



EL DORADO COUNTY

PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: September 28, 2021
To: Board of Supervisors
From: Gina Hamilton, Senior Planner
Subject: **Pre-Application PA21-0013/Town & Country Village**
Assessor Parcel Numbers: 119-080-012, 119-080-017, 119-080-021, and 119-080-023

Executive Summary

Pursuant to BOS Policy J-6, this pre-application is for a conceptual review of a proposed General Plan Amendment to apply the Community Region designation to a portion of the project site that is currently in a Rural Region, and a proposed Specific Plan Amendment to increase the number of dwelling units in the Bass Lake Hills Specific Plan (BLHSP), and change the land use designations anticipated for the project site in the BLHSP. The Town & Country Village Project (proposed project). The Proposed project proposes to create a mixed use site of resort, hotel lodging, family gathering and wedding reception venue, conferencing venues, residential, commercial, medical services, park and open space, multi-use trails, and neighborhood-serving retail uses.

Recommendation

Staff recommends that the Board of Supervisors (BOS) take the following actions:

1. Evaluate the submitted Conceptual Review under Pre-Application PA21-0013, for the proposed Town & Country Village Project, as to whether the proposed General Plan Amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments); and
2. Provide the Applicant with initial feedback on the proposed project.

Introduction

This is a General Plan Amendment Initiation Hearing (Initiation Hearing) required by BOS Policy J-6. Policy J-6 requires an Initiation Hearing as a first point of consideration before a formal private development application can be made for an application that would include a General Plan Amendment, a Specific Plan Amendment, or a new Specific Plan that increases allowable residential densities by 50 dwelling units or more. This hearing is for a determination of compliance with the criteria of Policy J-6 and to provide the Applicant with feedback regarding the proposed project. No entitlements or approvals would result from the consideration of this Conceptual Review.

The proposed Town & Country Village Project requires the Initiation Hearing because it includes a Specific Plan Amendment to allow for mixed residential, commercial, and recreational uses to occur in an area of the BLHSP that is currently planned for Low-Density Residential, and would result in a proposed density increase of over 50 units.

The BLHSP area is currently a mixture of developed and undeveloped land located north of US Highway 50 (US 50) (Exhibit A). The proposed project site is located northeast of the intersection of US 50 and Bass Lake Road (Exhibit B). The undeveloped proposed project parcels are approved for Low-Density Residential development as part of the BLHSP (Exhibit C). Three of the four proposed project parcels are currently designated as being in a Rural Region. The fourth parcel is designated as Community Region, being part of the El Dorado Hills Community Region (Exhibit D).

The proposed project intends to create a mixed use site of resort, hotel lodging, family gathering and wedding reception venue, conferencing venues, residential, commercial, medical services, park and open space, multi-use trails, and neighborhood-serving retail uses (Exhibit E). The proposed amendment contemplates a potential addition of 1,272 residential units and 170,000 square feet of commercial use over approximately 80 acres, exceeding the maximum 1,458 residential units in the adopted BLHSP. The full pre-application packet can be found in Exhibit F.

The proposed project also includes a General Plan Amendment to apply the Community Region designation to the portion of the proposed project site currently designated as Rural Region. Community Regions are intended to provide opportunities that allow for continued population growth and economic expansion. The BLHSP does not currently consider commercial uses within the plan area.

In accordance with BOS Policy J-6, this report is intended to assist the applicant in identifying potential project issues and solutions, consider alternative designs, and receive early feedback from the BOS in an informal workshop, thereby improving the quality and feasibility of a future development application.

Proposed Project Description

The proposal would require an amendment to the BLHSP to allow for a mix of residential, commercial, and recreational uses in a portion of the plan area that currently allows for Low-Density Residential uses. The proposed project would include a mix of resort, hotel lodging, family gathering and wedding reception venue, conferencing venues, residential, commercial, medical services, park and open space, multi-use trails, and neighborhood-serving retail uses including 1,272 residential units and 170,000 square feet of commercial use, located on Assessor Parcel Numbers (APNs) 119-080-012, 119-080-017, 119-080-021, and 119-080-023 consisting of approximately 80 acres.

The proposed project description does not specify anticipated new zoning for the project parcels. However, the BLHSP does not currently consider any commercial zones; therefore, the Specific Plan Amendment would include the addition of appropriate zones to the BLHSP. The proposed project includes the land uses, residential densities, and commercial square footages presented in Table 1.

