

Planning Commission Hearing

Town and Country Village El Dorado



SEPTEMBER 10, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Existing Site Conditions

- Approximately 60-acre vacant project site
- Within the Bass Lake Hills Specific Plan (BLHSP)
- Northern portion of the site north of Country Club Drive is currently designated Community Region
- Southern portion is currently designated Rural Region



Proposed Town and Country Village El Dorado Project

- Project Site consists of two areas:
 - Project Development Area
 - Two 150-room hotels
 - Event Center/Museum
 - 112 residential cottages
 - Program Study Area
 - Future development of additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts

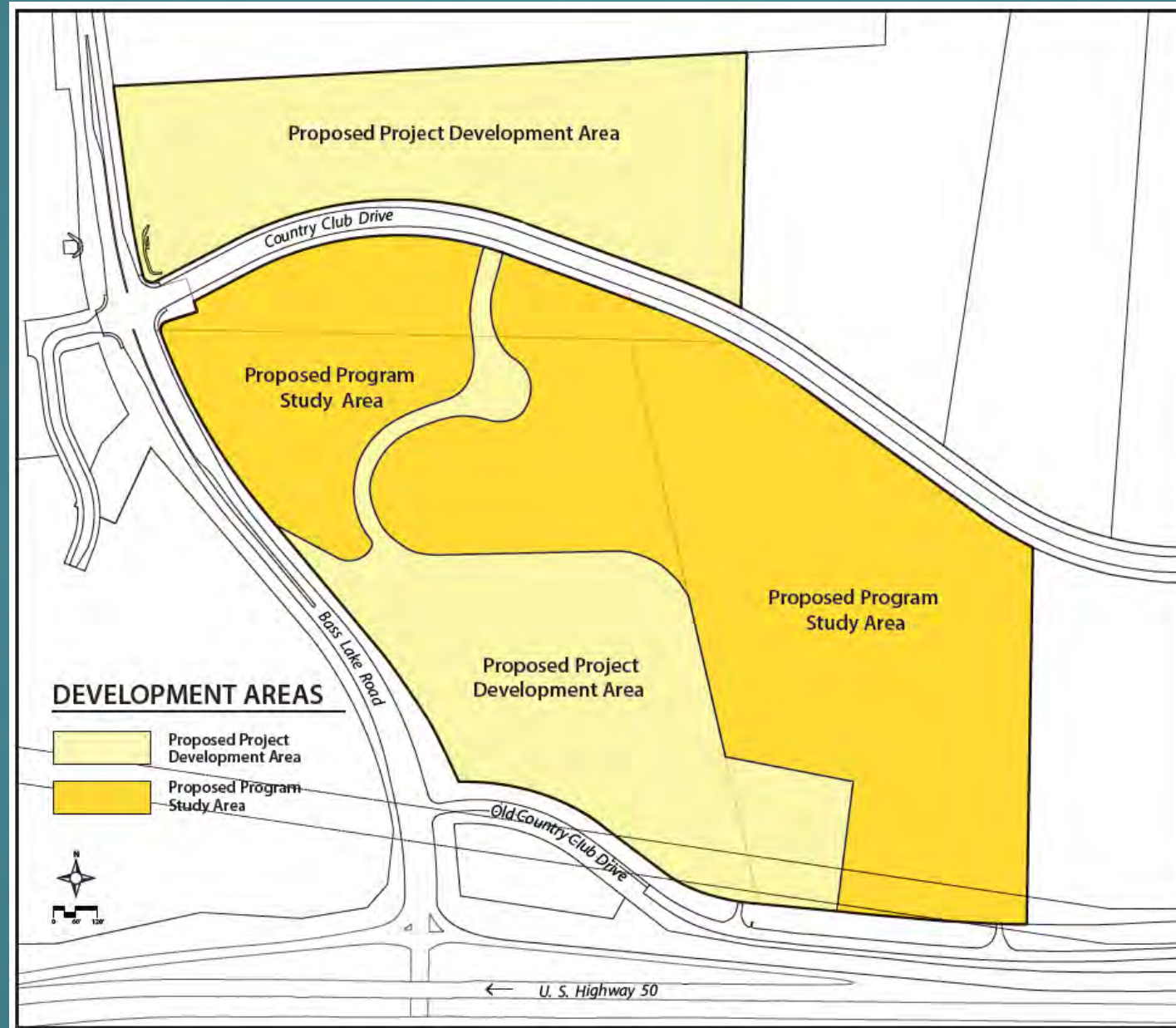
Proposed Town and Country Village El Dorado Project

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.

