



TOWN
&
COUNTRY
VILLAGE

EL DORADO





North bound Bass Lake Rd. at Highway 50 before west bound off-ramp



Looking west bound on Highway 50 before off-ramp



Community Engagement and Outreach Efforts

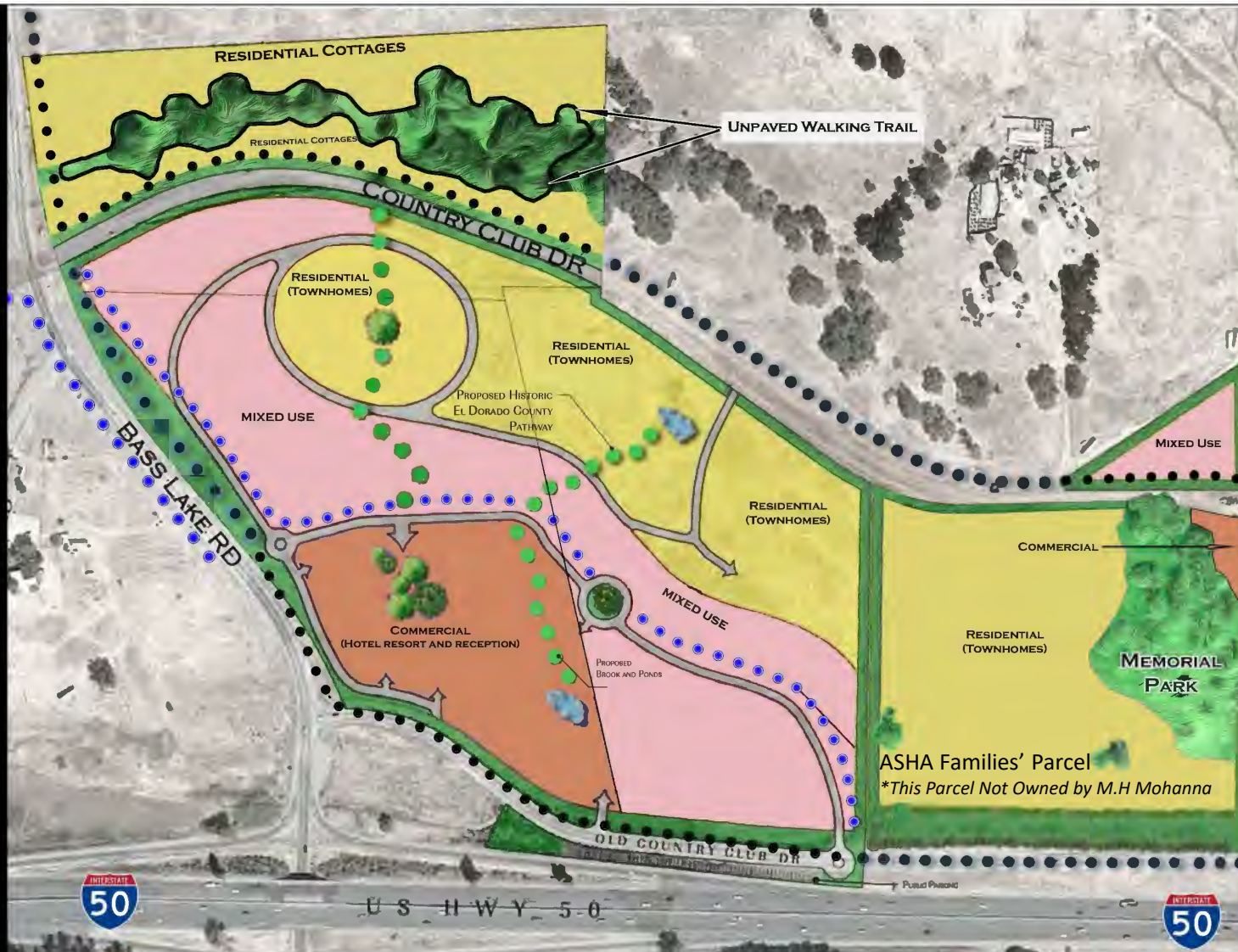


Community Engagement and Outreach Efforts

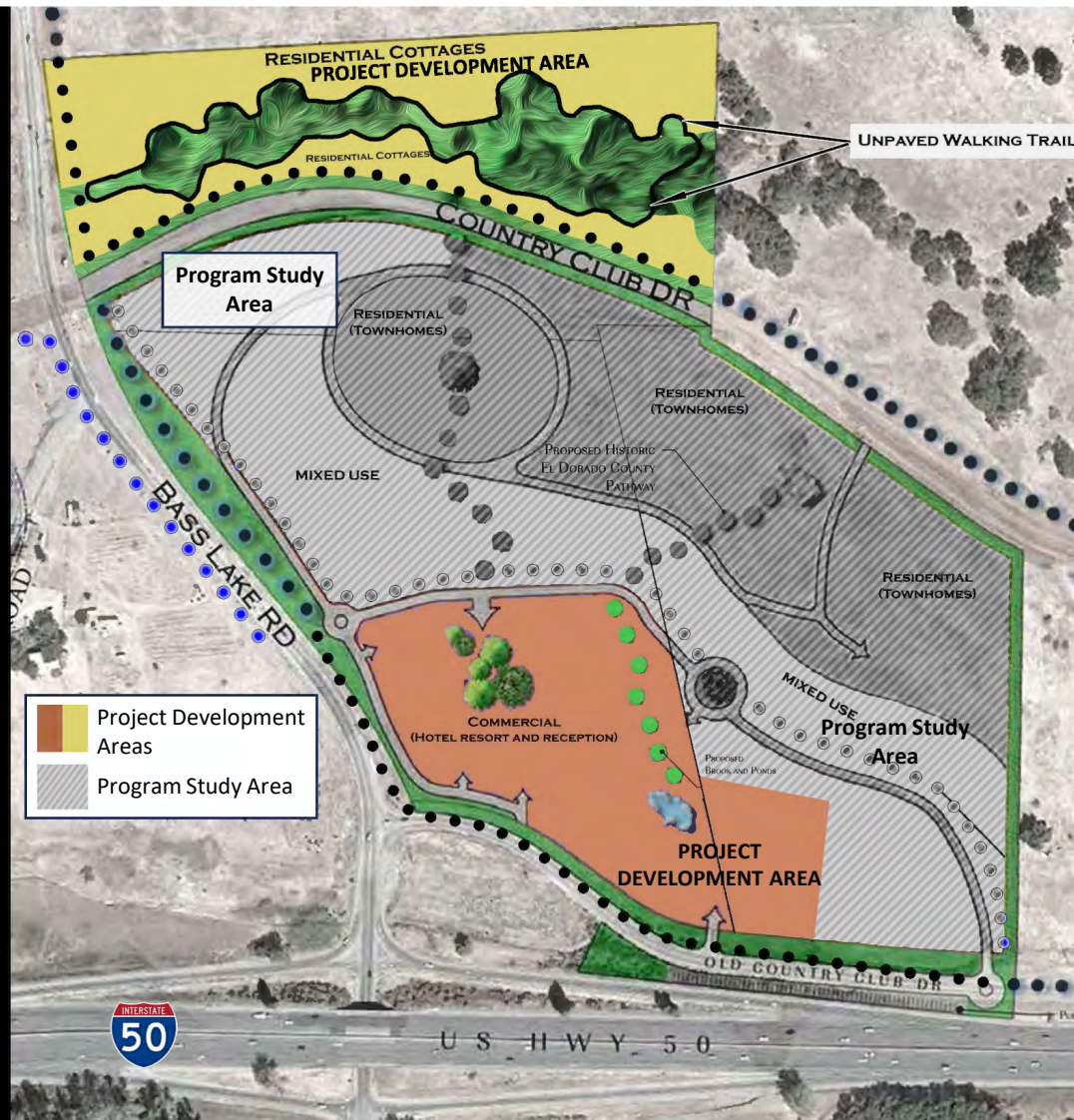


Community Engagement and Outreach Efforts

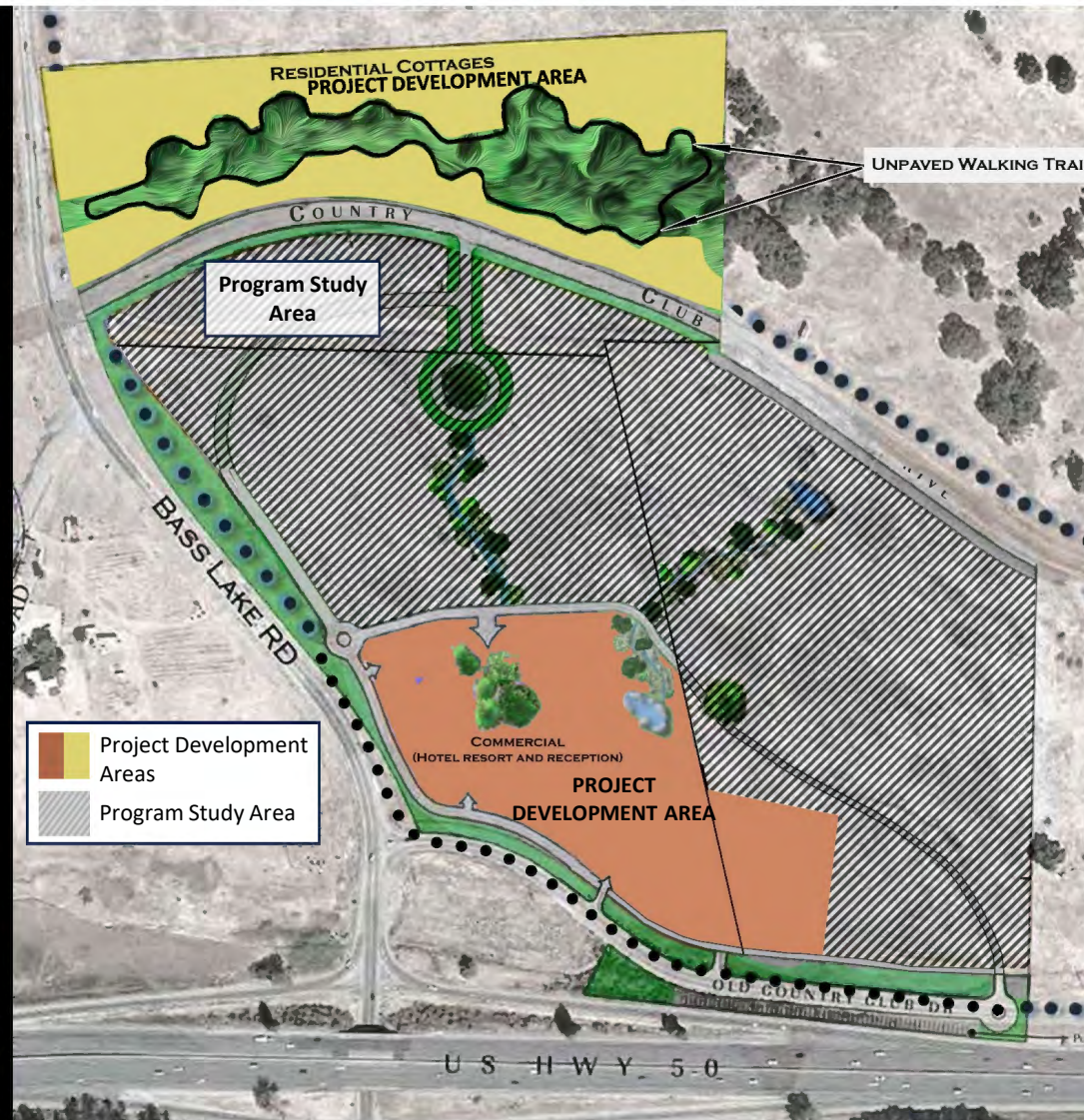




J6 Application 2021 – 80 Acres



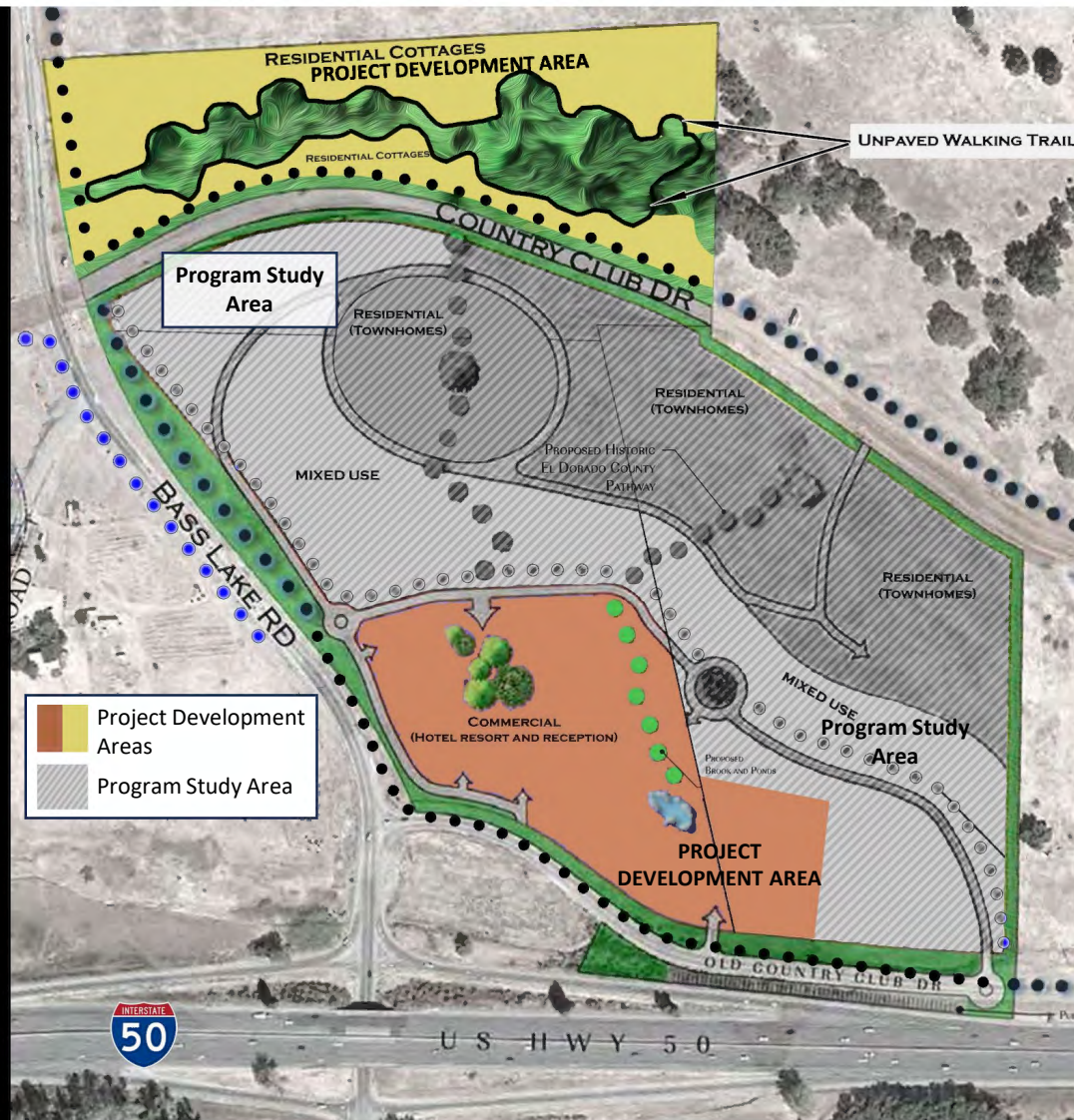
Project Development Area and Program Study Area - 57 Acres



