Permit. The approval or conditional approval of a tentative map shall expire within the timeframe from the date of approval by the approving authority shall be 36 months for a tentative map. The expiration date of an approved tentative map may be extended as authorized in Government Code § 66452.6(a). It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
3. **Mitigation Measures from the Final Environmental Impact Report:** The applicant shall comply with all mitigation measures identified in the Town and Country Village El Dorado Project Final Environmental Impact Report (SCH# 2023070297).

With the submittal of all grading plans, improvement plans, and building permit plans, the developer/applicant shall submit to the El Dorado County Planning Division a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the County Department and/or Agency responsible for review, and how the developer/applicant meets the Condition of Approval or Mitigation Measure. The developer/applicant shall update the compliance matrix and provide it with each submittal.

4. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Subdivision Map.

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The duty to defend, indemnity, and hold harmless shall equally apply to any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or otherwise challenge the Employee Housing Program required under Condition of Approval #7 and further detailed in Hearing Exhibit L.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

5. **Change in Ownership:** In the event of any change of ownership of the subject parcel (APNs 119-080-021, -027 and -025) or any change in primary or accessory use, it is the responsibility of the future property owners to ensure all changes are consistent with these approvals, the El Dorado County General Plan, Zoning Ordinance, and all applicable standards in place at such time.
6. **Hotel Design:** Prior to the issuance of a building permit for the hotels, the applicant shall submit the architectural plans for review and approval by the Planning and Building Department.
7. **Employee/Workforce Housing Program:** The Employee Housing Plan, attached as Hearing Exhibit L and hereby incorporated by reference, shall be complied with, including but not limited to, annual reporting of the number of occupied employee housing units and rent totals.

El Dorado Hills Fire Department

8. **Structural Fire Protection and Suppression Services:** Consistent with California Code of Regulations Title 14 §1266.01, structural fire protection and suppression services will be available for this project by the El Dorado Hills Fire Department (EDHFD). The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 86 located at 3670 Bass Lake Road, El Dorado Hills, CA 95762 in El Dorado Hills. The average response time to the project site from this fire station is approximately 8 minutes or less to 80% of the population in the area.
9. **Natural Hazard Disclosure:** The project is located in a moderate Fire Hazard Severity Zone within a CAL FIRE Responsibility Area (SRA). The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.

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10. **Limits to Development:** The project is not currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of federal land that is a high risk of a wildfire.
11. **Emergency Water Supply:** The project area is not currently provided with an adequate means of emergency water supply, storage, or conveyance facilities. Prior to new buildings or structures being placed on one or more of these parcels, the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code, along with local ordinances and standards of EDHFD.
 - a. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. Fire hydrant quantities and locations shall be in accordance with the California Fire Code, as amended locally. The required fire hydrants shall be installed and operational prior to any construction (including foundations).
12. **Roadways and Driveways:** Roads and driveways, whether public or private, shall comply with California Code of Regulations (CCR) Title 14 §§ 1270.00 - 1276.04 and California Code of Regulations Title 24 – Part 9 (CFC), Section 503 (Fire Apparatus Access Roads), as amended locally. The required fire access road(s) shall be installed prior to any construction (including foundations).

An Emergency Vehicle Hybrid Beacon (EVHB) device shall be provided at Bass Lake Road and El Dorado Hills Fire Department Fire Station 86 to provide safe emergency responding ingress/egress.

Two fire apparatus access/egress points shall be provided at both the Northern and Southern portions of the project. Fire apparatus access/egress points shall be placed a distance apart that is $\frac{1}{2}$ the overall diagonal of the area served. CFC D104.3 and D 107.2

Aerial fire apparatus access roads shall be provided to all structures 30-ft in height or greater. Aerial fire apparatus access roads shall be in accordance with CFC D105.

- a. Fire access roadways shall be of not less than 20 feet of unobstructed width, 15 feet of vertical clearance, and minimum turning radii of 40 feet inside and 56 feet outside dimensions on the improvement plans. Fire access roadways adjacent to fire hydrants shall be a minimum 26 feet in width. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed

EXHIBIT A

building. The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.

