

Board of Supervisors Hearing

Town and Country Village El Dorado



OCTOBER 28, 2025

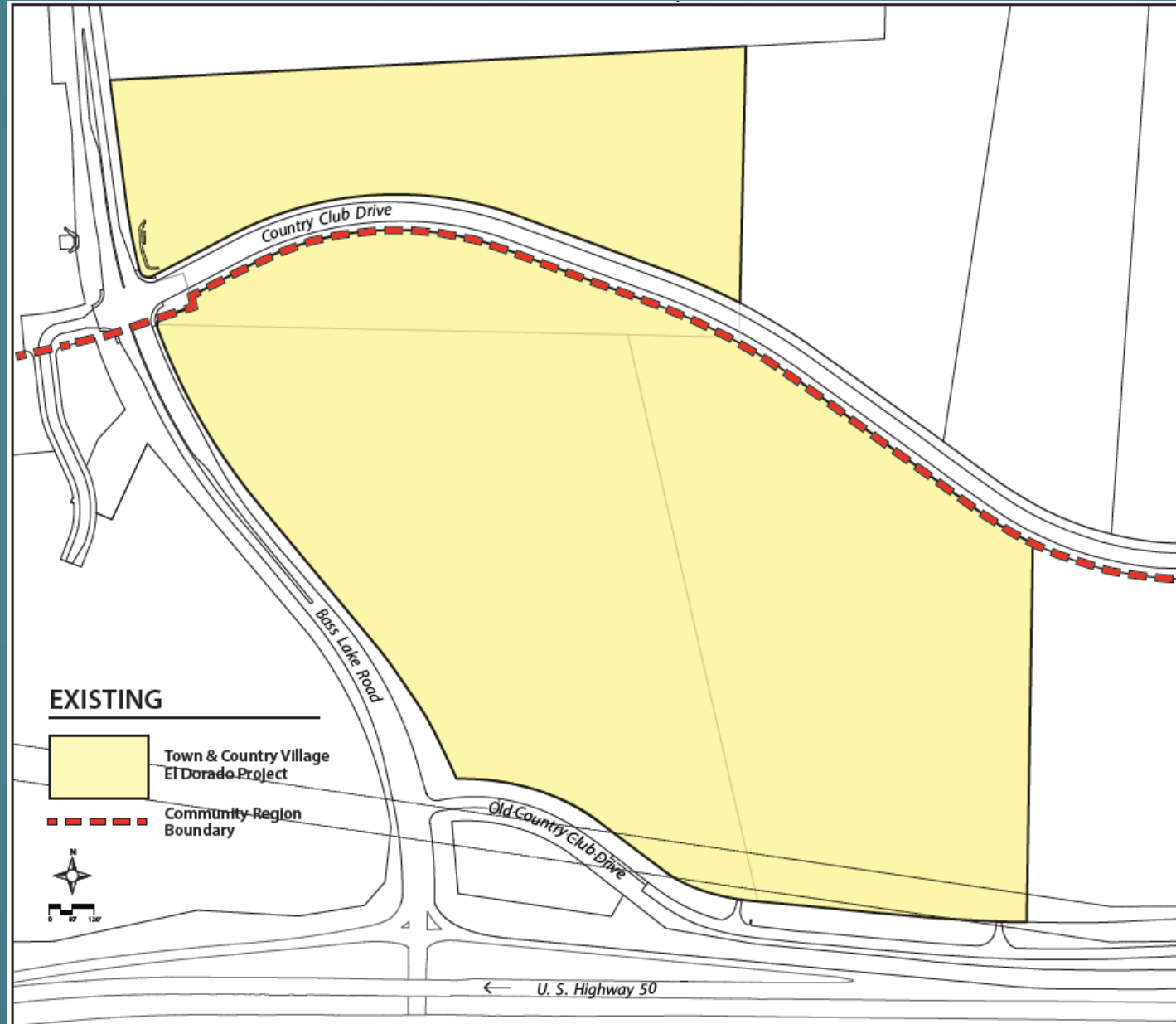
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Existing Site Conditions

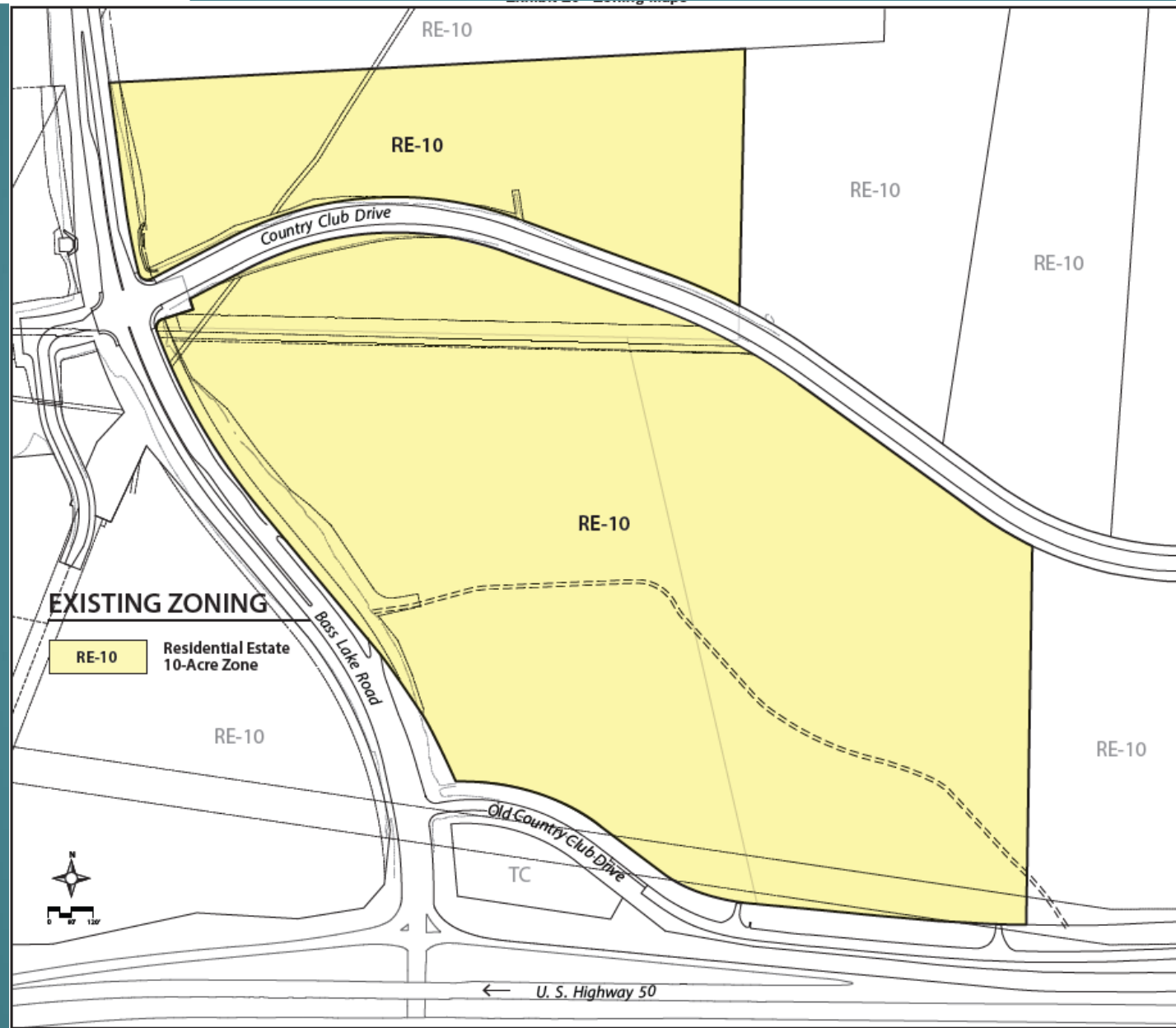
- Approximately 60-acre vacant project site
- Within the Bass Lake Hills Specific Plan (BLHSP)
- Northern portion of the site north of Country Club Drive is currently designated Community Region
- Southern portion is currently designated Rural Region