The Project Development Area - 30 Ac







Project Development Area and Program Study Area - 57 Acres

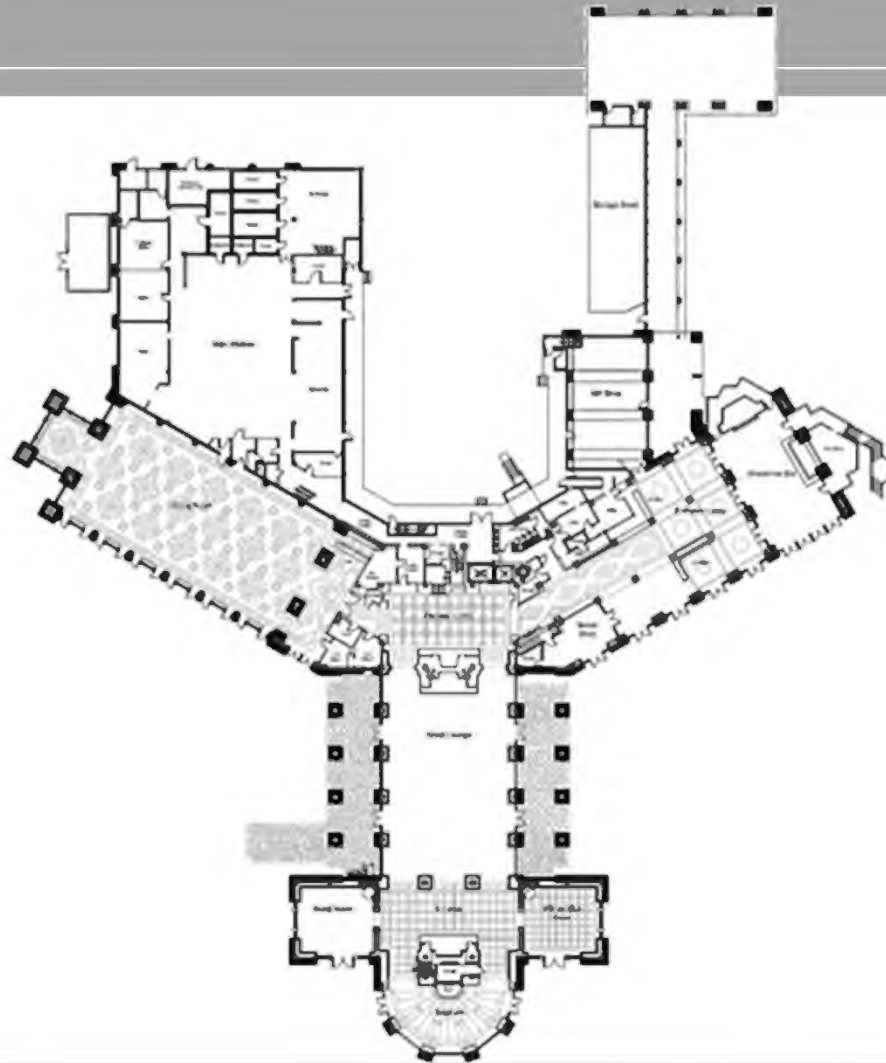


6

Inspiration - Ahwahnee Hotel, Yosemite National Park



Inspiration - Ahwahnee Hotel, Yosemite National Park



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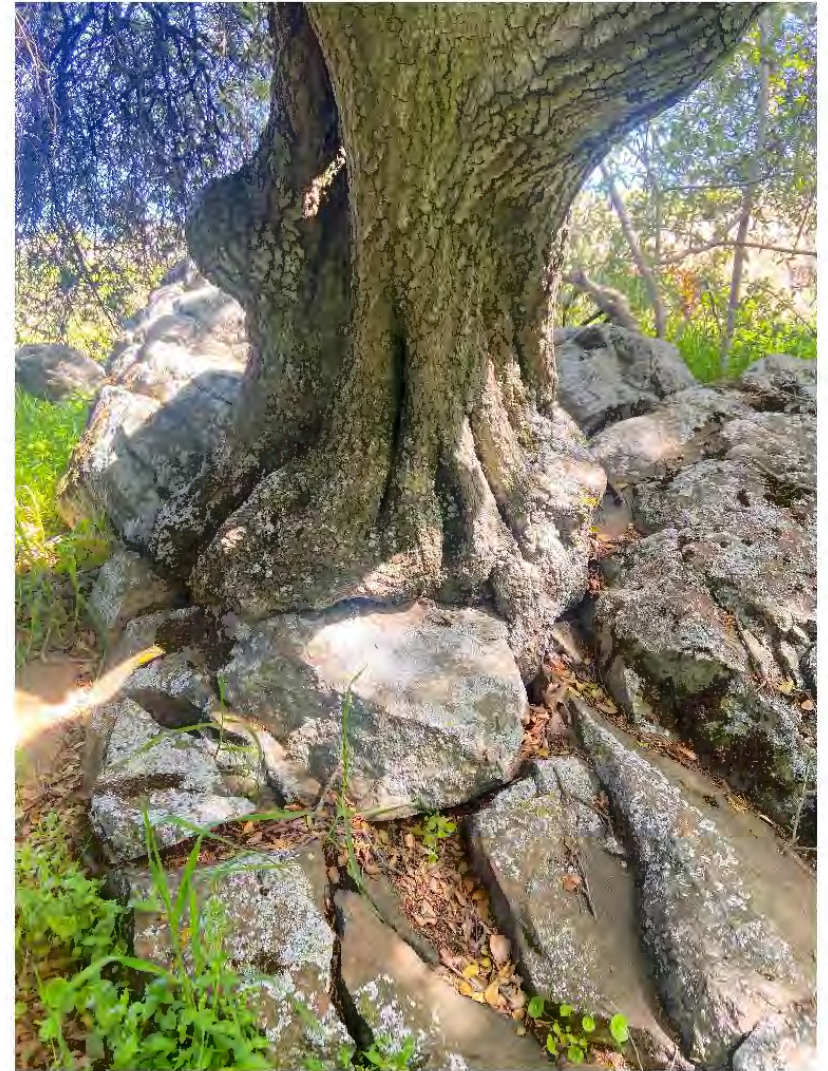
Inspiration - Ahwahnee Hotel, Yosemite National Park



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Inspiration - Ahwahnee Hotel, Yosemite National Park



