



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

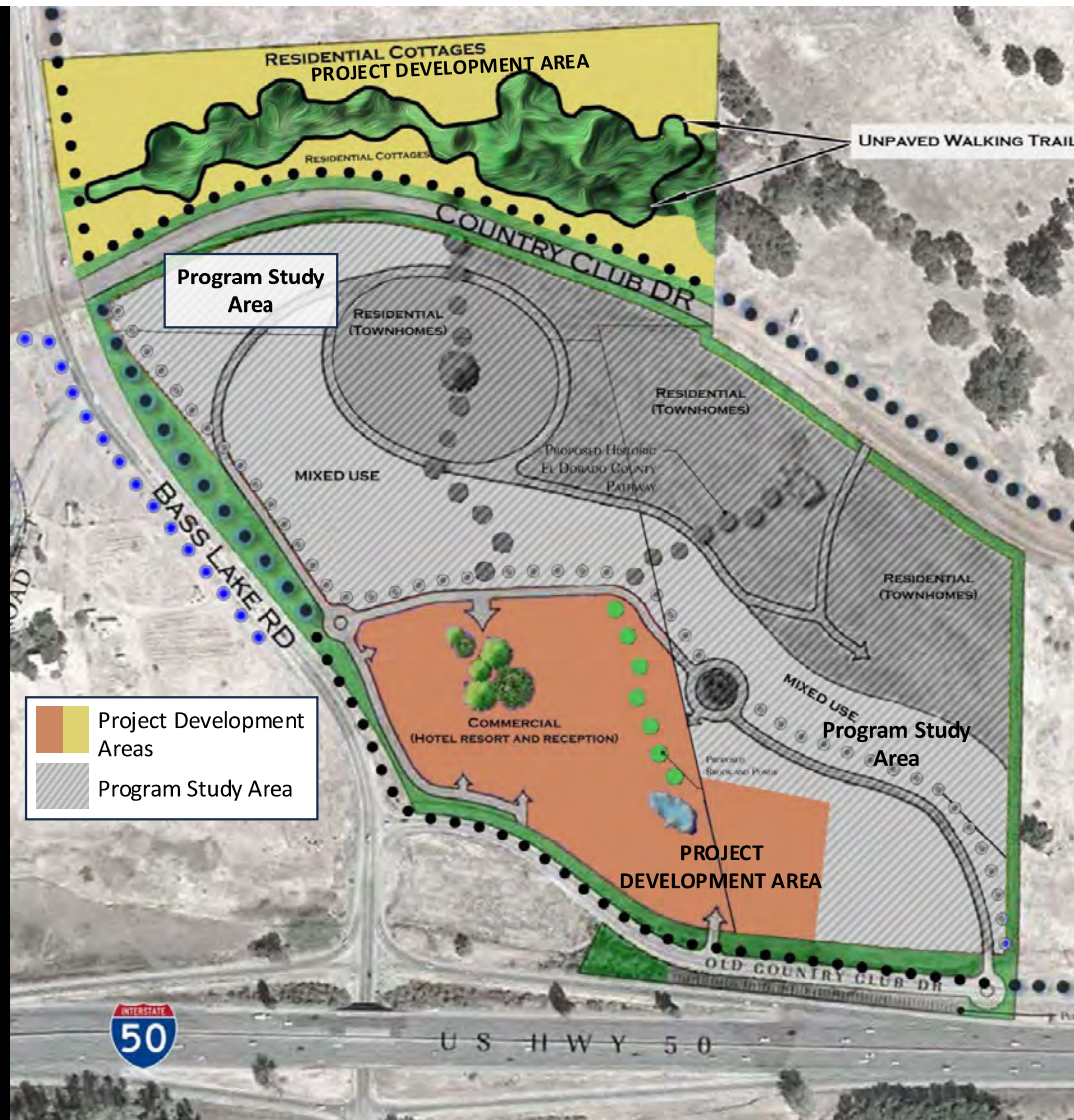


Community Engagement and Outreach Efforts