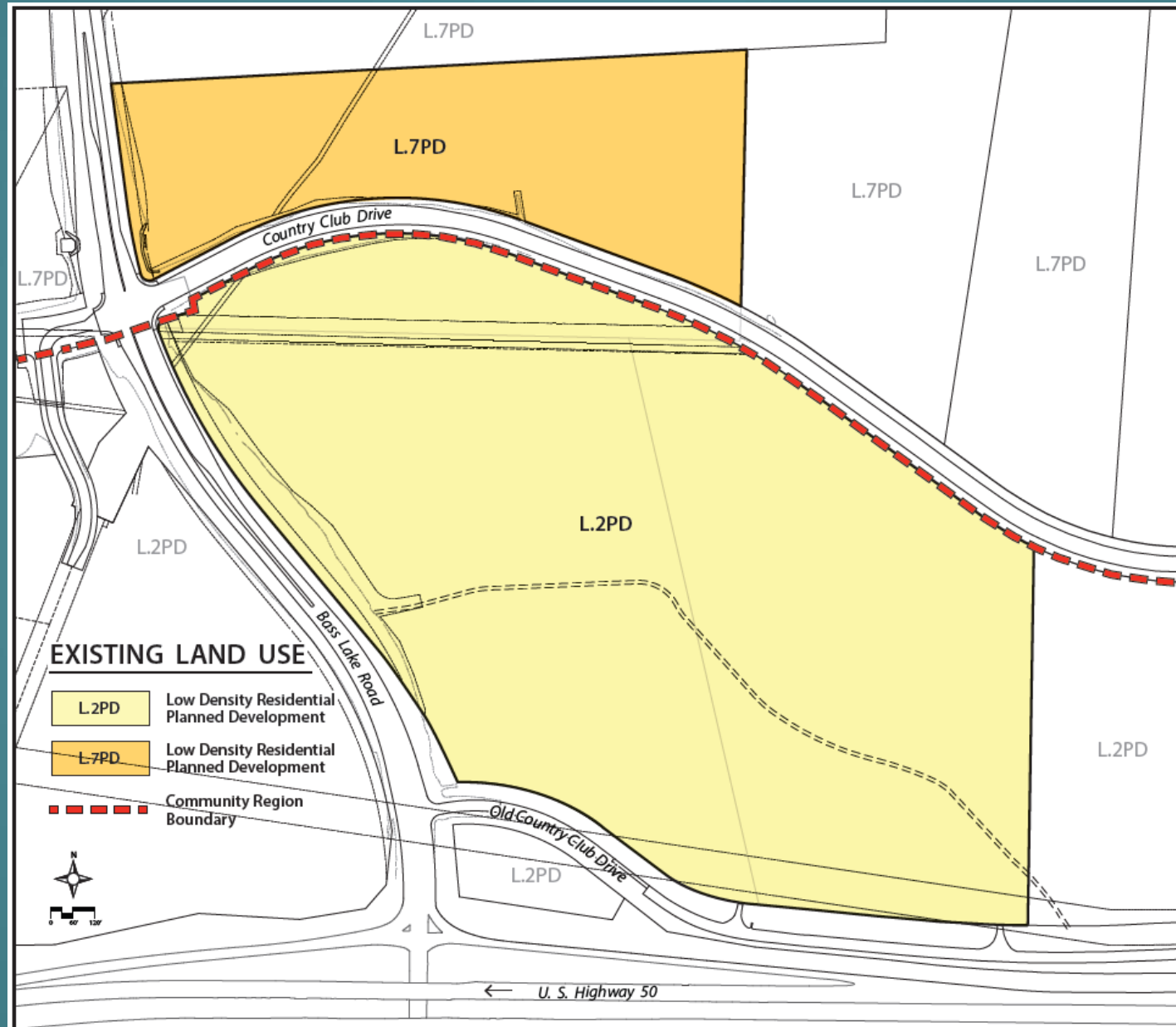
Existing General Plan



Existing Zoning



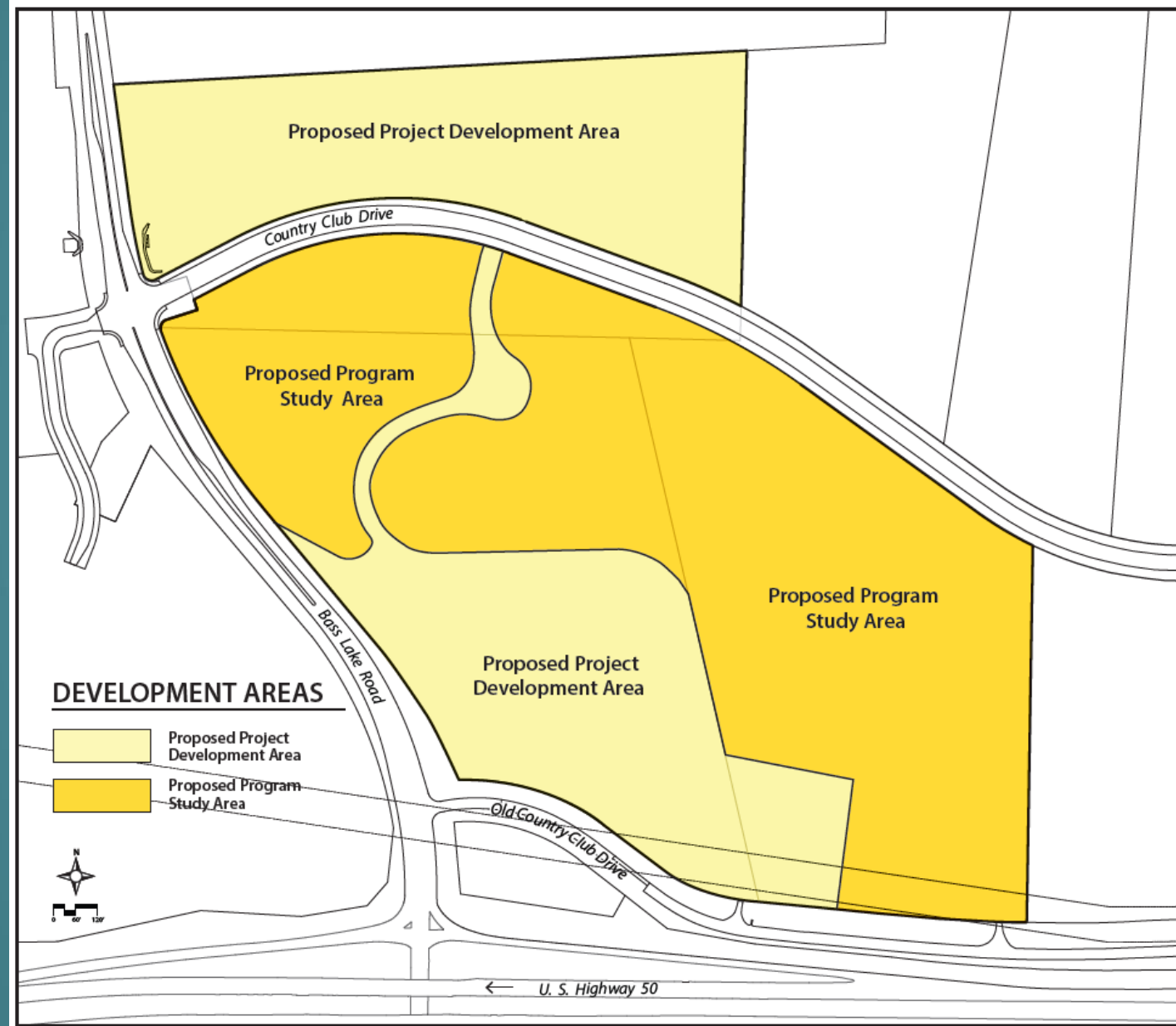
Existing Bass Lake Hills Specific Plan Land Uses



