
3. PROJECT DESCRIPTION

3. PROJECT DESCRIPTION

3.1 INTRODUCTION

Section 15125 of CEQA Guidelines requires an environmental impact report (EIR) to include a description of the physical environmental conditions of the project site and the site vicinity, as they exist at the time the Notice of Preparation (NOP) is published, from a local and regional perspective. Knowledge of the existing environmental setting is critical to the assessment of environmental impacts. Per CEQA Guidelines Section 15125, the description of the environmental setting shall not be longer than necessary to understand the potential significant effects of the project. Please note that detailed discussions of the existing setting in compliance with CEQA Guidelines Section 15125, specific to each environmental resource area, are included in each corresponding technical chapter of this EIR.

The Project Description chapter of the EIR provides a comprehensive description of the proposed Town and Country Village El Dorado Project (proposed project). A detailed description of the project location, the project objectives, the project components, and required public approvals is presented below.

3.2 PROJECT LOCATION AND SETTING

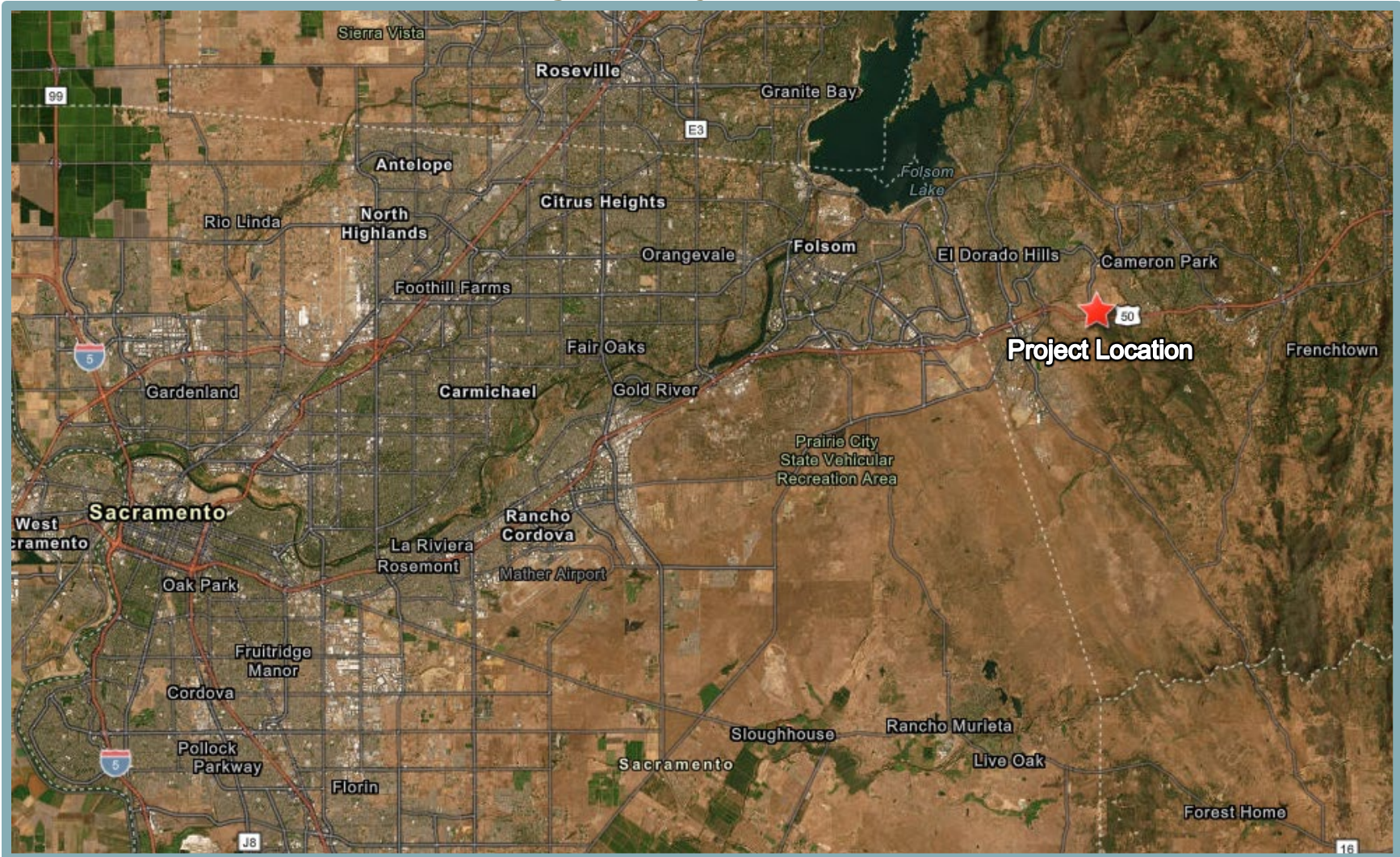
The following section includes a description of the project's location and existing setting, as well as the existing land use designations in the project vicinity.

The project site is located in El Dorado County, California, approximately 500 feet north of U.S. Highway 50 (US 50), east of Bass Lake Road (see Figure 3-1). The approximately 60.5-acre site is identified by Assessor's Parcel Numbers (APNs) 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. Surrounding land uses include undeveloped land and rural residences within the BLHSP to the north; rural residences to the west; the El Dorado Hills Fire Department Station 86 to the northwest; undeveloped land and rural residences to the south, across US 50; and undeveloped land to the east, with the Holy Trinity Parish and School located farther east (see Figure 3-2). It should be noted that in recent years, multiple Tentative Subdivision Maps have been approved for properties within the BLHSP, north of the project site, which are undergoing development.

The BLHSP designates the project 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).



**Figure 3-1
Regional Project Location**



**Figure 3-2
Project Site Boundaries**



3.3 PROJECT OBJECTIVES

The following project objectives have been developed by the project applicant:

1. Create a high-quality mixed-use development that combines commercial and residential facilities in a single project that is consistent with and fulfills many of the goals, objectives, and policies of the El Dorado County General Plan.
2. Emphasize the preservation of open space, existing oak woodland resources, natural topography, intermittent streams, and drainages consistent with the policies of the Bass Lake Hills Specific Plan.
3. Provide on-site public hiking, biking, and equestrian trails complimentary to and connecting the existing and future trail systems within the Bass Lake Hills Specific Plan area.
4. Preserve and protect the remnants and alignment of the historic Lincoln Highway and acknowledge and promote the history of the 1800's Old Wagon trail "The Clarksville Toll Road" as a Class 1 bike path and modern roadway.
5. Provide the opportunity for the development of a range of housing types and densities in proximity to US 50 and other transportation corridors in the area.
6. Develop a mixed-use project that reduces traffic impacts and vehicles miles traveled through the provision of on-site workforce housing for those employed in the proposed project.
7. Provide four and five-star rated lodging and reception facilities, together with related commercial retail uses and restaurants to serve the existing community neighborhoods and the touring public, thereby creating a distinctive destination resort.

3.4 PROJECT COMPONENTS

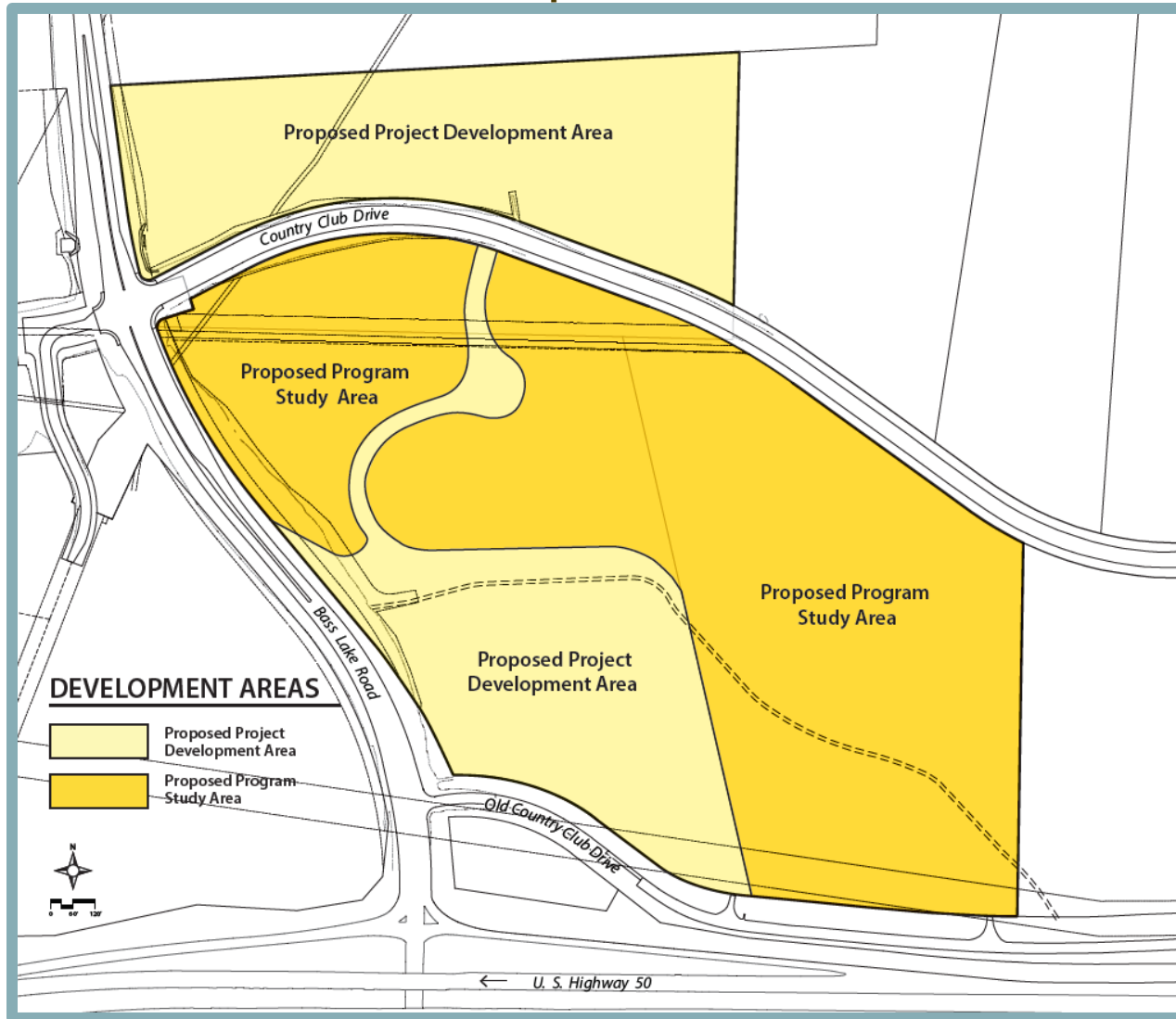
The project site consists of two areas: the Project Development Area consists of the northernmost and southernmost 30.3 acres of the project site, and would be developed with two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended stay basis, which would require a conditional use permit (see Figure 3-3). 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. For environmental analysis purposes, the buildout of the Project Development Area of the project site will be evaluated at a project level. Buildout of the Program Study Area will be evaluated at a program level based on the potential allowable uses, building areas, and required parking described in the BLHSP Amendment document. The proposed project would require approval of a General Plan Amendment, BLHSP Amendment, Rezone, and Tentative Subdivision Map, as well as a Conditional Use Permit (CUP) and other responsible agency approvals. The aforementioned project components are discussed in further detail below.