J6 Application 2021 – 80 Acres



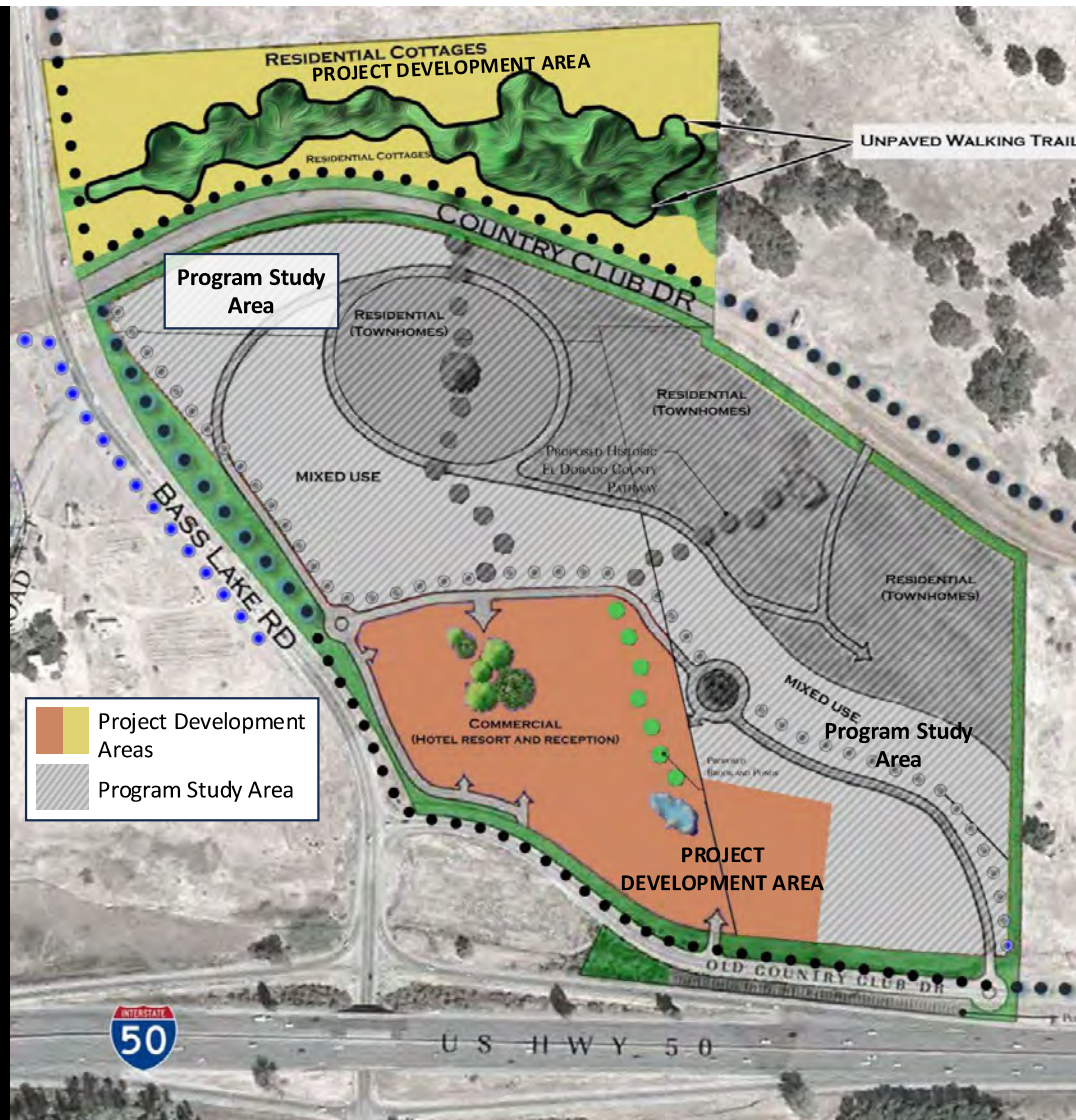
Project Development Area and Program Study Area - 57 Acres