Beautiful oak trees at the project site







Cottage Inspiration



West bound Country Club Dr. at property line

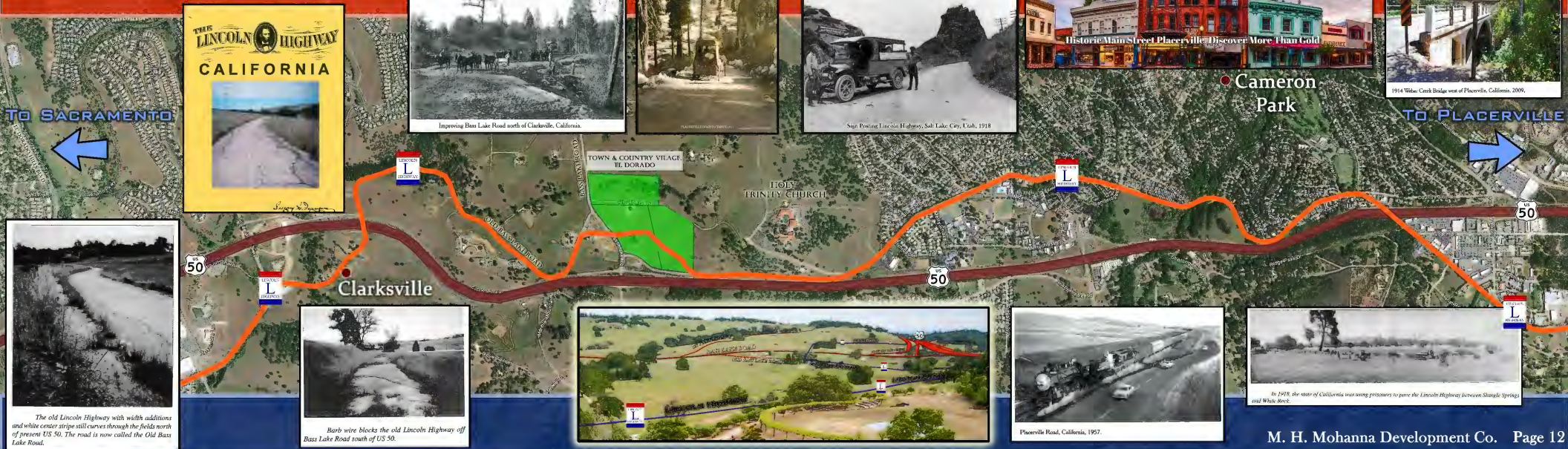
Resort Staff Housing Program

- **Purpose:** Encourage employees to rent affordable housing near resort.
- **Housing Units:** 56 residential cottages
- **Eligibility and Leasing:** For employees working 30+ hours/week.
- **Program Administration:** Managed by a Program Administrator.
- Annual report to the County

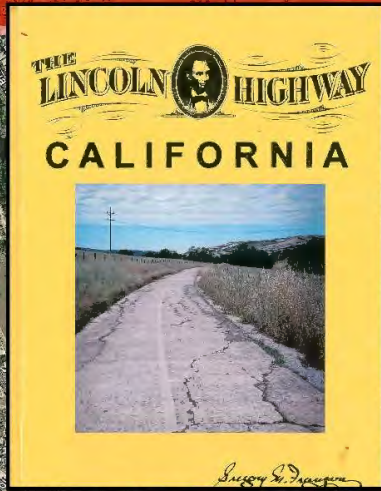




"THE LINCOLN HIGHWAY" THROUGH THE SITE



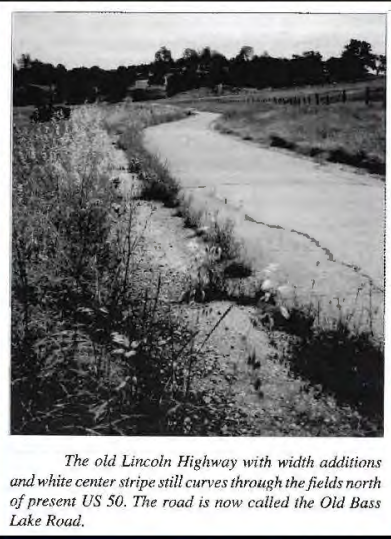
"THE LINCOLN HIGHWAY"THROUGH THE SITE



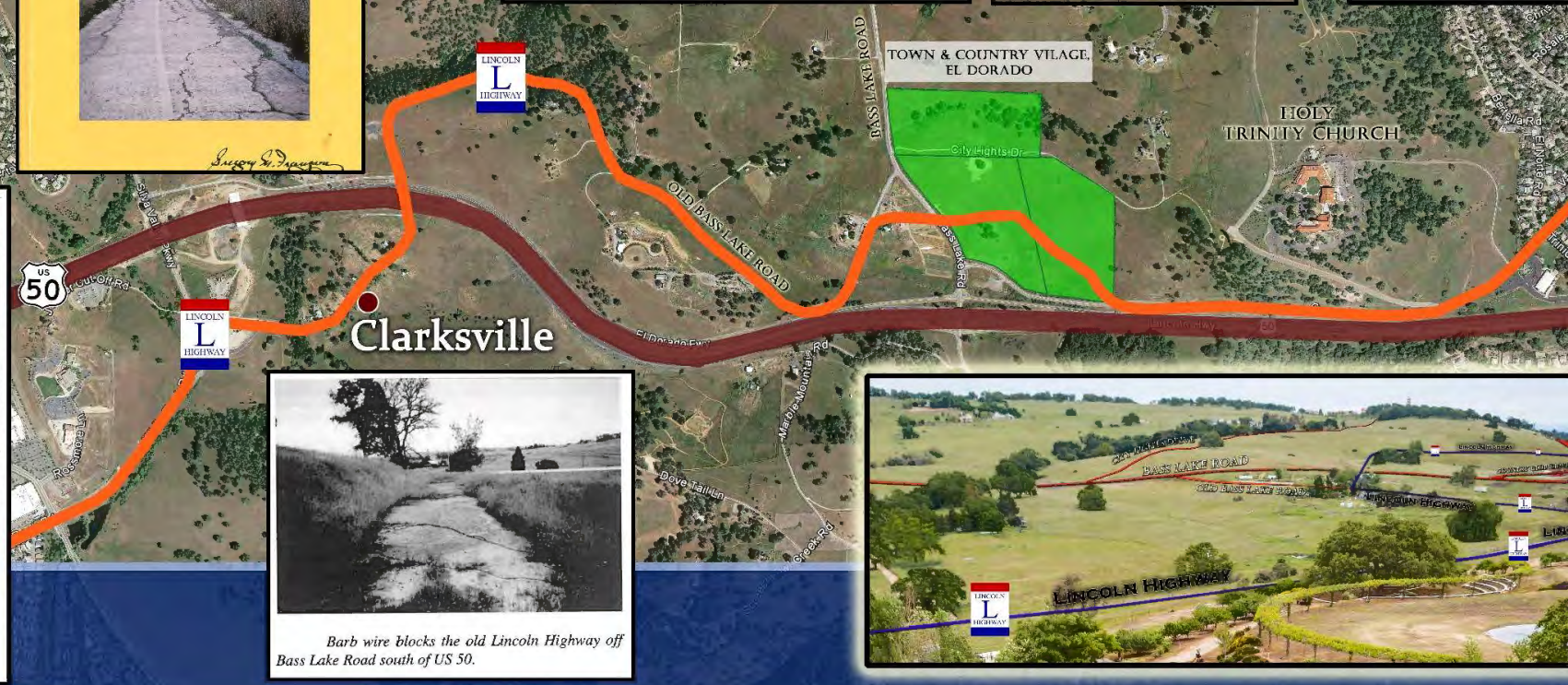
Improving Bass Lake Road north of Clarksville, California.



Sign Posting Lincoln Highway

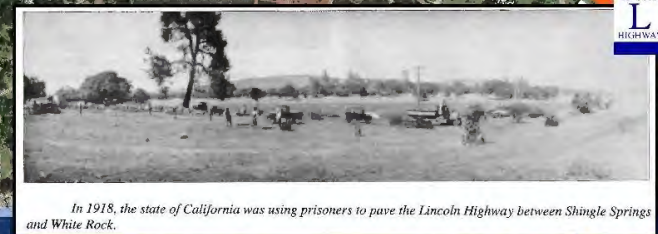
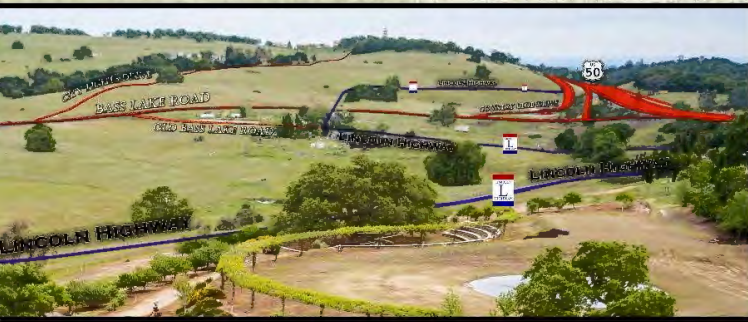
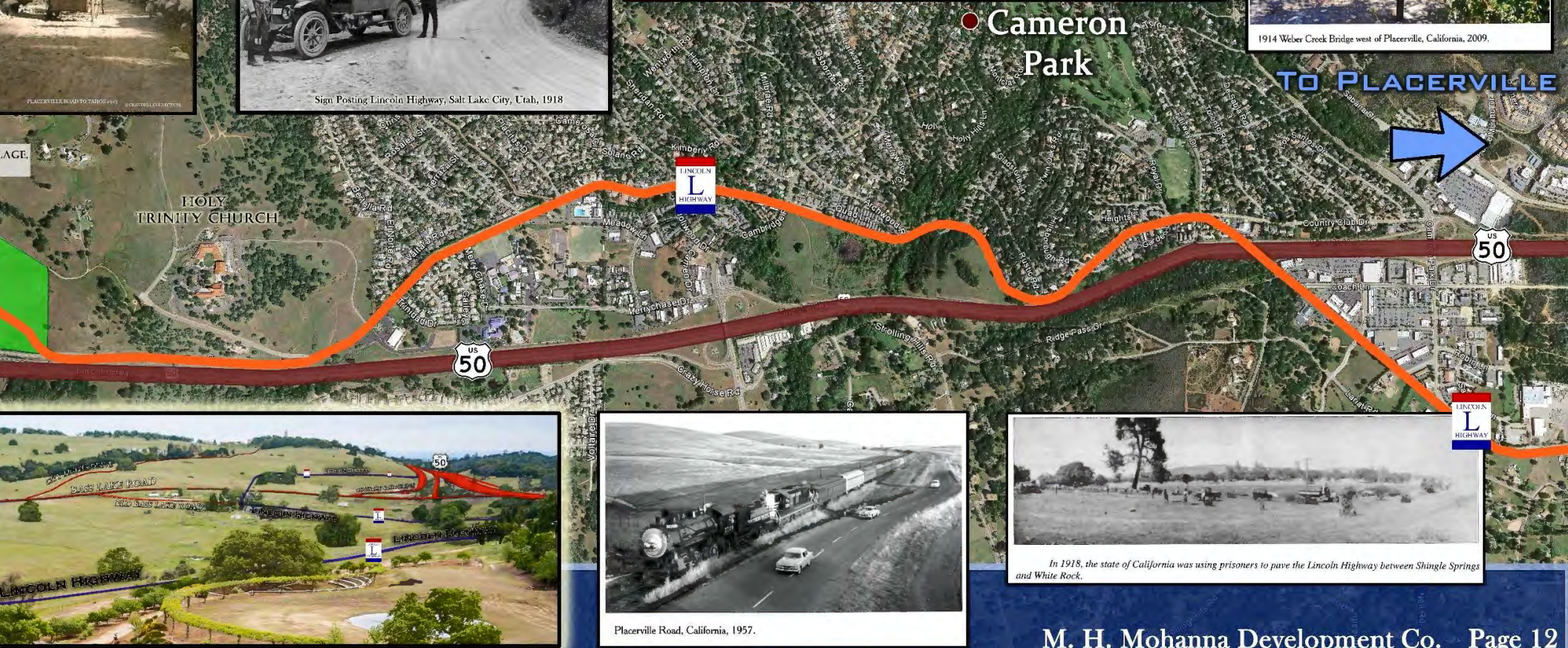
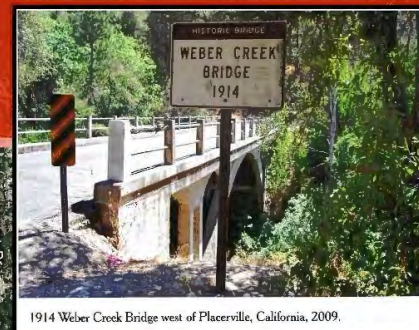


The old Lincoln Highway with width additions and white center stripe still curves through the fields north of present US 50. The road is now called the Old Bass Lake Road.