Table 1. Proposed Land Uses				
	Acres	Unit/Acre	# Units	Approximate Square Footage
Roads and Site Circulation	2.13			
Open Spaces	17.16			
Residential Townhomes	25.16	20	503	
Residential Cottages	6.74	20	134	
Commercial / Resort	7.55			
Hospitality (2 x 150 Hotel Rooms/ Total 300)				
Restaurants (3)				12,000
Conference/Reception Facility & Museum				14,000
<u>Mixed-Use</u>	19.65			
Senior Housing/Dining/Clubhouse			245	
Medical/Offices				
Commercial Main Street Neighborhood Retail/Services				144,000
Residential Multi-Family		24	390	
Total	78.39		1,272	170,000

In addition, the proposed project would include a General Plan Amendment to apply the Community Region designation to a portion of the proposed project site that is currently in a Rural Region to support the development of the higher density, higher intensity land uses included in the proposed project.

The purpose of the change is to provide a Village Center as an addition to the BLHSP that would provide housing, lodging, shopping, and conferencing venues; display the history of the region; showcase the El Dorado County vintners' wines and the Apple Hill growers' foods and beverages, and provide recreational opportunities.

Pre-Application Information

Applicant: Josh Pane, Pane & Pane Associates.

Request: Pre-application for a Conceptual Review for a proposed General Plan Amendment to apply the Community Region designation to a portion of the proposed project site that is currently in a Rural Region, and a proposed Specific Plan Amendment to increase the number of dwelling units in the BLHSP, and change the land use designations anticipated for the project site in the BLHSP.

Location: Southcentral portion of the BLHSP, east of Bass Lake Road, approximately 500 feet, north of the intersection with U.S. Highway 50 (US 50), in the El Dorado Hills area, Supervisorial District 1 (Exhibits A and B).

APN: 119-080-012, 119-080-017, 119-080-021, and 119-080-023 (Exhibit G)

Acreage: 78.4 acres

General Plan: Adopted Plan (AP)-Bass Lake Hills Specific Plan (Exhibit H)

Zoning: Residential Estate-10 Acres (RE-10) (Exhibit I)

Background

The proposed project site is within the region originally known as the Bass Lake Road Study Area (BLRSA), the subject of which was evaluated in a Program Environmental Impact Report (EIR) adopted by the BOS in 1992. Subsequent to this, the BLHSP was prepared and adopted by the County in 1995, along with an Addendum to the 1992 Program EIR. The BLHSP functions as its own General Plan. The BLHSP includes a range of residential densities from one du per five acres to four dwelling units (dus) per acre, with a maximum yield of 1,458 dus.

General Plan Land Use Designation/Consistency

Table 2, Land Use and Zoning Designations, reflects the current land use and zoning designation information for the four project parcels.

Table 2: Current Land Use and Zoning Designations

Assessor Parcel Numbers (APNs)	Regional Designation	General Plan Land Use Designation	BLHSP Land Use Designation	Zoning Designation
112-080-012	Rural Region	AP (BLHSP)	L2PD*	Residential Estate-10 Acres (RE-10)**
112-080-017	Rural Region	AP (BLHSP)	L2PD/ L7PD***	Residential Estate-10 Acres (RE-10)
112-080-021	Rural Region	AP (BLHSP)	L2PD	Residential Estate-10 Acres (RE-10)
112-080-023	Community Region	AP (BLHSP)	L2PD/ L7PD	Residential Estate-10 Acres (RE-10)
<p>*L2PD: Low-Density Residential Planned Development. Maximum 0.2 Units Per Acre (5 Acres Per Unit) Average Density</p> <p>**Residential Estate-10 Acres (RE-10) = Low-Density Residential with one dwelling unit per ten acres</p> <p>***L7PD: Low-Density Residential Planned Development. Maximum 0.7 Units Per Acre (1.42 Acres Per Unit) Average Density</p>				

Development on the proposed project site is regulated by the BLHSP. The proposed project site has a General Plan land use designation of Adopted Plan (AP) – BLHSP. This land use category recognizes areas for which specific land use plans have been prepared and adopted. An Adopted Plan (Specific Plan) may have any of the land uses and zoning designations that are approved under that plan.