Project Development/Program Study Areas

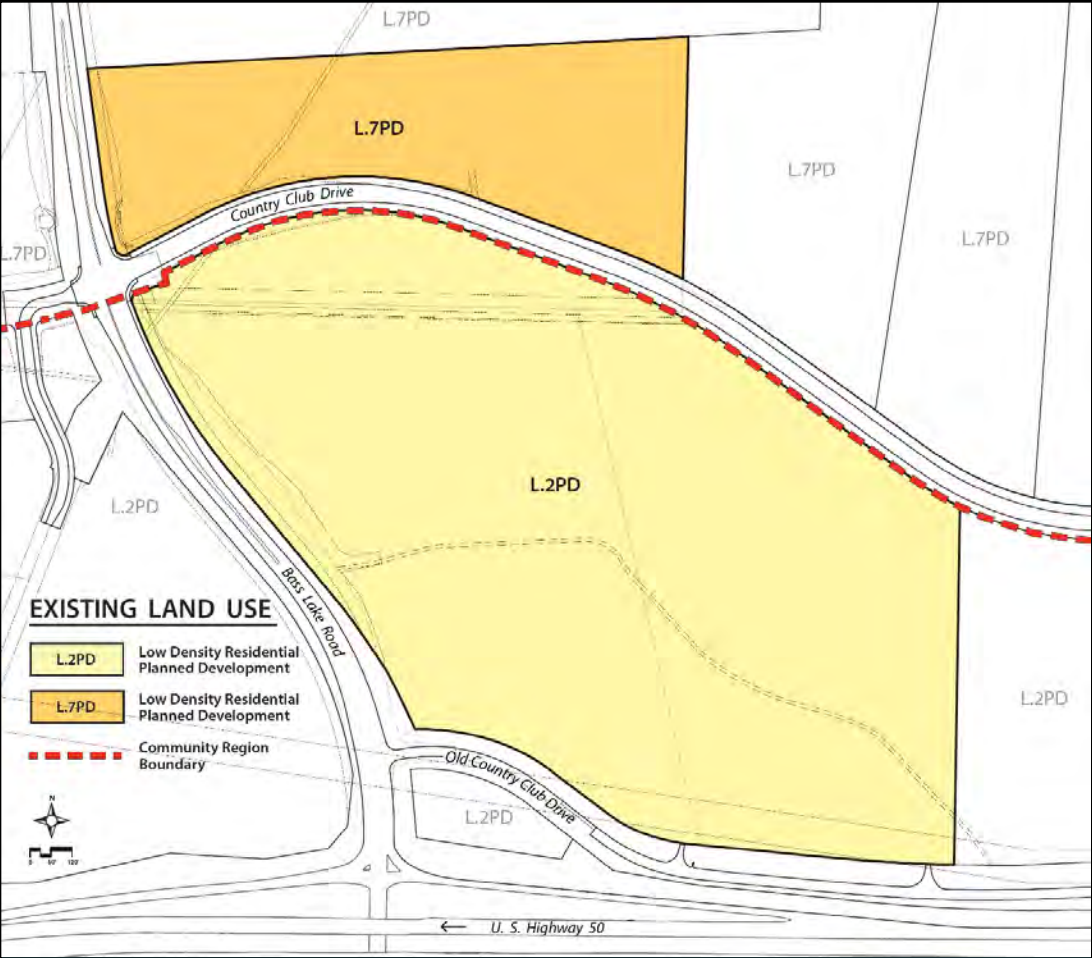


Project Entitlements

- General Plan Amendment (GPA) to modify the existing Community Region Boundary
- BLHSP Map and Text Revisions
- BLHSP PFFP Revisions
- Rezone from Residential Estates (RE-10) to Community Commercial (CC-PD), Multi-Unit Residential (RM-PD), and Open Space (OS-PD)
- A Planned Development (PD) Permit
- Tentative Subdivision Map (TSM)
- Conditional Use Permit (CUP)

