



RESOLUTION NO.

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), ADOPTING FINDINGS OF FACT
AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING THE
MITIGATION MONITORING AND REPORTING PROGRAM FOR ASSESSORS PARCEL
NUMBERS (APNs): 119-080-21, 119-080-025, 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, the County, as lead agency pursuant to CEQA, has completed the Final Environmental Impact Report (“Final EIR” or “EIR”) for the Project; and

WHEREAS, this document contains the County’s certification of the EIR, its CEQA Findings, and its Statement of Overriding Considerations supporting approval of the Project considered in the EIR. The Final EIR has State Clearinghouse No. 2023070297; and

WHEREAS, a Draft Environmental Impact Report (“Draft EIR”) was released for public and agency review on July 26, 2024. The Draft EIR assesses the potential environmental effects of implementation of the Project, identifies means to eliminate or reduce potential adverse impacts, and evaluates a reasonable range of alternatives to the Project; and

WHEREAS, the Final EIR comprises the Draft EIR together with one (1) additional volume that includes the comments on the Draft EIR submitted by interested public agencies, organizations, and members of the public; written responses to the environmental issues raised in those comments; revisions to the text of the Draft EIR reflecting changes made in response to comments and other information; and other minor changes to the text of the Draft EIR. The Final EIR is hereby incorporated in this document by reference; and

WHEREAS, the custodian of the Final EIR is the County of El Dorado Planning Division and the Final EIR is available for public review on the County’s website at:
<https://engageeldorado.us.engagementhq.com/town-and-country-village>; and

WHEREAS, Tribal consultation was requested and is now closed; and

WHEREAS, on September 10, 2025, the Planning Commission held a public hearing on this matter and recommended Board 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 (Legistar File #25-1703), 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 CEQA entitlements:

- Certify the Town and Country Village El Dorado Project Final Environmental Impact Report, August 2025 (SCH# 2023070297), as shown in Attachment Q, Exhibit O from Legistar File #25-1703 for the Board of Supervisors on October 28, 2025;
- Adopt the Findings of Fact and Statement of Overriding Considerations, as shown in Attachment R, Exhibit P from Legistar File #25-1703 for the Board of Supervisors on October 28, 2025; and
- Adopt the Mitigation Monitoring and Reporting Program, as shown in Attachment S, Exhibit Q from Legistar File #25-1703 for the Board of Supervisors on October 28, 2025.

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:

Clerk of the Board of Supervisors

Ayes:

Noes:

Absent:

By: _____
Deputy Clerk

Chair, Board of Supervisors