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

Project Development/Program Study Areas



Project Entitlements

1. Certify the EIR, adopt the CEQA Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (MMRP)
2. General Plan Amendment (GPA), A Planned Development (PD) Permit, Tentative Subdivision Map (TSM), and Conditional Use Permit (CUP)
3. BLHSP Map and Text Revisions
4. Rezone from Residential Estates (RE-10) to Community Commercial (CC-PD), Multi-Unit Residential (RM-PD), and Open Space (OS-PD)

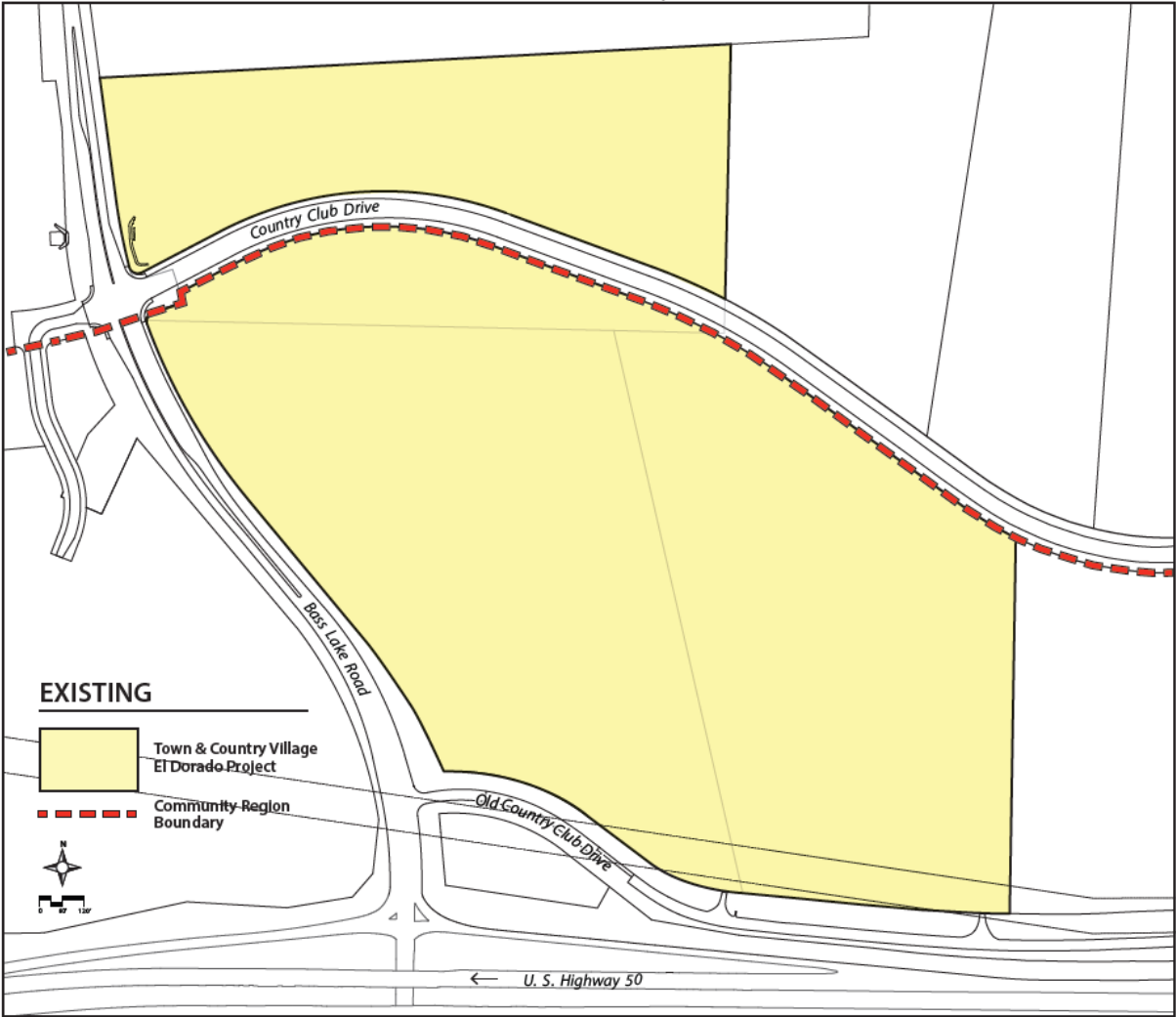
Environmental Review

In Accordance with CEQA, an EIR was prepared

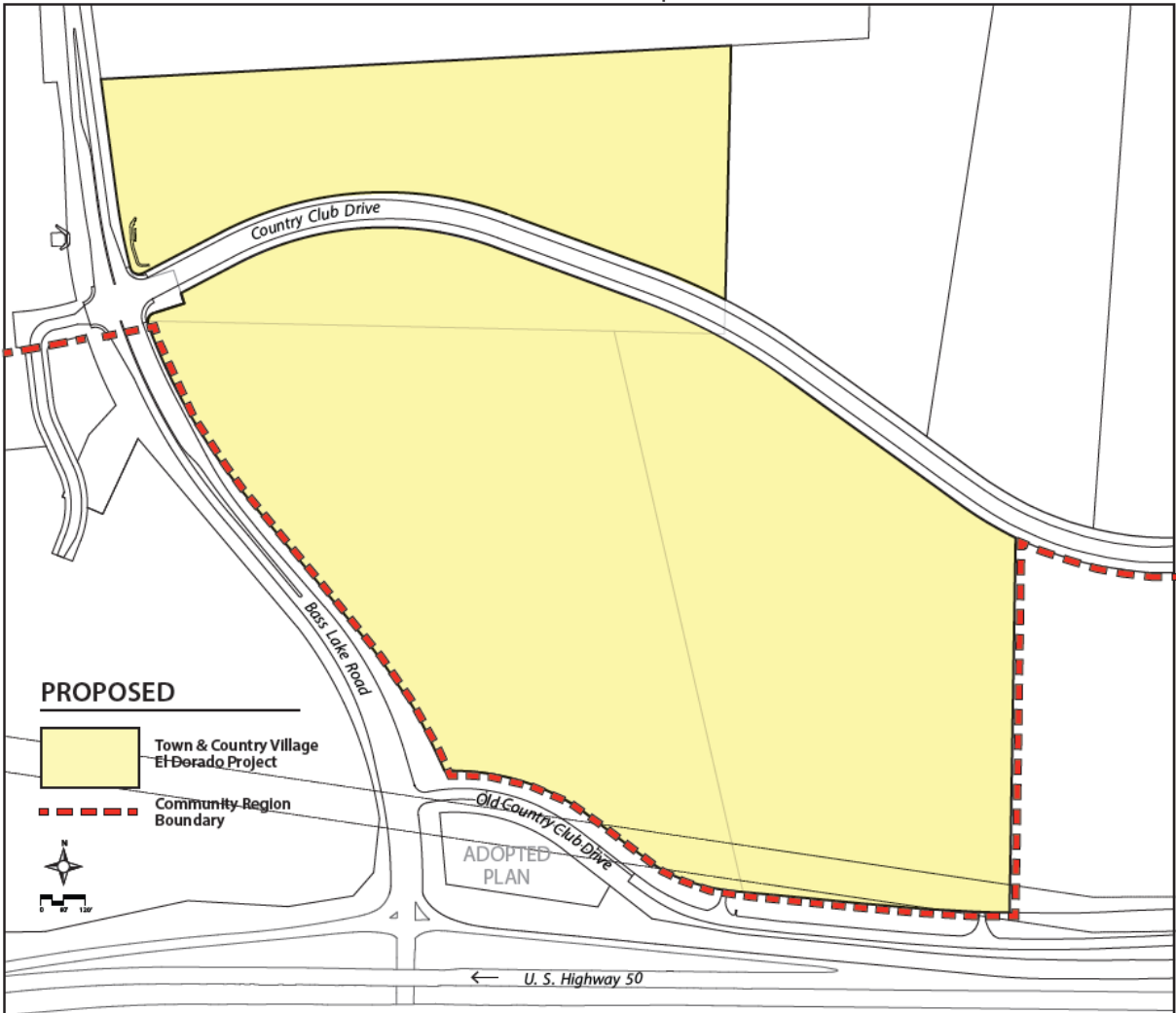
- Notice of Preparation (NOP) of Draft EIR released July 18, 2023
- NOP Scoping Meeting held on August 8, 2023
- NOP comment period ended August 17, 2023
- Draft EIR released July 26, 2024
- Public Draft EIR Meeting August 22, 2024
- Draft EIR comment period ended September 9, 2024
- Final EIR released in August 2025