Specific Plans are a set of policies and development standards that apply to a specific geographic area that offer flexibility to create zoning standards appropriate for that location. Under the BLHSP, zoning options identified for the portion to be amended allow for Low-Density Residential Uses. The Low-Density Residential designation is intended to establish areas for single-family residential development in a rural setting. Therefore, a Specific Plan Amendment would be required to allow for the proposed uses.

The specific plan is a tool for implementing the General Plan, and must be consistent with the General Plan. The majority of the proposed project site is currently located within a Rural Region. The objective of Rural Regions is to:

Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the

agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations. (Objective 2.1.3, Rural Regions, Land Use Element, El Dorado County General Plan. Adopted July 2004; amended August 2019)

In addition to the proposed specific plan amendment, the Propose Project would include a General Plan Amendment to apply the Community Region designation to the portion of the project site currently located within a Rural Region. The objective of Community Regions is to:

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County. (Objective 2.1.1, Community Regions, Land Use Element, El Dorado County General Plan. Adopted July 2004; amended August 2019)

In addition, a formal application to amend the Specific Plan would be reviewed for consistency with applicable policies of the General Plan including (and not limited to): General Plan 2.2.1.1 (Land Use Designations), 2.8.1.1 (Lighting), TC-Xa (Direct and Cumulative Traffic Impacts), TC-Xf (Minimizing Impact to County Road System), 5.2.1.3 (Connection to Public Water System), 5.7.3.1 (Connection to Public Sewer System), 6.5.1.2 (Analysis of Noise Effects), 7.3.3.4 (Wetland Buffers), 7.4.4.4 (Oak Canopy Retention and Replacement), and 10.2.1.5 (Public Facilities and Services Financing Plan).

Zoning Consistency

The BLHSP is a policy document which provides a refinement of the broad goals and policies set forth in the General Plan. The specific plan is to be implemented by provisions of the El Dorado County Zoning Ordinance and as modified to implement the General Plan. As presented in Table 2, Land Use and Zoning Designations, the proposed project site currently zoned Residential Estate-10 Acres (RE-10). The BLHSP did not create zoning districts within the plan area. Parcels in the specific plan area retain zoning as applied by the County prior to owners/applicants pursuing development.

The pre-application for the proposed project does not identify a specific zone, or zones, that the applicant would include as part of a formal application package. However, because the BLHSP does not currently accommodate commercial development such as that in the proposed project, it is expected that the proposed Specific Plan Amendment would introduce a new allowed zone or zones in the specific plan area.

Staff Analysis

BOS Policy J-6 identifies Criteria for Initiation of General Plan Amendments to be used in evaluating applications. Planning staff has prepared the following analysis in accordance with Policy J-6 criteria C1- C3, as described below:

1. **BOS Policy J-6 Criteria C-1:** “The proposed application is consistent with the goals and objectives of the General Plan, and/or County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan.”

Response: The proposed project would amend the BLHSP relative to the project site to allow for a mixed use site of resort, hotel lodging, family gathering and wedding reception venue, conferencing venues, residential, commercial, medical services, park and open space, multi-use trails, and neighborhood-serving retail uses and to remove the current Low-Density Residential designations.

The proposed project would be developed consistent with the amended BLHSP and would maintain consistency with the existing policies of the adopted BLHSP involving Land Use, Utilities, Circulation, Fire Protection, Conservation, Cultural Resources, and Public Health and Safety.

The proposed project is located within the El Dorado Hills Community Region boundary. The proposed application is consistent with several goals and objectives of the General Plan, as well as the five Strategic Goals of the adopted 2019 County Strategic Plan as discussed below.

Consistency with General Plan Goals and Objectives

GOAL 2.1: LAND USE

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternative transportation systems.

Objective 2.1.1: Community Regions

Purpose: The urban limit line establishes a line on the general plan land use maps demarcating where the urban and suburban land uses will be developed. The community region boundaries as depicted on the general plan land use map shall be the established urban limit line.

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the county.

Response: The proposed General Plan Amendment is consistent with this objective as the project seeks to support population growth and economic expansion while curtailing urban/suburban sprawl by introducing a “Village Center” to the BLHSP, including a mix of residential, commercial, retail, and recreational uses. To further this objective, and because the proposed project site lies partially outside the existing boundaries of the established the El Dorado Hills Community Region, the proposed General Plan Amendment would apply the Community Region designation to the entirety of the project site.

