



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



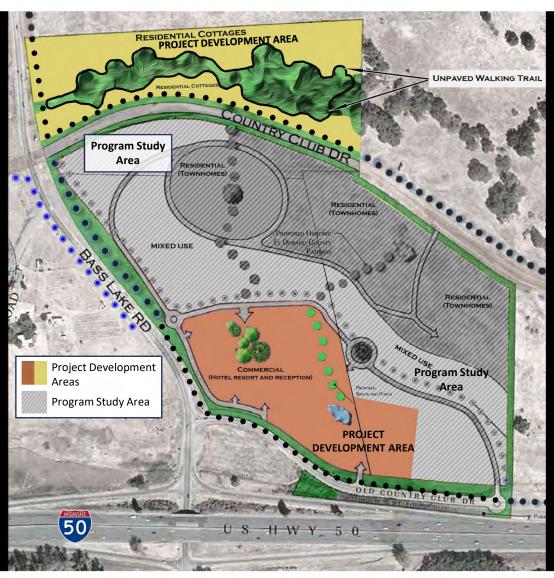
Community Engagement and Outreach Efforts



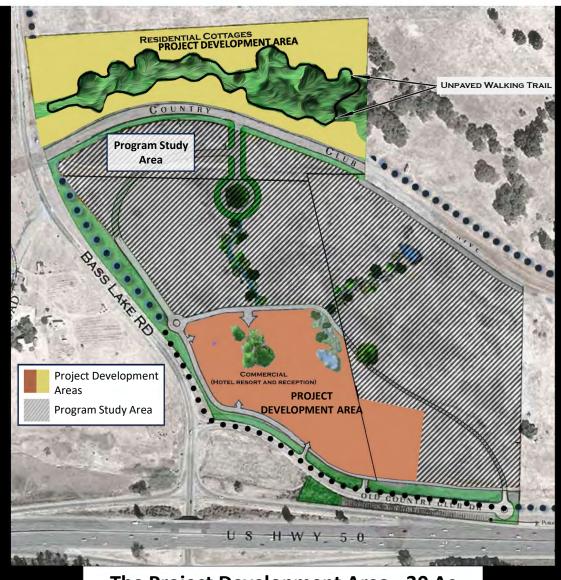




J6 Application 2021 – 80 Acres



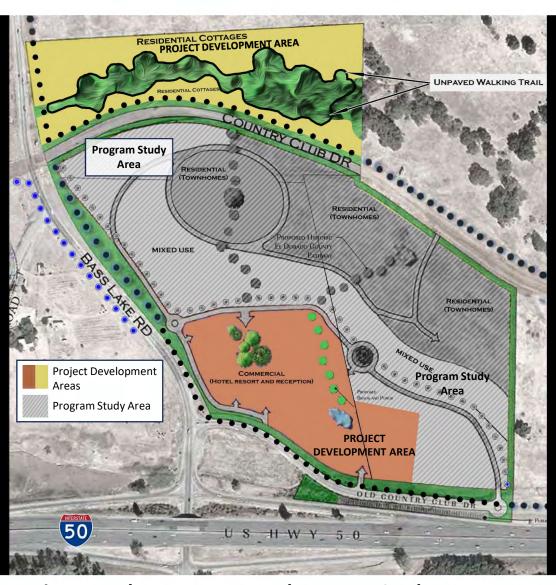
Project Development Area and Program Study Area - 57 Acres



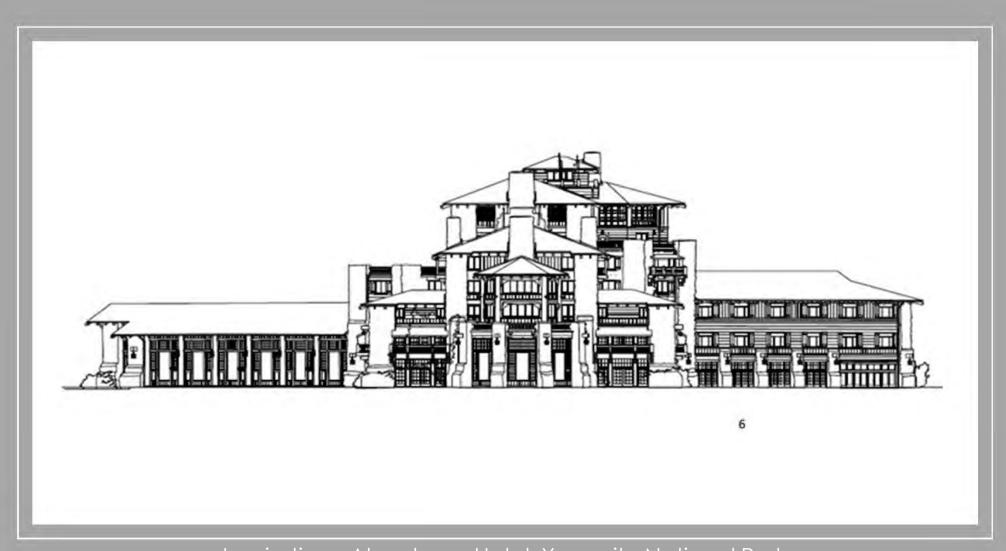
The Project Development Area - 30 Ac







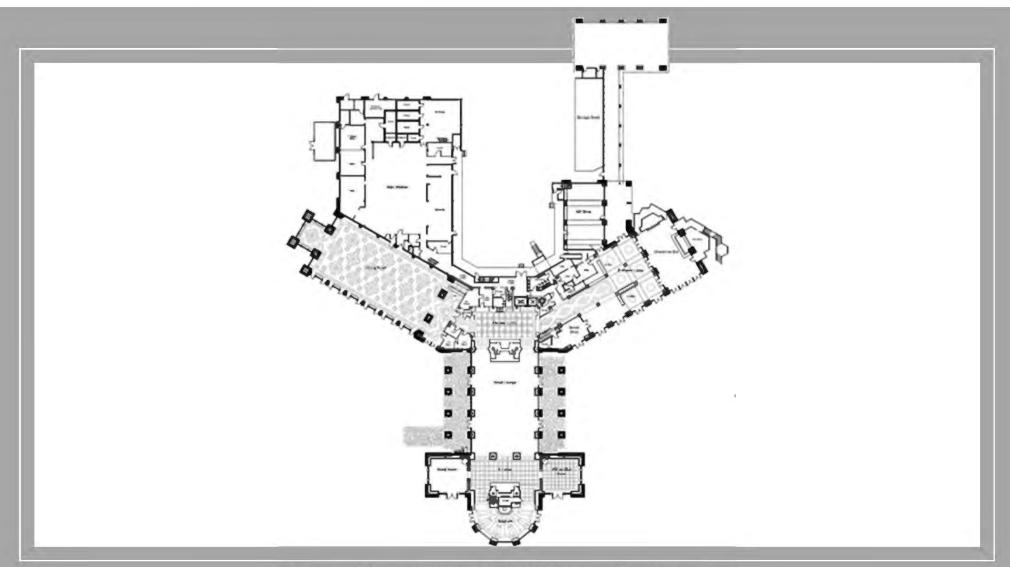
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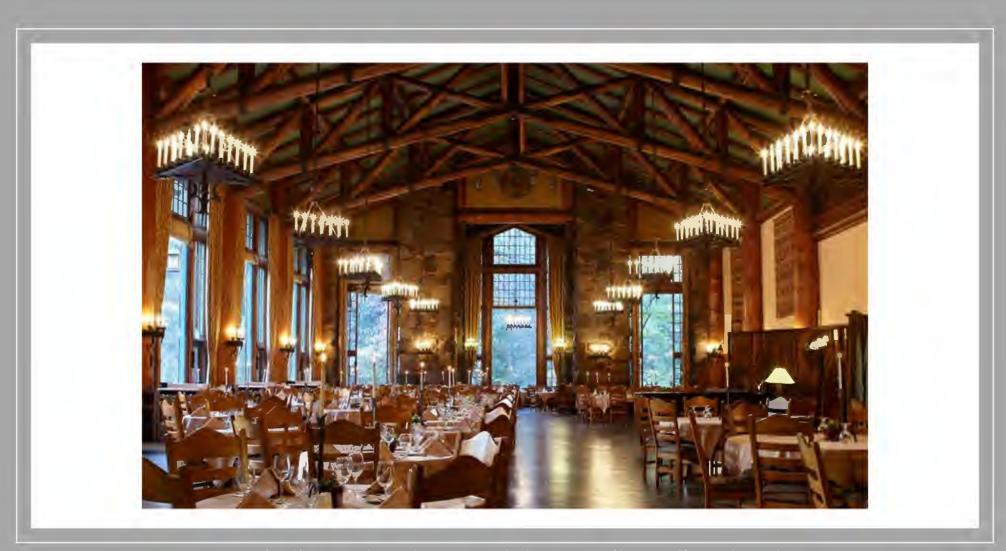
Inspiration - Ahwahnee Hotel, Yosemite National Park