Barb wire blocks the old Lincoln Highway off Bass Lake Road south of US 50.



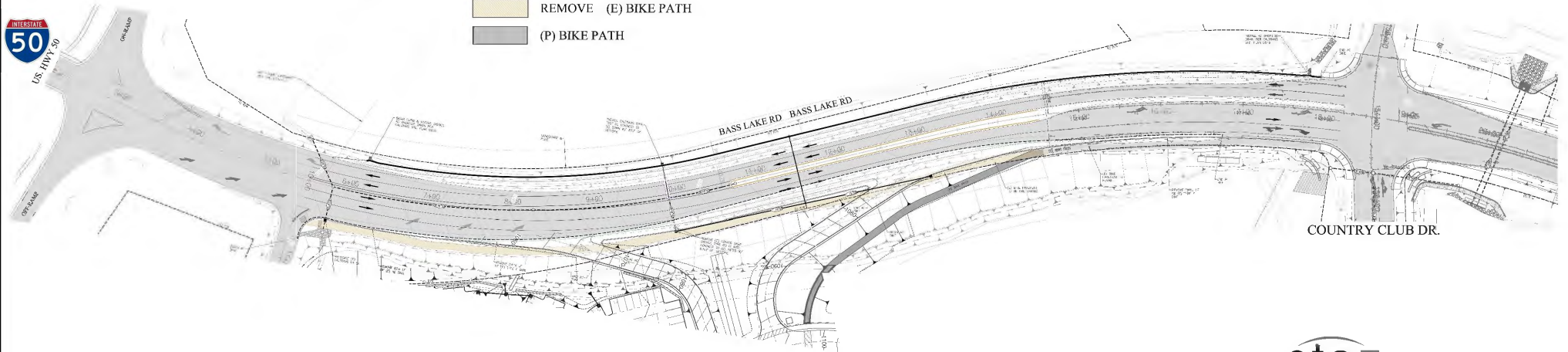
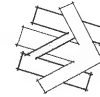


BASS LAKE ROAD 4 LANE WIDENING EXHIBIT EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=30' MAY, 2025

LEGEND

-  EXISTING B.L.R. PAVEMENT
-  NEW PAVEMENT
-  REMOVE (E) PAVEMENT
-  REMOVE (E) BIKE PATH
-  (P) BIKE PATH



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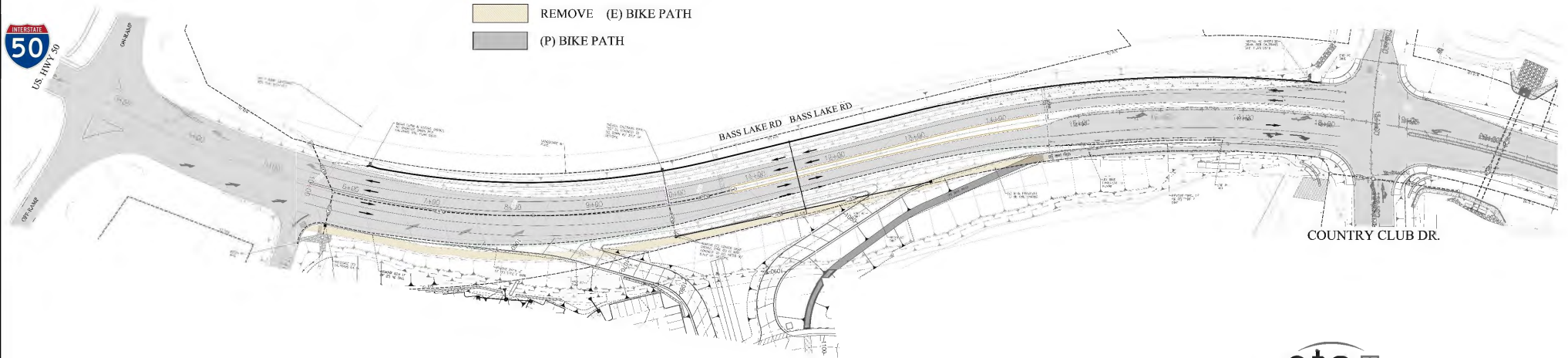
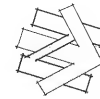
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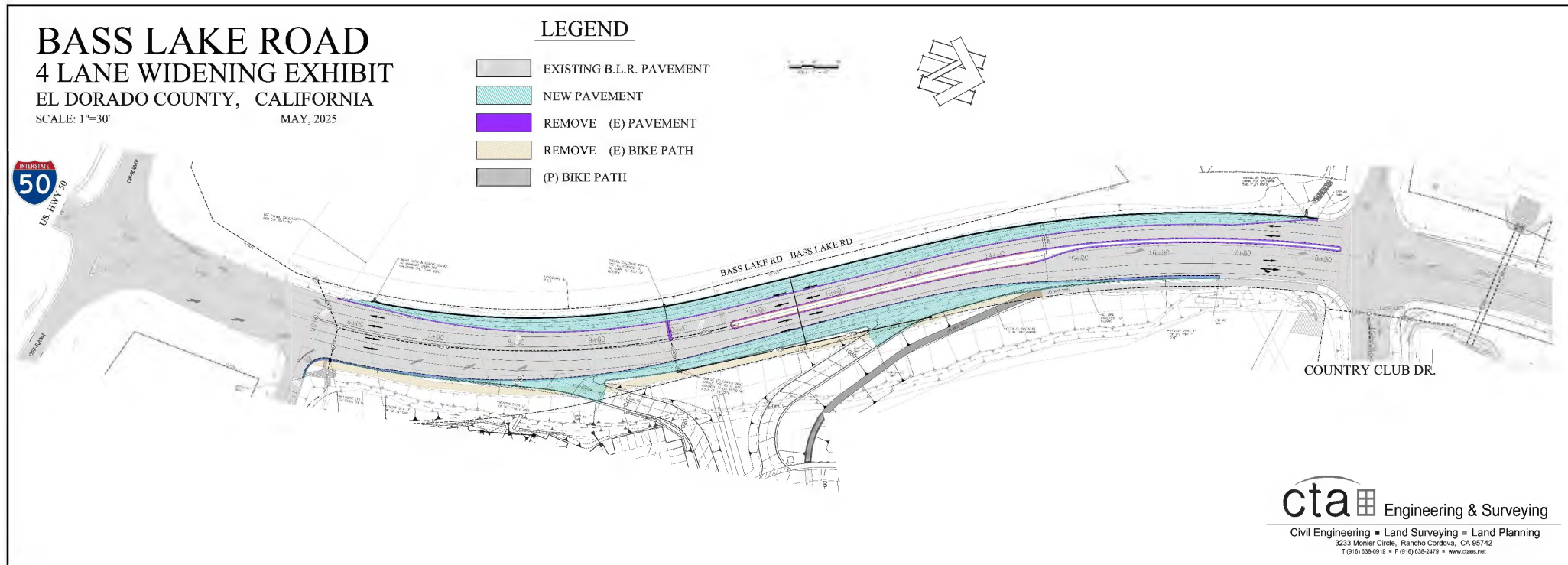
MAY, 2025