General Plan Amendment

The General Plan includes the portion of the project site, north of Country Club Drive, in the Community Region, and the area south of Country Club Drive in the Rural Region. The proposed General Plan Amendment would modify the Community Region boundary to include the whole project site in the Community Region.



**Figure 3-3
Development Areas**



BLHSP Amendment

The existing BLHSP land use designations for the project site are L.7-PD and L.2-PD (see Figure 3-4). The BLHSP designates the portion of the project site, north of Country Club Drive, as L.7-PD, and the portion south of Country Club Drive is designated L.2-PD. The requested BLHSP Amendment would establish three new land use designations for the BLHSP: Commercial (C), Multi-Family Residential (MFR), and Open Space (OS). These land use designations would be allocated to the project site as follows: 26.2 acres of C, 23 acres of MFR, and 7.6 acres of OS.

In addition to changing the land use designations of the project site, the BLHSP Amendment would include revisions to the BLHSP itself in order to accommodate the proposed project. For example, Table 3-1, Land Use Summary Table, of the BLHSP would be amended to reflect the new land uses of the project site, and Figure 4-1, Circulation Plan, would be updated to include the proposed roadway improvements associated with the project.

As part of the BLHSP Amendment, a Fiscal Impact Analysis and update to the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP) would be completed. The PFFP sets forth a strategy to finance the backbone infrastructure and other public facilities required to serve the proposed land uses in the BLHSP.

Rezone

The current zoning designation for the entire project site is RE-10. The proposed project would require the approval of a Rezone from RE-10 to the following El Dorado County zoning districts: Community Commercial (CC), Multi-Unit Residential (RM), and Open Space (OS) (see Figure 3-5).

Additionally, as required by the BLHSP, the Planned Development Combining District (-PD) suffix would be added to all the zoning district designations listed above.

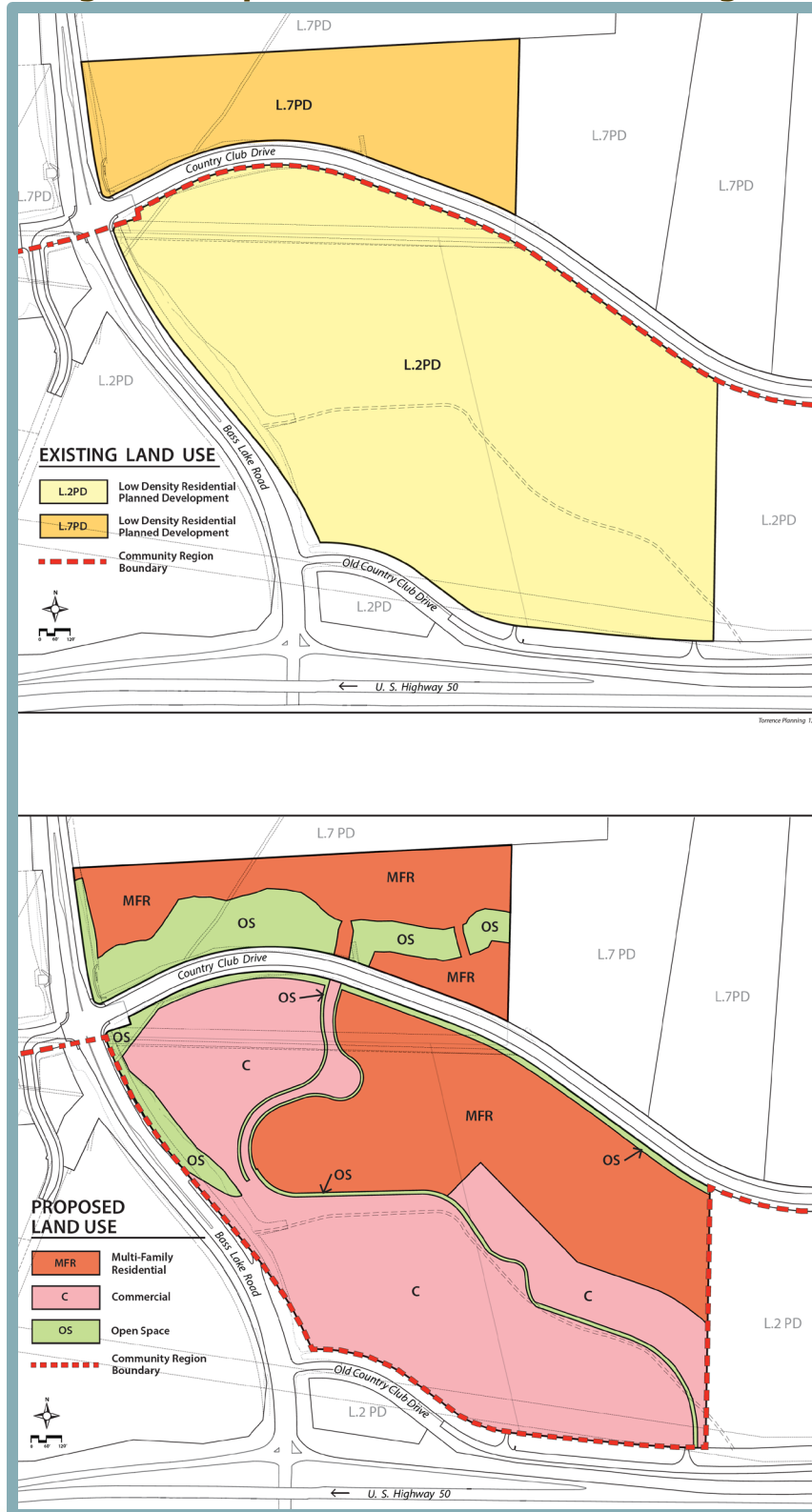
Tentative Subdivision Map

As defined in Section 120.48.010 of the El Dorado County Code, prior to any division of lands, an applicant must file for approval with the El Dorado County Department of Planning and Building. The proposed project would require the approval of a Tentative Subdivision Map which would subdivide the project site into 16 lots (see Figure 3-6). Parcels 1 through 5, located north of Country Club Drive, would be designated for residential development. Parcels 12 through 14, located in the southern portion of the project site, would be developed with commercial uses. In addition, a private roadway is proposed to bisect the center of the project site, connecting the northern and southern portions.

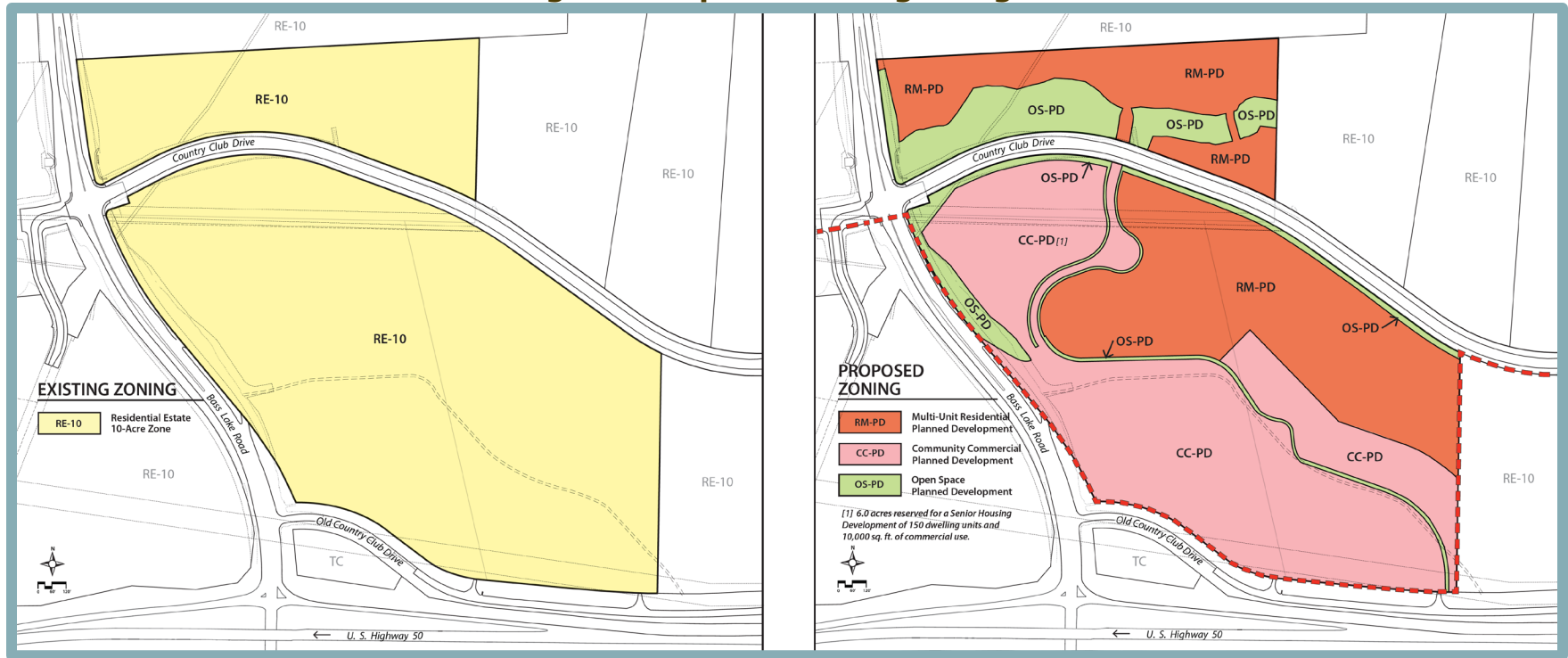
The remaining parcels are not currently proposed for development; however, the EIR will evaluate potential future development on these parcels consistent with the land use designations being requested (See Table 3-1 for more information).