The Project Development Area - 30 Ac







Project Development Area and Program Study Area - 57 Acres

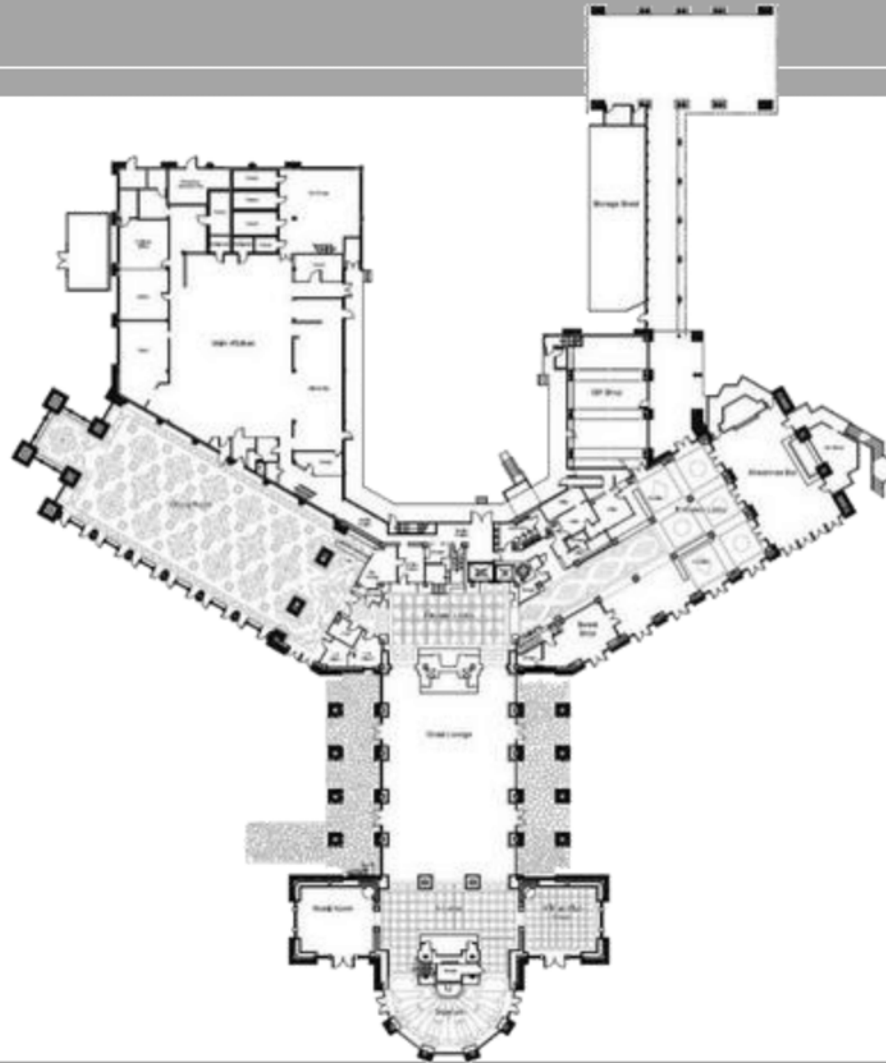


6

Inspiration - Ahwahnee Hotel, Yosemite National Park



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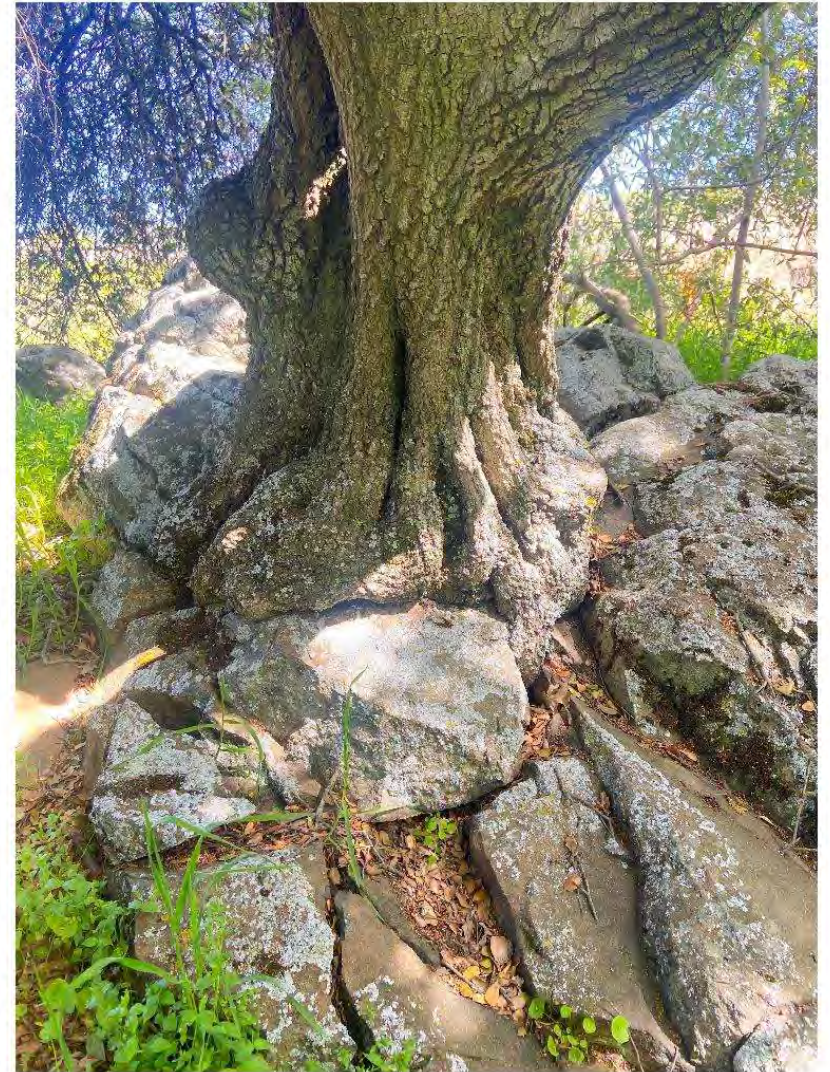
Inspiration - Ahwahnee Hotel, Yosemite National Park