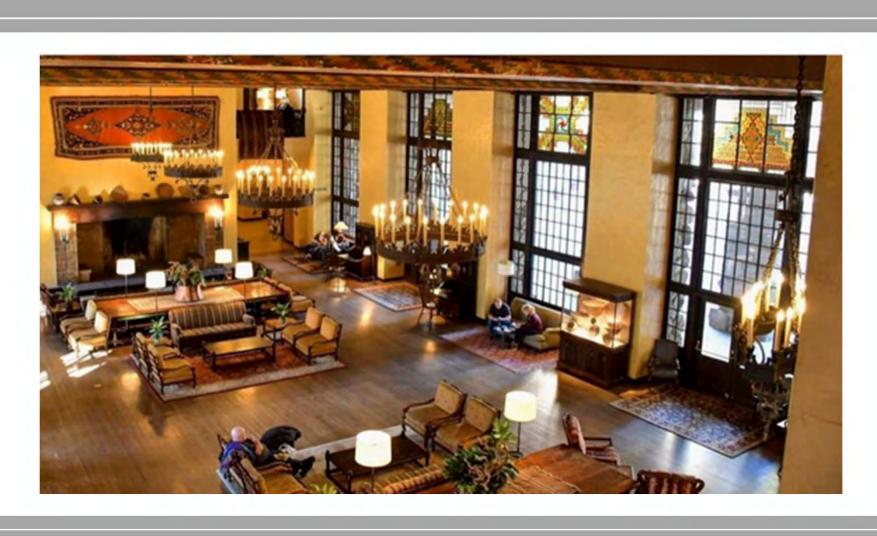
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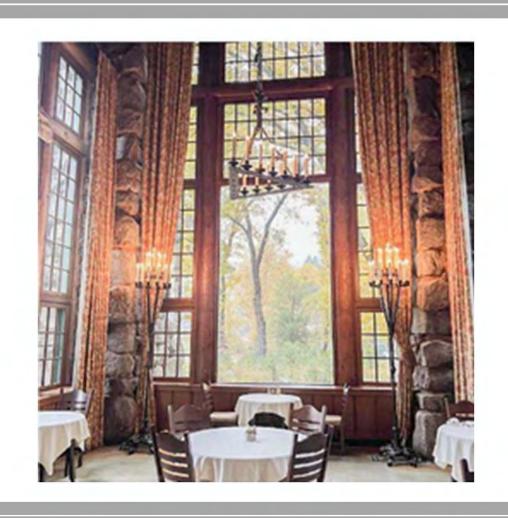
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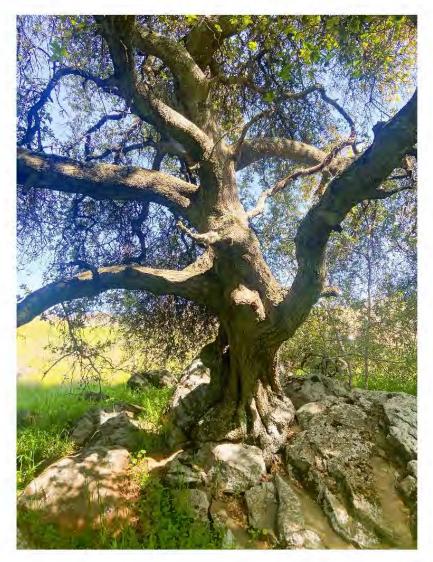
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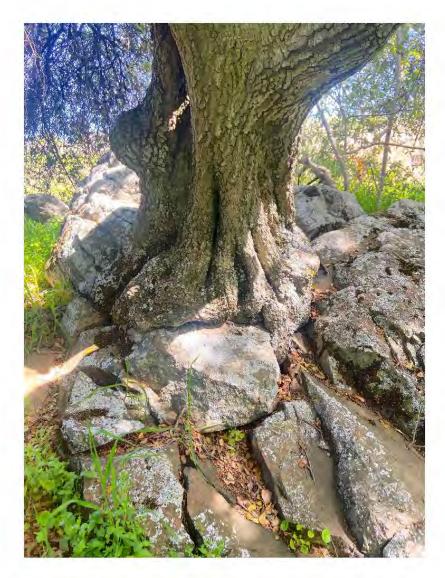


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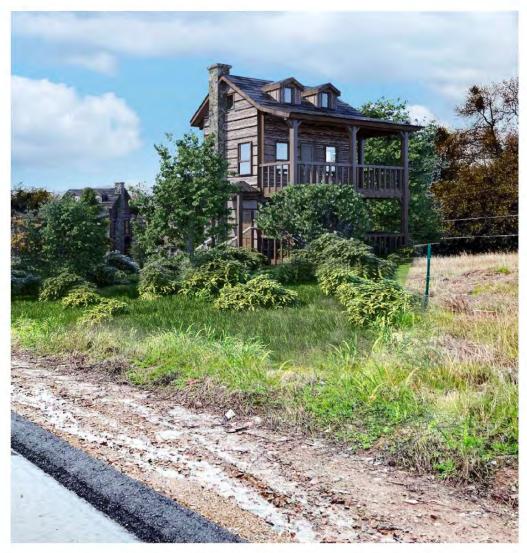
Beautiful oak trees at the project site