GPA and BLHSP Revisions

EXISTING



PROPOSED



Rezone

EXISTING



PROPOSED



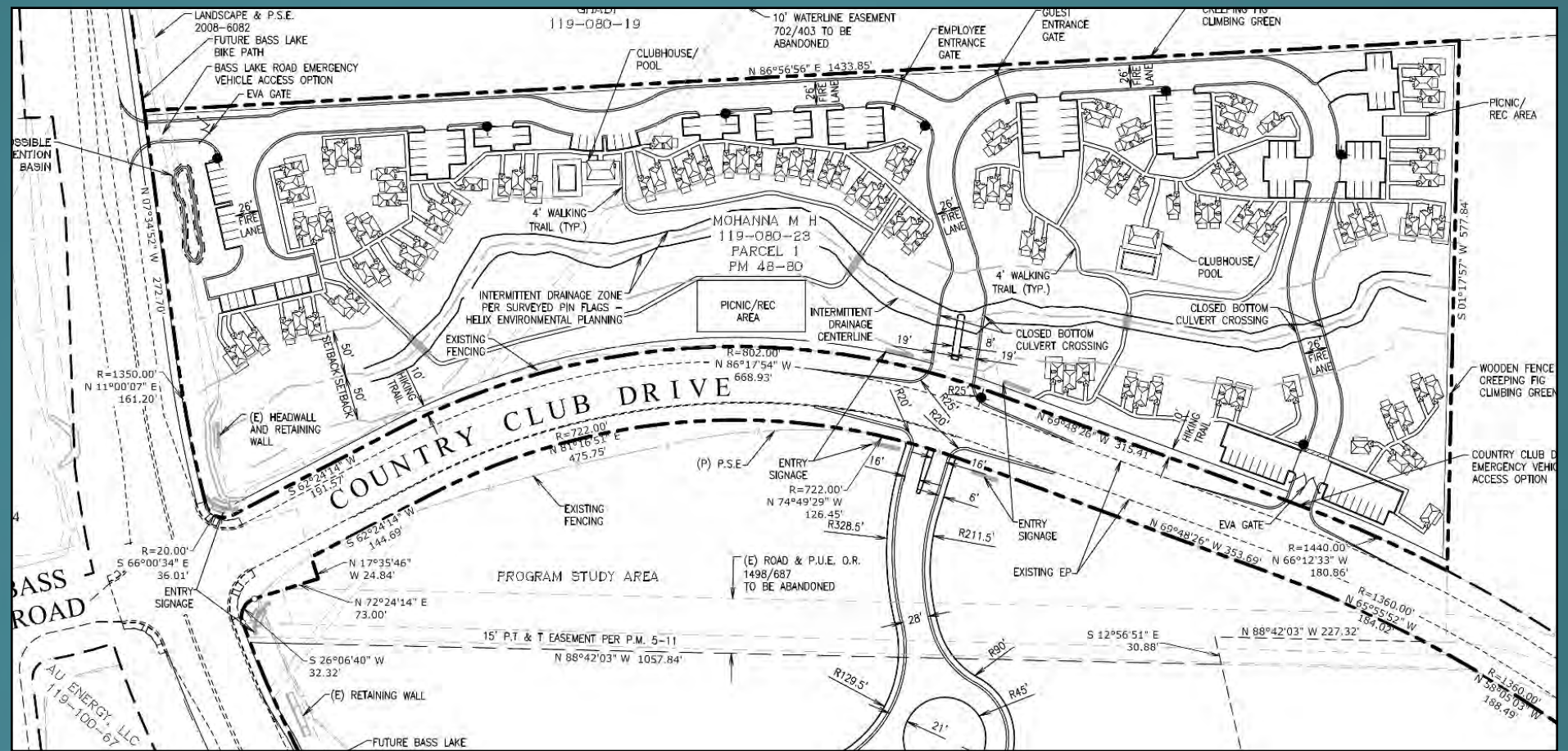
PD Permit

- Establish the proposed uses for the Project Development Area
- Allow the maximum building height increase from 50 feet to 64 feet for the Project Development Area

TSM

- Subdivide the existing three parcels into 16 parcels





CUP

- To allow 56 residential cottages to be used as lodging facilities

Hotels

- Two five-story hotels, each with 150 rooms and 12,800 sf of retail space



Events Center/Museum

- 21,000 sf with two restaurants



Residential Cottages

- 112 residential cottages (56 units intended for employee housing)
- Employee/Workforce Housing Program



On-Site Amenities

- Clubhouse, swimming pool, recreation areas, and hiking trails
- Herb and vegetable garden to supply the restaurants with fresh greens and vegetables
- 4.4 acres of natural open space
- Drought tolerant plants and trees throughout the project