Figure 3-4
Existing and Proposed BLHSP Land Use Designations



**Figure 3-5
 Existing and Proposed Zoning Designation**



**Figure 3-6
Tentative Subdivision Map**

TENTATIVE SUBDIVISION MAP

TOWN & COUNTRY VILLAGE EL DORADO

A PORTION OF PARCELS 1 AND 3 AND ALL OF PARCEL 2 AS SHOWN ON PARCEL MAP P.M. 48-80 LOCATED IN THE SOUTH 1/2 OF SECTION 6 AND THE NORTHEAST 1/4 OF SECTION 7, T. 9 N., R. 9 E.

COUNTY OF EL DORADO

SHEET 1 OF 1

STATE OF CALIFORNIA

OWNER OF RECORD

MOHANNA MH
1025 9th STREET SUITE 205
SACRAMENTO, CA 95814

APPLICANT

JOSH PANE
1123 J STREET 3rd FLOOR
SACRAMENTO, CA 95814

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monser Circle, Rancho Cordova, CA 95742
916.688.0818 • 916.688.0819 • www.ctaengineer.com

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTIONS 6 & 7, T.9N., R.9E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 119-080-023, 119-080-021, 119-080-012

PROPOSED ZONING

CC-PD, RM-PD, OS-PD

PRESENT ZONING

RE-10

TOTAL AREA

56.75 ACRES

TOTAL NUMBER OF PARCELS

5 - MULTI FAMILY RESIDENTIAL LOTS

7 - COMMERCIAL LOTS

3 - OPEN SPACE LOTS

1 - ROAD LOT

16 LOTS TOTAL

REFER TO (P) ZONING

MINIMUM LOT AREA

0.38 AC.

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT/ON SITE SEPTIC

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

MAY, 2023

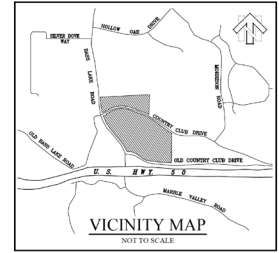
PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "TOWN & COUNTRY VILLAGE EL DORADO" OF THE "BASS LAKE HILLS SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

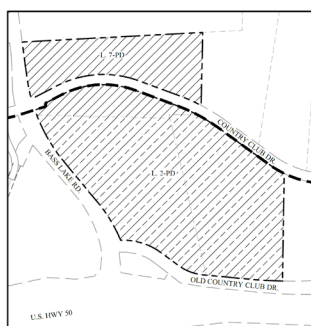
DAVID R. CROSARIOL R.C.E. 34520 DATE



FIRE HYDRANT LOCATION DIAGRAM
SCALE: 1"=400'

LEGEND

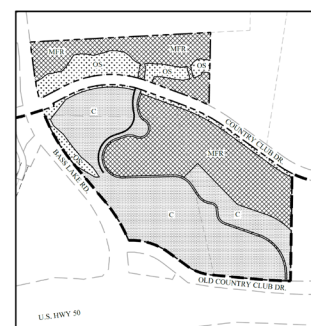
 LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT
 LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT
 COMMUNITY REGION BOUNDARY



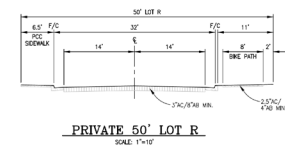
EXISTING LAND USE
SCALE: 1"=400'

LEGEND

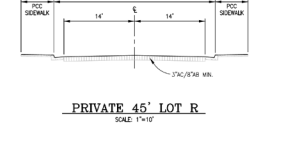
 LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT
 LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT
 LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT
 COMMUNITY REGION BOUNDARY



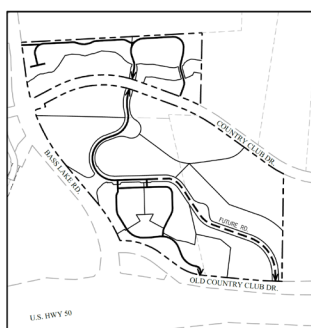
PROPOSED LAND USE
SCALE: 1"=400'



PRIVATE 50' LOT R
SCALE: 1"=10'



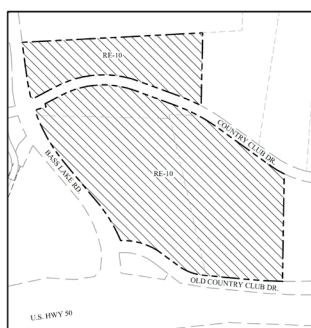
PRIVATE 45' LOT R
SCALE: 1"=10'



PROJECT CIRCULATION PLAN
SCALE: 1"=400'

LEGEND

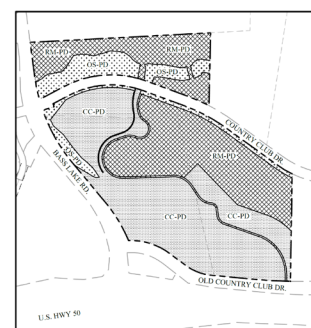
 RESIDENTIAL ESTATE BACK ZONE



EXISTING ZONING
SCALE: 1"=400'

LEGEND

 MULTI-UNIT RESIDENTIAL PLANNED DEVELOPMENT
 COMMUNITY COMMERCIAL PLANNED DEVELOPMENT
 OPEN SPACE PLANNED DEVELOPMENT



PROPOSED ZONING
SCALE: 1"=400'

PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____



**Table 3-1
Proposed Land Use Summary**

Land Use Designation	Gross Area (acres)	Hotel Units	Building Area (square feet)	Residential Dwelling Units	Density Range (du/ac)	Floor-to-Area Ratio ⁴
Development Area						
Multi-Family Residential	7.9	-	-	112	12-24	-
Commercial ¹	14.3	300	181,000	-	-	0.29
Open Space ³	4.4	-	-	-	-	-
Major Circulation ²	3.7	-	-	-	-	-
Subtotal	30.3	300	181,000	112	-	-
Program Study Area						
Multi-Family Residential	15.1	-	-	352	12-24	-
Commercial ^{1,5}	11.9	-	90,000	350	22-30	0.04 and 0.28
Open Space	3.2	-	-	-	-	-
Subtotal	30.2	-	90,000	702	-	-
Total	60.5	300	271,000	814	-	-

Notes:

1. Mixed Use Development is allowed per General Plan Policies 2.1.1.3 and 2.1.2.5.
2. New Country Club Drive I.O.D. right-of-way area included in total project area.
3. Consisting of 38 percent of the Project Development Area north of Country Club Drive.
4. Refer to Table 130.22.030 – Commercial Zones Development Standards of the El Dorado County Code.
5. Five acres of commercial land use reserved for a mixed use senior housing development of 150 units and 10,000 sf of commercial development. 6.9 acres of commercial land use reserved for a mixed use development project consisting of 80,000 sf of commercial use and 200 apartment/condominium residential dwelling units.

Site Plan

Buildout of the Project Development Area of the project site would include two 150-room hotels, 112 residential cottages, retail uses, restaurants, an event center/museum, recreational amenities, and parking lots (see Figure 3-7). A summary of the proposed land uses is included in Table 3-1. Additionally, the Project Development Area would be developed with internal roadways, a new Class I Bicycle Path, and pedestrian trails. The proposed development is discussed in further detail below. As previously discussed, 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.

Hotels

The hotel component of the proposed project would consist of two, five-story structures totaling 160,000 square feet (sf) (see Figure 3-8 and Figure 3-9). Both hotels would share centralized facilities in the Event Center, including two restaurants; however, each hotel would be owned and operated separately. The maximum height of the hotels, as currently designed, could exceed the maximum allowable height established for the CC zoning designation in Figure 130.30.060(a) of the El Dorado County Code by up to 10 feet.

The ground floor of each hotel would include retail uses and personal services that would operate seven days a week from 8:00 AM to 8:00 PM. Each hotel would include approximately 12,800 sf of retail area. The second floor of each hotel would include guest rooms, as well as large outdoor balconies with space for tables and seating, and access to a shared swimming pool. The remaining floors of each hotel would be comprised of guest rooms. Each hotel would contain 150 guest rooms, for a total of 300 guest rooms.