Proposed General Plan Amendment

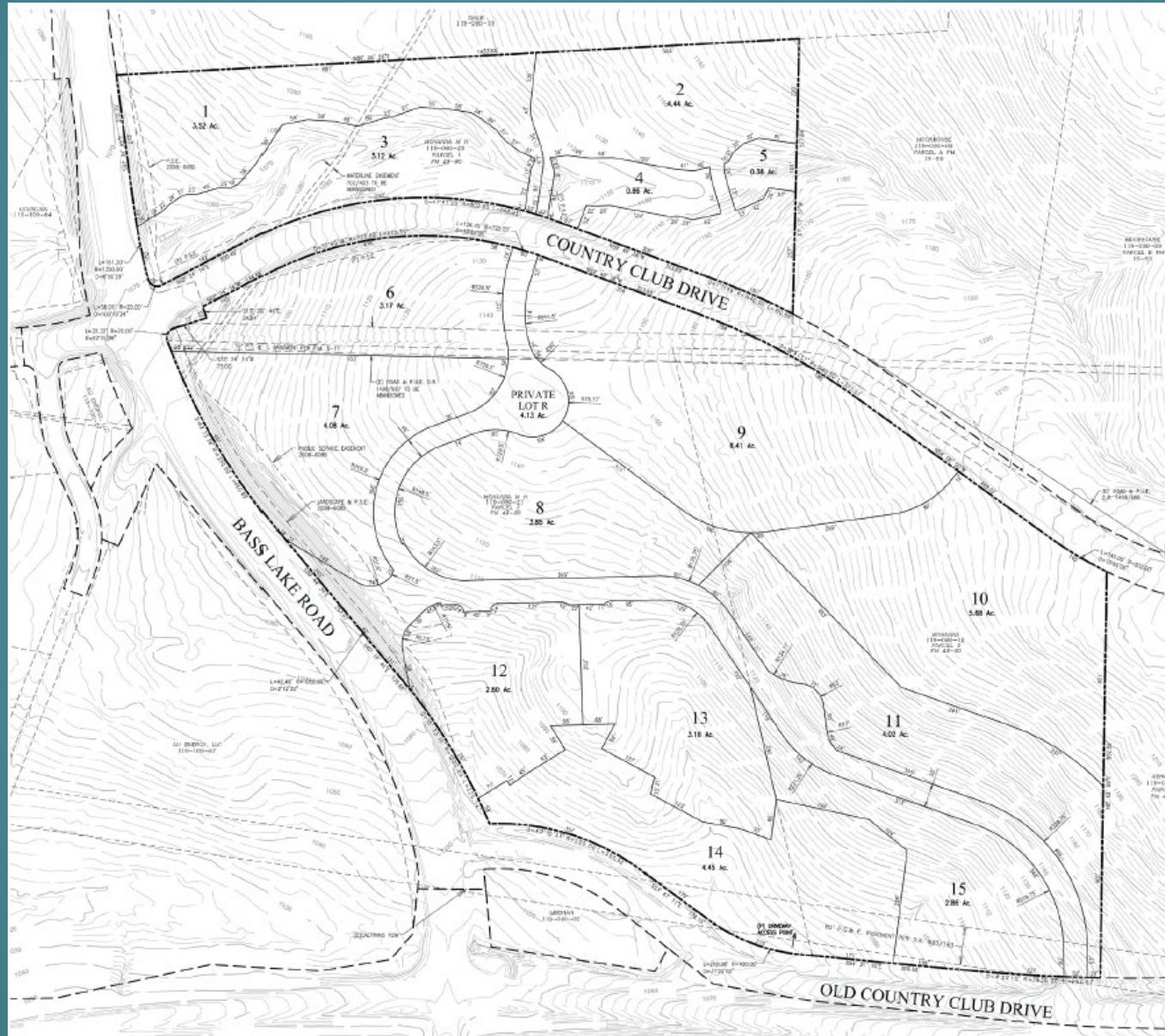
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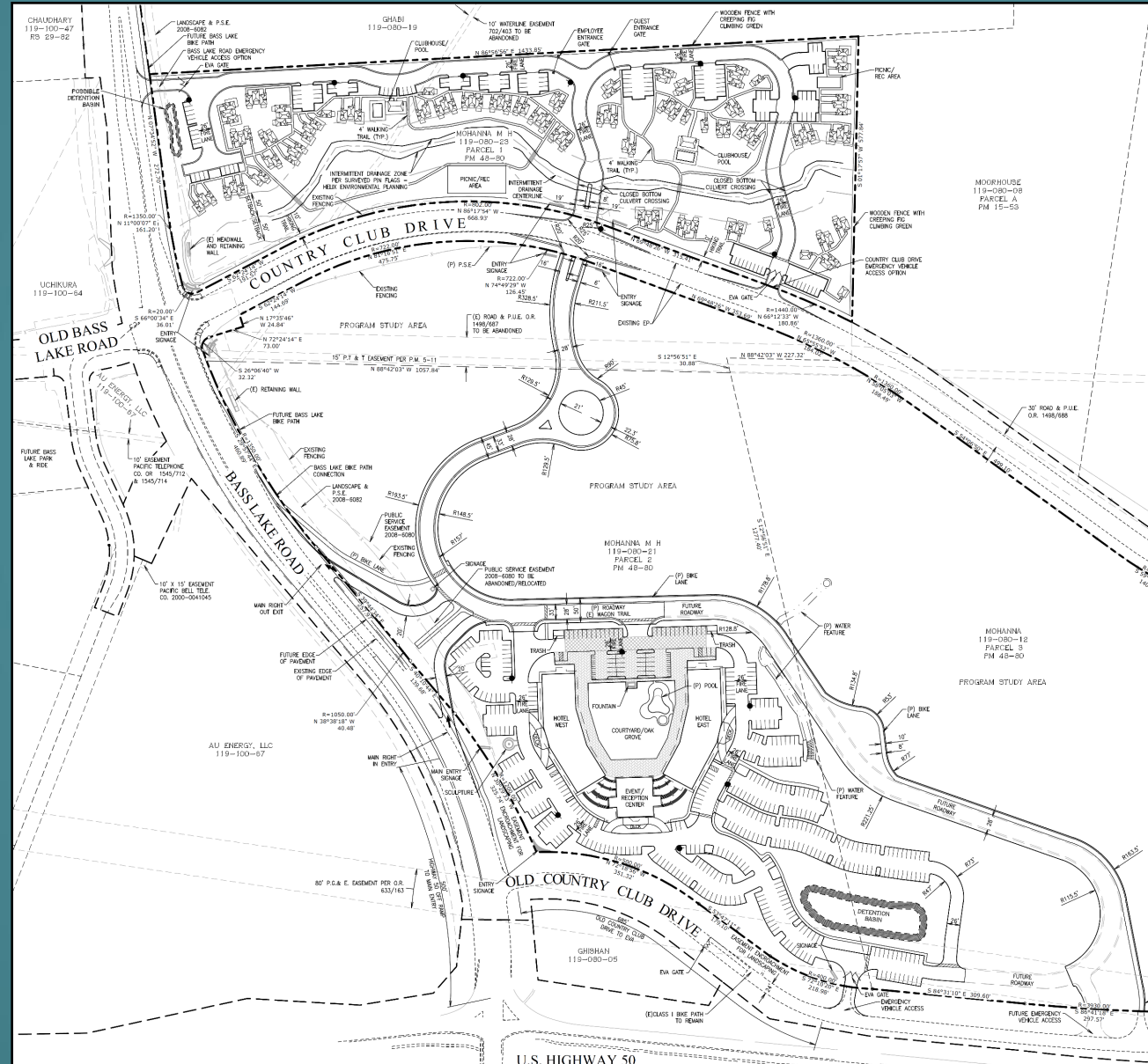
PROPOSED