Cottage Inspiration

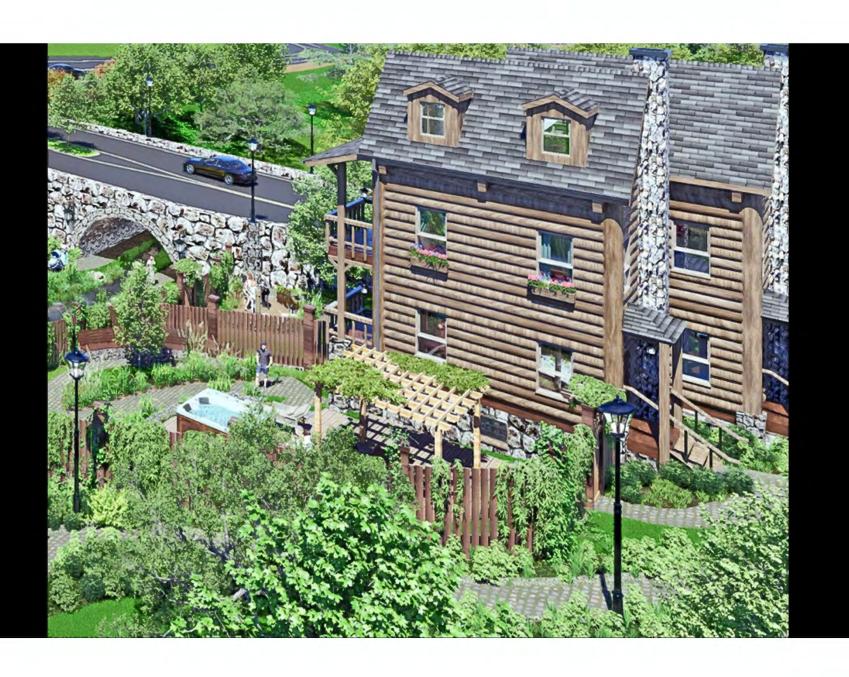


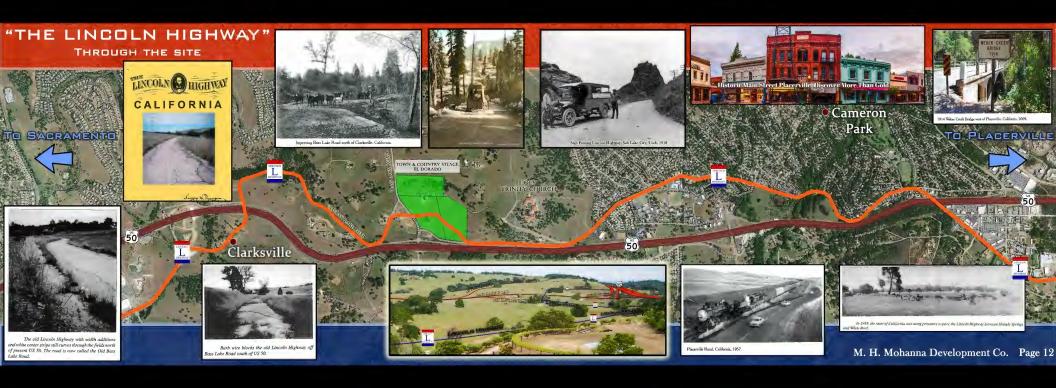
West bound Country Club Dr. at property line

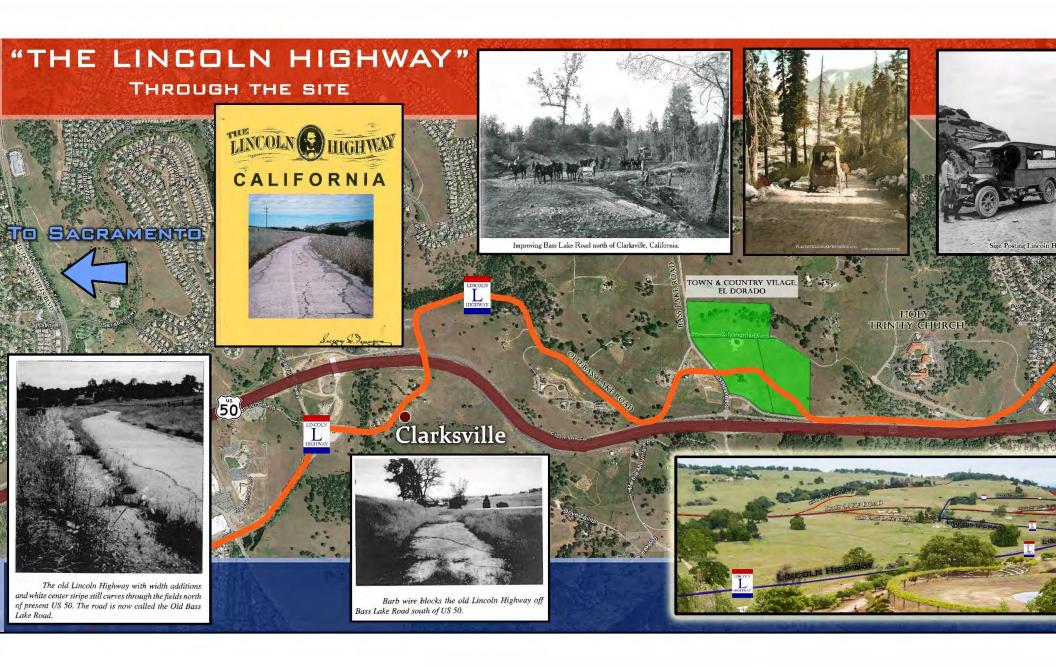
Resort Staff Housing Program

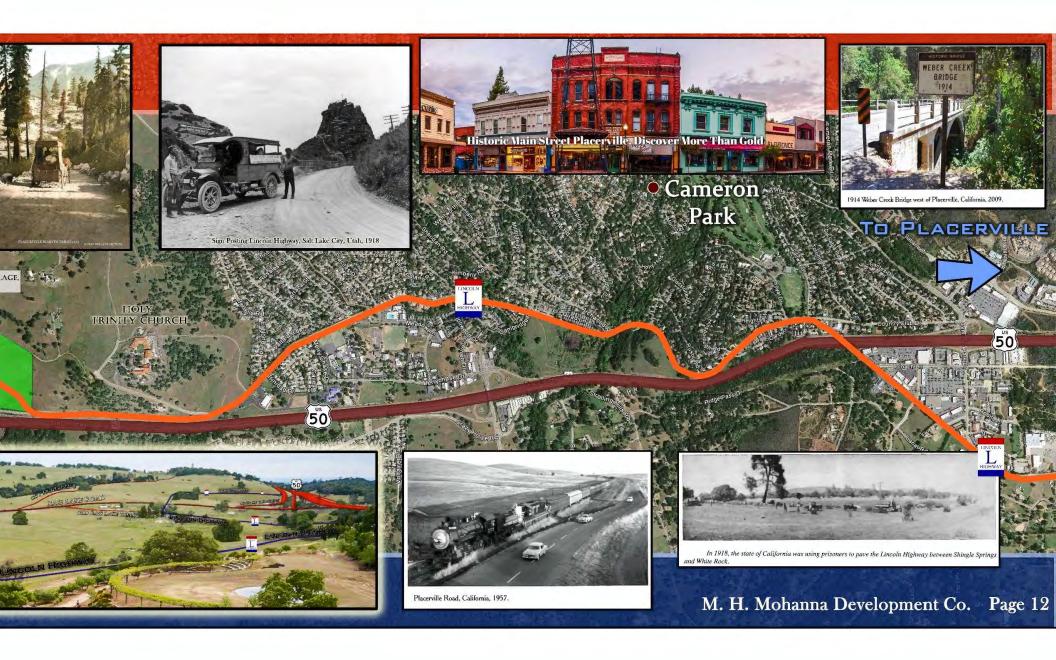
- **Purpose**: Encourage employees to rent affordable housing near resort.
- Housing Units: 56 residential cottages
- Eligibility and Leasing: For employees working 30+ hours/week.
- Program Administration: Managed by a Program Administrator.
- Annual report to the County