**Figure 3-7
 Overall Site Plan**

TOWN & COUNTRY VILLAGE EL DORADO

OVERALL SITE PLAN
 EL DORADO COUNTY, CALIFORNIA
 SCALE: 1"=100' MARCH, 2024

APPLICANT

JOSH PANE
 1123 J STREET, 3RD FLOOR
 SACRAMENTO, CA 95814

OWNER

MOHAMMAD MOHANNA
 CAP FUNDING
 1025 9th STREET, SUITE 205
 SACRAMENTO, CA 95814

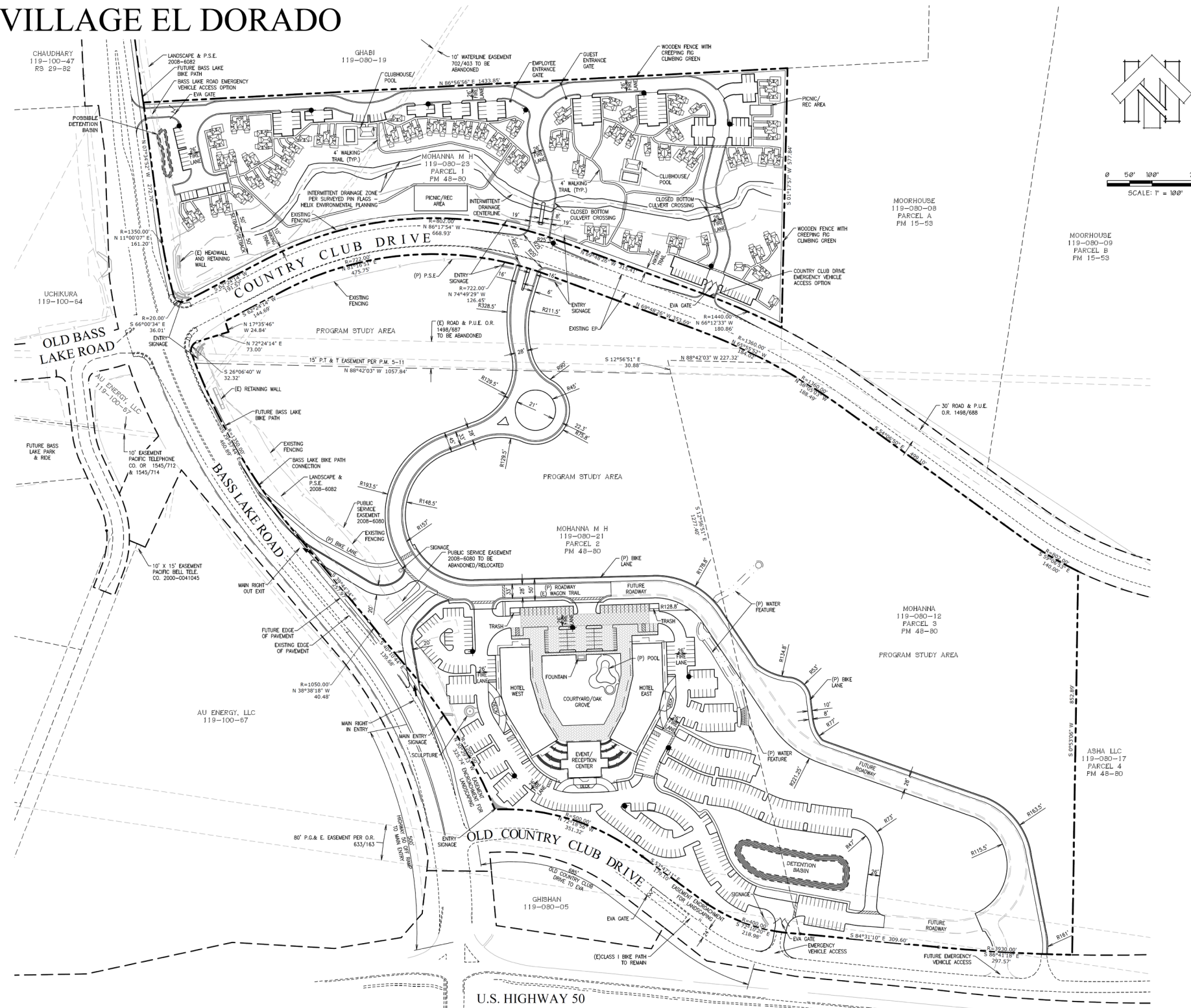
ENGINEER

cta Engineering & Surveying
 Civil Engineering ■ Land Surveying ■ Land Planning
 3233 Monitor Circle, Rancho Cordova, CA 95742
 T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaenr.com

PROPOSED BUILDINGS	GROSS SQUARE FOOTAGE (FOOTPRINT)
HOTELS	16,000
EVENT CENTER	7,000
COTTAGES	280
CLUBHOUSES	600

LEGEND

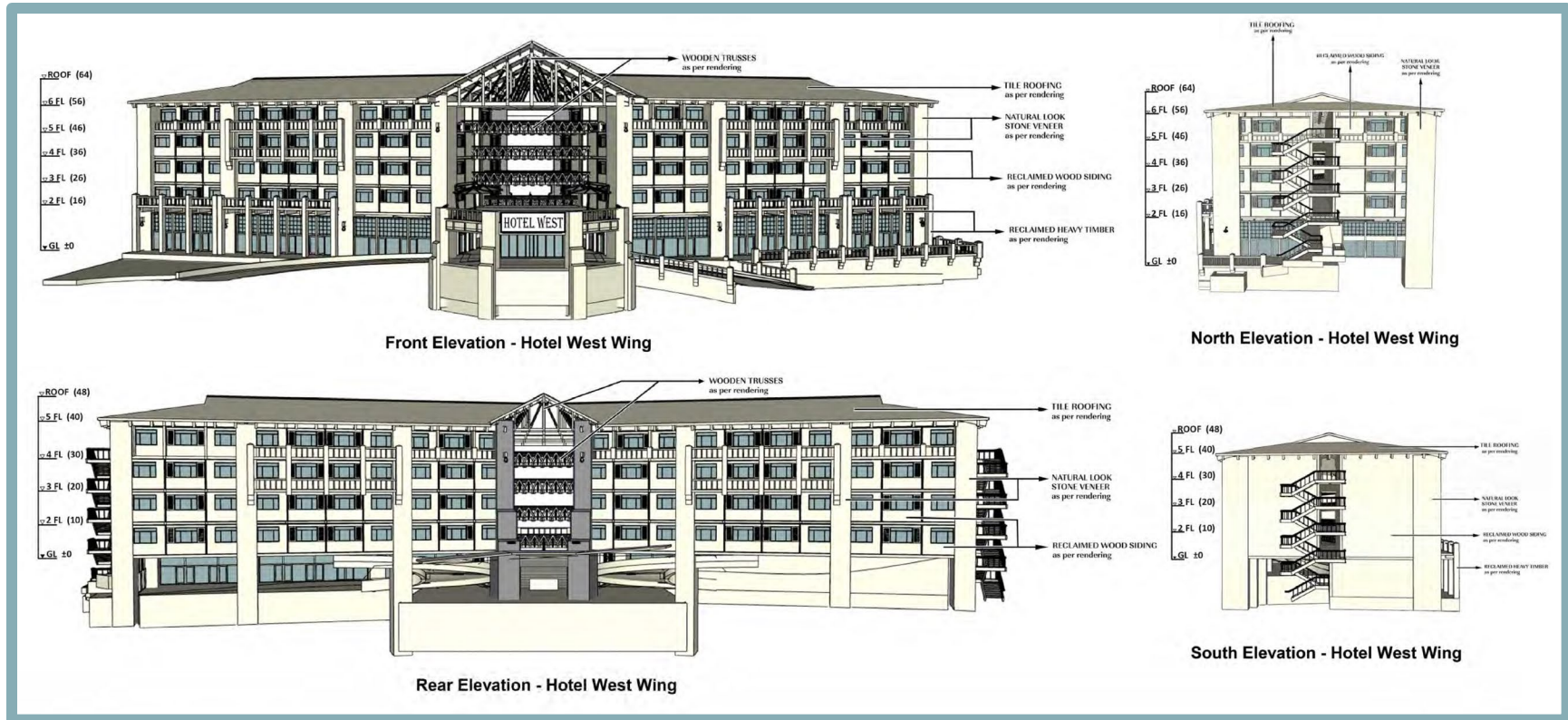
- PROJECT BOUNDARY
- (E) LOT BOUNDARY
- (E) RIGHT OF WAY
- (E) EASEMENT
- (E) EDGE OF PAVEMENT
- (E) FENCE
- GRASS PAVERS
- LANDSCAPE PAVERS
- FIRE DEPARTMENT PATH OF TRAVEL TURNING RADIUS
 INSIDE RADIUS=35'
 OUTSIDE RADIUS=55'
- FIRE HYDRANT



**Figure 3-8
 Hotel East Elevations**



Figure 3-9
Hotel West Elevations



Event Center/Museum

The Event Center/Museum would be a three-story structure consisting of 21,000 sf; each floor would be 7,000 sf in size (see Figure 3-10). The building height could exceed the maximum allowable height established for the CC zoning designation in Figure 130.30.060(a) of the El Dorado County Code by up to 10 feet.

The first floor of the Event Center/Museum would consist of two restaurants. The restaurants would operate from 7:00 AM to 10:00 PM, with a maximum capacity of 120 patrons at each restaurant. The second floor would be a venue for weddings, receptions, conferences, and family gatherings.

The second floor would include a south-facing outdoor balcony with space for tables and seating; the north side of the second floor would provide direct access to the oak grove terraces, where dining and outdoor music events would take place. The event center would operate between one and two days per week from 8:00 AM to midnight with a variable capacity of between 50 and 300 persons.

The third floor would include a museum focusing on the gold rush era, with an emphasis on the culture and history of the early settlers, as well as local Native American history should a tribal government request to be included. The museum would be open for visitors one to two days per week from 10:00 AM to 5:00 PM, with 50 to 100 anticipated visitors per day.

Residential Cottages

The northernmost 7.9-acre portion of the project site, located north of Country Club Drive, would be developed with a total of 112 residential cottage units; 56 units would be deed restricted for hotel employee housing, and the remaining 56 units would be available for rent on a daily or extended stay basis, which would require a conditional use permit. Each cottage unit would be comprised of two stories totaling approximately 560 sf, including a separate bedroom, bathroom, full kitchen facilities, and an outdoor deck (see Figure 3-11).