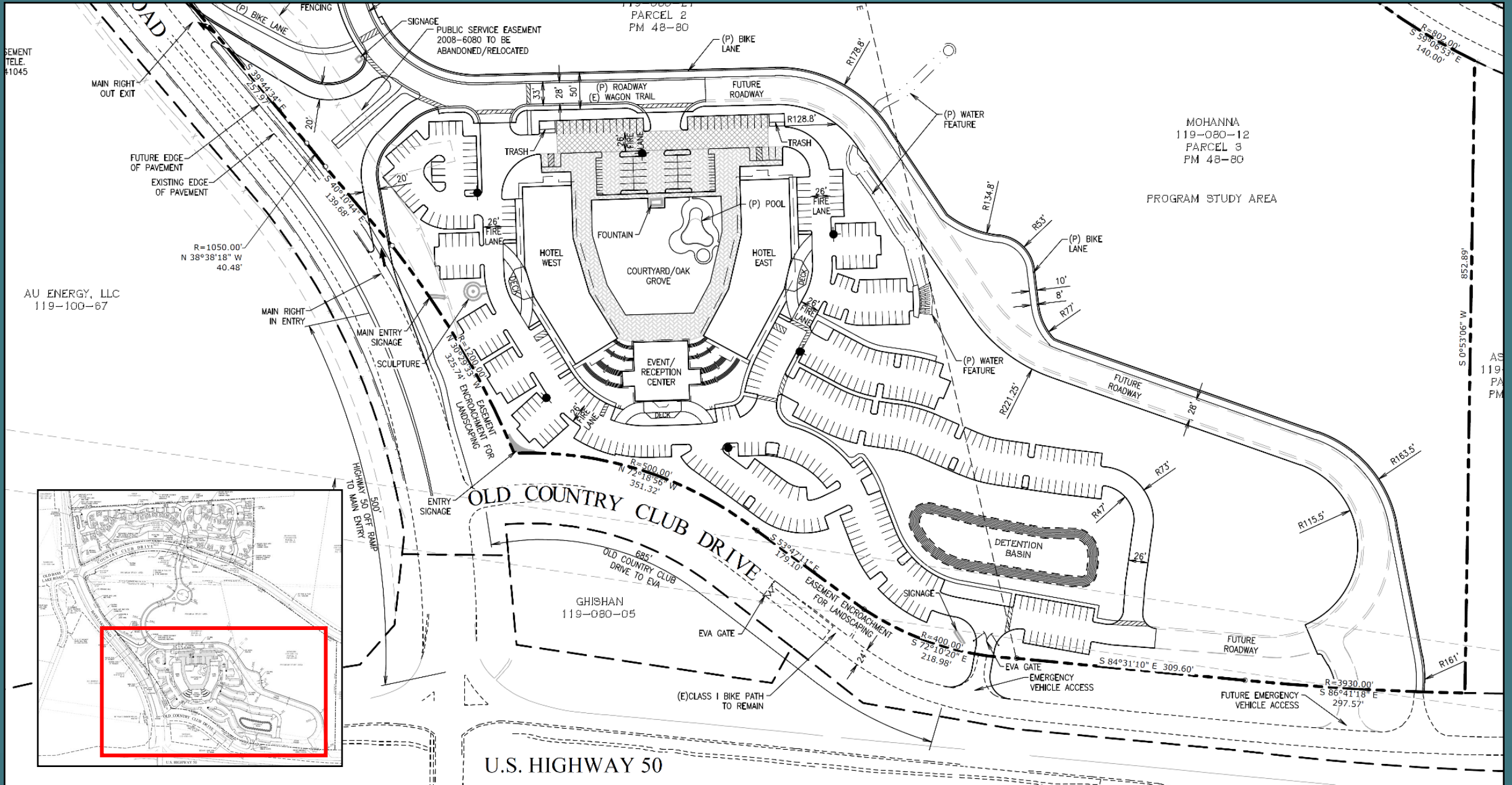


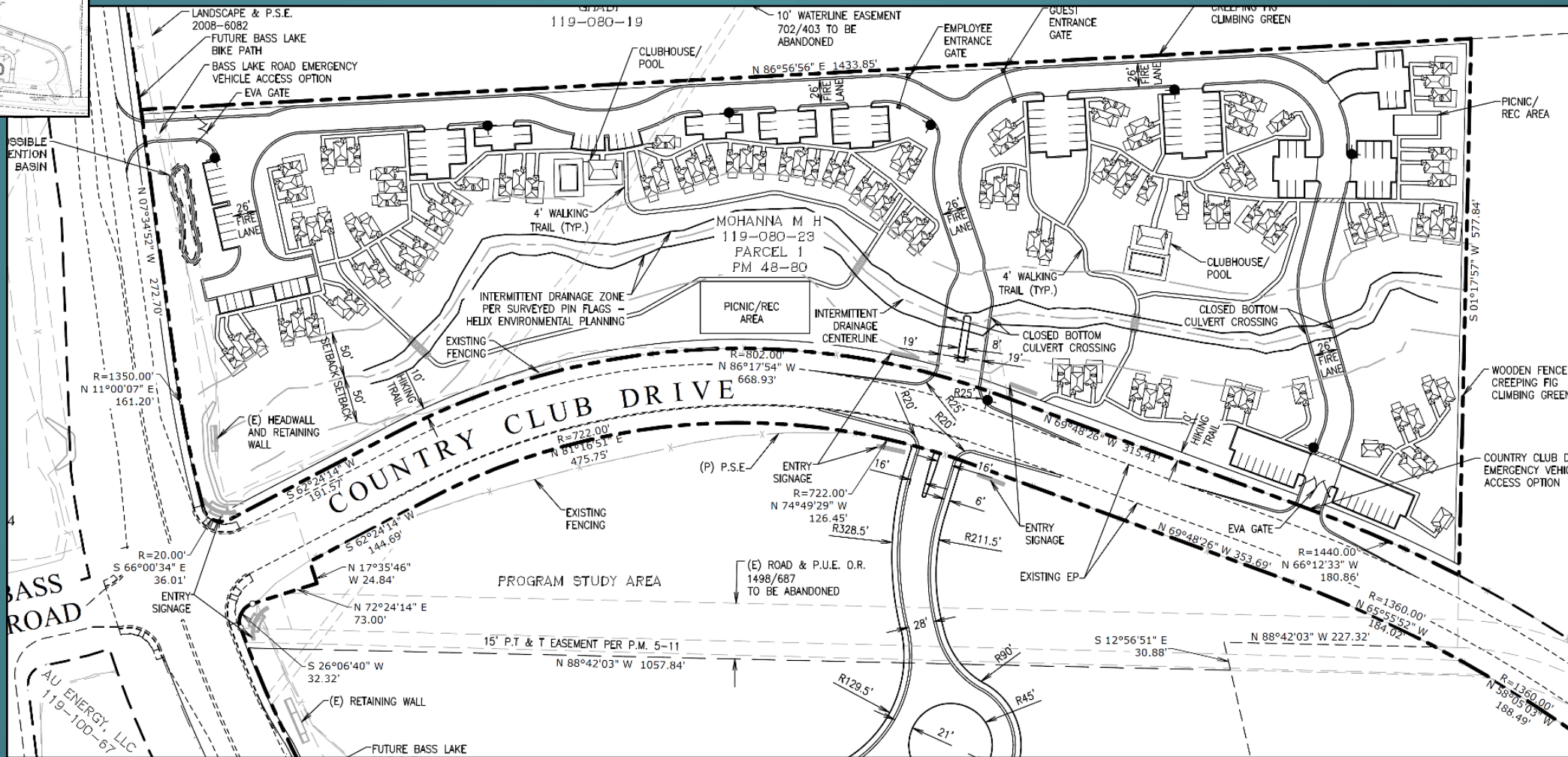
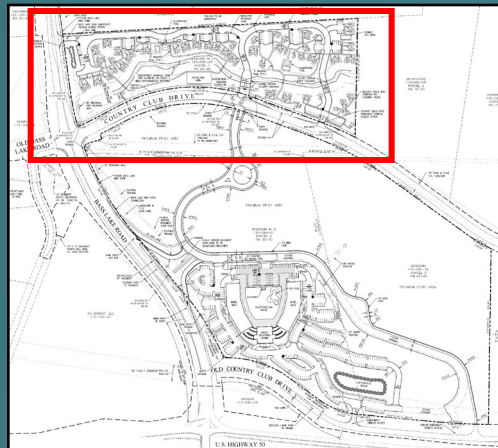
Proposed Tentative Subdivision Map



