



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

### PLACERVILLE OFFICE:

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#### BUILDING

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#### PLANNING

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### LAKE TAHOE OFFICE:

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South Lake Tahoe, CA 96150

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July 16, 2021

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

**PA21-0013 – THE TOWN & COUNTRY VILLAGE (Josh Pane/M.H. Mohanna/ASHA LLC/CTA Engineering & Surveying/Glabe + Taylor Architecture):** A J-6 Pre-Application request for a Specific Plan Amendment. The proposed project would change land use designations for the project parcels from Low Density Residential to allow for the development of Mixed Use (20 Units Per Acre - Multi Family), Commercial/Resort/ Lodging, Residential Townhomes (20 Units Per Acre) and Residential Cottages (20 Units Per Acre), Senior Housing, Commercial Main Street Neighborhood Retail/Services and Memorial Park, through amendment to the Bass Lake Hills Specific Plan. The property, identified by Assessor's Parcel Numbers 119-080-012, 119-080-017, 119-080-021, and 119-080-023, consists of 80 acres, and is located on the east side of Bass Lake Road, approximately 500 feet north of the intersection with U.S. Highway 50, **in the El Dorado Hills area.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

DRAFT project documentation is available for review online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than August 13, 2021.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

**The Technical Advisory Committee (TAC) will meet on August 23, 2021** to take one or more of the following actions; 1) Make an environmental determination, 2) Determine Final project conditions and/or, 3) Confirm the public hearing date. The meeting will be held in the ***El Dorado County Planning Commission Conference Room***, at 2850 Fairlane Court, Placerville, CA. **Please call this office one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

If you have questions or need additional information, please call Planning Services office at (530) 621-5980.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Gina Hamilton, (530) 621-5980

GLH/ps

cc: Jon Vegna, Planning Commissioner District 1  
John Hidahl, Supervisor District 1  
Cheryl Bly-Chester, Planning Commissioner District 2  
George Turnboo, Supervisor District 2  
Air Quality Management District  
Buckeye Union School District  
Building Services  
CA Department of Fish and Wildlife (N. Central Region)  
CA Integrated Waste Management Board  
CAL Fire  
CALTRANS District 3  
Chief Administrative Office  
Department of Transportation, Dave Spiegelberg  
Department of Transportation Planning, Natalie Porter  
El Dorado County Economic Development  
El Dorado County Fire Protection District  
El Dorado County Transportation Commission  
El Dorado Hills Area Planning Advisory Committee  
El Dorado Hills Community Services District  
El Dorado Hills Fire Protection District  
El Dorado Irrigation District  
Environmental Management  
Housing Authority – Economic Development  
Local Agency Formation Commission  
Parks and Trails El Dorado County  
Pacific Gas and Electric  
Sheriff's Office El Dorado County  
Stormwater El Dorado County  
Surveyor's Office El Dorado County