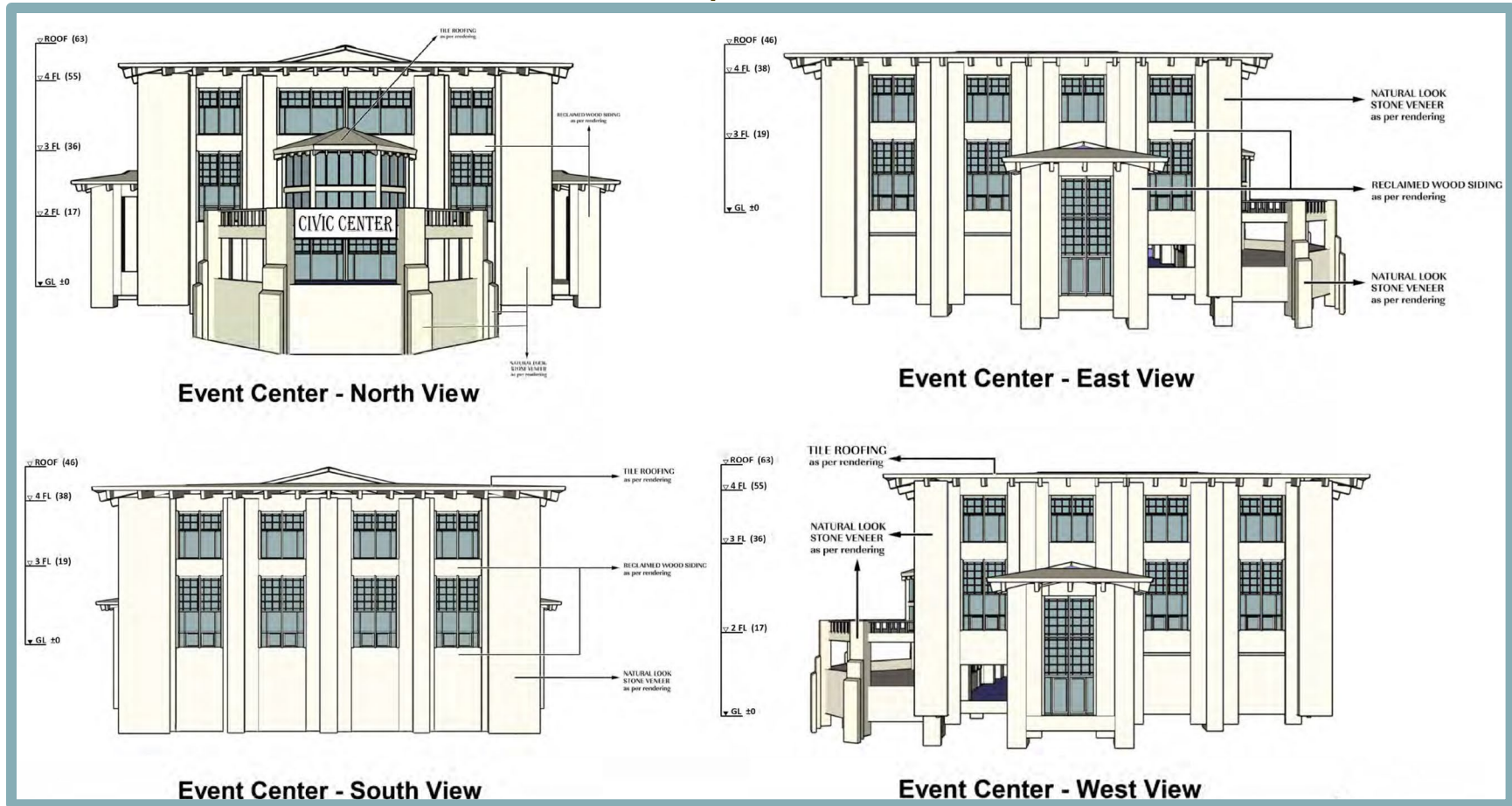
Circulation and Parking

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 (see Figure 3-12). Country Club Drive would provide primary access to the proposed cottages, which would be located north of Country Club Drive. Bass Lake Road would provide primary access to the Project Development Area south of Country Club Drive, containing the proposed hotels, Event Center/Museum, and restaurants. As part of the Project Development Area improvements, the project would widen Bass Lake Road from two- to 4-lanes (2-lanes each direction), from US 50 to just north of Country Club Drive. This widening project is currently in the County's Capital Improvement Program (CIP) and identified as CIP 36105054. Country Club Drive would also provide a secondary hotel entry to the southerly Project Development Area.

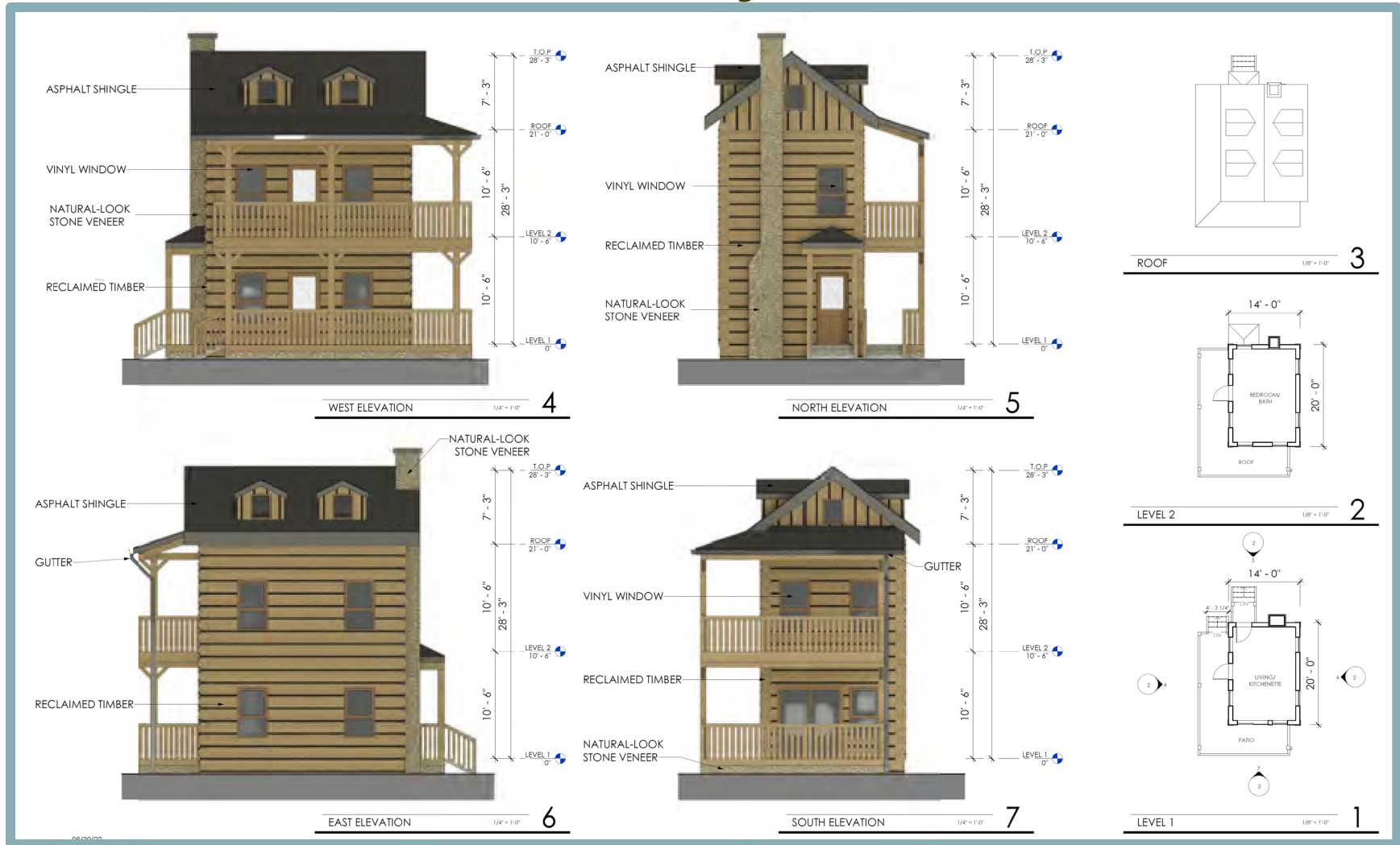
Regarding emergency access, two emergency access connections would be provided to the proposed cottages, as follows: one connection to Bass Lake Road, north of its intersection with Country Club Drive, and one connection to Country Club Drive toward the eastern end of the cottage parcel. The Project Development Area south of Country Club Drive (proposed hotels, Event Center/Museum, and restaurants) would include construction of an emergency access road from Old Country Club Drive, approximately 685 feet east of the intersection of Bass Lake Road and Old Country Club Drive.



Figure 3-10
Event Center/Museum Elevation



**Figure 3-11
 Residential Cottage Elevation**



In addition, as shown in Figure 3-12, a future emergency access road would be constructed further east and connected to Old Country Club Drive should the Program Study Area be developed at a later date.

As part of the project, the existing Class 1 bike path, located on Old Country Club Road south of the project site, would be maintained west to Bass Lake Road. As part of the Project Development Area improvements, the project proposes to expand the Class 1 bike path system by extending the Old Country Club Class 1 bike path north into the site along the historic Clarksville Toll Road alignment (see Figure 3-13). In addition, four-foot walking trails would be constructed in the northern portion of the project site. A Class 1 bike path bridge crossing of Bass Lake Road is also proposed at the primary access and would connect to a BLHSP planned Class 1 bike path on the west side of Bass Lake Road (see Figure 3-14 and Figure 3-15).

An estimated 466 off-street parking spaces would be included for the hotel/event center portion of the proposed project, and 121 off-street parking spaces would be included for the residential cottages. Pending a formal agreement with El Dorado Transit, additional parking may be provided for “off hours/off-days” and weekends at the newly constructed El Dorado Transit Park and Ride facility located at the intersection of Country Club Drive and Bass Lake Road. When special events create additional parking demand, the hotels would provide low emission vehicles, such as shuttle vans and buses, to transport guests to weddings and other events to and/or from parking facilities at local schools and churches.

Utilities

The project would include necessary water, sewer, and drainage infrastructure to serve the proposed project.