Photo Simulations



Viewpoint #1

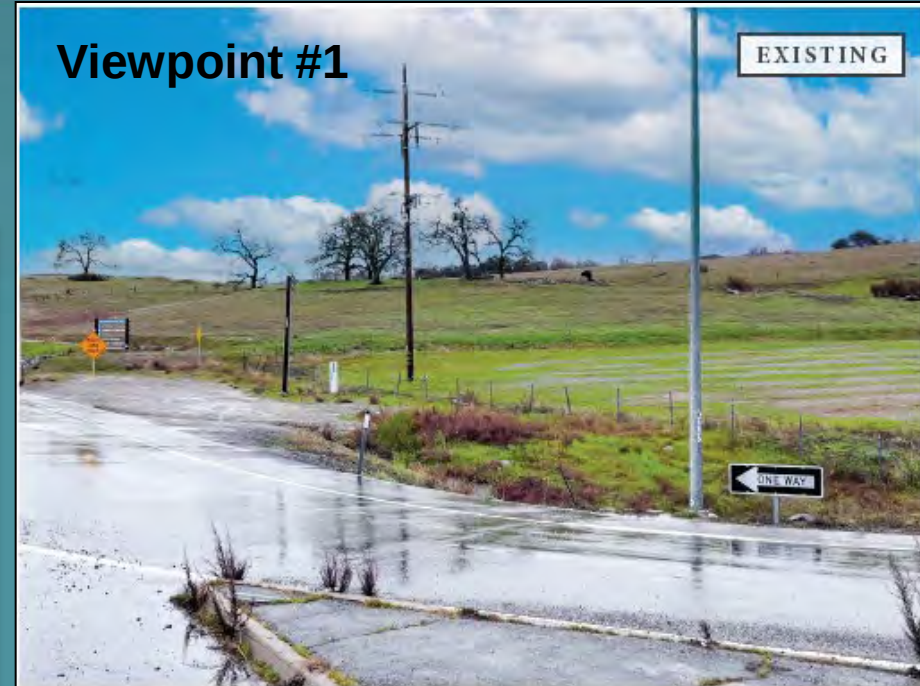


Photo Simulations

Viewpoint #3

EXISTING



PROPOSED

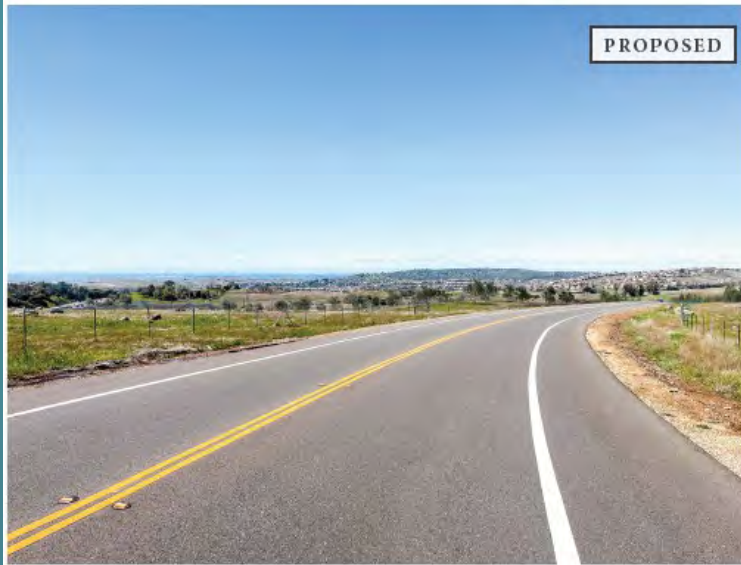


Viewpoint #6

EXISTING

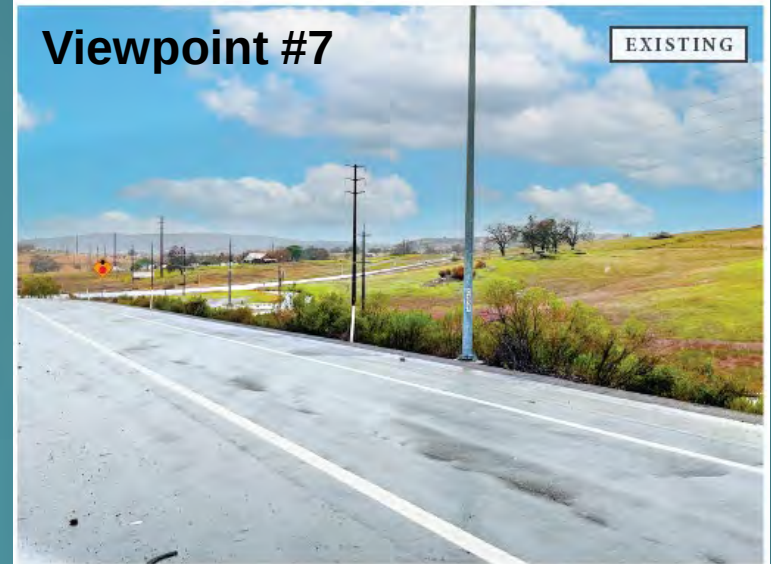


PROPOSED



Viewpoint #7

EXISTING



PROPOSED



Photo Simulations

Viewpoint #2

EXISTING



PROPOSED



Viewpoint #4

EXISTING