LEGEND

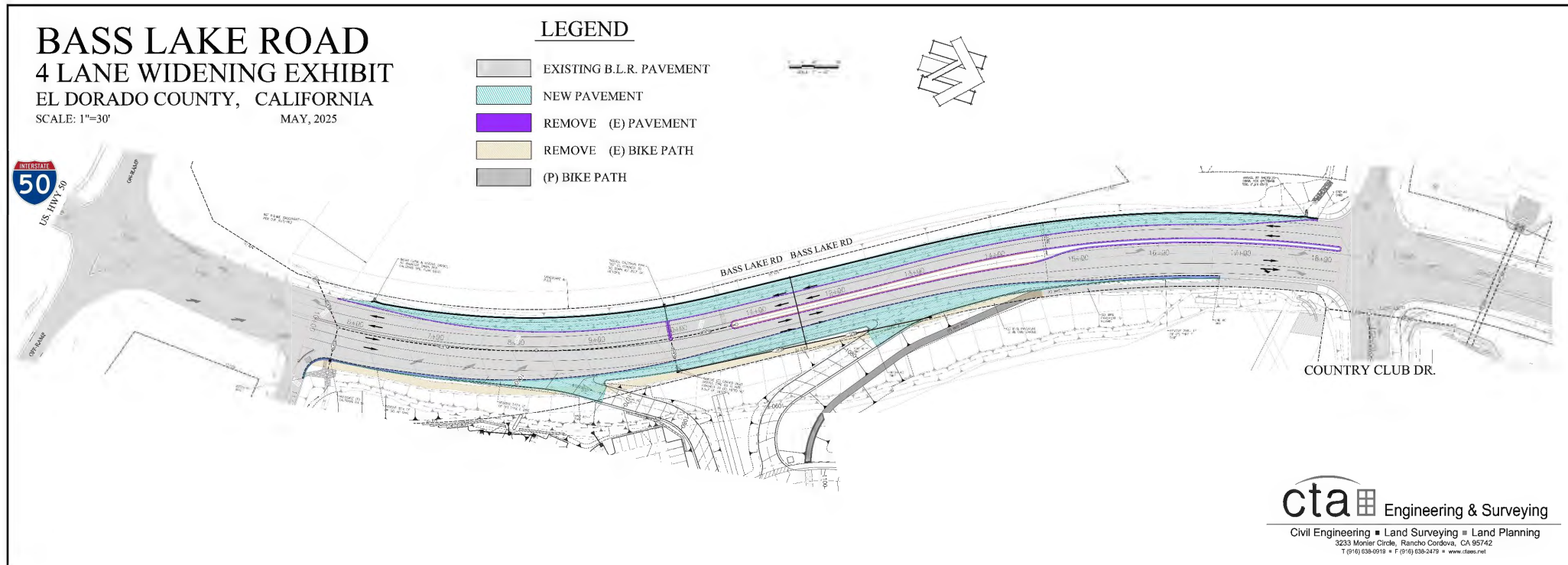
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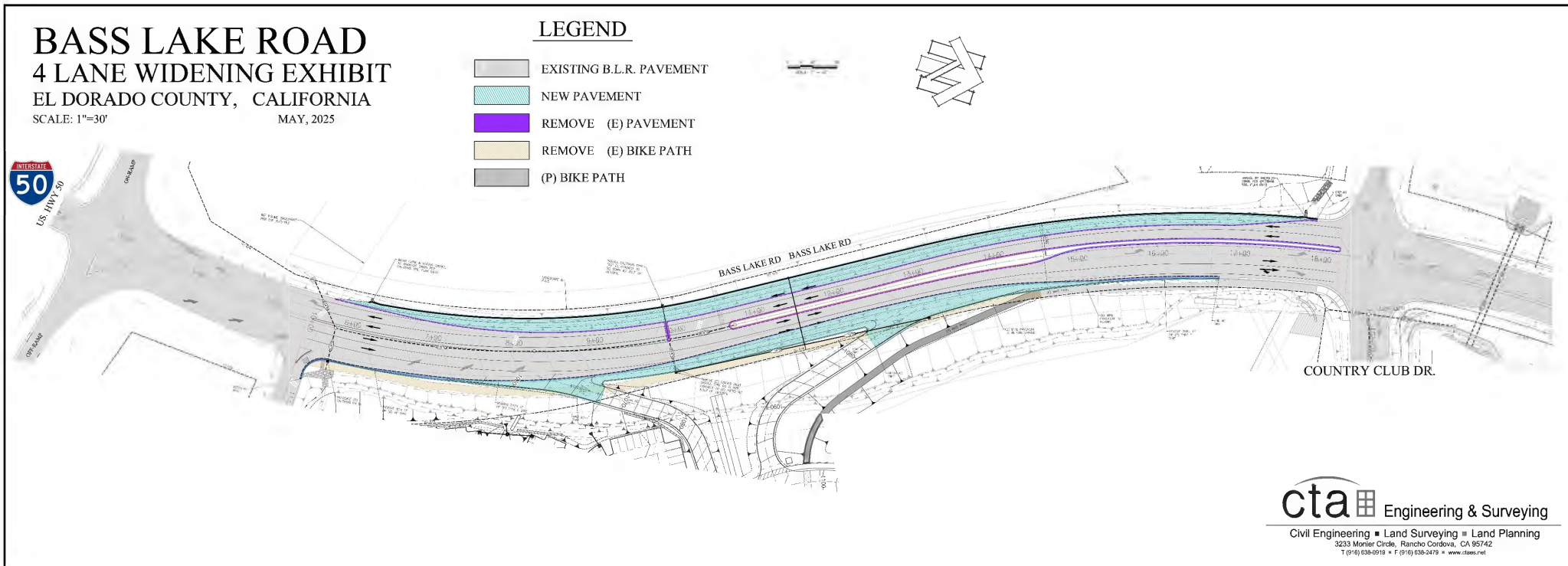
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- **Fund an estimated \$2 million dollars in Transportation Impact Fees (TIF).** These funds will be available for DOT to use for other Capital Improvement Project (CIP) like the Bass Lake Road Interchange Interim improvements and perhaps add the rest of Bass Lake Road four lane widening to the CIP again.

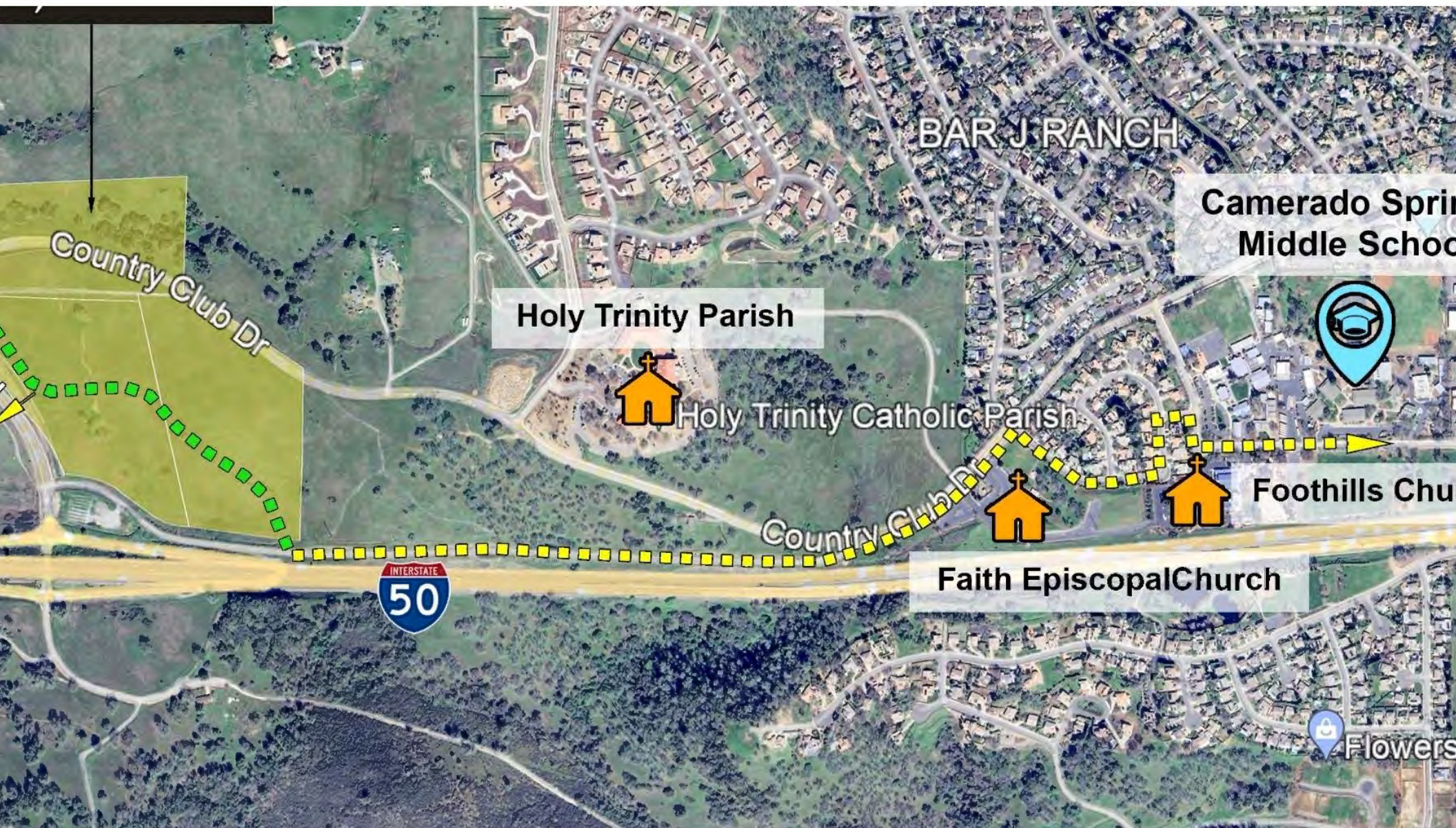


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- **Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees.** These fees will help pay for future traffic and other infrastructure needs in the BLHSP.





PROPOSED BIKE PATH CONNECTIVITY

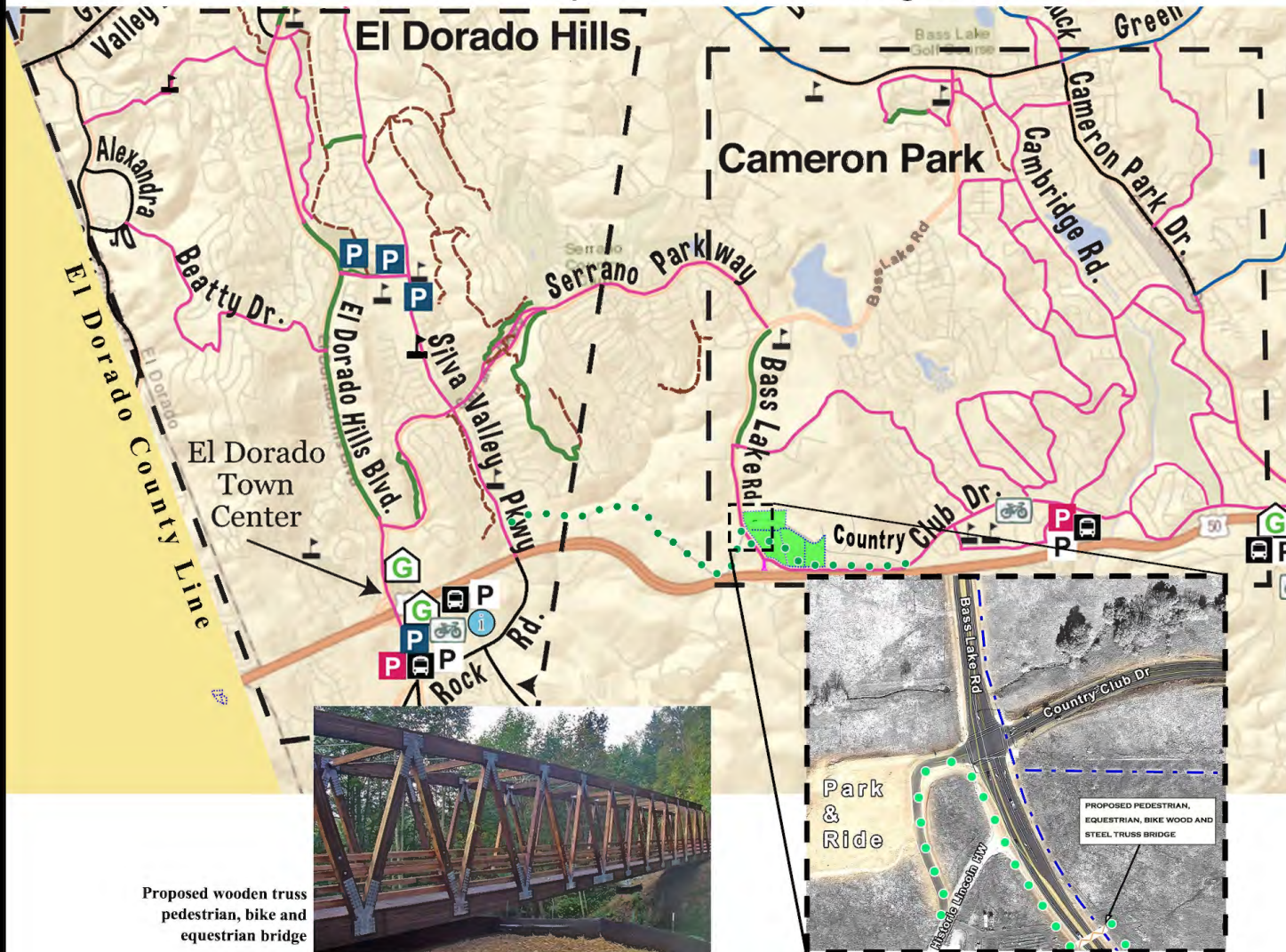






PROPOSED BIKE PATH CONNECTIVITY

Proposed Bass Lake Road Bridge and Bike Trail



Western El Dorado County Bike Map

BIKE ROUTES	
	Class I Paved Bike Path
	Class II Bike Lane
	Class III Bike Route
	Rural Cycling Route (Roads with little shoulder and often higher speeds)
	Neighborhood Connector (Preferred cycling route connecting community destinations)
	Natural Surface Trail
	Downhill
	Uphill
SERVICES and POINTS OF INTEREST	
	Bike Shops
	Grocery Store
	Camping
	Visitor Information
	Bike Parking
	Public Lands
	Trailhead
	Bus Stops
	Schools
	Bike Lockers
	Park & Ride
	City Limits