Water

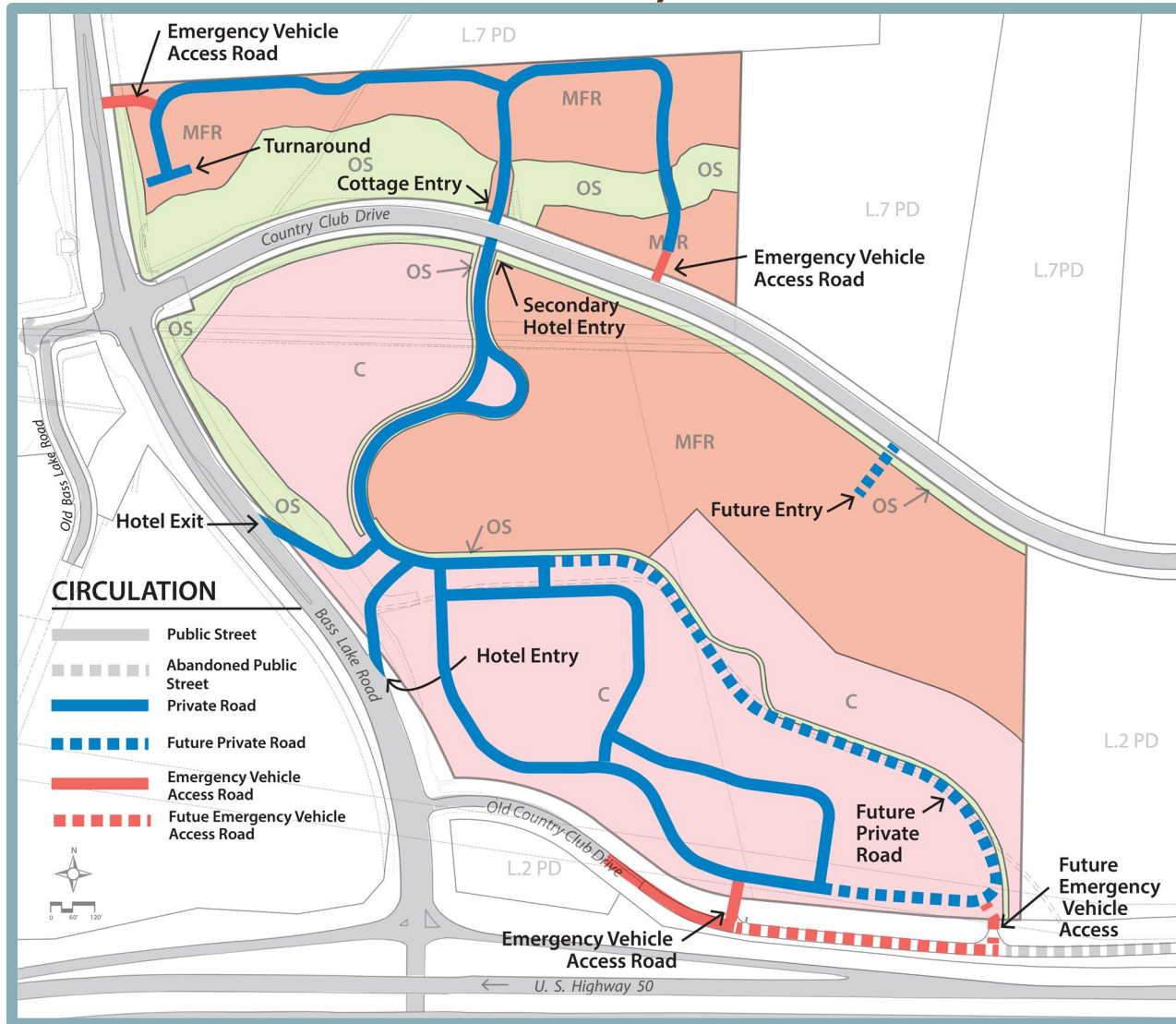
The proposed project would require annexation into the El Dorado Irrigation District (EID) service area, which is subject to El Dorado Local Agency Formation Commission (LAFCo) approval. El Dorado LAFCo will serve as a responsible agency for the project, and the EIR will include the information and analysis needed for El Dorado LAFCo to rely upon in order to make their approvals regarding the proposed project. Because EID draws water from Folsom Lake, the annexation of the project site into the EID service area would also require approval from the U.S. Department of the Interior Bureau of Reclamation.

The nearest existing water line is a 24-inch water main located in Bass Lake Road, approximately 2,000 feet north of the project site (see Figure 3-16). Approximately 3,900 linear feet of new 12-inch water line is proposed to connect to the existing 24-inch line and extend south within Bass Lake Road to the project site.

Pursuant to EID’s request, this EIR will also analyze the potential for the proposed off-site water main to be installed within the alignment of the approved Bass Lake North Bike Trail that is planned to extend along the east side of Bass Lake Road from Hollow Oaks Drive to Old Country Club Drive (see Figure 3-17). The Bass Lake North Bike Trail, as approved, would consist of an approximately 1,600-foot-long bike path/multi-use trail.



**Figure 3-12
 Internal Roadway Network**



**Figure 3-13
 Proposed and Existing Bikeways**

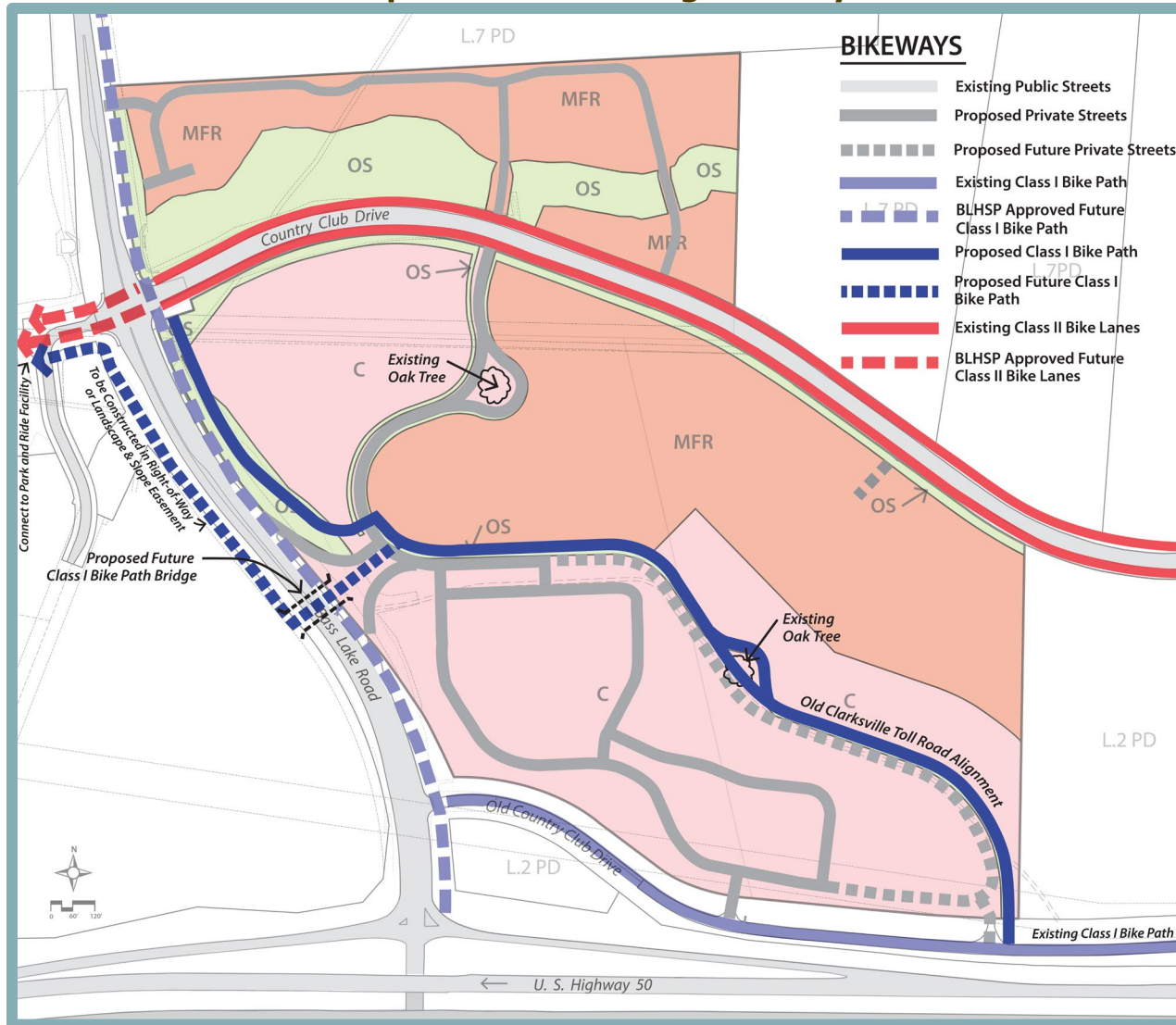
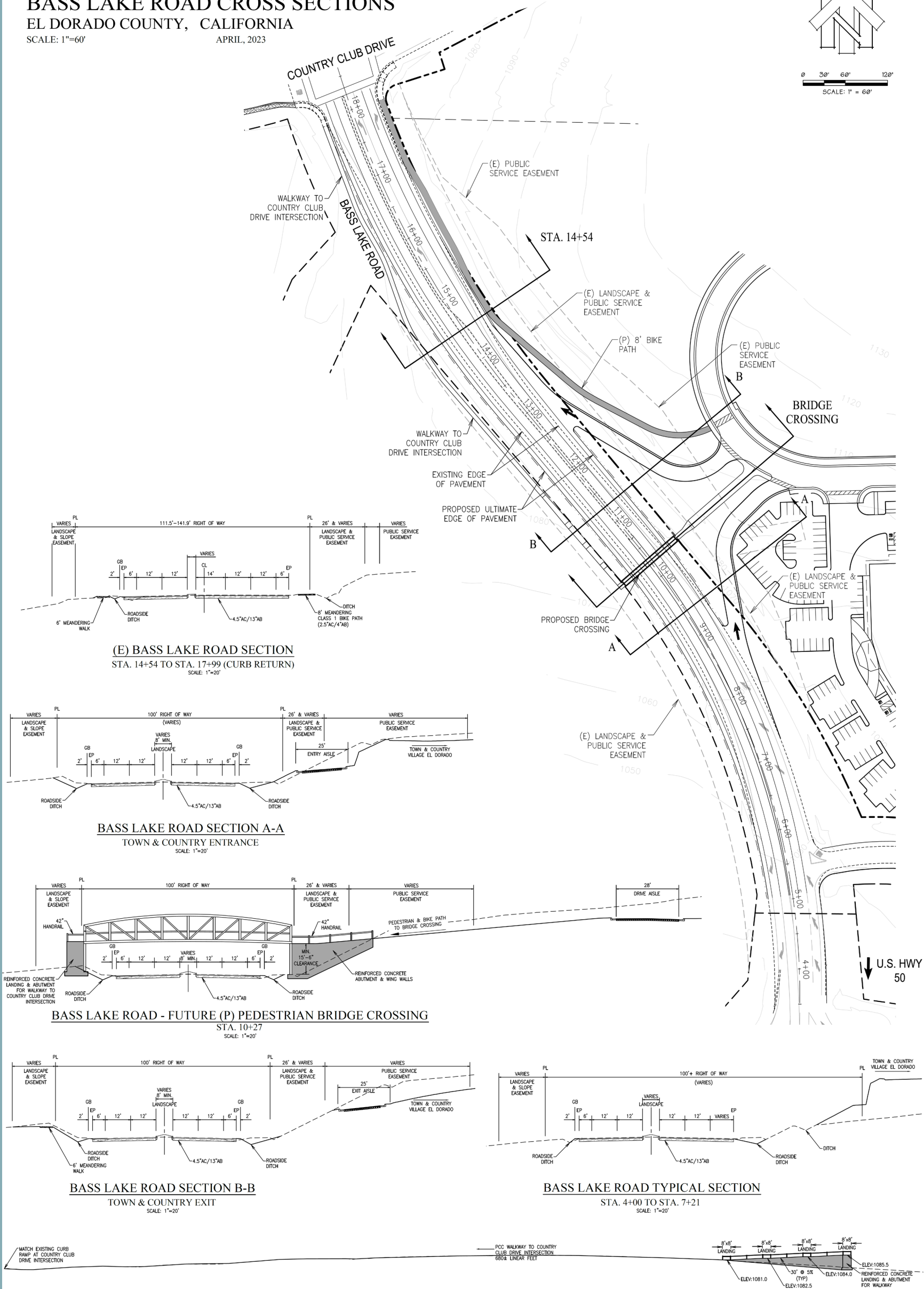
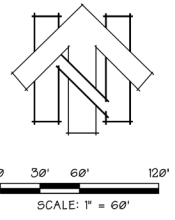


