



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

[www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

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### NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE TOWN AND COUNTRY VILLAGE EL DORADO PROJECT (STATE CLEARINGHOUSE NUMBER: 2023070297)

**Date:** July 26, 2024  
**To:** Interested Agencies and Individuals  
**From:** Planning and Building Department- Planning Division

The El Dorado County Planning and Building Department-Planning Division, as the Lead Agency, prepared a Draft Environmental Impact Report (DEIR) for the Town and Country Village El Dorado Project (proposed project). The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq).

The DEIR is available for public and agency review for a 45-day period **beginning July 26, 2024, and ending on September 9, 2024**. The purpose of the comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the merits of the proposed project itself. Comments pertaining to the environmental impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR. The Final EIR will include copies of the comments and the County's responses to comments pertaining to the environmental review and DEIR.

A subsequent scheduled public hearing will be conducted on the project upon completion of the Final EIR when the County considers action on the project. The County must certify the Final EIR prior to project approval. If you wish to be notified of that hearing date, please provide your name and mailing address to this department. The DEIR and supporting information may be reviewed and/or obtained at the following locations:

<b>Planning and Building Department</b> 2850 Fairlane Court, Building C Placerville, CA 95667	<b>El Dorado County Library</b> 345 Fair Lane Placerville, California 95667	<b>El Dorado County Library</b> 7455 Silva Valley Parkway El Dorado Hills, CA 95762	<b>Cameron Park Library</b> 2500 Country Club Drive Cameron Park, CA 95682
<b>Planning Division Website</b> <a href="https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services">https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services</a>			

All written public and agency comments must be received on **September 9, 2024, by 5:00 p.m.** and should be directed to: El Dorado County Planning and Building Department-Planning Division, Attention: Ande Flower, 2850 Fairlane Court, Placerville, CA 95667.

Please include the name of the contact person of your agency, if applicable. Comments may also be submitted in person or via email to [TownAndCountryElDorado@edcgov.us](mailto:TownAndCountryElDorado@edcgov.us). Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format.

El Dorado County will hold a meeting to receive comments regarding the content of the DEIR and answer general questions regarding the environmental process. The meeting will be held in-person with a remote option via Zoom on **Thursday, August 22, 2024, from 5:30pm to 7:30pm** at the El Dorado County Planning and Building Department, 2850 Fairlane Ct, Building C, Placerville, CA 95667 in the Planning Commission hearing room. The Zoom meeting link is accessible at the following: <https://us06web.zoom.us/j/88543474078>

### **PROJECT INFORMATION**

**PROJECT TITLE/  
APPLICATION:**

Town and Country Village El Dorado Project

**PROJECT APPLICANT:**

Josh Pane  
1123 J Street, 3<sup>rd</sup> Floor  
Sacramento, CA 95814

**PROJECT LOCATION:**

The project site is located in El Dorado County, California, approximately 500 feet north of U.S. Highway 50, east of Bass Lake Road. The approximately 60.5-acre site is identified by Assessor's Parcel Numbers (APN) 119-080-12, -021 and -023. The project site is located in the southern central portion of the Bass Lake Hills Specific Plan (BLHSP); the northern portion of the project site is located within the Community Region of the El Dorado County General Plan, and the southern portion of the site is located within the Rural Region.

**PROJECT DESCRIPTION:**

The project site includes two areas: the Project Development Area and the Program Study Area. The Project Development Area consists of the northernmost and southernmost 30.3 acres of the project site, and would be developed with two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended stay basis. The Program Study Area consists of the central and easternmost 30.2 acres of the project site, and may include future development of additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts. Development within the Program Study Area of the project site is not currently proposed; however, a maximum buildout scenario is included for program level analysis in the EIR.

Vehicle access to the project site would be provided by private roads connecting to Bass Lake Road to the west and to Country Club Drive to the north. In addition to on-site utility improvements, full buildout of the proposed project would require installation of off-site water, sewer, and natural gas utilities within Bass Lake Road, other nearby

roads, and with respect to the sewer line, generally to the west along Old Bass Lake Road/Lincoln Highway towards Carson Creek.

In general, the proposed project would require approval of a General Plan Amendment, BLHSP Amendment, BLHSP Public Facilities Financing Plan Amendment, Rezone, Planned Development, Tentative Subdivision Map, and Conditional Use Permit (CUP), as well as other responsible agency approvals (e.g., El Dorado LAFCo related to annexation of the project site into EID's service area).

**ENVIRONMENTAL  
REVIEW:**

This DEIR identifies that the proposed project could result in significant environmental impacts to the following CEQA topics: Aesthetics; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Transportation; Tribal Cultural Resources; and Wildfire.

**Hazardous Waste Sites:**

The proposed project is not located on any hazardous waste sites lists enumerated under Section 65962.5 of the Government Code.

El Dorado County Planning and Building Department  
Karen Garner, Director  
Date: July 26, 2024