Proposed Planned Development Permit







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



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



Residential Cottages

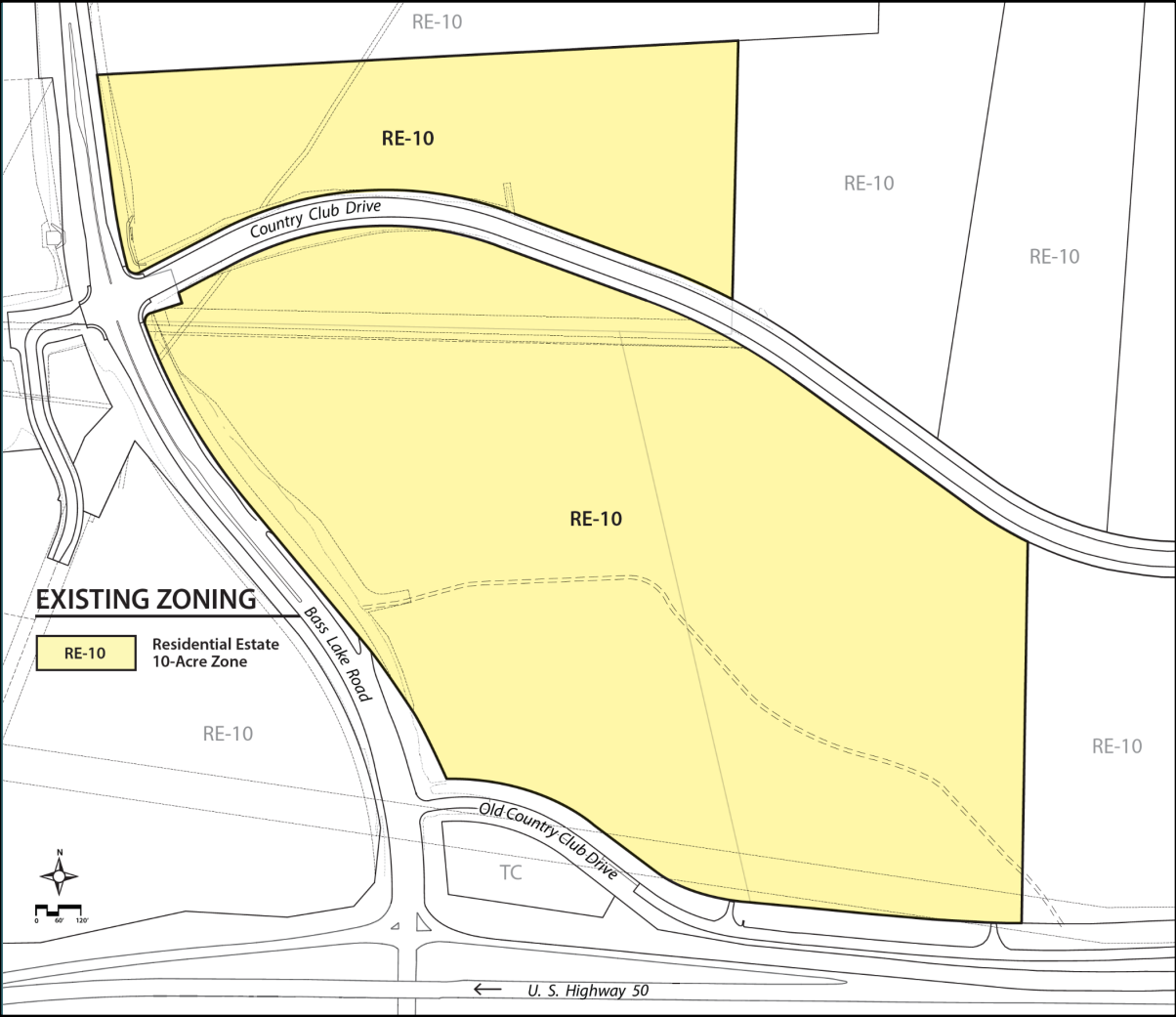
- 112 residential cottages (56 units intended for employee housing)
- Employee/Workforce Housing Program