- b. Fire apparatus access roads in excess of 150-feet in length shall be provided an approved fire apparatus turnaround. Fire apparatus turnarounds shall be in accordance with CCR Title 14 and EDHFD Standard B-003. Driveways in excess of 150 feet in length shall be provided with an approved turnout. Turnouts shall be in accordance with CCR Title 14.
- c. Fire access roadways shall be built to bear a minimum of 75,000 pounds and meet County Department of Transportation standards for roadways. A report, prepared by a registered geotechnical or California-licensed Civil engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating the construction of the roadway. Verification of constructed roadway shall be provided by a registered geotechnical or California-licensed Civil engineer prior to the final of the project.
- d. Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.
- e. Traffic calming measures along fire access roads are prohibited unless approved by EDHFD.
- f. Gates or barriers across fire access roads or pedestrian egress shall be approved prior to installation and shall be in accordance with the California Fire Code and EDHFD Standards.
- g. When a road is required, it shall be named in accordance with the requirements identified by the County of El Dorado Surveyors Office. An approved street sign shall be placed at the entrance to the road.
- h. Fire Lane identification shall be provided along required fire access roadways. Fire Lane identification shall be in accordance with the California Vehicle Code and EDHFD Standards. Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway widths shall be measured between the gutter line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.

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- i. All essential road and driveway improvements shall be complete and meet all of the requirements of CCR Title 14 and the California Fire Code prior to the approval of the final map for the project.
13. **Shared Access Agreement or Easement:** Provide shared access agreement or easement between all parcels connected to and served by a fire access roadway and/or driveway serving more than one parcel. The Shared Access Agreement shall permit vehicular access and be recorded with the El Dorado County Recorder's Office.
14. **Road Maintenance Agreement:** Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by a private fire access roadway and/or driveway serving more than one parcel. The Fire Access Roadway Maintenance Agreement shall be recorded with the El Dorado County Recorder's Office. The roadway maintenance agreement shall include the following:
 - a. Provisions for the necessary repair and maintenance of the roadway surface.
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of fifteen feet (15') or width of twenty feet (20').
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.
15. **Fire protection (Fire Safe Plan):** A preliminary fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The wildfire protection plan shall be in accordance with Chapter 49 of the California Fire Code and EDHFD standards. The applicant shall record a Notice of Restriction (NOR) that states that all lots illustrated in the final map shall adhere to the conditions of the applicable fire safe plan. The specific language of the NOR shall be approved by EDHFD prior to recordation.
16. **Community Facilities District:** In order to maintain certain services provided by the Department, which are impacted by the proposed development, including, but not limited to, fire protection and suppression, ambulance response services, emergency response services, administrative fees of the Department, and any other services permitted under the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code (the "Act"), as well as costs of administration, operating, and reporting, the Developer shall elect and provide for one (1) of three (3) financing options. The Developer can (i) form a new Community Facilities District ("CFD") subject to the review and approval of the Department, (ii) make a deposit and annex into any

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existing and approved Department CFD, or (iii) make a lump-sum payment for the present value of an annuity authorized by the Department. If the Developer chooses to create a new CFD or annex into an existing El Dorado Hills Fire Department CFD, the creation of the new CFD or the annexation into the existing El Dorado Hills Fire Department CFD shall be completed concurrently with final approval, as determined jointly by the Department and the County, of all land use entitlements requested by the landowner/applicant/developer.

17. **Plan Submittal (commercial):** The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: EDHFD does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.
18. **Roof Coverings:** Residential roof coverings shall consist of materials having a minimum Class A rating.
19. **New Buildings and Structures:** New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in the California Code of Regulations Titles 14, 19, 24, and EDHFD ordinances and regulations.
 - a. All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road in accordance with California Code of Regulations Title 14 – Section 1276 (Setback for Structure Defensible Space).
 - b. Residential structures, due to topography or parcel dimensions, that encroach the (30) foot setback shall be constructed to meet Insurance Institute for Business Home & Safety (IBHS) Wildfire Prepared Home.
20. **Open Space Fencing:** Lots that abut open space shall be required to utilize non-combustible type fencing abutting the open space.
21. **Address (commercial):** All parcels shall be provided with an approved address number as issued by the County Surveyors Office. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than eight (8) inches and shall be internally illuminated or mounted immediately adjacent to a light source and shall also contrast with their background.

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Address (residential): All parcels shall be provided with an approved address number as issued by the County Surveyors Office. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than four (4) inches. Address shall be internally illuminated or mounted immediately adjacent to a light source and shall also contrast with their background. When a residential building is located more than 150-feet from the provided road serving the residence, an address sign shall be placed at the driveway entrance onto the parcel. Remote address numbers shall be reflective and contrasting in color to the sign background, and with a number height of not less than four (4) inches and with a stroke width of 1/2-inch.