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Beautiful oak trees at the project site







Cottage Inspiration



West bound Country Club Dr. at property line

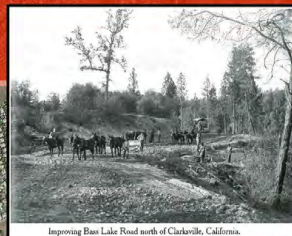
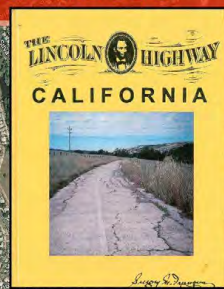
Resort Staff Housing Program

- **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





"THE LINCOLN HIGHWAY" THROUGH THE SITE



Improving Bass Lake Road north of Clarksville, California.



San Francisco-Lincoln Highway, Ash Lake, City, Utah, 1918.



Historic Main Street Placerville. Discover More Than Gold.
Cameron Park



1914 Weber Creek Bridge west of Placerville, California, 2009.



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.

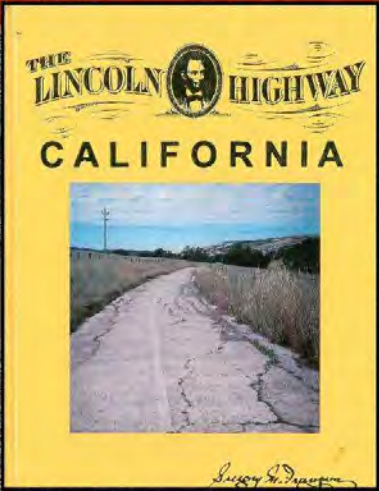


Placerville Road, California, 1957.



In 1918, the state of California was using prisoners to pave the Lincoln Highway between Shingle Springs and White Rock.