Proposed Rezone

EXISTING

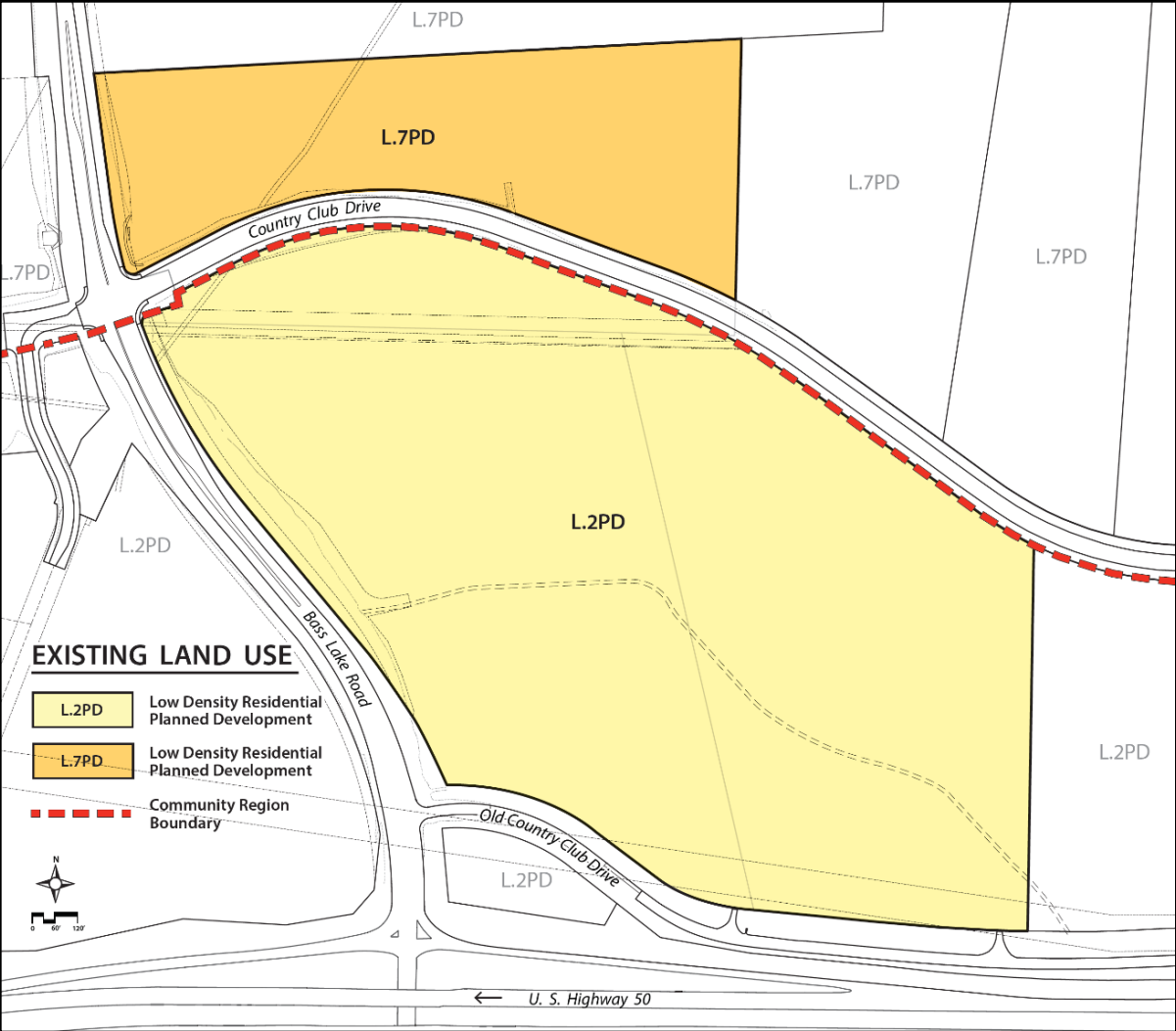


PROPOSED



Proposed Bass Lake Hills Specific Plan Revisions

EXISTING

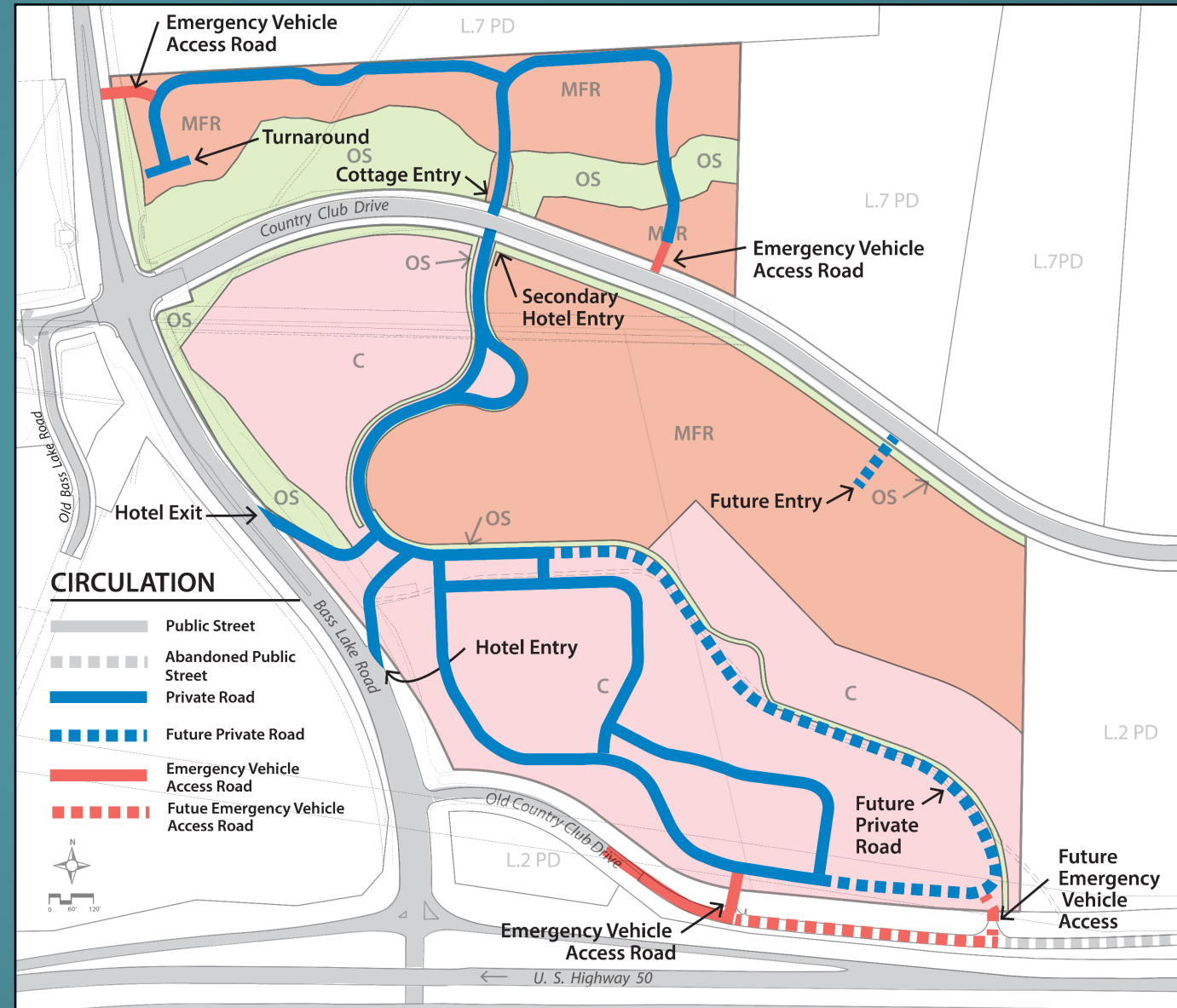


PROPOSED



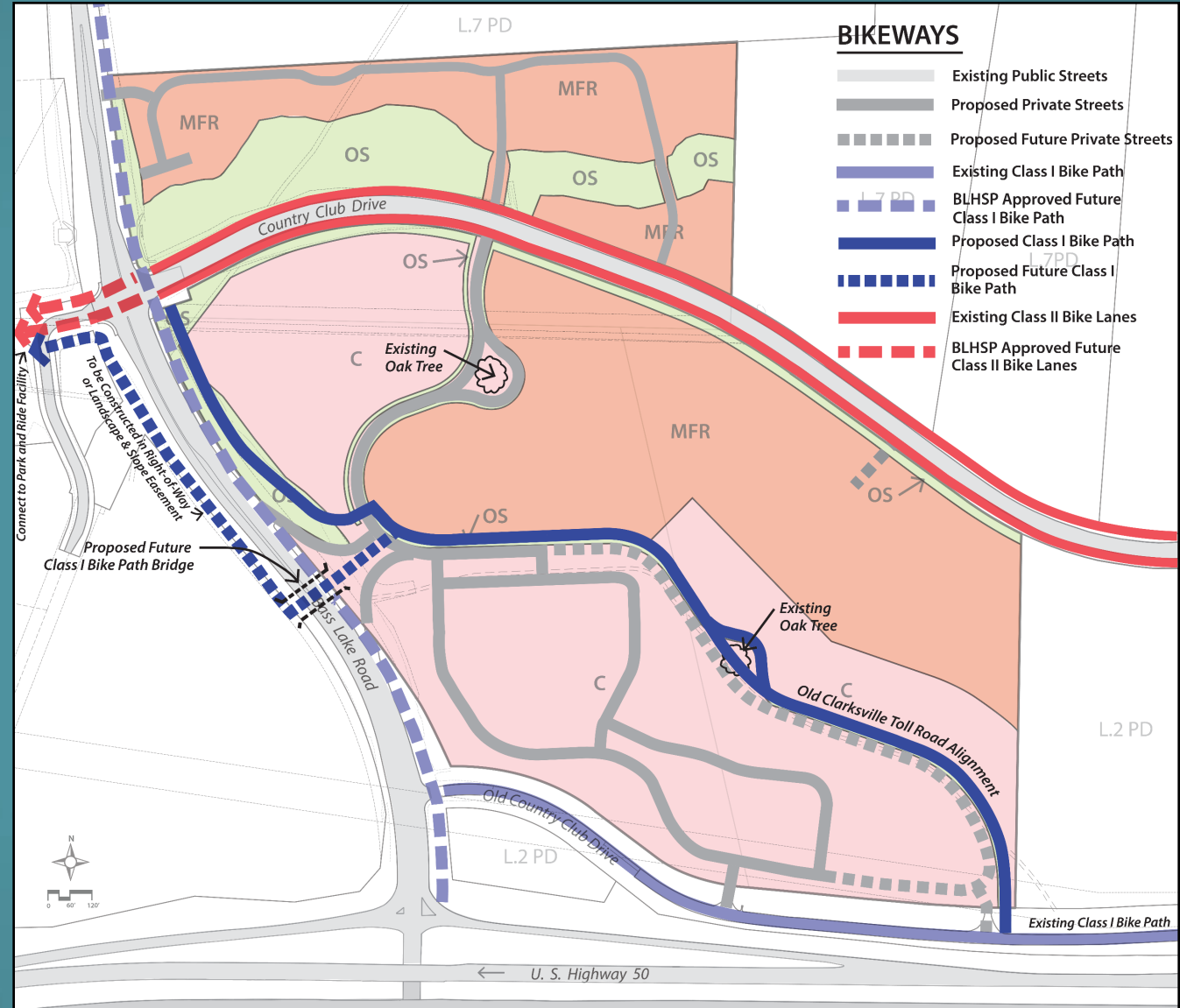
Project Access

- 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



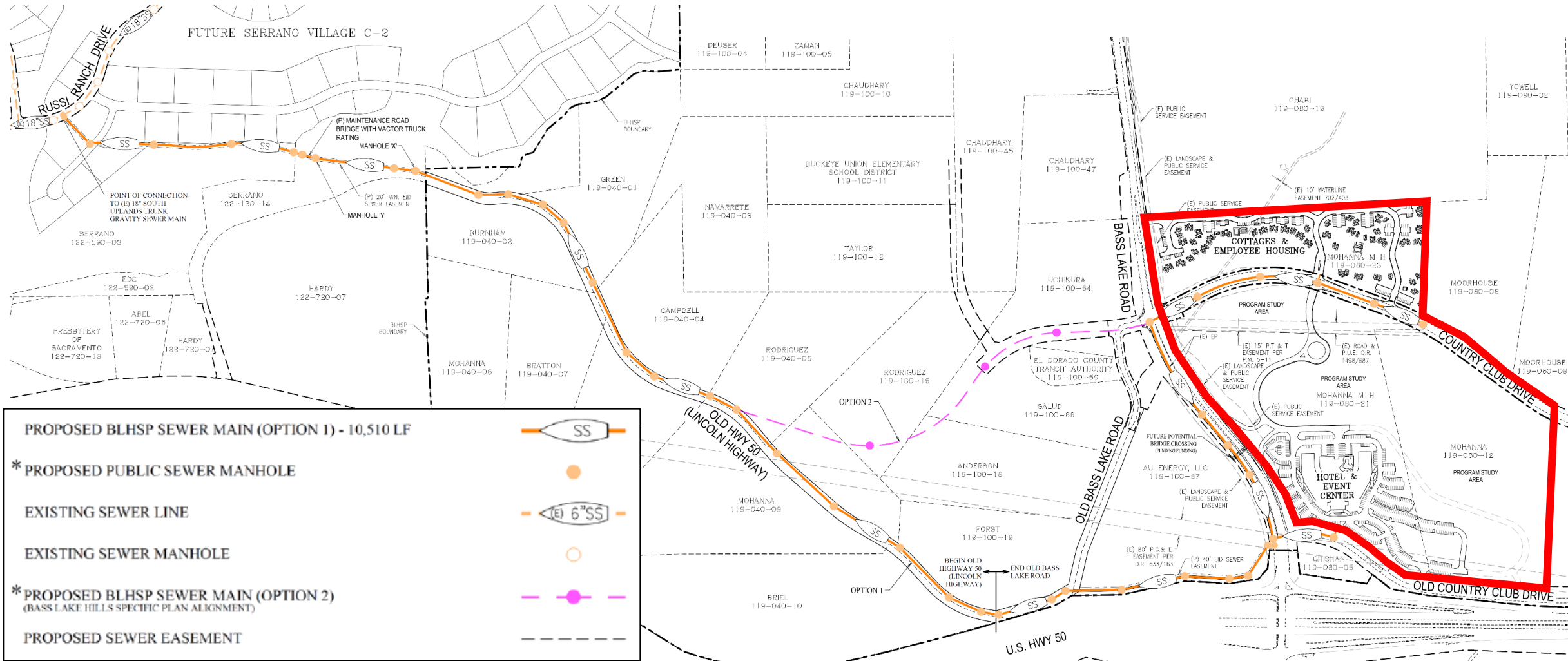
Planning Commission Hearing

- On September 10, 2025, the El Dorado County Planning Commission held a public hearing on the proposed project

By a vote of 3-2, the PC recommended that the Rezone, PD, TM, and CUP be approved by the Board, along with recommendations that:

- 1) The total project connects to public sewer upon its commencement and use of on-site septic be prohibited, and
- 2) Future development within the Program Study Area shall not exceed the land use totals studied for the Program Study Area in the EIR, as presented in Table 3-1 of the Draft EIR.

Off-Site Sewer Infrastructure Improvements



Proposed Condition of Approval

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.....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 existing South Uplands Trunk Gravity-Sewer Main located on Russi Ranch Drive.

Proposed Condition of Approval

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 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 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.

Maximum Residential Units

**Table 3-1
Bass Lake Hills Specific Plan Land Use Summary Table**

<i>Land Use</i>	<i>Description</i>	<i>Area (Acres)</i>	<i>Density (Du/Ac)</i>	<i>Dwelling Units</i>	<i>Population [4]</i>	<i>Commercial Bldg. Area</i>
MFR	Multi-Family Residential	23.00	20.17	464 [6]	1,067	
H4-PD	High Density Single-Family Residential	46.02	3.48	160	448	
H3-PD	High Density Single-Family Residential	143.65	2.44	351	984	
MPD-PD	Medium Density Single-Family Residential	418.66	1.50	627	1,757	
L.7-PD	Low Density Single-Family Residential	330.73	0.62	205	575	
L.2-PD	Low Density Single-Family Residential	123.14	0.19	23	65	
C	Commercial [5]	26.20		350 [7]	805	271,000 SF
OS	Open Space	7.81				
Major Circulation [1]		76.93				
Totals		1,196.14		2,180 [2]	5,701	271,000 [3]

[1] Bass Lake Road, Country Club Drive, Old Country Club Drive, Silver Dove Way, Hawk View Road, Sienna Ridge Road, Hollow Oak Drive and Tierra de Dios Drive.

[2] Maximum number of dwelling units allowed in the BLHSP.