County Department of Transportation

22. **Access at Bass Lake Road:** The applicant shall design and construct a right- in/right-out access at Bass Lake Road. The improvements shall be completed prior to issuing the certificate of occupancy for the first building.
23. **Access at Country Club Drive:** The applicant shall design and construct the access to serve the northern and southern development areas along Country Club Drive. An intersection control evaluation analysis shall be performed to determine what type of traffic control is best suited for this intersection. The County shall be in agreement on the selected intersection control alternative resulting from the analysis. The improvements shall be completed prior to issuing the certificate of occupancy for the first building.
24. **Emergency Access:** The applicant shall design and construct two emergency access points to serve the northern development area, one along Country Club Drive and one along Bass Lake Rd. The applicant shall design and construct an emergency access road along Old Country Club Drive to serve the southern development area. Remote-operable emergency access gates shall conform to the requirements of the fire department and shall not impede the bike and pedestrian path. Access along Old Country Club Drive shall be restricted to emergency use only. The improvements shall be completed prior to issuing the certificate of occupancy for the first building.
25. **Encroachment Permit(s):** Obtain encroachment permits from DOT and construct the roadway encroachments to the provisions of County *Standard Plans as directed by DOT*.
26. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-foot sidewalk/landing

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at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

27. **Common Fence/Wall Maintenance:** Responsibility and access rights for maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
28. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual.
29. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports; however, the County Engineer may require additional or specialized information.
30. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
31. **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the Project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement plans.
32. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the

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grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

33. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

El Dorado County Stormwater

34. The County is subject to the State of CA Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12. Projects typically qualify as "Small" or "Regulated" projects under the MS4 Permit /West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 5,000 square feet or more of impervious surface. Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody.
35. Prior to building permit approval, an Erosion and Sediment Control Plan (ESCP) shall be submitted for review and approval by El Dorado County. If the project will disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html.

El Dorado County Environmental Management Department

36. Prior to building permit approval, submit plans for review and approval by the El Dorado County Environmental Management Department and Building Services. Public pools are required to be constructed to the standards of the California Health and Safety Code, The California Code of Regulations, the California Building Code, and the California Electrical Code.

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37. Prior to building permit approval, submit plans for review and approval by the El Dorado County Environmental Management Department and Building Services. Retail food facilities are required to be constructed to the standards of the California Retail Food Code.

El Dorado County Local Agency Formation Commission (LAFCO)

38. Prior to receiving water and/or sewer service from the El Dorado Irrigation District (EID), parcels (APN) 119-080-021, 119-080-027, and 119-080-025 shall be annexed into EID's service boundary, subject to review and approval by El Dorado LAFCO.

El Dorado Irrigation District

39. Prior to annexing the project site into EID, the applicant shall prepare a Facility Plan Report (FPR) for review and approval by EID.

Central Valley Regional Water Quality Control Board

40. Prior to building permit approval, the developer shall submit a Report of Waste Discharge and a Form 200 in compliance with the General Order (State Water Resources Control Board Order WQ 2014-0153-DWQ General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems)

TENTATIVE SUBDIVISION MAP CONDITIONS OF APPROVAL

Office of County Surveyor

41. Upon project approval from the Planning Division, A Final Map Package will need to be submitted with the County Surveyor's Office.
42. All survey monuments must be set prior to filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments and the amount of the bond or deposit to be coordinated with the County Surveyor's Office prior to the filing of the Final Map.
43. The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyor's Office. Proof of any signage required by the Surveyor's Office must be provided prior to filing the Final Map.

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44. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Final Map.
45. Prior to filing the Final Map, a letter would be required from all agencies that have placed conditions on the map. The letter would state that "all conditions placed on TM22-0005 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.
46. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor and copied to the Consultant and the Applicant.

County Department of Transportation

47. **Road Design Standards:** Construct all roads in conformance with the County Design and Improvements Standard Manual (DISM), modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums).