PROPOSED



Viewpoint #5

EXISTING



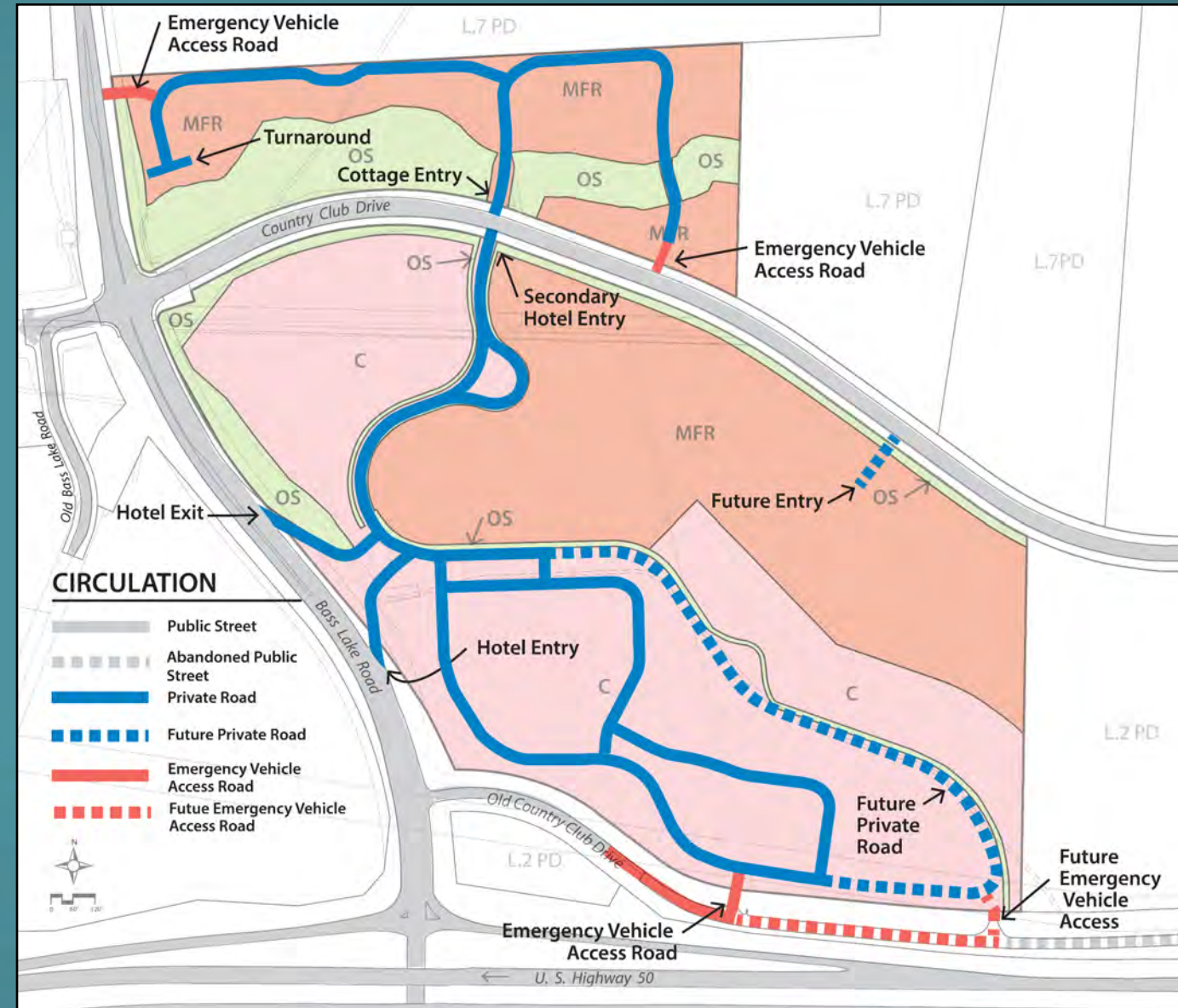
PROPOSED





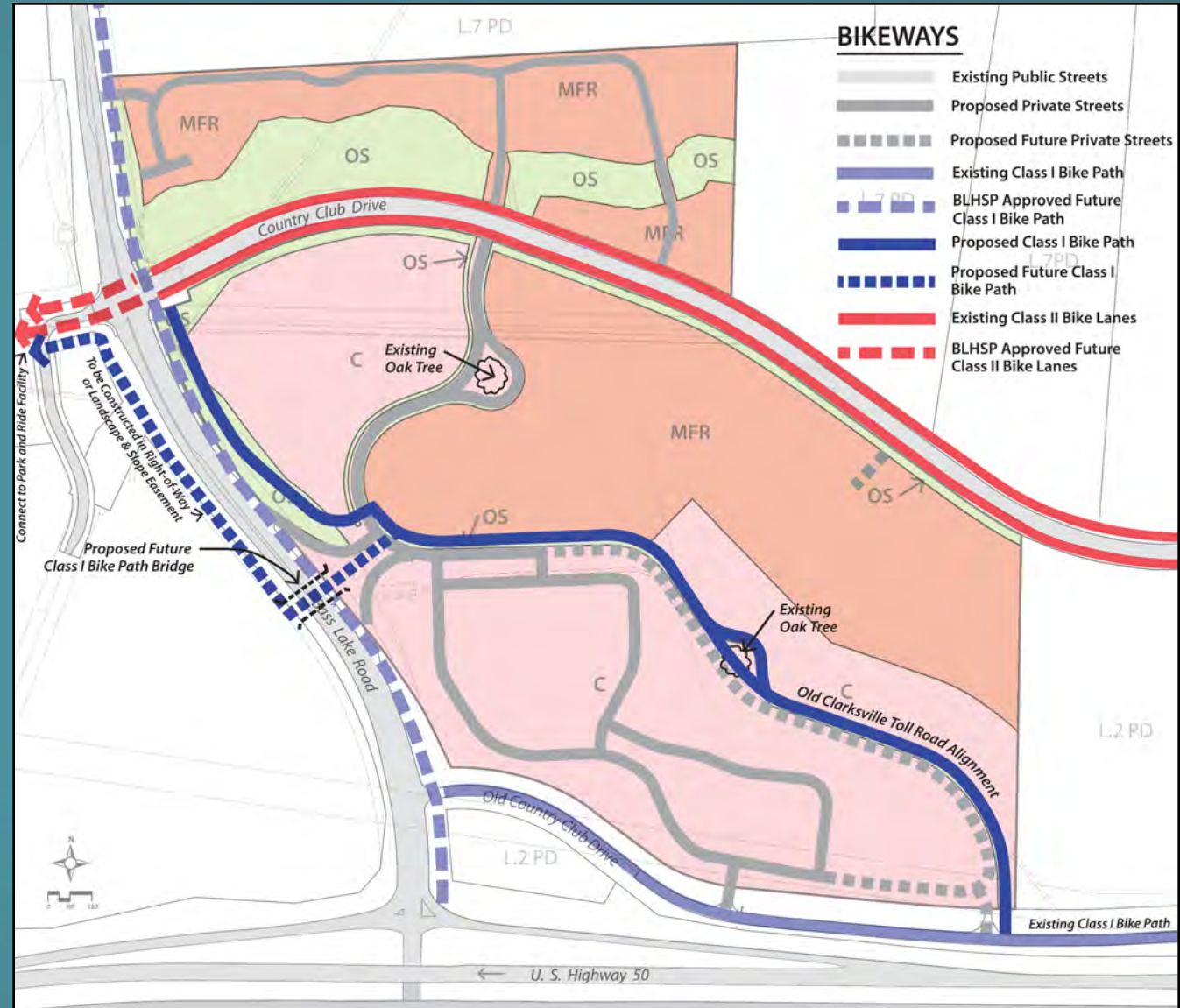
Project Access

- Bass Lake Road: widened from two lanes to four lanes as the primary access
- Country Club Drive: primary access to the residential cottages and secondary access to hotels and event center/museum
- Multiple Emergency Access Points