Proposed Bike Trail

Conceptual Truss Bridges



THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA



TOWN & COUNTRY VILLAGE, ELDORADO - CIVIC CENTER MUSEUM

45' LONG MAP SHOWING HISTORIC LINCOLN HIGHWAY, THE 1st TRANSCONTINENTAL ROAD

Inspired by San Francisco Asian Art Museum

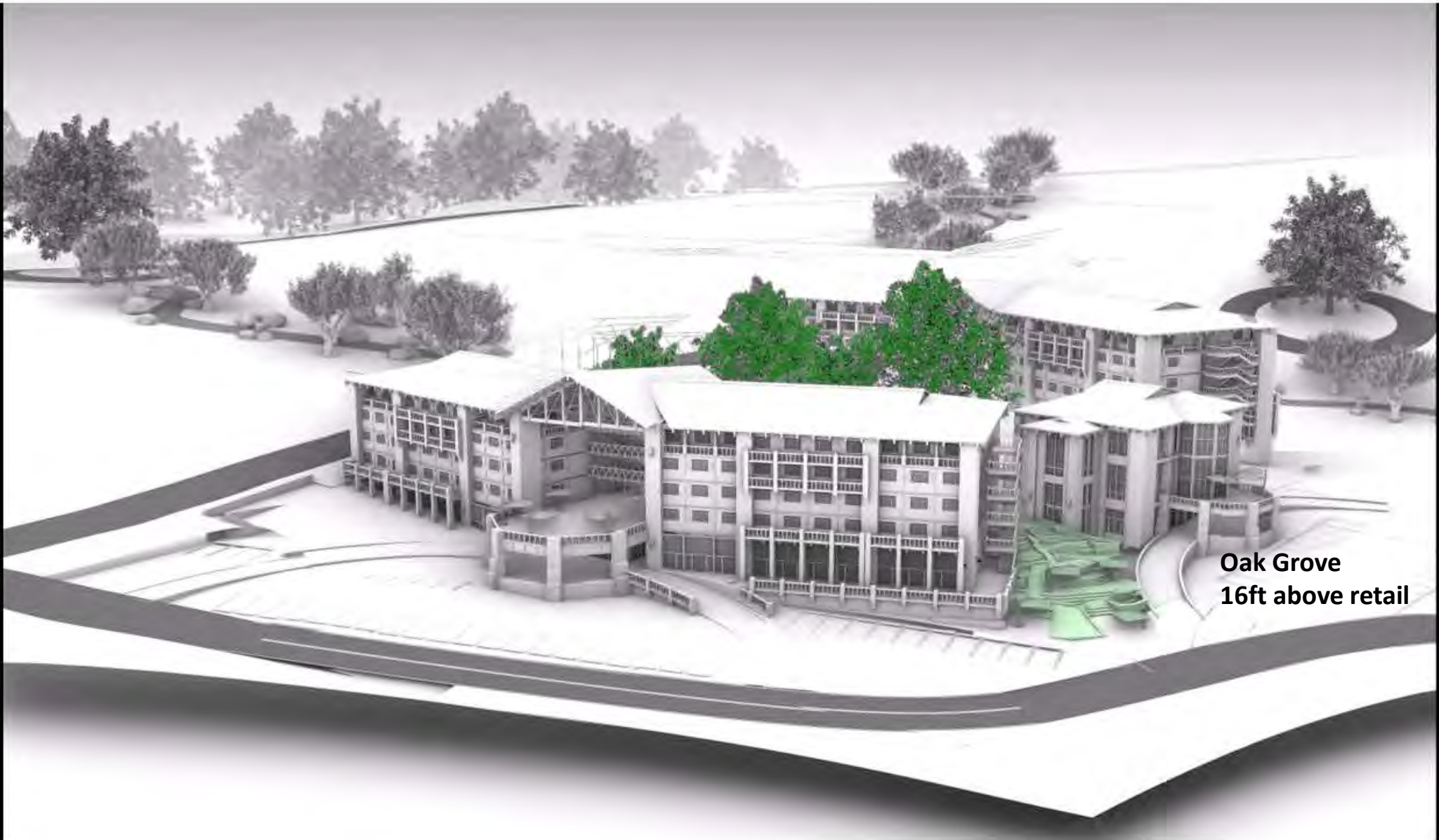


Inspiration - Ahwahnee Hotel, Yosemite National Park





**Path to
Oak Grove**



**Oak Grove
16ft above retail**

**TOWN &
COUNTRY
VILLAGE**
EL DORADO



GLABE+TAYLOR
ARCHITECTS

[illegible]

ISSUE DESCRIPTION

DRAWING:		
XREF FILES		

☐ Yes ☐ No	☐ Yes ☐ No
--	--

J-6 Pre App.
Board of Supervisors
County of El Dorado

SHEET TITLE:
Proposed Hiking
Path as per BLHSP

SCALE	
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DATE	July 7, 2021
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CADD FILE	PROJECT NUMBER
SHEET NUMBER	

Exhibit 17

11/11/2011



EL DORADO HILLS, CALIFORNIA

A photograph of a rocky, grassy field with scattered white flowers and trees in the background. The foreground is filled with green grass and numerous small white flowers. Several large, dark, moss-covered rocks are scattered throughout the field. In the background, there are trees with green and yellow foliage, suggesting an autumn setting. The sky is clear and blue.



EL DORADO HILLS, CALIFORNIA

SCALE	
DATE July 7, 2021	
CADD FILE	PROJECT NUMBER
SHEET NUMBER Exhibit 18	

**TOWN &
COUNTRY
VILLAGE**
EL DORADO



PANFINO
General Partnership

cta 
Engineering & Surveying

GLABE+TAYLOR
ARCHITECTS

[illegible]

ISSUE DESCRIPTION

[illegible]

J-6 Pre App.
Board of Supervisors
County of El Dorado

**Proposed Hiking
Path as per BLHSP**

SCALE

DATE July 7, 2021

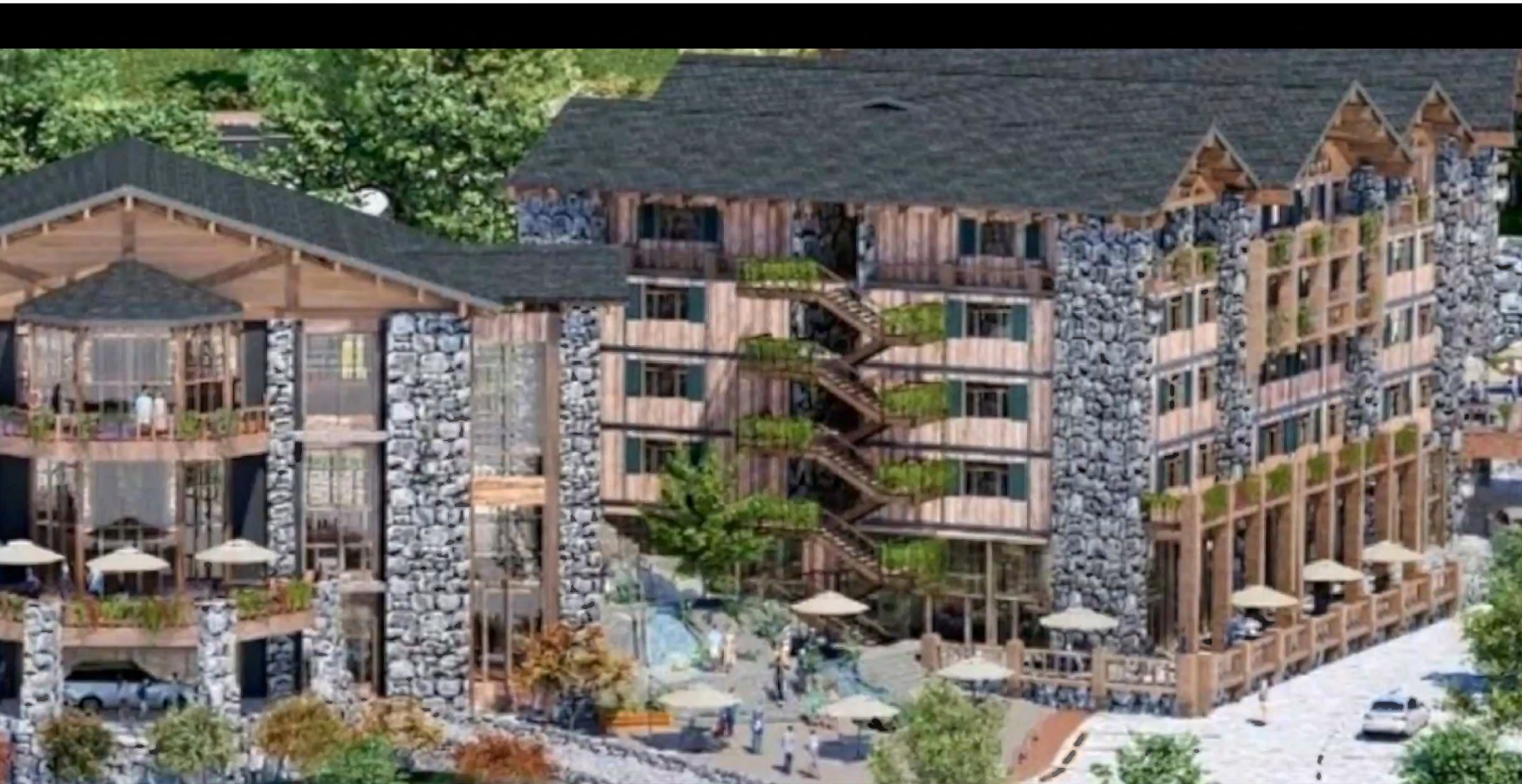
CADD FILE	PROJECT NUMBER
SHEET NUMBER	

Exhibit 19

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THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA