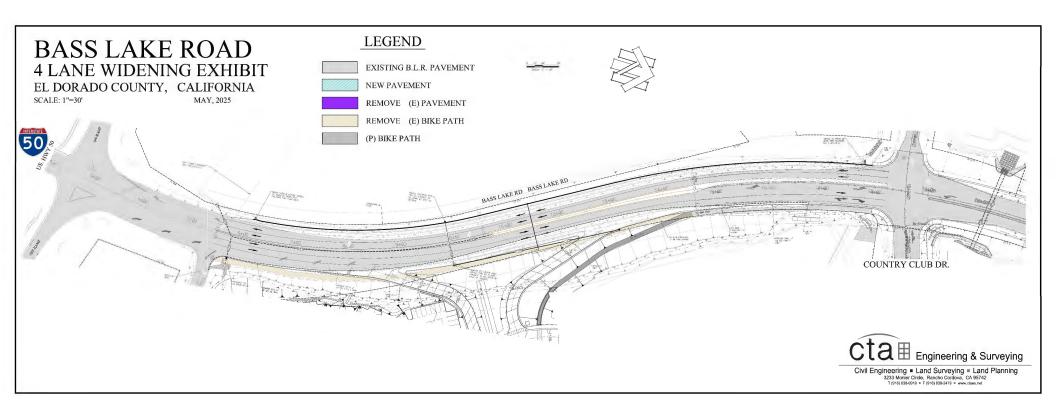


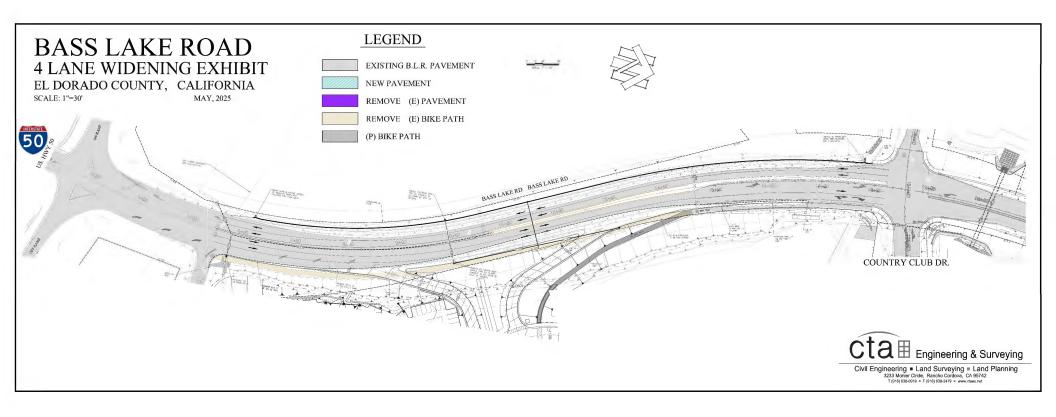




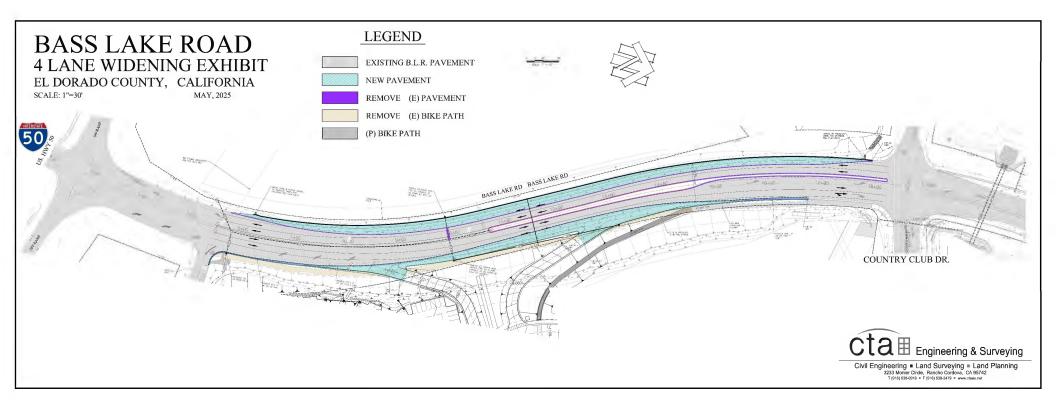




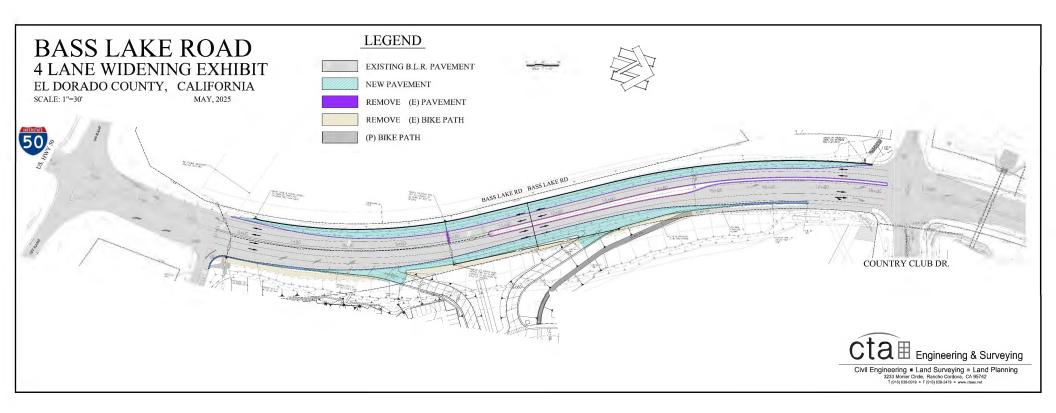




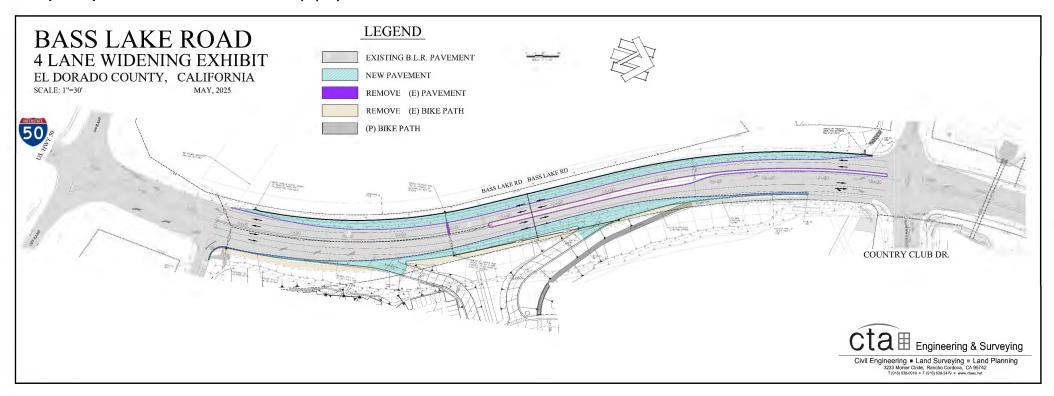
• **Build four lanes on Bass Lake Road**, from Highway 50 to just north of Country Club Drive. For the first time our community will finally have four lanes on a critical portion of Bass Lake Road before the opening the Resort

