



# 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 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE TOWN AND COUNTRY VILLAGE EL DORADO PROJECT (STATE CLEARINGHOUSE NUMBER: 2023070297)

**Date:** August 29, 2025  
**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 Final Environmental Impact Report (FEIR) for the Town and Country Village El Dorado Project (proposed project). The FEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 15000 et seq). The FEIR includes copies of public comments on the Draft EIR (DEIR) and the County's responses to comments pertaining to the environmental review. The FEIR and supporting information may be reviewed and/or obtained at the Town and Country Village website, accessible at the following: <https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Environmental-Impact-Report-EIR-Documents/Town-and-Country-Village-El-Dorado-EIR>.

### **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) 119-080-021, -25, and -27, with remaining acreage comprised of Country Club Drive right-of-way. 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 26.6 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 30.41 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, 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 Revision, 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).

**QUESTIONS:**

If you have any questions regarding this notice, please contact Ande Flower, Planning Manager, at [Ande.Flower@edcgov.us](mailto:Ande.Flower@edcgov.us).