GOAL 2.2: LAND USE DESIGNATIONS

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

Objective 2.2.1: Land Use Designations

An appropriate range of land use designations 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, and further the implementation of the community region, rural center, and rural region concept areas.

Response: The proposed project is consistent with this objective as the proposed Specific Plan Amendment would create distinct land use designations and development standards that implement the objectives of the community region consistent with the amended BLHSP. The proposed project would change the regional designation of a portion of the project site from Rural Region to Community Region. The proposed project's purpose for this change is to potentially curtail urban/suburban sprawl by introducing a centralized Village Center that would provide local serving retail and other commercial services to the BLHSP, as well as a mix of housing, hospitality, and recreational uses. Additionally, the proposed project location would take advantage of nearby utility connections and available water and wastewater infrastructure treatment capacity. The proposed project would also be required to evaluate costs associated with any potential required infrastructure upgrades and to pay for its fair share of such costs.

GOAL 2.3: NATURAL LANDSCAPE FEATURES

Maintain the characteristic natural landscape features unique to each area of the County.

Objective 2.3.1: Topography and Native Vegetation

Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

Response: While the proposed project would result in a residential and commercial development, the proposal is consistent with this objective because the proposed project would be designed to fit into the natural topography of the land and avoid the natural features such as wetlands and oak trees that will be incorporated as features of the project. The proposed project includes retention and preservation of the oak grove located at the southwest corner of the project site.

GOAL HO-1

To provide for housing that meets the needs of existing and future residents in all income categories.

Response: The proposed project is consistent with this goal as the proposed specific plan intends to include a mix of housing types including senior housing, and townhomes and cottage-style units for downsizing local residents seeking to "downsize", as well as units affordable for the employees with the project. The variety of housing types offers the potential to meet the housing needs of existing and future residents of varying income categories, and potentially support housing attainable to the local workforce at a lower cost than the prevailing El Dorado Hills market.

GOAL 5.1: PROVISION OF PUBLIC SERVICES

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing

for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

Objective 5.1.1 – Planning

Ensure that public infrastructure needs are anticipated and planned for in an orderly and cost effective manner.

Response: The proposed General Plan Amendment would be consistent with this objective as the proposed project would require the preparation of an environmental impact analysis and likely a Fiscal Impact Analysis (FIA) to aide in determining infrastructure needs. Additionally, the proposed project would also be required to evaluate costs associated with any potential required infrastructure upgrades and to pay for its fair share of such costs, and to modify the existing Public Facilities Financing Plan (PFFP) for the BLHSP.

Objective 10.1.6 – Capture Of Retail and Tourism Dollars

Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations.

Response: The proposed project is consistent with this objective as it includes opportunities for a resort, hotels, conference center and other commercial facilities to attract additional visitors to the County. It is reasonable that many of these visitors would venture beyond the project site to experience Apple Hill, local wineries and restaurants, and other existing commercial businesses.

Objective 10.1.9 – Jobs-Housing Relationship

The County shall monitor the jobs-housing balance and emphasize employment creation.

Response: The proposed project would support this objective as the proposed project would provide housing that would serve the needs of varying levels of income in close proximity to jobs in the proposed Village Center. The proposed Specific Plan Amendment provides for multiple commercial, retail, and hospitality development, which could also offer additional employment opportunities for future residents within the Specific Plan area.

Consistency with the County Adopted Strategic Plan

County Strategic Plan Goal No. 1– Economic Development

Response: The proposed project supports the County's Economic Development Goal as it would develop and attract businesses that provide economic sustainability and quality job creation. The proposal would also invest in regional infrastructure and could provide for additional much needed local workforce housing.

County Strategic Plan Goal No. 2 – Good Governance

Response: Staff are presenting this Pre-Application to the BOS with an assessment of the best available information with the goal of assisting the Board to reach a well informed decision consistent with the Good Governance Strategic Goal and revised Policy J-6.

County Strategic Plan Goal No. 3 – Healthy Communities

Response: The proposal supports the County’s Healthy Communities Goal as it would assist the County to achieve sufficient and attainable housing, and provide passive recreation opportunities for residents, business owners, and employees within the proposed Village Center and within the Specific Plan area. The proposal would also provide a variety of active transportation opportunities (interconnected networks of paths, sidewalks and bicycle lanes) providing for alternate transportation modes for the local community.