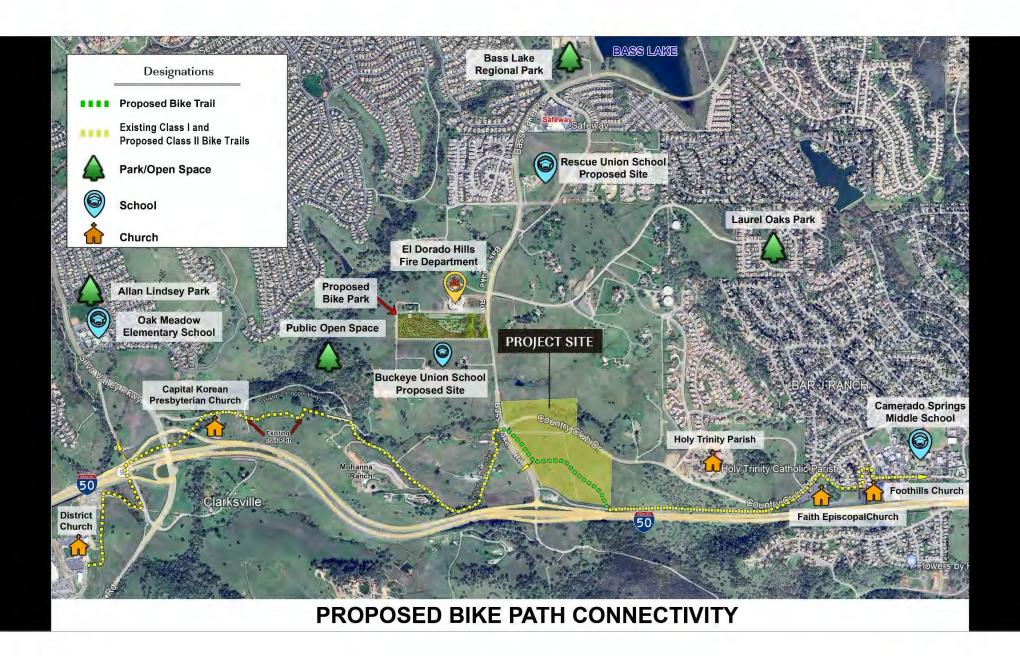


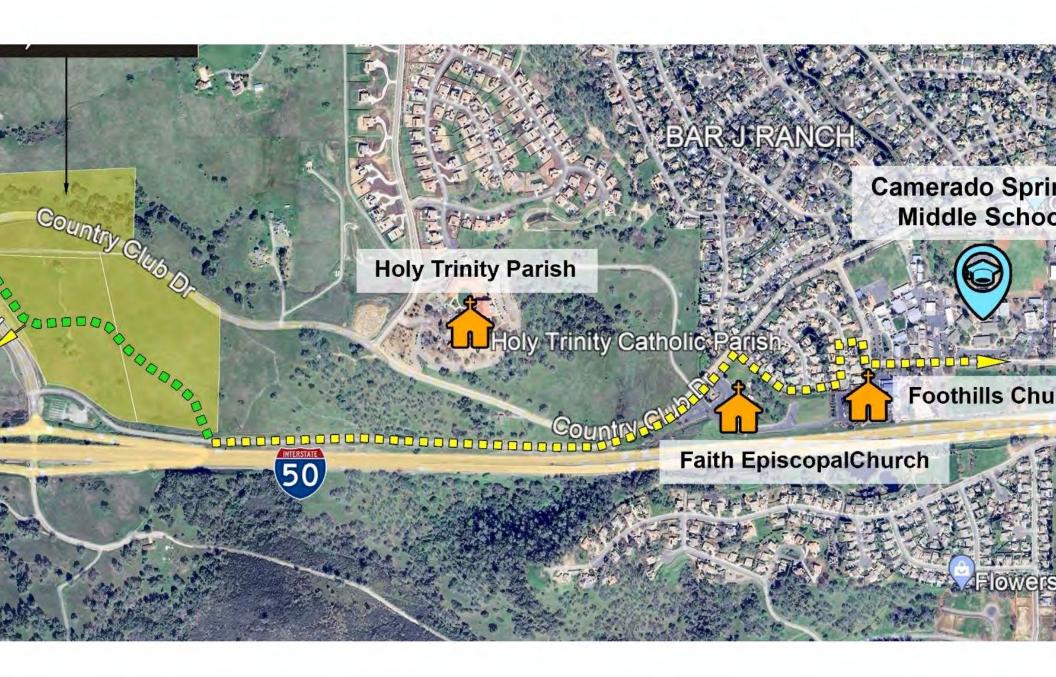
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- Fund an estimated \$2 million dollars in Transportation Impact Fees (TIF). These funds will be available for DOT to use for other Capital Improvement Project (CIP) like the Bass Lake Road Interchange Interim improvements and perhaps add the rest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

