

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023070297

Project Title: Town and Country Village El Dorado Project

Lead Agency: El Dorado County

Contact Name: Bret Sampson, Planning Manager

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Project Location: N/A

El Dorado

City

County

Project Description (Proposed actions, location, and/or consequences).

The project site is currently vacant. The Bass Lake Hills Specific Plan designates the site as Low Density Residential Planned Development with a maximum allowable density of 0.2 dwelling units per acre (du/ac) (L.2-PD) south of Country Club Drive and Low Density Residential Planned Development with a maximum allowable density of 0.7 du/ac (L.7-PD) north of Country Club Drive. The project site is zoned Residential Estate-10 acres (RE-10).

The project site would consist of 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 further development in the future such as additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR evaluated the potential for significant impacts to occur related to the following CEQA environmental topic areas: Aesthetics; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning/Population and Housing; Noise; Public Services and Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire. The Draft EIR includes mitigation measures that would reduce any identified impacts to the maximum extent feasible. The Draft EIR determined that feasible mitigation measures do not exist to reduce impacts related to Aesthetics; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural Resources; Noise; and Transportation, and, as a result, the project would result in significant and unavoidable impacts related to such. All other impacts would be less-than-significant or less-than-significant with mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy that were identified in NOP comment letters, and are otherwise known for the project area, include the following:

- Impacts to scenic quality;
- Increases in light pollution;
- Increases in air pollution and GHG emissions;
- Impacts to special-status plant and wildlife species and habitats;
- Adverse effects to riparian communities;
- Impacts upon cultural, historical, or tribal resources at the project site;
- Project consistency with the General Plan, Zoning Ordinance, and BLHSP;
- Increased risk of accidents due to increased traffic;
- Impacts on roadway circulation in the area due to the project generated traffic increases;
- Bike and pedestrian access;
- Increases in regional VMT associated with the proposed project;
- Increases in demand for water and sewer services;
- Growth inducing impacts of the proposed sewer line;
- Impacts to evacuation zones;
- Increased wildfire risk;
- Noise increases; and
- Increased demand for emergency services and law enforcement.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- Central Valley Regional Water Quality Control Board (CVRWQCB);
- California Department of Transportation (DOT);
- California Department of Fish and Wildlife (DFW);
- El Dorado County Air Quality Management District (EDCAQMD);
- U.S. Fish and Wildlife Services (USFWS);
- El Dorado LAFCo; and
- U.S. Department of the Interior Bureau of Reclamation.