County Strategic Plan Goal No. 4 – Infrastructure

Response: The proposal supports the Strategic Plan’s Infrastructure Goal as it would provide additional infrastructure serving the local community including approximately 17 acres of open space and parkland, a multi-use trail network that would connect to existing and planned County trails to serve the commercial and residential areas in the interior of the project site as well as the surrounding community. The proposed project would be required to identify local funding mechanisms to ensure road maintenance and the proposed park/recreational areas are fully funded in perpetuity.

County Strategic Plan Goal No. 5 – Public Safety

Response: The proposed Specific Plan does not directly propose any public safety facilities. However, the proposal would support the County’s Public Safety Goal as the future Specific Plan would require adequate infrastructure and public services, including fire and police protection, be provided to serve the proposed uses.

2. BOS Policy J-6 Criteria C-2: “Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development.”

Response: The proposed project is within the BLHSP. The plan area is partially developed with residential land uses and is located in an area where existing public infrastructures (e.g. roads, utilities) can be extended to serve the proposed development. The proposed project parcels would need to be annexed into the El Dorado Irrigation District’s service area for water and sewer service. The proposed project would not be anticipated to result in adverse impacts to existing or approved development as it would install or extend the necessary public facilities to support the proposed project.

The General Plan includes policies regarding infrastructure that would be evaluated during formal project review including and not limited to: TC-Xa (Direct and Cumulative Traffic Impacts), TC-Xf (Minimizing Impact to County Road System), TC-Xg (Dedication of Right-of-Way, Design or Construct or Fund Improvements), 5.1.2.1 (Adequacy of Public Services), 5.2.1.2 (Adequate Quantity and Quality of Water), 5.2.1.3 (Connection

to Public Water System), 5.2.1.4 (Rezoning and Subdivision Approval in Community Regions Dependent on Public Water), 5.3.1.1 (Connection to Public Wastewater Collection Facilities), 5.3.1.7 (Public Wastewater Requirements in Community Regions), 5.7.11 (Fire Protection in Community Regions), 5.7.4.1 and 5.7.4.2 (Medical Emergency Services), 10.1.9.2 (Broad Mix of Housing Types), and 10.2.1.5 (Public Facilities and Services Financing Plan).

Additionally, the proposed project would be evaluated for consistency with the existing policies within the BLHSP.

3. BOS Policy J-6 Criteria 3: “The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design.” (Listed as A through D, as follows.)

- A. Increases employment opportunities within El Dorado County.

Response: The anticipated development would create short-term construction-related employment opportunities for construction of the required utilities, roads, residences, commercial uses, recreational facilities, and longer-term associated subsequent service needs.

Additionally, approximately 170,000 square feet of commercial development (e.g., hotels, restaurants, event and convention venues retail uses), which is proposed to be distributed within the 7.55 acres of commercially designated area and 19.65 acres of mixed use designated area, would create employment opportunities in support of the residential development in the area.

- B. Promotes the development of housing affordable to moderate income households.

Response: The proposed project intends to develop a variety of residential units, including housing intended to be attainable by the many future employees of the development, and which would serve the needs of varying levels of income. The project proponent has indicated that it is a goal of the proposed project to provide housing that would be affordable to a portion of the community that might not otherwise get into the housing market.

The County’s Housing Community and Economic Development Program has identified the proposed project and its location as a prime, high opportunity area to include affordable residential work-force housing and/or mixed-use commercial and residential development due to the proposed project site proximity to amenities such as schools, transportation, employment, medical, recreation and retail services.

- C. Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.

Response: The proposed project would include approximately 170,000 square feet of commercial uses is contemplated in the project area which could create retail, conferencing, and service-oriented uses in support of the existing and

proposed residential, and proposed commercial and hospitality businesses, thereby enabling the County to retain sales, sales tax revenues, and transient occupancy taxes.

- D. Protects and enhances the agricultural and natural resource industries.

Response: The proposed project would allow the development of a mix of residential, commercial, and recreational uses within an area that has been approved for development and is generally centered within a larger geographic area (the BLHSP) that has been approved for development. The type of development proposed by the project potentially relieves pressure for conversion of agricultural and natural resource industries and lands in other areas of the County to support residential land uses.

Challenges and Opportunities

The following is staff's discussion of the proposed project's challenges and opportunities.