[3] Maximum commercial building area allowed in the BLHSP.

[4] BLHSP based on 2.8 persons per single family dwelling unit and 2.3 for multi-unit (2004 General Plan Table 2-2).

[5] Mixed Use development is allowed per General Plan Policies 2.1.1.3 and 2.2.2.5.

[6] 7.9 acres of multi-family residential land use reserved for the construction of 112 residential cottages. 15.1 acres of multi-family residential land use reserved for the not-to-exceed construction of 352 multi-family residential units.

[7] 5.0 acres of commercial land use reserved for a mixed-use senior housing development of a not-to-exceed maximum of 150 multi-family residential units. 6.9 acres of commercial land use reserved for a mixed-use development project consisting of 80,000 sq. ft of commercial building area and a not-to-exceed maximum of 200 apartment/condominium multi-family residential dwelling units.

Project Development Area + Program Study Area for zones MFR and C

112 cottages + 352 Townhomes + [200 apartments above retail shops + 150 Senior Units]
= 814 Sub-Total not to exceed units for this proposed amendment to BLHSP

1,458 (existing allowed residential units) – 92 (offset units due to rezone) + 814 new units
= 2,180 Total units allowed with proposed update to the BLHSP

Proposed Rezone and Alternative Scenario

PROPOSED



ALTERNATIVE



Recommendation

Recommended actions for the Board of Supervisors :

1. Authorize the Chair to sign the Resolution certifying the Final Environmental Impact Report (EIR) (SCH#: 2023070297) and adopting the CEQA Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program
2. Authorize the Chair to sign the Ordinance adopting the Revised Bass Lake Hills Specific Plan (SP-R21-0002) based on the Findings, and the Fiscal Impact Analysis
3. Authorize the Chair to sign the Ordinance approving Rezone to apply Multi-Unit Residential (RM), Community Commercial (CC), and Open Space (OS) with the Planned Development (-PD) overlay for both the Project Development Area and the Program Study Area, based on the Findings
4. Authorize the Chair to sign the Resolution adopting an amendment to the General Plan (GPA22-0003), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and Conditional Use Permit (CUP23-0008) based on the Findings, and subject to the Conditions of Approval, as recommended by the Planning Commission