Figure 3-14
Bass Lake Road Cross Sections

TOWN & COUNTRY VILLAGE EL DORADO
BASS LAKE ROAD CROSS SECTIONS

EL DORADO COUNTY, CALIFORNIA
 SCALE: 1"=60' APRIL, 2023



(E) BASS LAKE ROAD SECTION
 STA. 14+54 TO STA. 17+99 (CURB RETURN)
 SCALE: 1"=20'

BASS LAKE ROAD SECTION A-A
 TOWN & COUNTRY ENTRANCE
 SCALE: 1"=20'

BASS LAKE ROAD - FUTURE (P) PEDESTRIAN BRIDGE CROSSING
 STA. 10+27
 SCALE: 1"=20'

BASS LAKE ROAD SECTION B-B
 TOWN & COUNTRY EXIT
 SCALE: 1"=20'

BASS LAKE ROAD TYPICAL SECTION
 STA. 4+00 TO STA. 7+21
 SCALE: 1"=20'

FUTURE (P) WALKWAY
 PED. BRIDGE TO COUNTRY CLUB DRIVE INTERSECTION
 SCALE: 1"=40'

cta Engineering & Surveying
 Civil Engineering ■ Land Surveying ■ Land Planning
 3233 Monter Circle, Rancho Cordova, CA 95742
 T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net



Figure 3-15
Proposed Bike Path Bridge

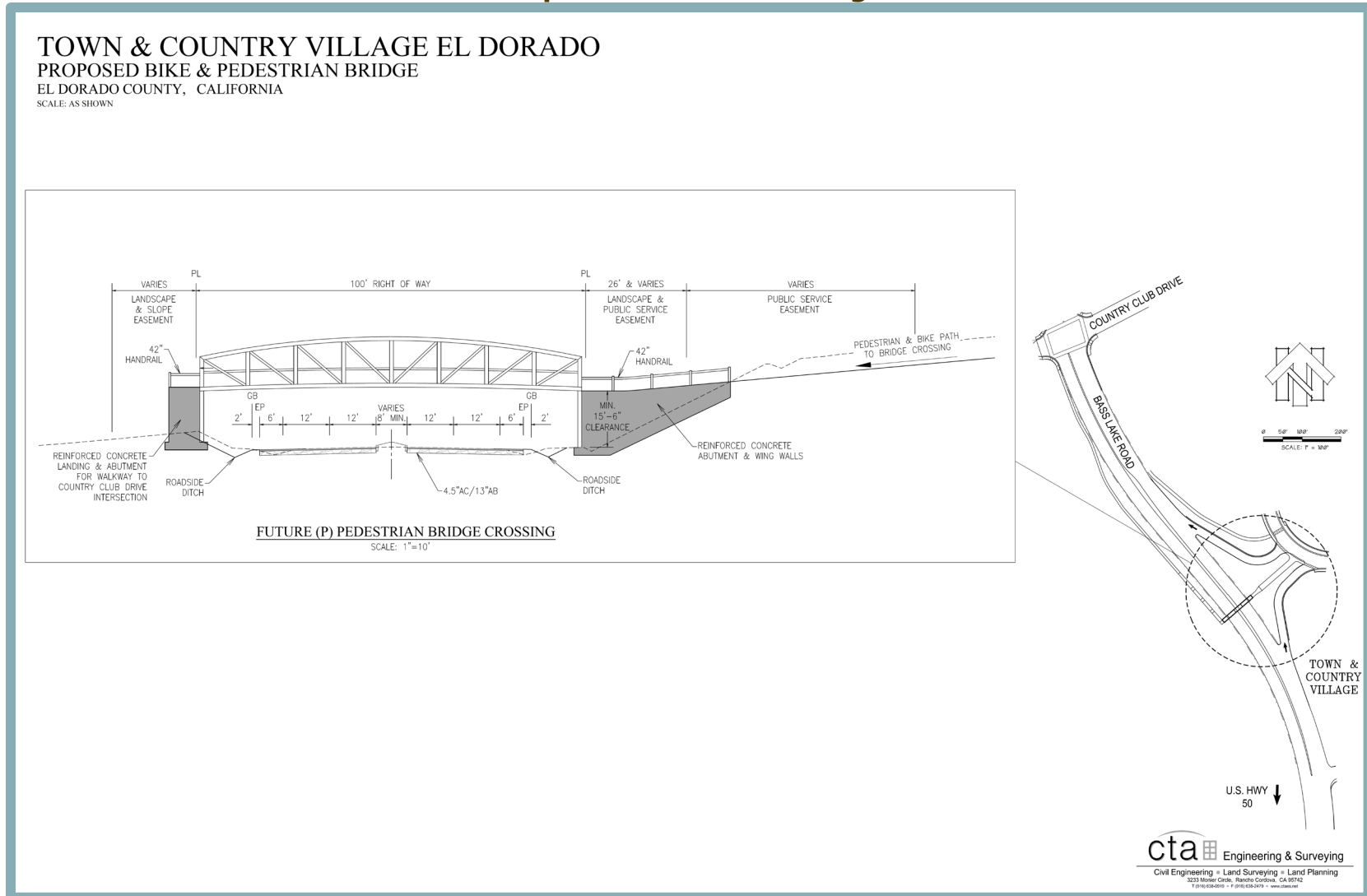
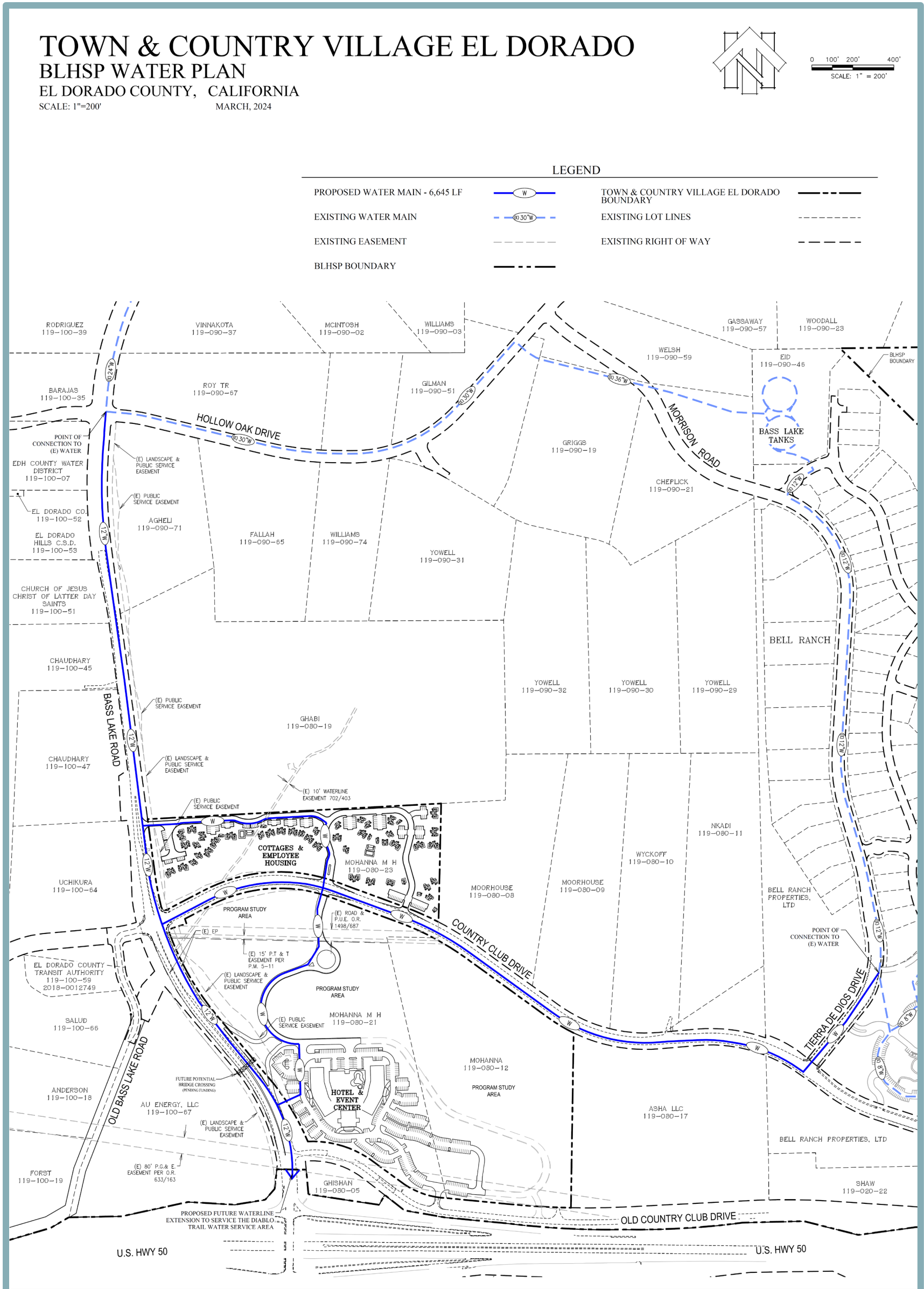