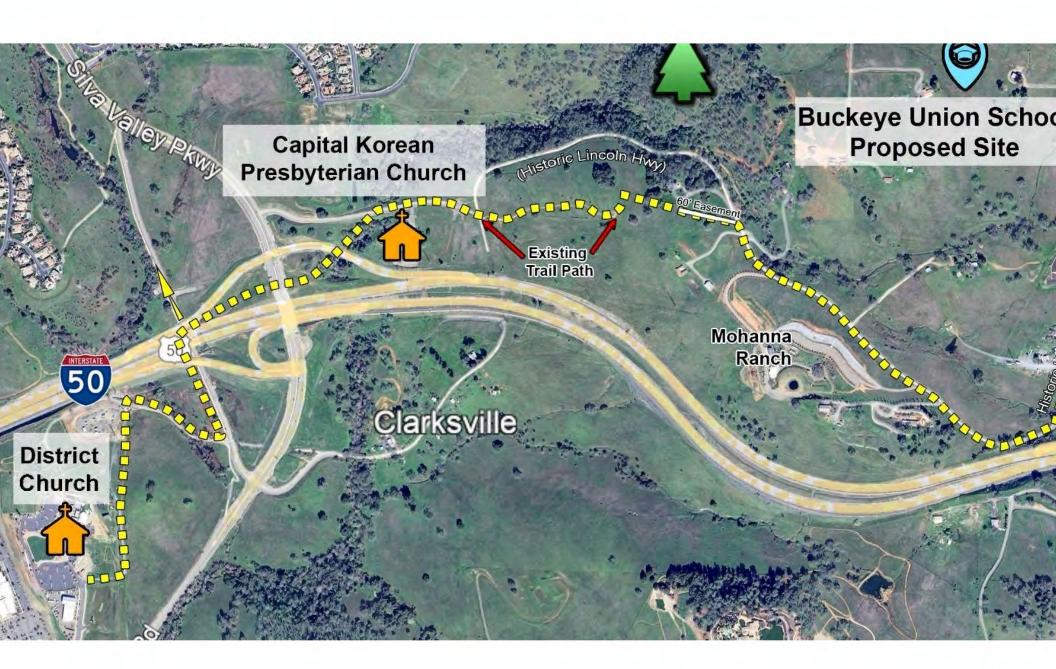


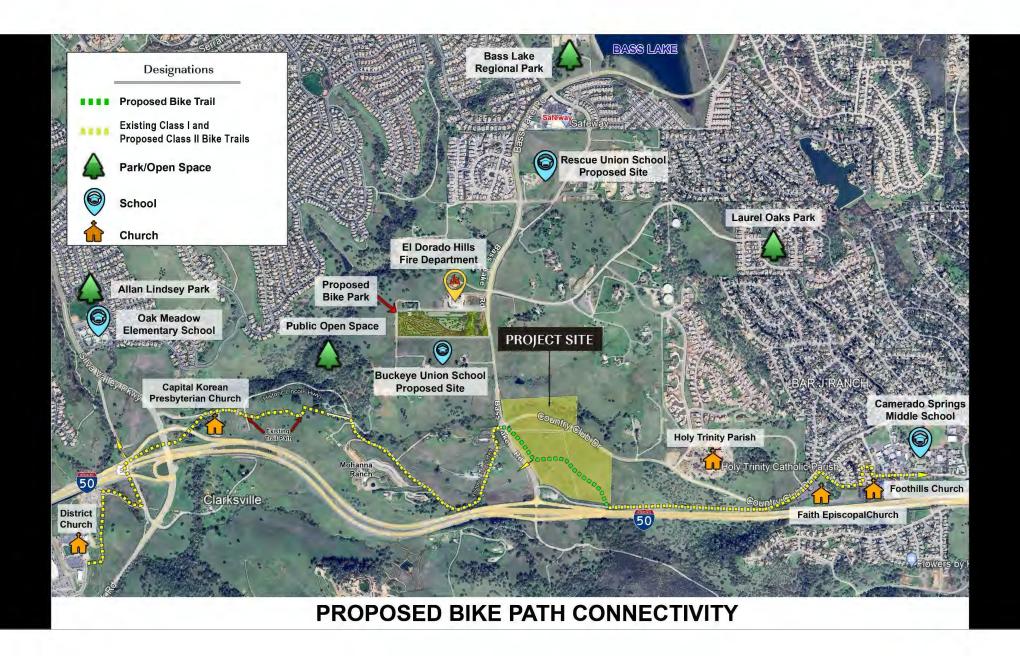
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- Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees. These fees will help pay for future traffic and other infrastructure needs in the BLHSP.

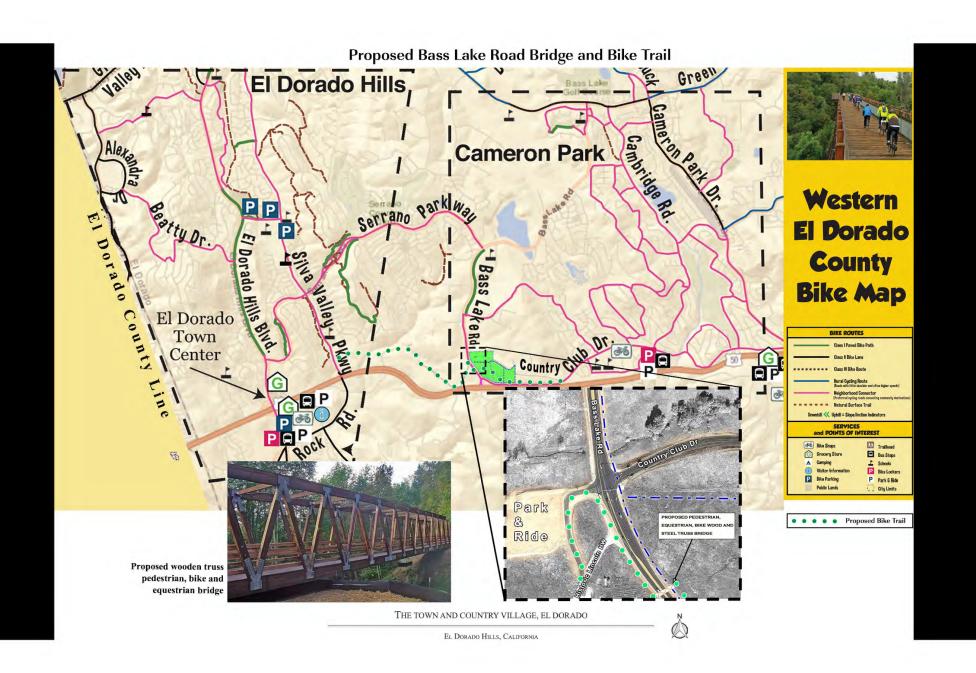












Conceptual Truss Bridges



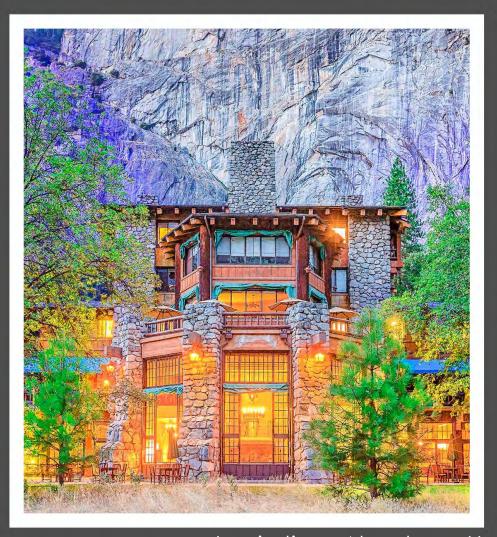


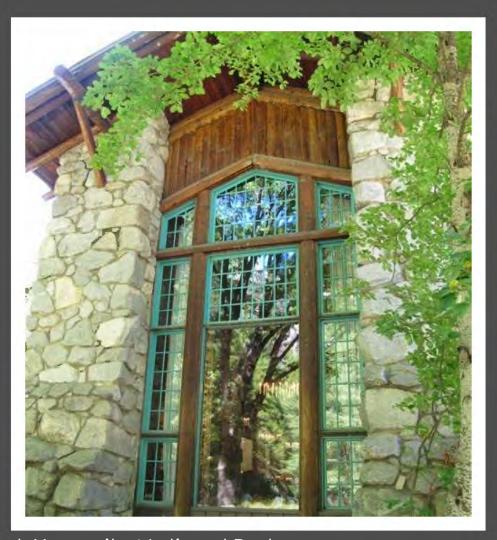


THE TOWN AND COUNTRY VILLAGE, EL DORADO

El Dorado Hills, California







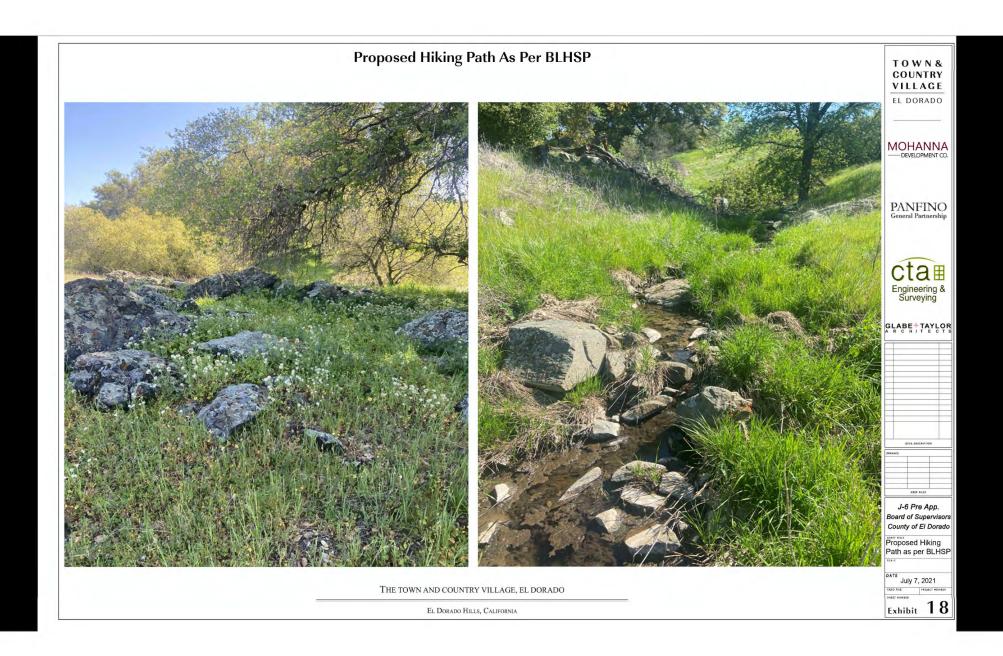
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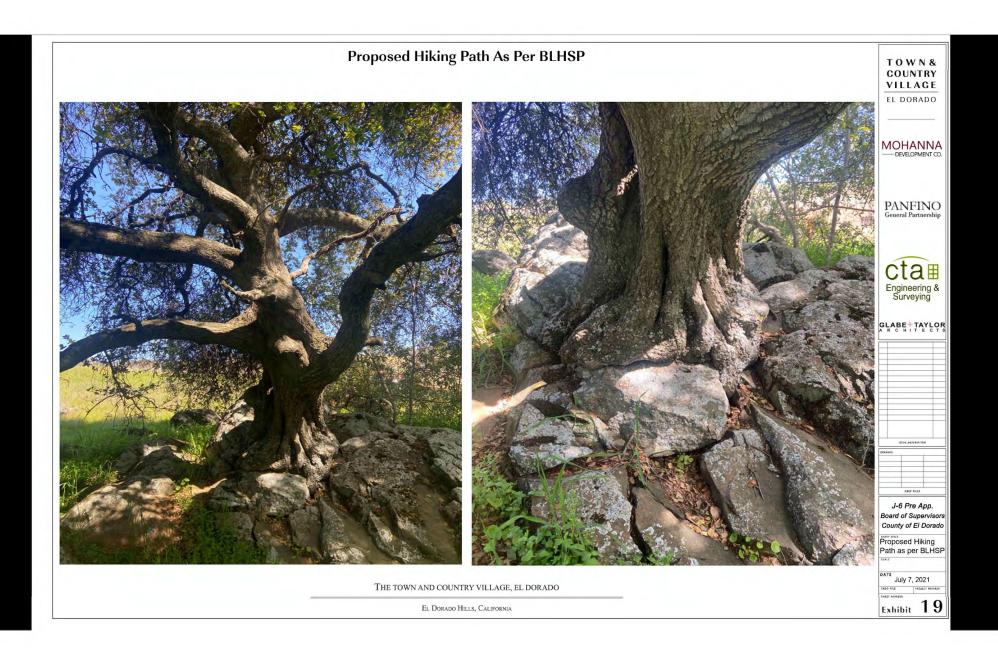