Bass Lake Hills Specific Plan

Currently, the BLHSP designates the project parcels to be amended as currently allowing Low-Density Residential uses. Properties to the north, east, and west of the proposed project site are also designated as Low-Density Residential. The proposed project site is immediately east of Bass Lake Road and north of US 50.

Residential uses within or near non-residential uses and along major transportation corridors have inherent nuisance effects from noise, traffic, air quality effects, and odors. These factors would need to be considered in the design and operation of the residential development portion and in the environmental documentation when considering potential effects to off-site land uses.

However, the eventual development of mixed uses could also support and foster many goals and policies of the General Plan in the creation of an integrated community. Existing and future residents of the BLHSP and future residents of the development and would have convenient access to nearby retail shops, potential employment opportunities, and a variety of recreational amenities in the area. Construction of residential and commercial uses at this location would take advantage of existing and planned infrastructure (utilities and transportation facilities).

The proposed project differs notably from the intended use of the project parcels as low density residential and the vision for that area in the BLHSP. The vision for the BLHSP includes maintaining a visual separation between the communities of Cameron Park and El Dorado Hills (2.2 Vision Statement), and to provide for the perception of open space of the site within the viewshed of US. 50 (2.3 Specific Plan Goals). An alternative to amending the BLHSP would be to de-annex the project parcels from the BLHSP. This action could be pursued in conjunction with a request for a Planned Development Permit or possibly a new specific plan.

Application Process

The proposed project is requesting several layers of entitlement application, including a General Plan Amendment to apply the Community Region designation to the portion of the project site currently designated as Rural Region; an amendment to the BLHSP to allow for development of higher density residential uses and an overall mix of residential, commercial, and recreational uses; and a rezone of the project parcels.

Where a specific plan has been adopted for an area in compliance with Chapter 130.56 (Specific Plans) and California Government Code Section 65450 et seq., the zones, development standards, and other provisions of the specific plan and any implementing ordinance adopted in compliance with that plan shall supersede the provisions of the Zoning Ordinance. After adoption of an amended specific plan, no local public works project, Development Plan Permit, tentative map, or parcel map may be approved, and no ordinance may be adopted or amended within the specific plan area unless it is consistent with the adopted specific plan.

1. El Dorado County General Plan

The proposed project would include a General Plan Amendment to apply the Community Region designation to a portion of the proposed project site that is currently in a Rural Region to support the development of the higher density, higher intensity land uses included in the proposed project.

2. Bass Lake Hills Specific Plan

The BLHSP would need to be amended to include the proposed mix of residential, commercial, and recreational uses on the project site since currently only Low-Density Residential is allowed on the project parcels. The request would revise the BLHSP to include the proposed uses as well as identifying existing applicable development standards or introducing applicable development standards into the BLHSP.

3. Rezone

The proposed project parcels would need to be rezoned to an appropriate zone that would allow for development of the proposed higher density residential, commercial, and mixed uses on the project site since currently only Low-Density Residential is allowed.

4. Other Documents

Other supporting documents may be required to further implement the proposed project including, and not necessarily limited to, updating the existing BLHSP PFFP an FIA, and a Development Agreement.

5. Environmental Review

Processing of formal applications as described above would require an analysis of potential environmental impacts by the project. The proposed General Plan Amendment, Specific Plan Amendment, and Rezone would constitute a project under California Environmental Quality Act (CEQA). As such, an environmental analysis would be conducted to identify and mitigate potential environmental impacts. Mitigation measures identified in the CEQA document would

likely be incorporated into the amended Specific Plan. It is expected that, at minimum, a supplement to the certified EIR for the BLHSP may need to be prepared. Alternatively, a project-specific EIR could be prepared. The appropriate form of CEQA document will be determined by the County following review of the formal application of the proposed project.

NOTE: While staff will take utmost care to accurately represent County Codes, Policies and applicable past positions of staff, the Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the Pre-Application meeting should be not construed to bind, restrict or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Pre-Application review process. Further, it is incumbent on the part of the Applicant to obtain and understand all applicable Codes and policies.

Attachments:

- Exhibit A..... Vicinity Map
- Exhibit B..... Project Site
- Exhibit C..... BLHSP Land Use Diagram
- Exhibit D..... Regional Designation
- Exhibit E Proposed Conceptual Site Plan
- Exhibit F Pre-Application Package
- Exhibit G..... Assessors' Parcel Map
- Exhibit H..... General Plan Land Use Map
- Exhibit I Zoning Designation