ROAD NAME	REFERENCE	ROAD WIDTH*	EXCEPTIONS / NOTES
Road Private Lot R, 45'	Standard Plan 101C	32 feet / 50 feet	3" HMA on 8" Class 2 AB, type 2 curb & gutter, 6.5' PCC sidewalk on one side, 8' bike path 2.5" AC/4" AB on the other side as shown on the Tentative Map
Road Private Lot R, 50'	Standard Plan 101C	32 feet / 45 feet	3" HMA on 8" Class 2 AB, type 2 curb & gutter, 6.5' PCC sidewalks on both sides as shown on the Tentative Map
* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb. Curb face for rolled curb and gutter is 6" from the back of the curb. Use Type 2 Vertical Curb and Gutter adjacent to open space, park and non-frontage of lots.			

48. **Offer of Dedication – Internal Streets:** Offer to dedicate, in fee, the rights of way for roadways shown in Table 1 with the final map. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

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The offer(s) will be rejected by the County, and a maintenance entity (or other funding source approved by the County) shall be created and funded to provide for maintenance of the roadways and drainage facilities.

49. **Off-Site Improvements – Collectors and Major Transportation Facilities:**

- a. The project is responsible for coordination with Caltrans, design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of following improvements as identified in the Local Transportation Analysis prepared by T.KEAR Transportation Planning & Management, Inc. dated September 12, 2024.

- i. Widen Bass Lake Road:

1. The applicant shall widen Bass Lake Road to four lanes (two in each direction) from the westbound off ramps at US-50 to just north of the intersection at Country Club Drive. The widening project is included in the County's Capital Improvement Program and identified as CIP 36105054 and would include additional improvements to the Bass Lake Road and Country Club Drive intersection. The improvements shall be completed prior to issuing the certificate of occupancy for the first building. This work may be eligible for reimbursement through the County's Traffic Impact Fee Program.

- b. The Project is responsible for environmental clearance, design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of following improvements as identifies in the Local Transportation Analysis prepared by T.KEAR Transportation Planning & Management, Inc. dated September 12,2024.

- i. Bass Lake Road/Hawk View Road intersection:

1. Signalization of the existing intersection at Bass Lake Road and Hawk View Road. Place signal masts to allow for future widening of Bass Lake Road to a four-lane arterial road.

The Project shall construct this improvement 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

EXHIBIT A

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.

- c. Enter a Road Improvement Agreement (RIA) with the County to construct said improvements. Approval of the improvement plans and RIA shall be required prior to or concurrent with the final map associated with the Subdivision Improvement Agreement (SIA). The SIA shall include a reference to the RIA containing the required improvements.

The construction of the required improvements shall be completed prior to issuance of the certificate of occupancy for the first building.

- d. Financing and Reimbursement

- i. Project may be reimbursed for the costs of any improvements listed above in items in section A to the extent such improvements are included in the County's Traffic Impact Fee (TIF) Program, in accordance with the County's TIF fee Reimbursement Guidelines, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.
- ii. If any improvements are included in the County's 20-year CIP and TIF Program, and agreed to by the County in a Road Improvement and Reimbursement / Credit Agreement, the Project may receive full or partial credit for the cost of the work against TIF Fees that would otherwise be paid at issuance of building permits.
- iii. If any improvements are included in the County's 10-year CIP and TIF Program and agreed to by County in a Road Improvement and Reimbursement / Credit Agreement, the Project may provide funding and Bid-Ready PS&E to County, for bidding and construction management by County.
- iv. If any improvements are included in the BLHSP PFFP, such improvements may be eligible for reimbursement from the PFFP funds.

- 50. **Off-Site Improvements (Acquisition):** As specified in these Conditions of Approval, the Project is required to perform off-site improvements. If the Developer does not secure or

EXHIBIT A

cannot secure sufficient title or interest for lands where said off-site improvements are required, the Developer must, prior to filing of any final or parcel map, enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the Developer: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provide an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

51. **Maintenance Entity:** Prior to filing a final map, form and entity, or join an existing entity, for the maintenance of public and private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

All existing County maintained roads shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity.

52. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map.

Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped*

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Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

El Dorado Hills Community Services District

53. In compliance with the EL Dorado Hills Community Service District (EDHCSD) Policy 6110.10, park land suitable for active recreation use shall be dedicated or pay fees in lieu thereof (Quimby Act), or by EDHCSD Board authorization, a combination of the two.
54. Prior to approval of the first Final Map, annexation into the following Community Facilities Districts (CFDs) are required:

Annexation into the BLHSP CFD 2018-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of BLHSP parks, trails and pathways, open space, landscaping, lighting and other common/public areas owned/maintained by the EDHCSD. The applicant shall also coordinate with the EDHCSD in forming a component of CFD 2018-01 which will serve as a back-up funding mechanism (“Shell”) to the Homeowner’s Association (“HOA”) for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls, entry, monuments, private recreation facilities, and other common or public areas. Developer to pay all annexation costs.