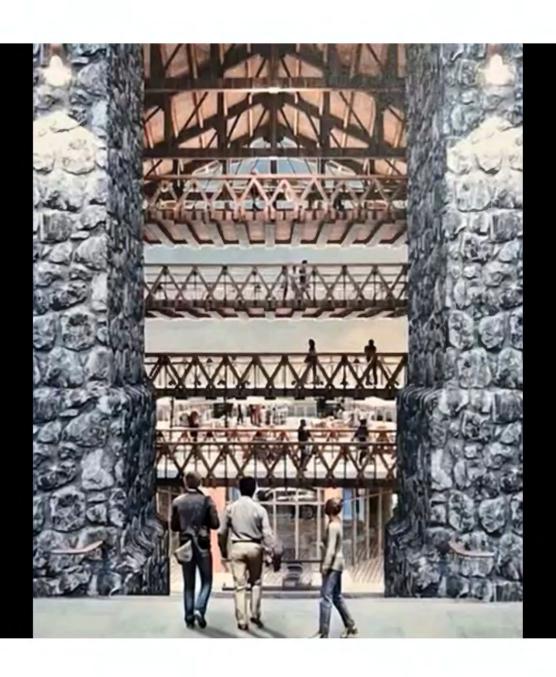


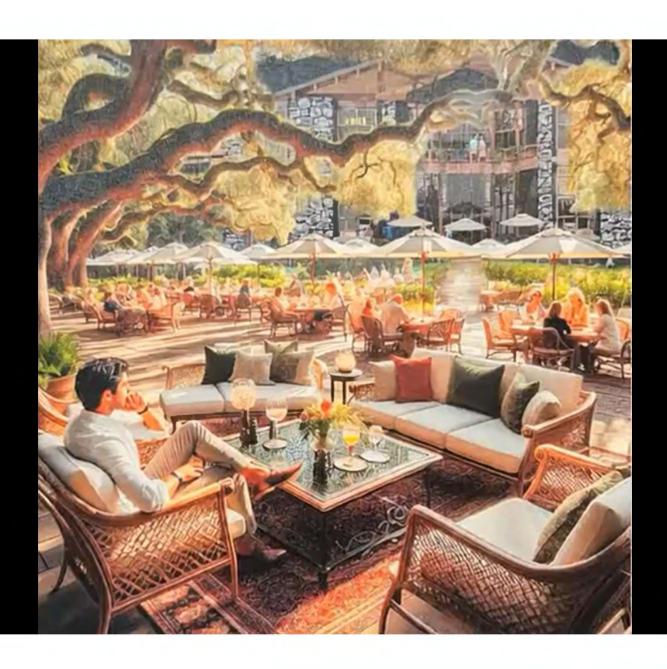










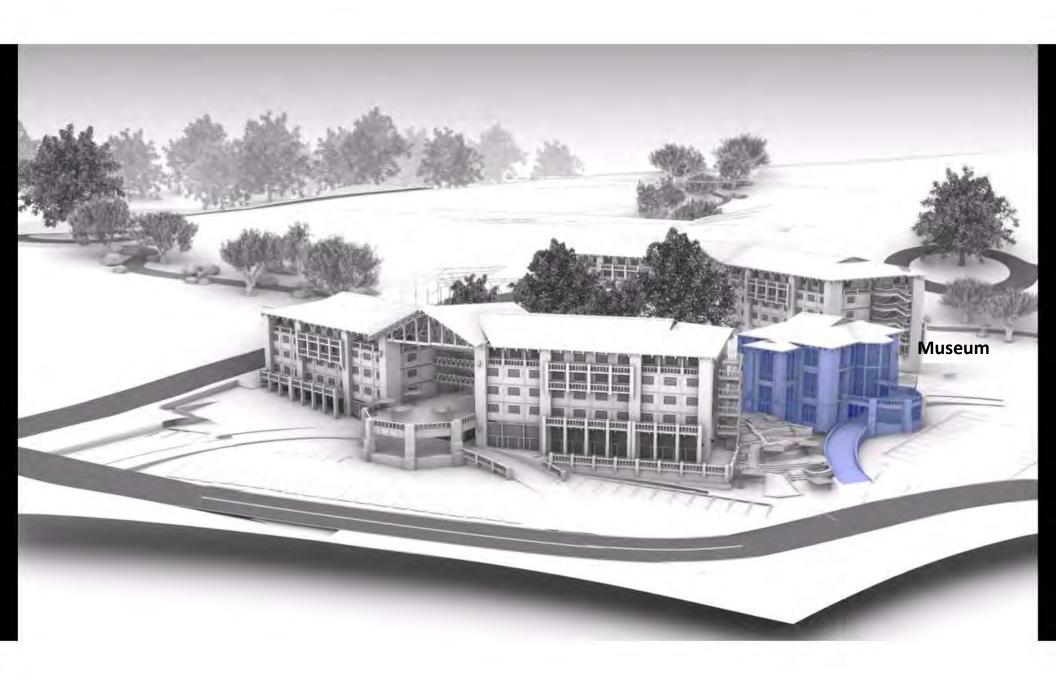




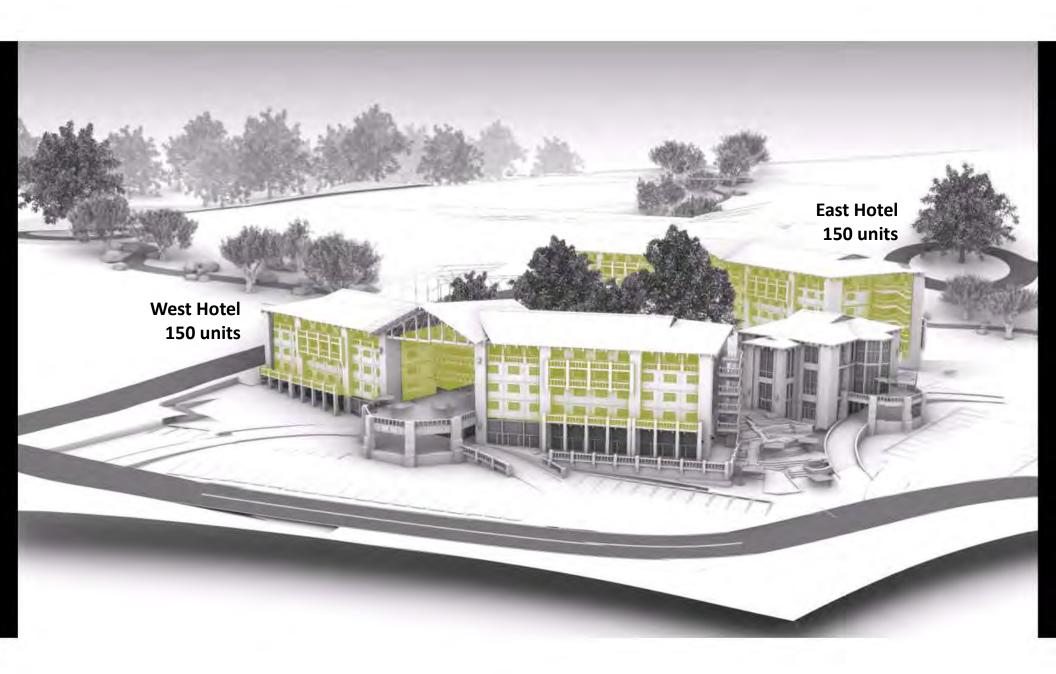










