

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

8/22

ALL IN THE YEAR 2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 22nd day of AUGUST, 2025

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF SPECIAL MEETING

NOTICE OF SPECIAL MEETING AND PUBLIC HEARING OF THE EL DORADO COUNTY PLANNING COMMISSION FOR THE TOWN AND COUNTRY VILLAGE EL DORADO PROJECT

The County of El Dorado Planning Commission will hold a special meeting and public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on Wednesday, September 10, 2025, at 9 a.m., to consider the following: GPA22-0003/SP-R21-0002/Z21-0013/PD21-0005/TM22-0005/CUP23-0008 / Town & Country Village El Dorado. If the Planning Commission determines, in its sole discretion, that it needs more time to consider public testimony and/or to deliberate, the public hearing and/or deliberation will continue at the regularly scheduled Planning Commission meeting of Thursday, September 11, 2025, at 8:30 a.m. Final action by the Planning Commission on the Town and Country Village El Dorado project may occur on either Wednesday, September 10th (Special Meeting), or Thursday, September 11th (Regular Meeting), dependent on the time the Planning Commission requires for the hearing and deliberation.

The County of El Dorado Planning Commission public hearing will consider and make a recommendation to the Board of Supervisors on the following: GPA22-0003/SP-R21-0002/Z21-0013/PD21-0005/TM22-0005/CUP23-0008 / Town & Country Village El Dorado submitted by Josh Pane for: 1) A General Plan Amendment to modify the existing Community Region Boundary; 2) A Revision to the Bass Lake Hills Specific Plan (BLHSP) to establish: a) Three new land use designations, including Commercial, Multi-Family Residential, and Open Space; and b) A Revision to the BLHSP Public Facilities Financing Plan; 3) A Rezone from Residential Estate-10 acres to: a) Community Commercial, Multi-Unit Residential, and Open Space; and b) Add Planned Development overlay to the requested rezoned areas; 4) A Planned Development Permit (PD) to: a) Establish -PD overlay over the Project Development Area and the Program Study Area to comply with BLHSP implementation requirements and to approve the conceptual site plan and building elevations; and b) Allow the maximum building height to be increased from 50 feet to 64 feet for the two proposed hotels and event center/museum within the Project Development Area; 5) A Tentative Subdivision Map to subdivide the

project consisting of three existing parcels into 16 lots: Parcels 1 and 2 would be designated for residential development; Parcels 3 through 5 would remain open space; Parcels 12 through 14 would be developed with commercial uses; the remaining parcels are within the Program Study Area to include and are not proposed for development at this time; and 6) A Conditional Use Permit for authorizing 56 residential units to be used as lodging facilities in the proposed RM zone; and 7) A recommendation on certification of a Final EIR (SCH#: 2023070297) and adoption of CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. The property, identified by Assessor's Parcel Numbers 119-080-021, 119-080-025, and 119-080-027, consisting of 57.01 acres, is located to the north of U.S. Highway 50 (US 50), east of Bass Lake Road, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Ande Flower, email: Ande.Flower@edcgov.us)

Agenda and Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any email or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
August 22, 2019

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