Annexation into the EDHCSD’s Master CFD 2019-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of future parks, trails and pathways, open space, landscaping, lighting and other common or public areas owned/maintained by the District within the District’s service boundary.

EXHIBIT B

Town and Country Village El Dorado

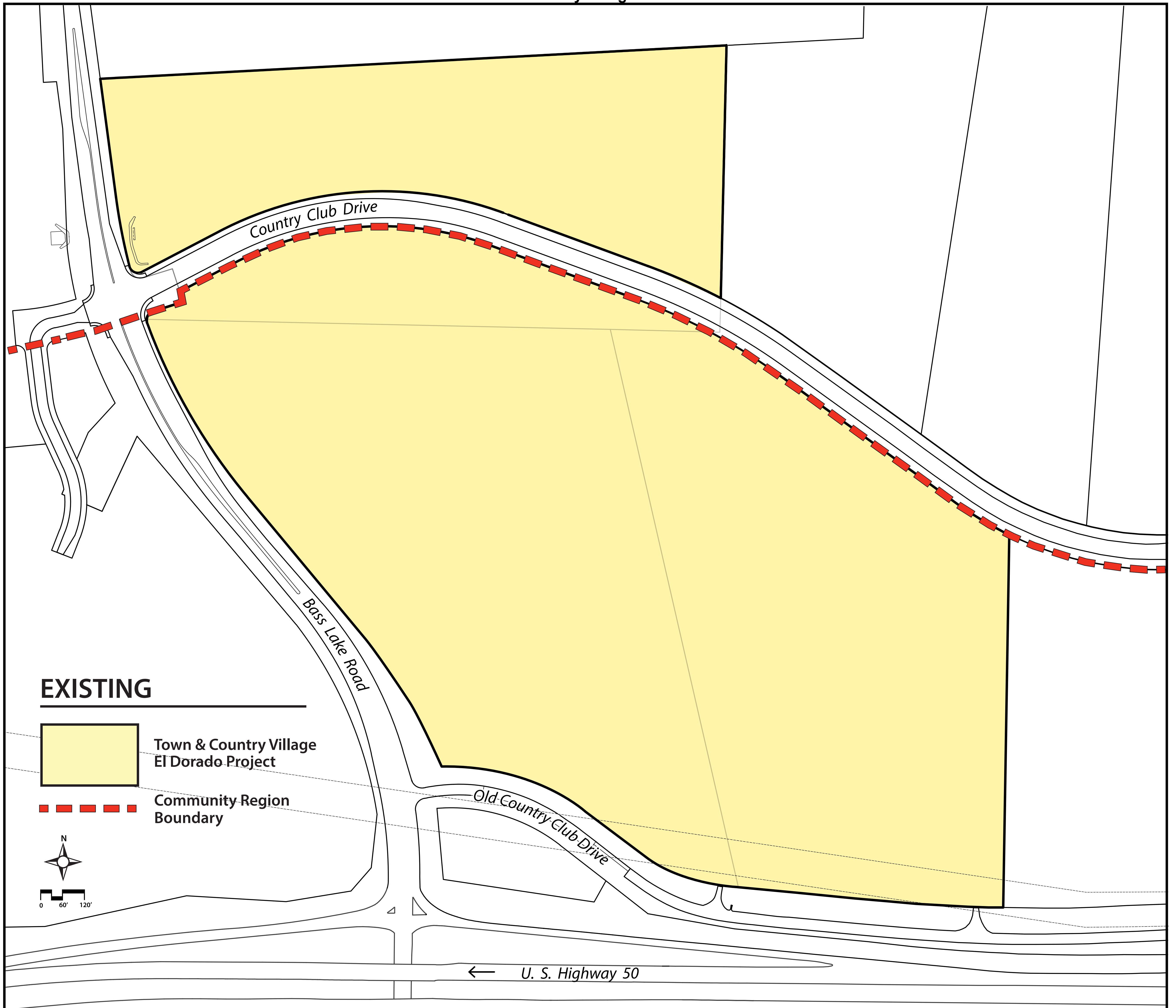


EXHIBIT B

Town and Country Village El Dorado