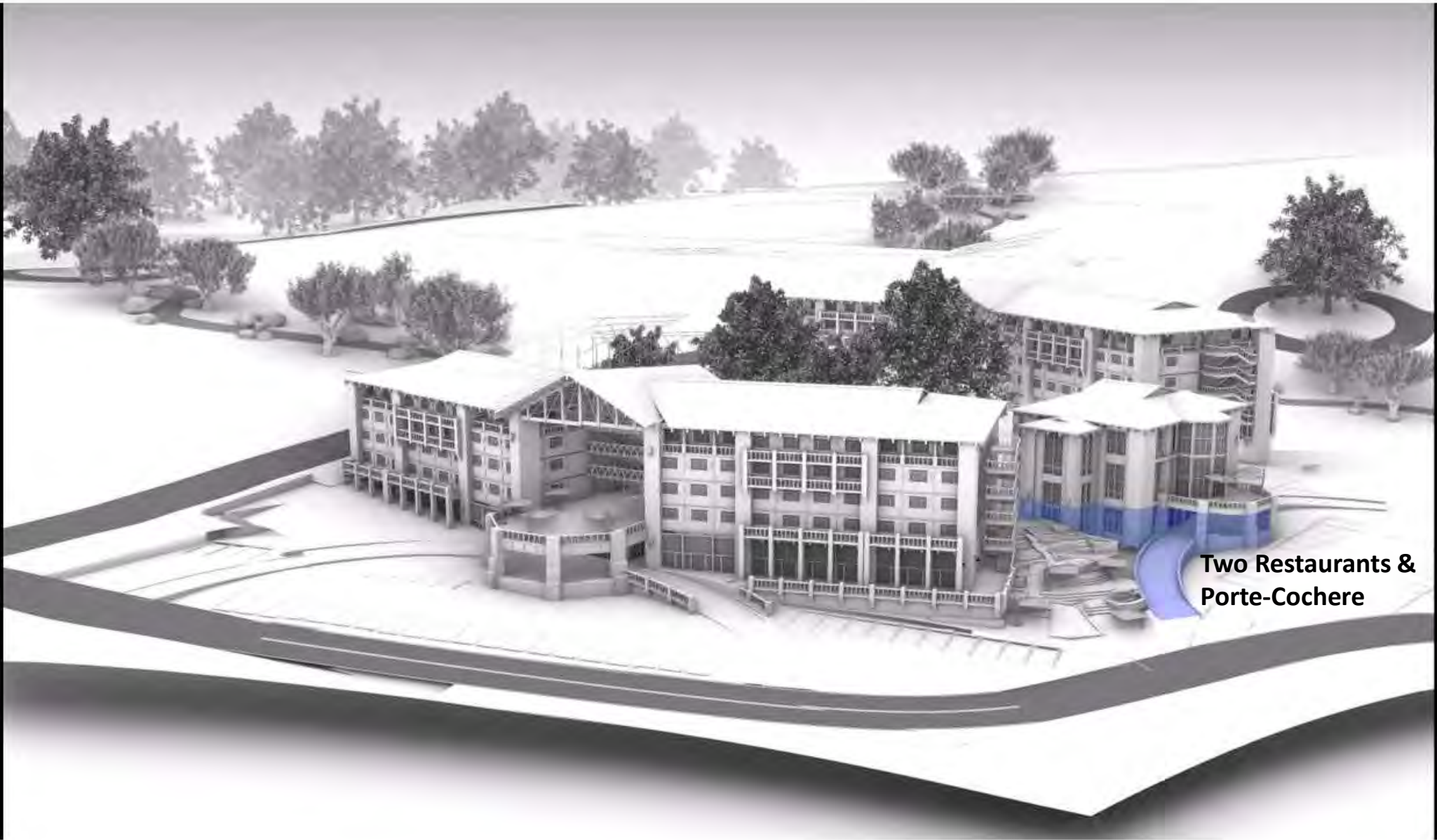




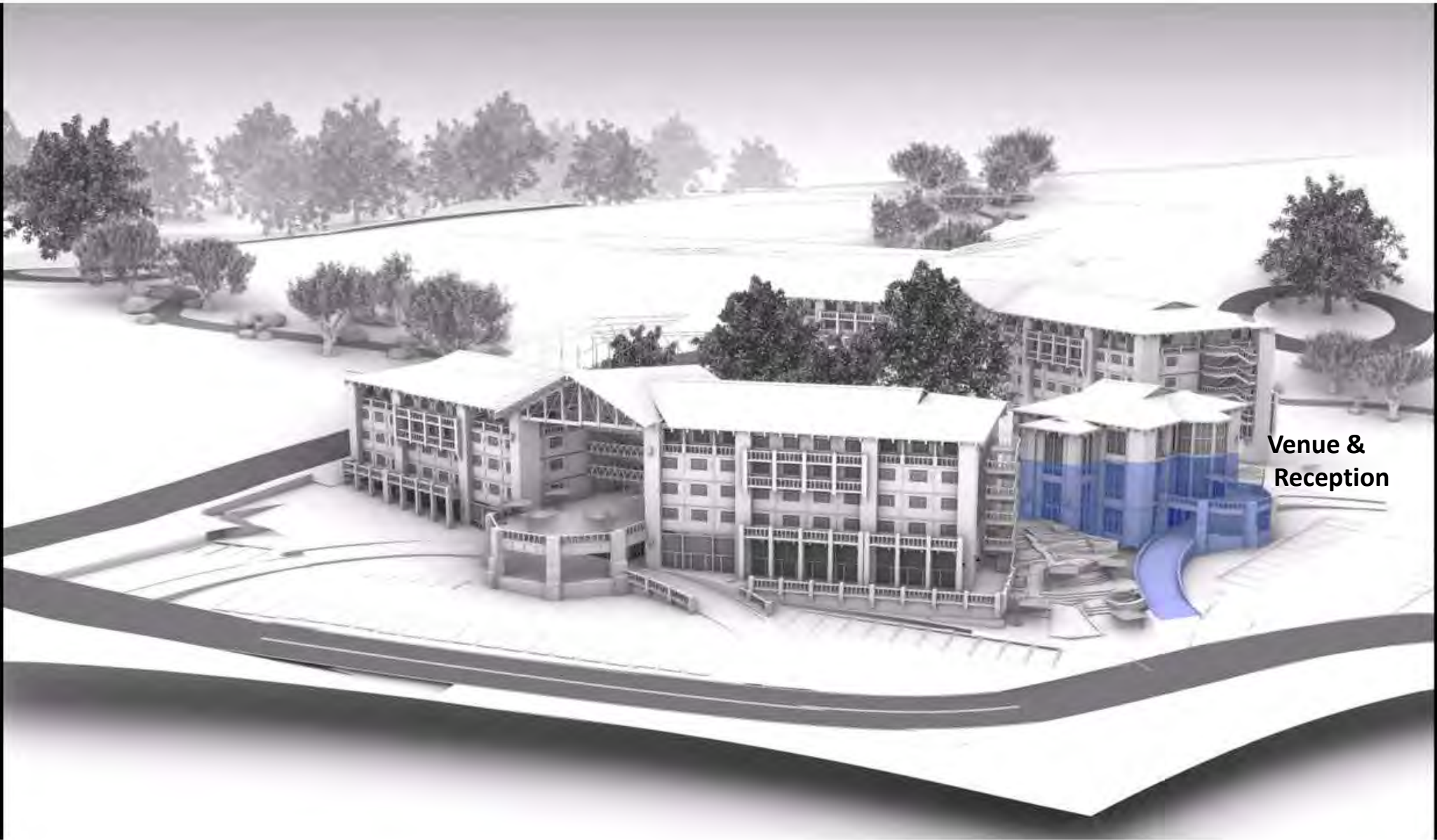




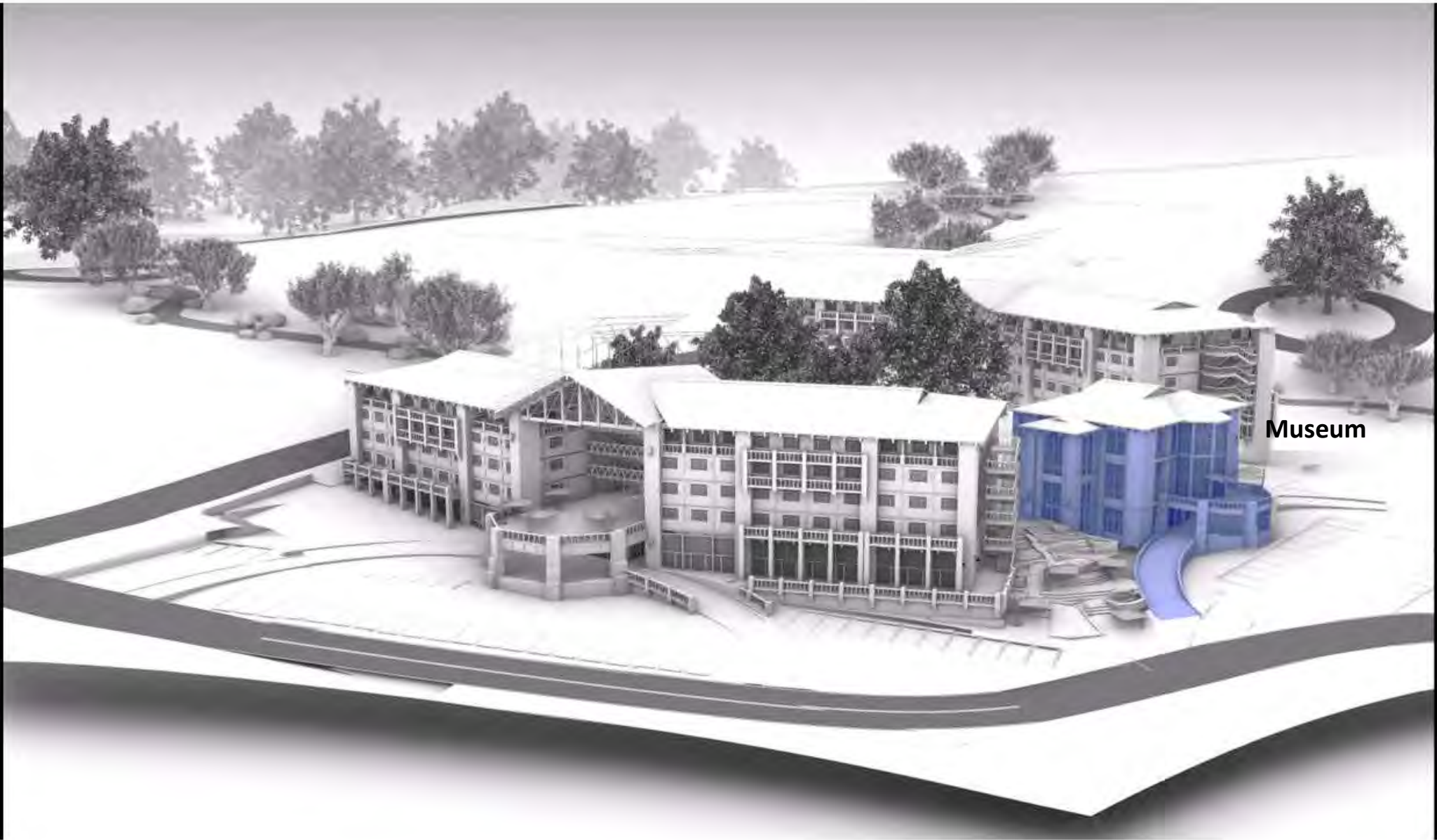




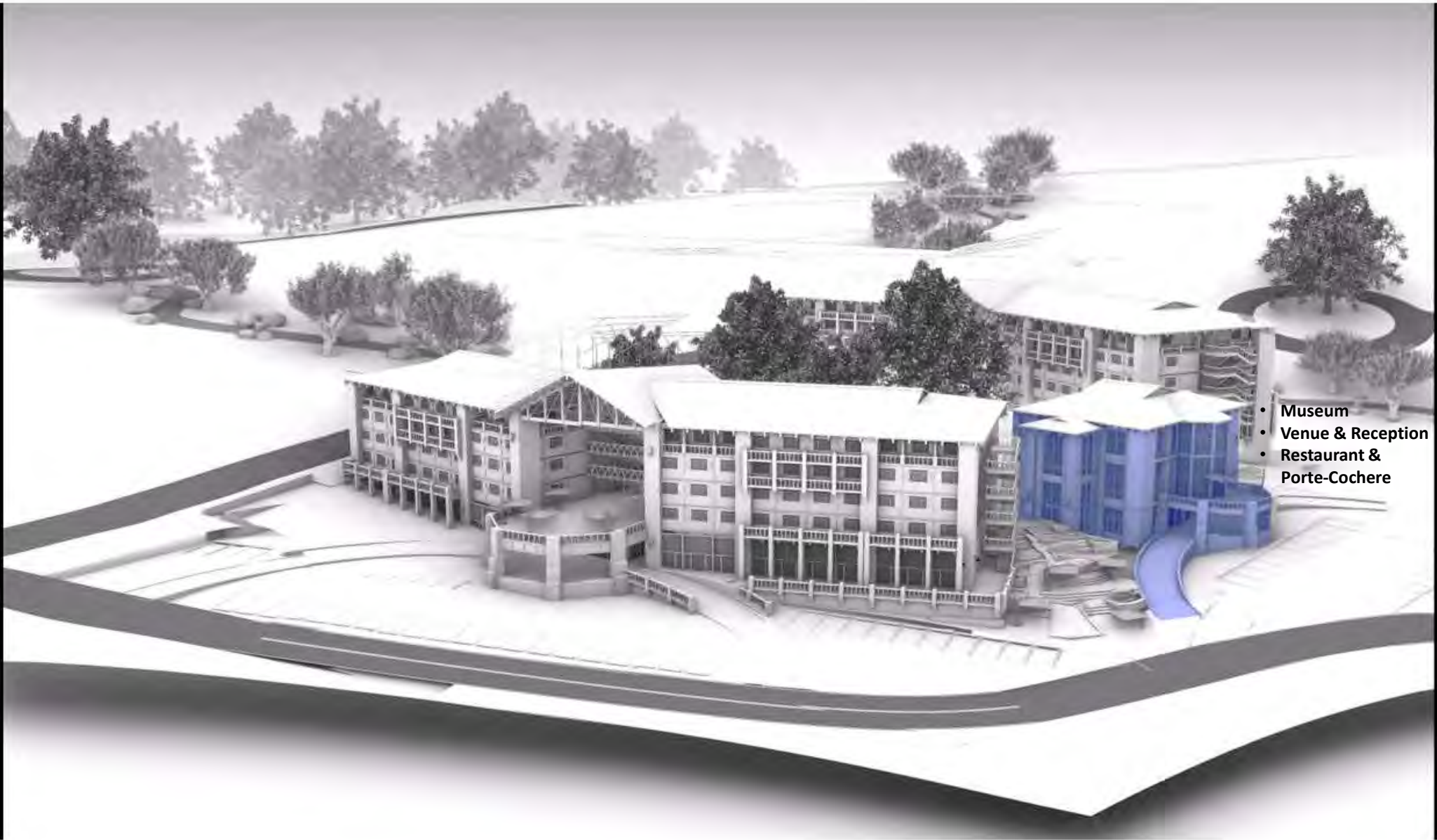
**Two Restaurants &
Porte-Cochere**



**Venue &
Reception**



Museum



- Museum
- Venue & Reception
- Restaurant & Porte-Cochere



**West Hotel
150 units**

**East Hotel
150 units**





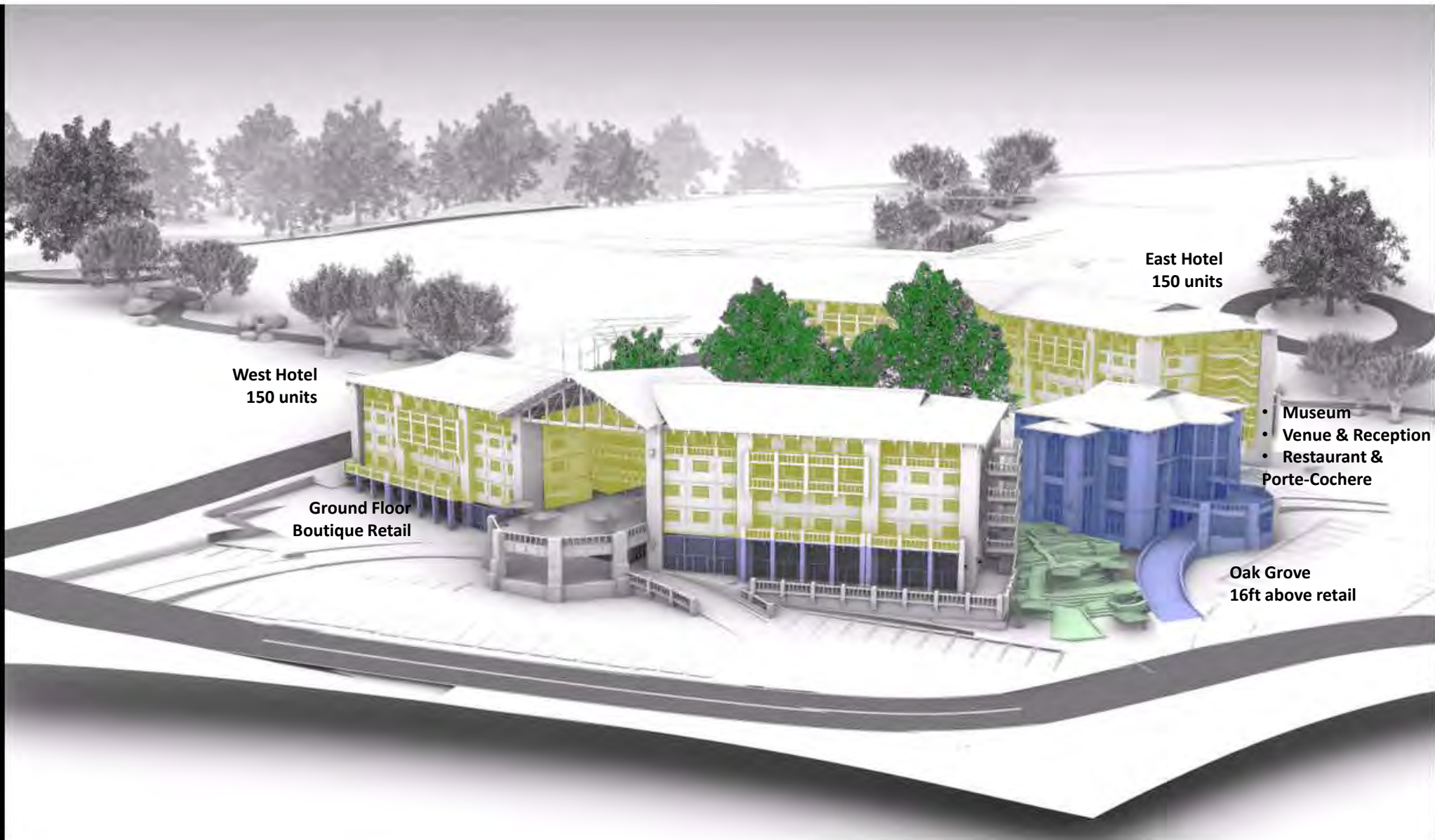


**Ground Floor
Boutique Retail**









General Plan Consistency

- Policy 2.1.1.1 Policy 2.1.1.2 Project's Location at the Intersection of Major Transportation Corridors
- Policy 2.2.1.2 Residential Uses, Commercial, Open Space and Tourist Recreational
- Policy 2.2.1.3 Mix of Uses and Densities
- Objective 2.2.1: Land Use Designations
- Objective 2.3.1: Topography and Native Vegetation
- Objective 10.1.6: Capture of Retail and Tourism Dollars
- Objective 10.1.9: Jobs-Housing Relationship

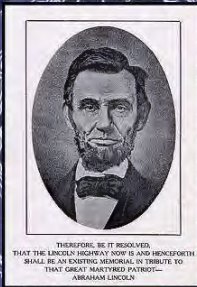


\$2.68M Contribution to County General Fund

- **Transient Occupancy Tax (TOT):** The Project Development Area generates \$2.32 million annually from TOT, primarily from hotel rooms and luxury cottages, contributing significantly to the General Fund.
- **Property Tax Revenue:** The Project Development Area contributes \$275,000 annually in property tax revenue to the General Fund, based on the assessed value of residential and nonresidential land uses.
