



**PRE-ADOPTION SUMMARY OF ORDINANCES: 1) ADOPTING A
REVISED AND AMENDED BASS LAKE HILLS SPECIFIC PLAN
AREA AND 2) ADOPTING REZONING IN THE BASS LAKE HILLS
SPECIFIC PLAN AREA**

On October 28, 2025, no earlier than 1:00 p.m., at its regularly scheduled meeting, the County of El Dorado Board of Supervisors will hold a public hearing in the Board of Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 to consider GPA22-0003/SP-R21-0002/Z21-0013/PD21-0005/TM22-0005/CUP23-0008/Town & Country Village El Dorado submitted by Josh Pane. The two ordinances (and one alternative) are proposed as part of the Town & Country Village El Dorado project. The first proposed ordinance would adopt a revised Bass Lakes Hills Specific Plan (BLHSP). As part of this revision, the following parcels in El Dorado Hills (Assessor's Parcel Nos. [APNs] 119-080-21, 119-080-025, and 119-080-027) consisting of 57.01 acres located to the north of U.S. Highway 50, east of Bass Lake Road, in the El Dorado Hills area, would be changed from: Low Density Residential Planned Development (L.2-PD) and Low Density Residential Planned Development (L.7-PD) to Commercial (C-PD), Multi-Family Residential (MFR-PD), and Open Space (OS-PD). In addition, the Official Bass Lake Hills Specific Plan text is proposed to be revised and amended to establish the Commercial (C-PD), Multi-Family Residential (MFR-PD), and Open Space (OS-PD) designations. The second proposed ordinance applies to the same parcels and would rezone those parcels in the BLHSP area. More specifically, APNs 119-080-21, 119-080-025, and 119-080-027, are proposed to be rezoned from Residential Estate-10 acres (RE-10) to: Community Commercial (CC-PD), Multi-Unit Residential (RM-PD), and Open Space (OS-PD). An alternative proposed ordinance would rezone from: Residential Estate-10 acres (RE-10) to: Community Commercial (CC-PD), Multi-Unit Residential (RM-PD), and Open Space (OS-PD), Community Commercial (CC), Multi-Unit Residential (RM), and Open Space (OS). The Board of Supervisors will also consider and vote on whether to certify the Final Environmental Impact Report (EIR) (SCH#: 2023070297) for the proposed project and adopt the California Environmental Quality Act Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program.

The meeting shall be held both in person and virtually. Instructions for participating in the meeting, additional information on this matter, and copies of associated documents, including the full and complete copy of the full text of the proposed ordinances can be found at <https://eldorado.legistar.com/Calendar.aspx>. The full text of the proposed ordinances is also available upon request to the Clerk of the Board. All persons interested are invited to write their comments to the Board of Supervisors in advance of the public meeting. If you challenge the proposed ordinances in court, you may be limited to raising only those items you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public meeting. Any written correspondence should be directed to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. The ordinances shall take effect 30 days after passage.