Figure 3-16
Off-Site Water Line



Sewer

Two alternatives are currently proposed for providing sewer service to the project site. The first alternative consists of the construction of an approximately 10,510-linear-foot BLHSP sewer main connecting the project site to the existing 18-inch South Uplands Trunk Sewer-Gravity Main located in Russi Ranch Road, approximately 1.6 miles to the west (see Figure 3-18). In order to receive public sewer service from EID, the project site would need to be annexed into the EID service area, subject to El Dorado LAFCo approval. As shown in Figure 3-18, two off-site sewer pipe alignments are being considered in this EIR for the public connection to Russi Ranch Road, with substantial overlap between the two alignments. Option 1 would run south along the west side of Bass Lake Road and then west along the southern side of the AU Energy Parcel (APN 119-100-067), within a 40-foot EID sewer easement, after which it would run along Old Bass Lake Road/Lincoln Highway toward Carson Creek, where the pipe would be hung over the creek and routed west to a point of connection with the existing pipe 18-inch pipe in Russi Ranch Road. Option 2 would differ only in the initial portion of the alignment where it would head west from Bass Lake Road along future Country Club Drive, after which it would join the Old Bass Lake Road/Lincoln Highway where the rest of the alignment overlaps Option 1. Option 2 is generally consistent with the planned sewer trunk alignment shown in Figure 5-2, Sewer Plan, of the BLHSP.

The second alternative includes a septic sewer system as an interim solution for the Project Development Area of the project site. A study by Youngdahl Consulting Group determined that the Program Study Area of the project site is the most likely suitable area for construction of a septic system leach field. A Preliminary Sanitary Sewer Feasibility Study prepared by CWE/RFE Engineering, Inc. evaluated three septic design options for the Development Area. The preferred alternative is a capping fill or mound system septic disposal system. A pressure system with the disposal areas uphill of the septic tanks would be required. The pressure system components would be comprised of a septic tank, pump tank, and dispersal field. The dispersal field trenches would be between one and two feet deep, and three feet wide, and would be constructed with a minimum of one foot of capping fill. The preferred alternative system would adhere to the requirements of the current El Dorado County Onsite Wastewater Treatment Systems Manual.

The EIR will evaluate the impacts of both proposed sewer system alternatives. If the interim septic sewer system is constructed, development would not be allowed to occur in the Program Study Area until the new gravity trunk sewer main is constructed.

Drainage

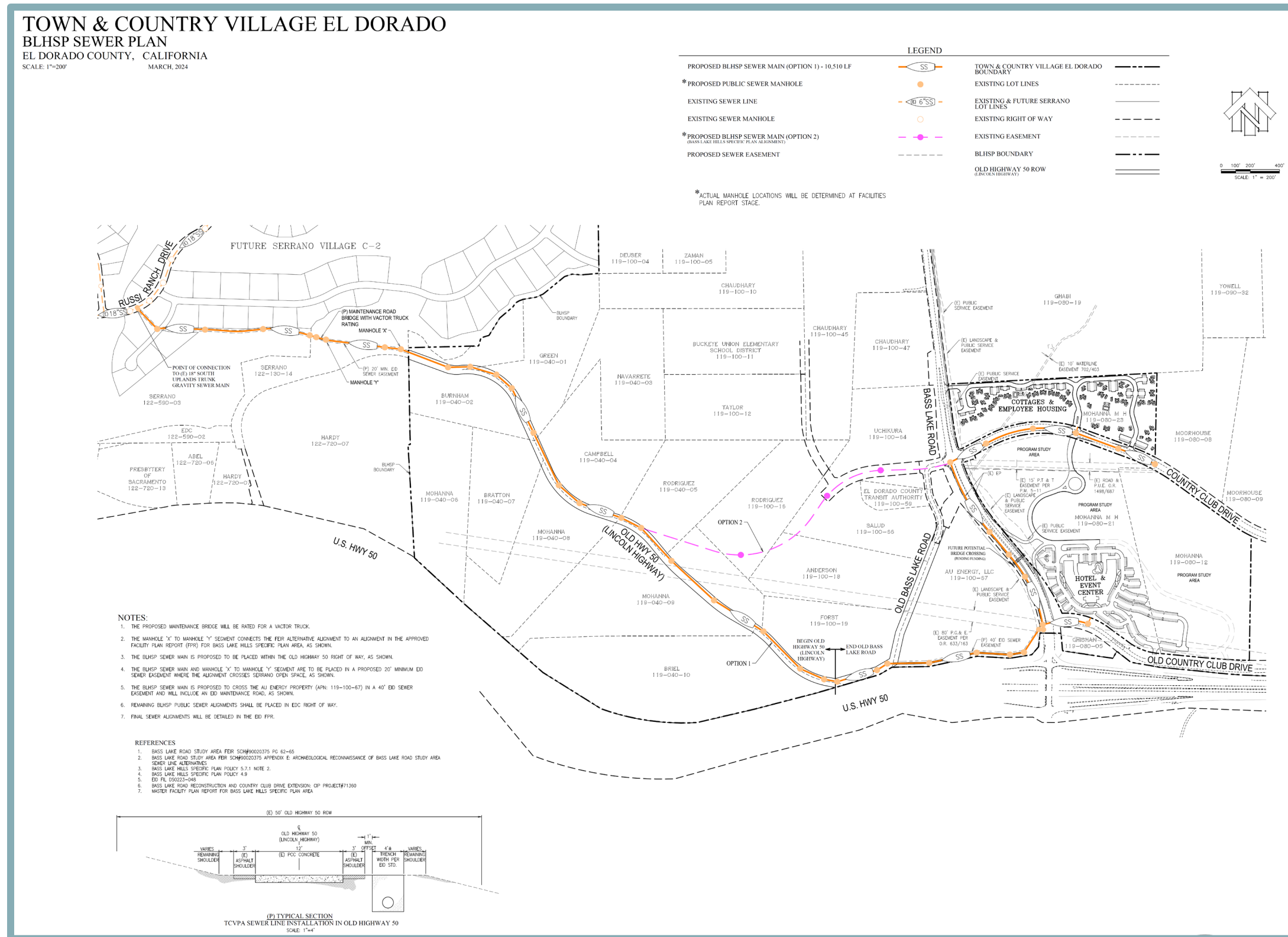
A Final Drainage Report will be prepared for the proposed project and approved by the County. The Final Drainage Report will comply with the requirements of the County's Phase II National Pollutant Discharge Elimination System (NPDES) permit and hydromodification standards in place at the time subsequent building permit are sought for construction of the project site. To avoid downstream impacts to Carson Creek, runoff controls would be designed so that post-development runoff does not exceed pre-development runoff rates, durations, and volumes. For example, two new detention basins are proposed to be located in the northwest portion of the project site immediately south of the northernmost site emergency access connection to Bass Lake Road, and immediately north of the southernmost site entrance from Old Country Club Drive.

Gas and Electricity

Pacific Gas & Electric (PG&E) operates electric transmission and distribution facilities within easements on the project site.



Figure 3-18
Off-Site Sewer Line



Electric and natural gas service would be supplied to the project site by PG&E. In addition, solar panels would be installed on the hotel and Event Center/Museum roofs.

Grading

Construction located within the Project Development Area of the project site would require approximately 100,000 cubic yards of cut and 80,525 cubic yards of fill. The excess fill of approximately 19,475 cubic yards would be evenly distributed over the 30.2-acre Program Study Area.

Program Study Area

Development of the Program Study Area consists of 30.2 acres, and may consist of uses such as hotels, senior housing units, medical facilities, townhomes, retail shops, and cottages and other uses allowed by the zoning district. As discussed previously, the proposed BLHSP Amendment would change the current land uses from L.2-PD to 15.1 acres of Multi-Family Residential, 11.9 acres of Commercial, and 3.2 acres of Open Space.

Five acres of the Commercial land use would be reserved for a mixed use senior housing development of 150 units and 10,000 sf of commercial development.

A total of 6.9 acres of the Commercial land use would be reserved for a mixed use development project consisting of 80,000 sf of commercial use and 200 apartment/condominium residential dwelling units. In addition, the proposed Rezone would change the Program Study Area's existing RE-10 zoning designation to CC-PD, RM-PD, and OS-PD.

3.5 REQUIRED DISCRETIONARY APPROVALS

Implementation of the proposed project would require the following discretionary actions by the El Dorado County Board of Supervisors:

- General Plan Amendment to modify the existing Community Region Boundary;
- Amendment to the BLHSP including new land use designations for Commercial, Multi-Family Residential, and Open Space;
- Amendment to the BLHSP Public Facilities Financing Plan;
- Rezone from RE-10 to CC-PD, RM-PD, and OS-PD;
- A Planned Development (PD);
- Tentative Subdivision Map; and
- Conditional Use Permit.

In addition, the following responsible agency approval would be required in order to implement the proposed project:

- El Dorado LAFCo and United States Department of the Interior Bureau of Reclamation: Annexation into EID's service area.