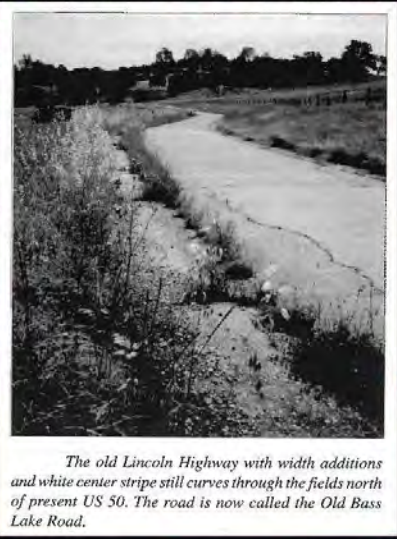
“THE LINCOLN HIGHWAY”
THROUGH THE SITE



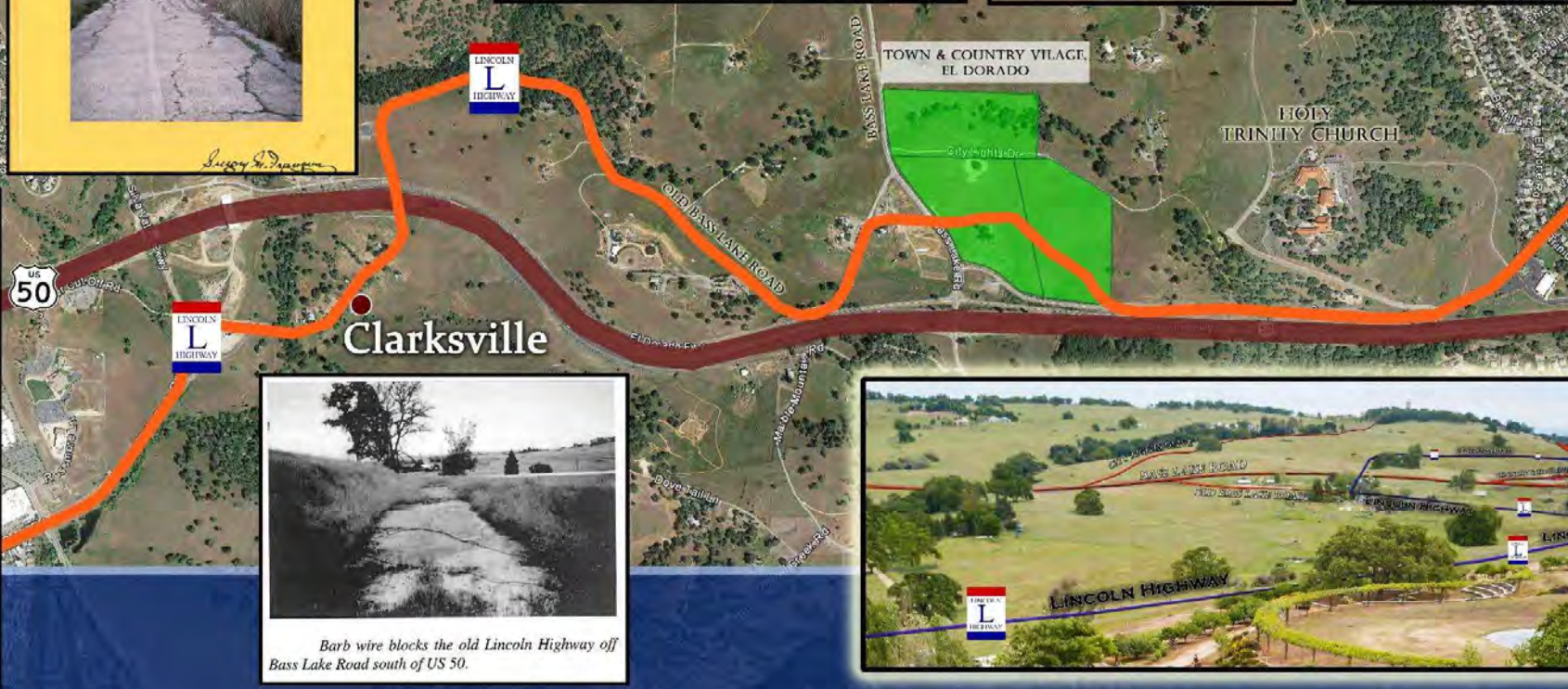
Improving Bass Lake Road north of Clarksville, California.



Sign Posting Lincoln Highway

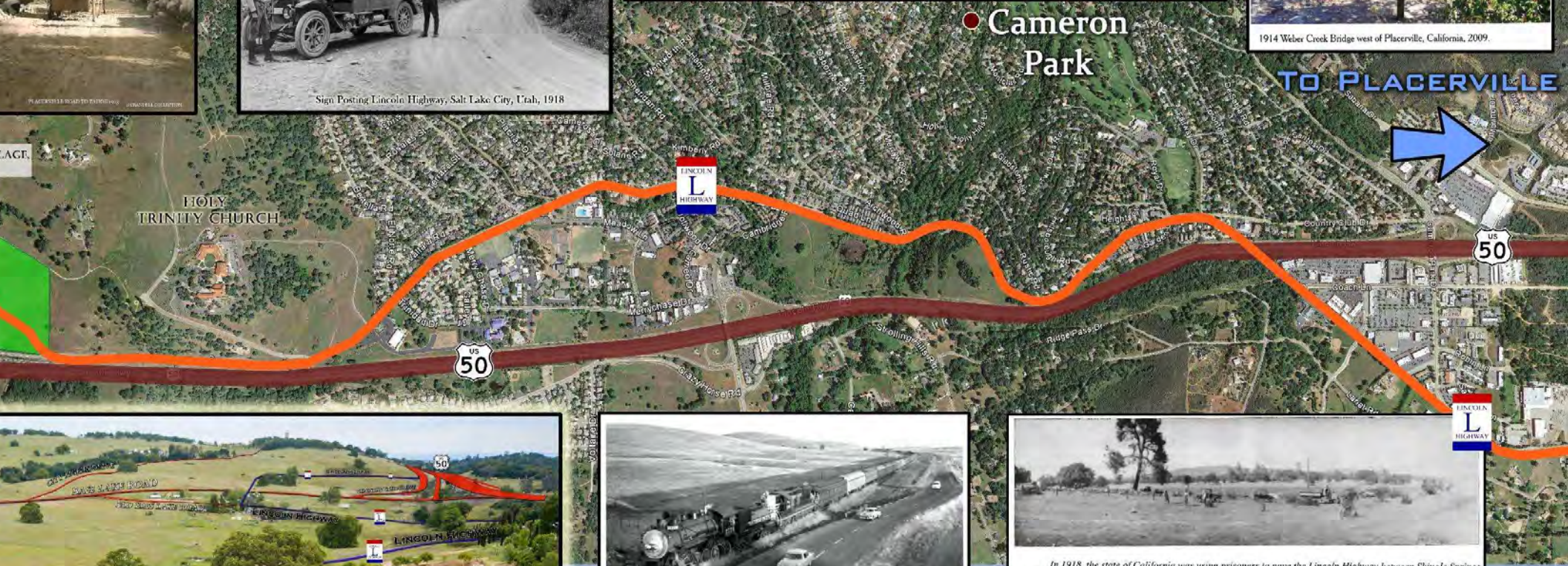
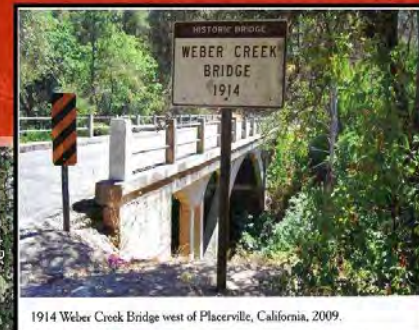