- **Sales and Use Tax:** The Project Development Area generates \$131,000 annually in sales and use tax revenue from onsite commercial activities and resident/employee spending.







ELECTRIC VEHICLE CHARGING MAP

SHOWING ROUTE OF LINCOLN HIGHWAY AND CONTRIBUTING ROADS.

KEY

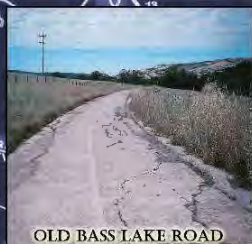
- INDICATES LINCOLN HIGHWAY
- " " CONTRIBUTING ROADS
- " " ELECTRIC VEHICLE CHARGING STATIONS

CHARGING STATION

DRAWN AND PUBLISHED BY THE ELECTRIC VEHICLE ASSOCIATION OF AMERICA BY COURTESY OF THE LINCOLN HIGHWAY ASSOCIATION



SUTTER'S FORT HISTORICAL MUSEUM, SACRAMENTO, CALIF.
 Foreground: Sutter's Fort; Background: Eastern Star Temple.



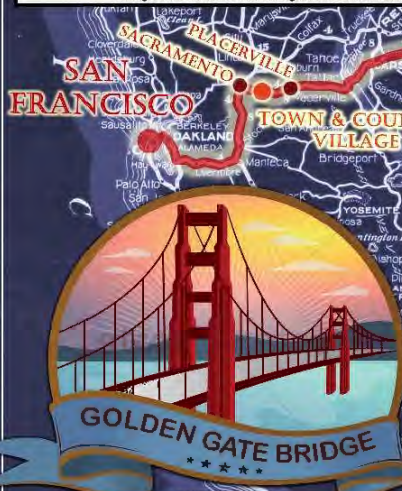
OLD BASS LAKE ROAD



Road Construction on the Lincoln Highway



Barb wire blocks the old Lincoln Highway off Bass Lake Road south of US 50.
 Kathy Franzwa



HAWTOWN In 1850
 PLACERVILLE Pl. Nevada Co. CALIFORNIA
 Within a week in 1849, Dayton and McCook had discovered gold. From this time on, the feverish rush of miners into the area and started the first boom given to this community. The name 'Placerville' which still persists as a nickname, was, no doubt, suggested because of the many 'placers' which took place there in 1849.



Placerville Bell Tower, Historic Main Street, Circa 1900



Placerville Road, California, 1957, Gary Kent



Merick County, with an average population of 25 to the square mile, contributed this representative gathering

HISTORIC & TRANSCONTINENTAL ROUTE:
 "THE LINCOLN HIGHWAY"
 FROM NEW YORK TO SAN FRANCISCO.