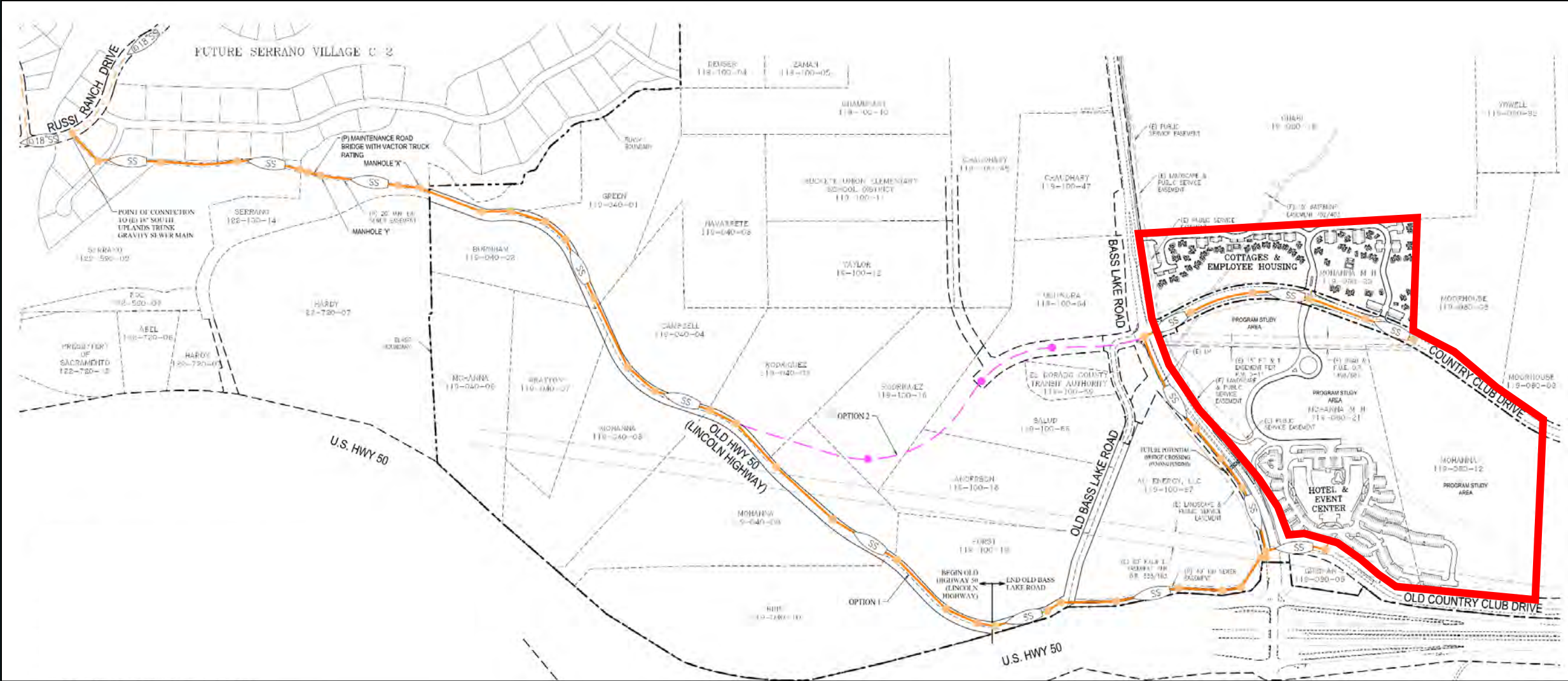


Bikeways

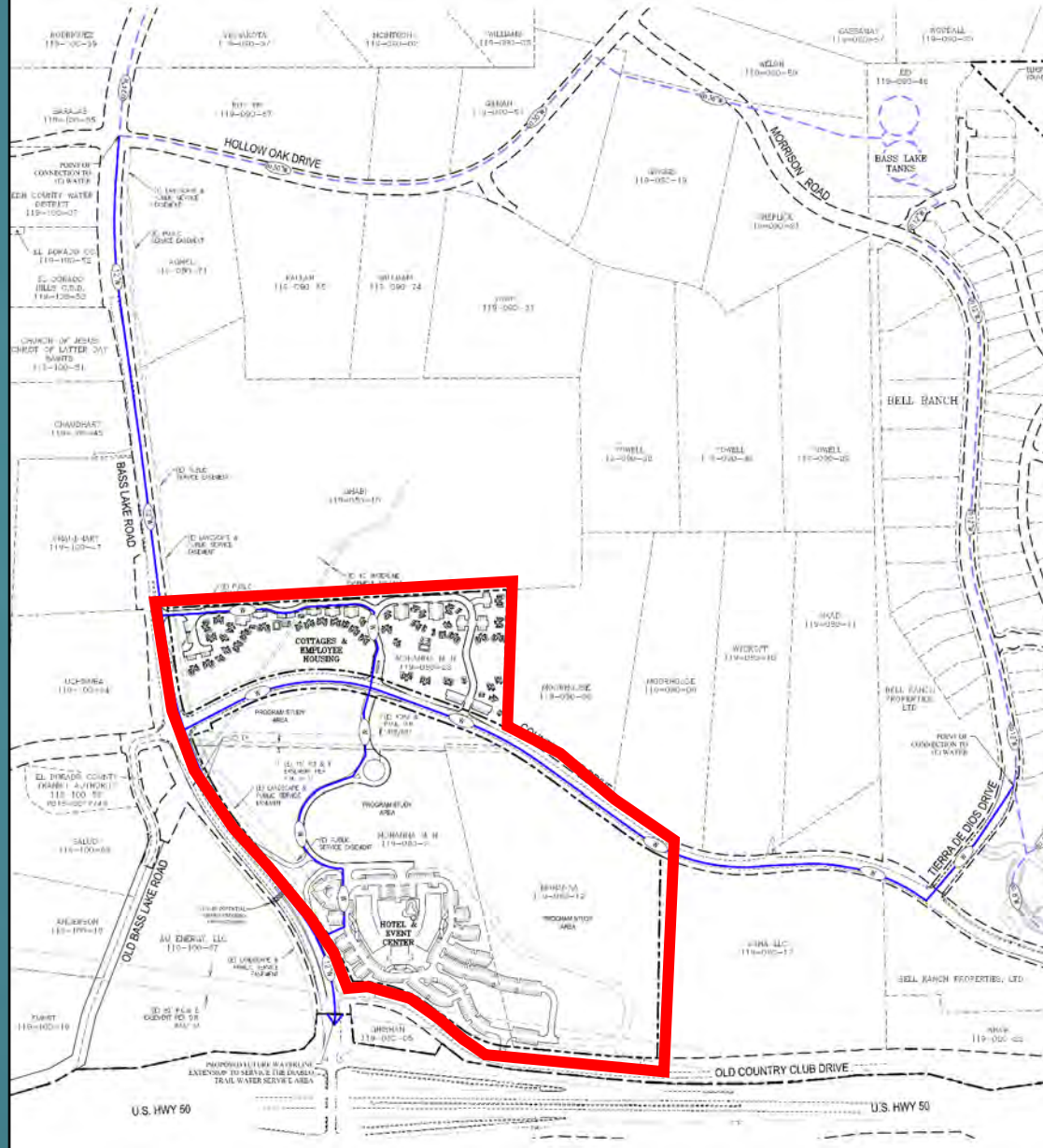
- Existing Class 1 bike path on Old Country Club Road would be expanded north
- Future Class 1 bike path bridge crossing at Bass Lake Road
- New walking trails in the northern portion of the project site



Off-Site Sewer Infrastructure Improvements



Off-Site Water Infrastructure Improvements



Public Facilities Financing Plan (PFFP) and Fiscal Impact Analysis (FIA)

- The BLHSP PFFP identifies mechanisms to fund the public improvements for the development of the BLHSP
- The BLHSP PFFP has been revised to include the proposed project
- The FIA details the estimated fiscal impacts of the proposed project on the County General Fund and Road Fund
- Estimated fiscal surplus of \$2.686 million per year at buildout of the Project Development Area and \$41,000 per year for the Road Fund

Staff Analysis

- GPA to modify the existing Community Region Boundary
- Community Region intended 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
- Rural Region intended to maintain the open character of the County, preserves its natural resources
- General Plan Policy 2.1.1.6 allows for the modification of the Community Region

Staff Analysis

The proposed project would provide consistency with the following GP policies:

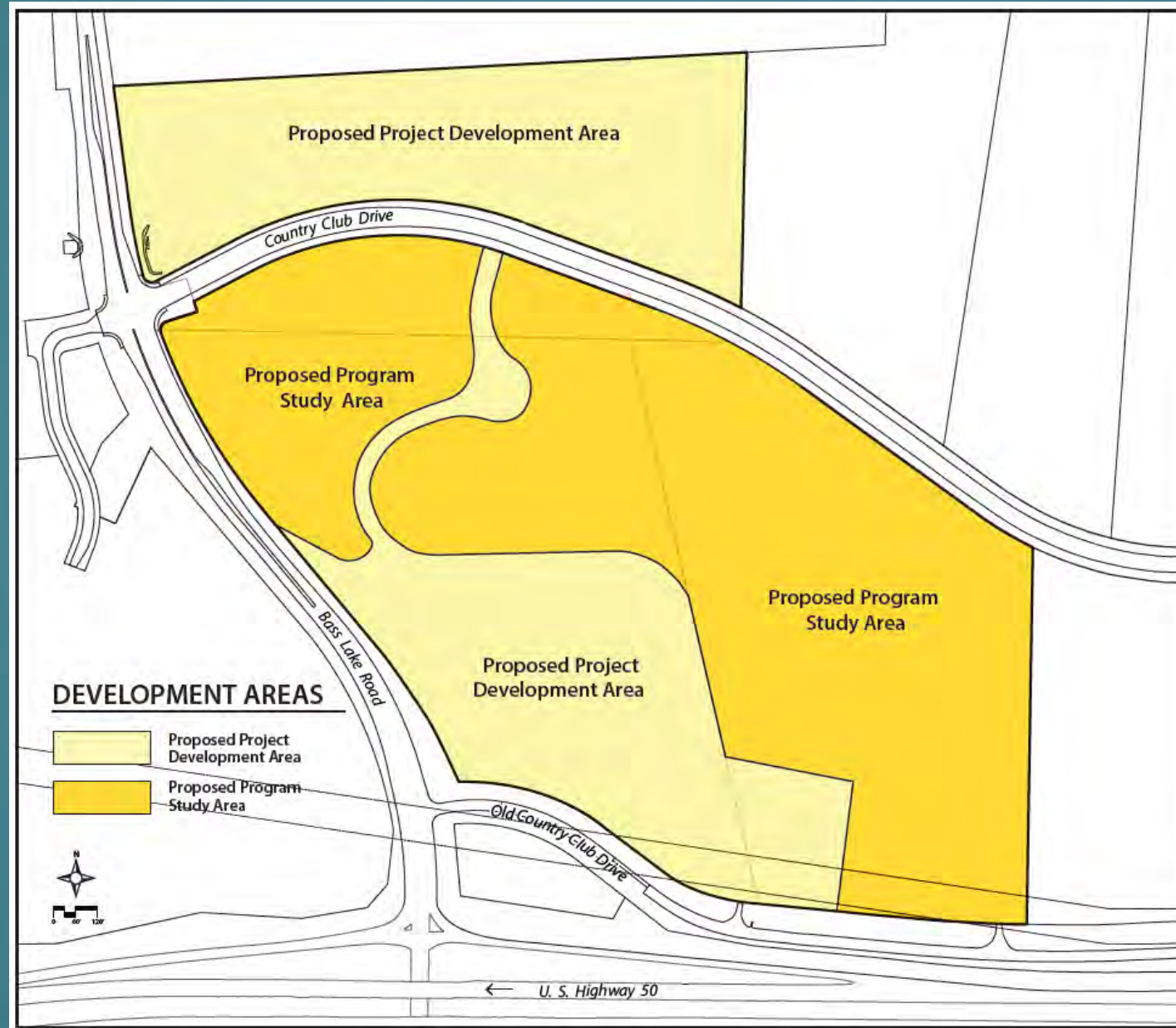
- 2.1.1.1: Located near major transportation corridors
- 2.1.4.1 and 2.2.1.2: Provide a mix of uses
- HO-1.2: Housing near community facilities
- HO-1.8, 1.21, and 4.8: Employee/Workforce Housing

A detailed El Dorado County General Plan and BLHSP Policy Discussion has been prepared for the proposed project (Appendix N of the Draft EIR)

Staff Analysis

- Project was routed for review and comment to all applicable local and State agencies
- All comments received have been considered, and if applicable, incorporated as conditions of approval
- The proposed project has been reviewed to ensure compliance with all applicable standards and requirements of Title 130 of the County Zoning Ordinance
- Future PD Permit approvals will be required for all future uses in the Program Study Area

Project Development/Program Study Areas



Environmental Review

In Accordance with CEQA, an EIR was prepared

- Notice of Preparation (NOP) of Draft EIR released July 18, 2023
- NOP Scoping Meeting held on August 8, 2023
- NOP comment period ended August 17, 2023
- Draft EIR released July 26, 2024
- Public Draft EIR Meeting August 22, 2024
- Draft EIR comment period ended September 9, 2024
- Final EIR released _____

Environmental Review

- Draft EIR analyzed the buildout of the Project Development and the future buildout of the Program Study Area
- Mitigation measures incorporated to reduce many potential adverse impacts to a less-than-significant level
- Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact

Environmental Review

- Significant and unavoidable impacts that would persist even with mitigation measures related to:
 - Aesthetics;
 - Air Quality;
 - Greenhouse Gas Emissions and Energy;
 - Biological Resources;
 - Cultural Resources;
 - Noise; and
 - Transportation
- Three project alternatives were evaluated pursuant to CEQA

Environmental Review

- Findings of fact and statement of overriding considerations for the EIR have been prepared for the County's certification of the EIR
- 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

Staff Recommendation

Commission to consider recommending the Board of Supervisors approve the following:

1. GPA to modify the existing Community Region Boundary
2. BLHSP map and text revisions
3. BLHSP PFFP revisions
4. Rezone from RE-10 to CC-PD, RM-PD, and OS-PD
5. PD Permit for the proposed uses within the Project Development Area and to allow the maximum height increase
6. TSM to subdivide the property
7. CUP for authorizing 56 residential units to be used as lodging facilities