



## Legislation Details (With Text)

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**File created:** 9/21/2021      **In control:** Board of Supervisors

**On agenda:** 10/19/2021      **Final action:** 10/19/2021

**Title:** Planning and Building Department, Planning Division, forwarding a request from Josh Pane, Pane & Pane Associates, for an Initiation Hearing (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 project site, identified by Assessor's Parcel Numbers (APNs) 119-080-012, 119-080-017, 119-080-021, and 119-080-023, consisting of approximately 80 acres, is located in the El Dorado Hills area. Staff recommends that the Board 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. (Supervisory District 1)

**FUNDING:** Applicant-Funded.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - BOS Policy J-6, 2. B - Staff Memo, 3. C - Staff Memo Exhibits A-E and G-I, 4. D - Staff Memo Exhibit F, 5. E - TAC Worksheet PA21-0013 (09-13-2021), 6. F - Notification Map (1 mile), 7. G - Proof of Publication-Mountain Democrat, 8. H - Staff's Powerpoint Presentation BOS 10-19-21, 9. I - Applicant's PowerPoint Presentation BOS 10-19-21, 10. Public Comment BOS Rcvd. 10-18-2021, 11. Public Comment BOS Rcvd. 10-15-2021, 12. Public Comment BOS Rcvd. 9-27-2021

Date	Ver.	Action By	Action	Result
10/19/2021	1	Board of Supervisors	No Formal Action	

Planning and Building Department, Planning Division, forwarding a request from Josh Pane, Pane & Pane Associates, for an Initiation Hearing (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 project site, identified by Assessor's Parcel Numbers (APNs) 119-080-012, 119-080-017, 119-080-021, and 119-080-023, consisting of approximately 80 acres, is located in the El Dorado Hills area. Staff recommends that the Board take the following actions:

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## **DISCUSSION / BACKGROUND**

This Pre-Application Conceptual Review is being presented as a required process associated with Board Policy J-6, "General Plan Amendment Initiation Process", which requires an "initiation" hearing before the Board (Attachment A). This hearing is for a determination of compliance with the criteria of Policy J-6 only. There are no entitlements or approvals authorized from this pre-application public hearing. This item is for discussion purposes only.

This is a request to consider Pre-Application PA21-0013/ The Town & Country Village El Dorado submitted by Josh Pane, Pane & Pane Associates (Applicant), for an Initiation Hearing (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 BLHSP, and change the land use designations anticipated for the project site in the BLHSP. The proposed project would 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. Additional project description information can be found in Attachments B-D.

The property, identified by APNs 119-080-012, 119-080-017, 119-080-021, and 119-080-023, consisting of approximately 80 acres, is located within the 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.

### Pre-Application Process To-Date

Initial pre-application materials were submitted by the Applicant, on July 7, 2021. Pre-application materials were circulated to 29 potentially affected departments, agencies, and other entities for review from July 16, 2021 to August 13, 2021. On August 23, 2021, Planning staff held a Technical Advisory Committee (TAC) meeting to review comments received with the Applicant and reviewers that chose to participate. Key topics discussed at that meeting included: annexation into El Dorado Irrigation District (EID) service area and associated approval by the El Dorado Local Agency Formation Commission (LAFCO), California Environmental Quality Act (CEQA) analysis, requirement for a Water Supply Assessment, extension and upgrade of utilities and services, existing/planned trail connections, preparation of a traffic impact study, and updating the existing Public Facilities Financing Plan for the BLHSP. A TAC summary worksheet providing feedback from Planning staff and TAC reviewers was prepared for and provided to the Applicant (Attachment E).

### Next Steps

Discretionary Permit Application: It is anticipated that the Applicant would formally submit applications for discretionary permits to the Planning and Building Department. Based on the proposed uses, existing zoning, and land use designations, anticipated formal applications are likely to include, and may not be limited to: a General Plan Amendment to apply the to apply the Community Region designation to the three (of four) project parcels currently identified as Rural Region; a Specific Plan Amendment to modify the BLHSP to incorporate General Plan changes that have occurred since approval of the specific plan; increase the number of dwelling units in the specific plan area; change the land use designations anticipated for the project site in the BLHSP; and Rezone to change the existing zoning to allow for the proposed uses, as identified in formal application materials.

Environmental Review: It is anticipated that the proposed project would require the preparation of an Environmental Impact Report (EIR) in compliance with CEQA. Staff will work with the Applicant to identify a qualified EIR consultant to prepare the CEQA document for use in application processing.

### **ALTERNATIVES**

The Board may choose not to provide the Applicant with feedback at this time.

### **PRIOR BOARD ACTION**

The Bass Lake Hills Specific Plan was approved by the Board on November 7, 1995 under Resolution 288-95.

### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

Department of Transportation, El Dorado Hills Fire Department, El Dorado Hills Community Services District, LAFCO

### **CAO RECOMMENDATION**

Recieve and file the presentation and provide applicant feedback on the project.

### **FINANCIAL IMPACT**

There is no financial impact or change to Net County Cost resulting from the proposed Conceptual Review. Processing this request is funded by the Applicant.

### **CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

### **STRATEGIC PLAN COMPONENT**

Good Governance: Staff is presenting this application to the Board to provide a complete assessment of the best available information with the goal of assisting the Board to reach a well informed decision regarding recommendations for a potential development project consistent with the Good Governance Strategic Goal and Board of Supervisors Policy J-6.

### **CONTACT**

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Planning and Building Department