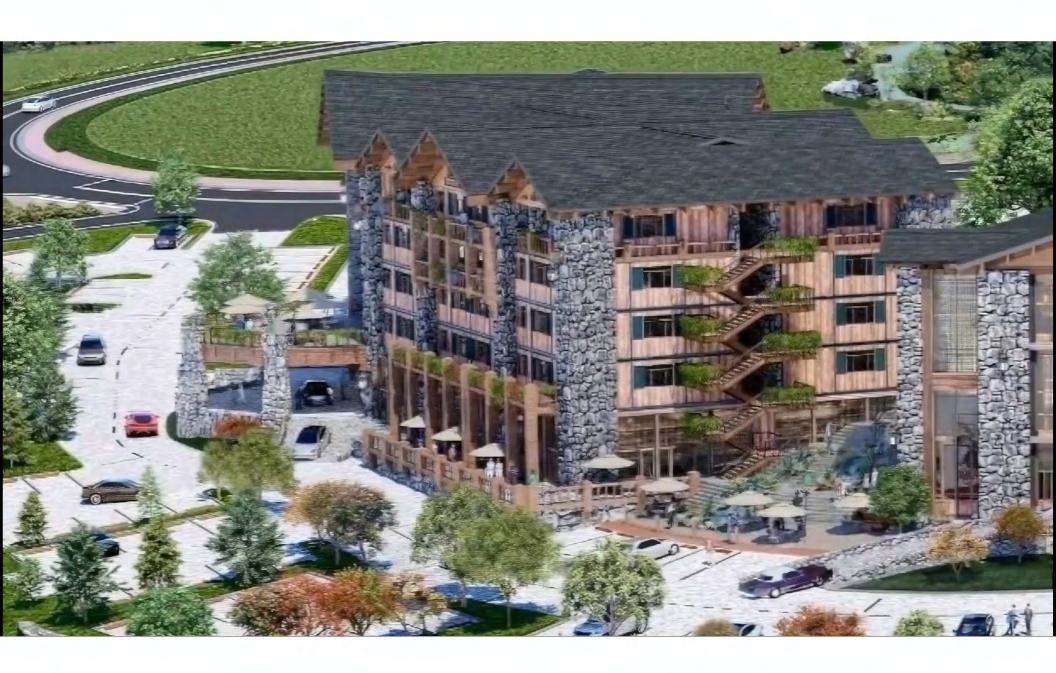


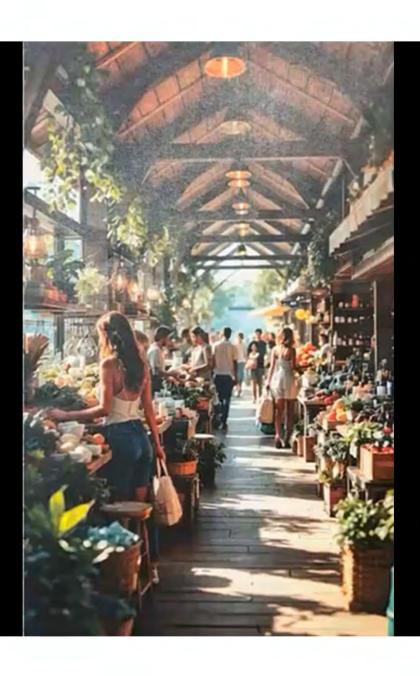


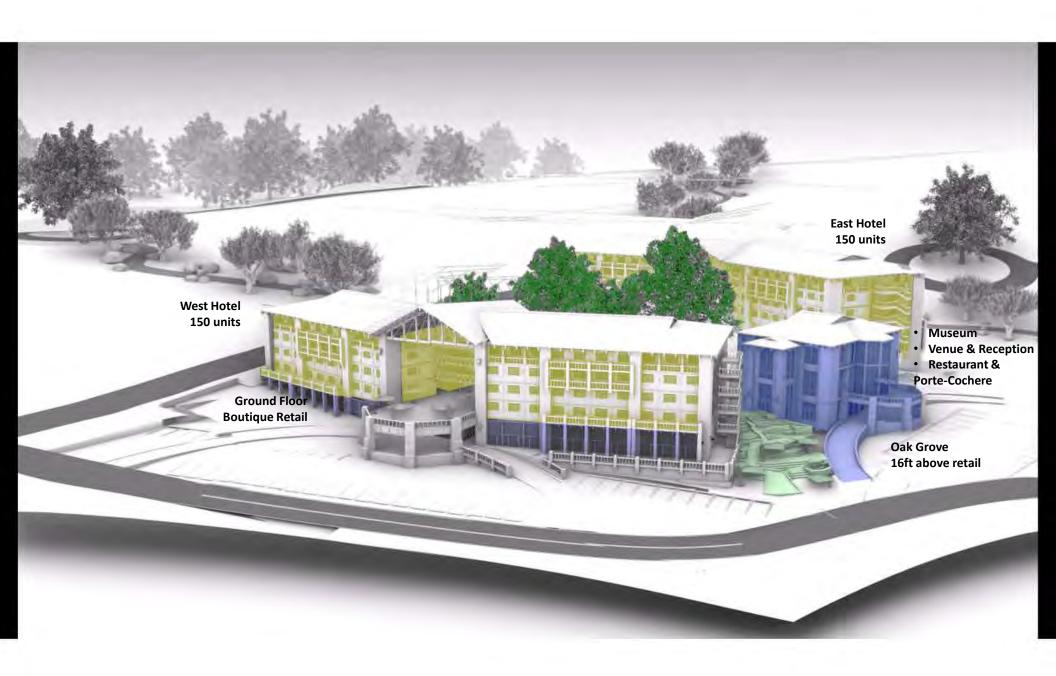












General Plan Consistency

- 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.