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Placerville Road, California, 1957.

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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3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 628-0310 • F (916) 628-2479 • www.ctaenr.com

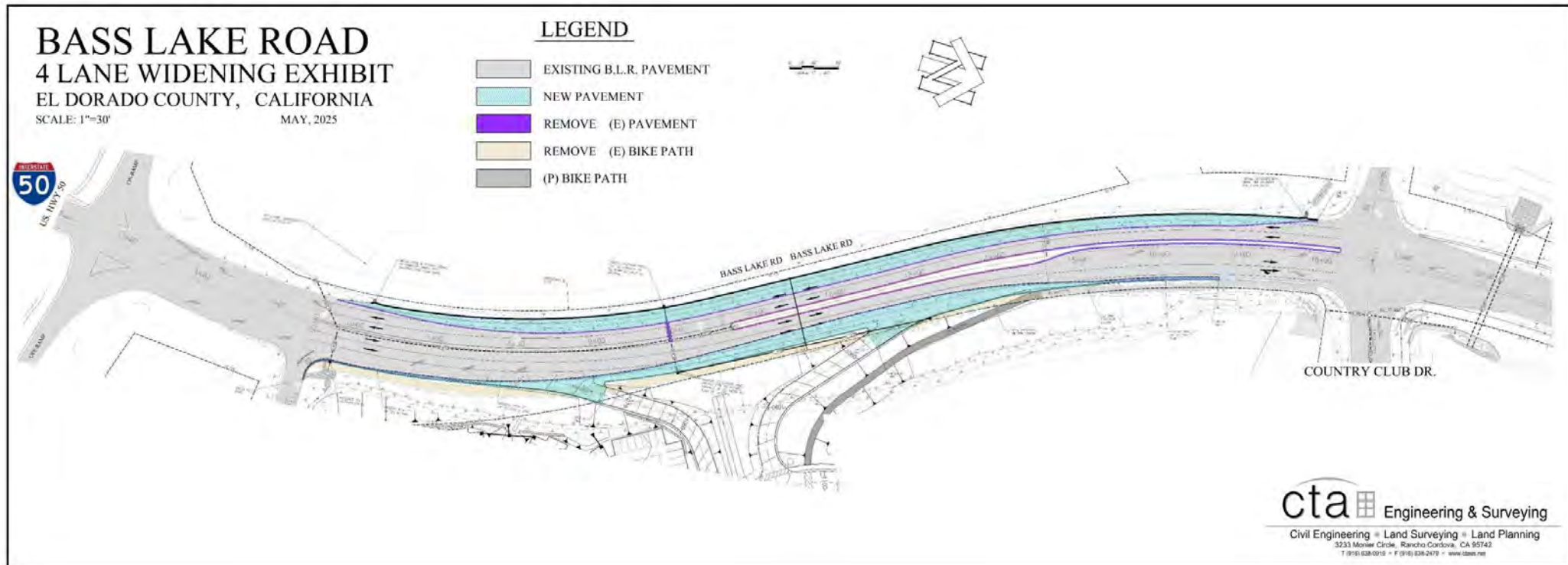
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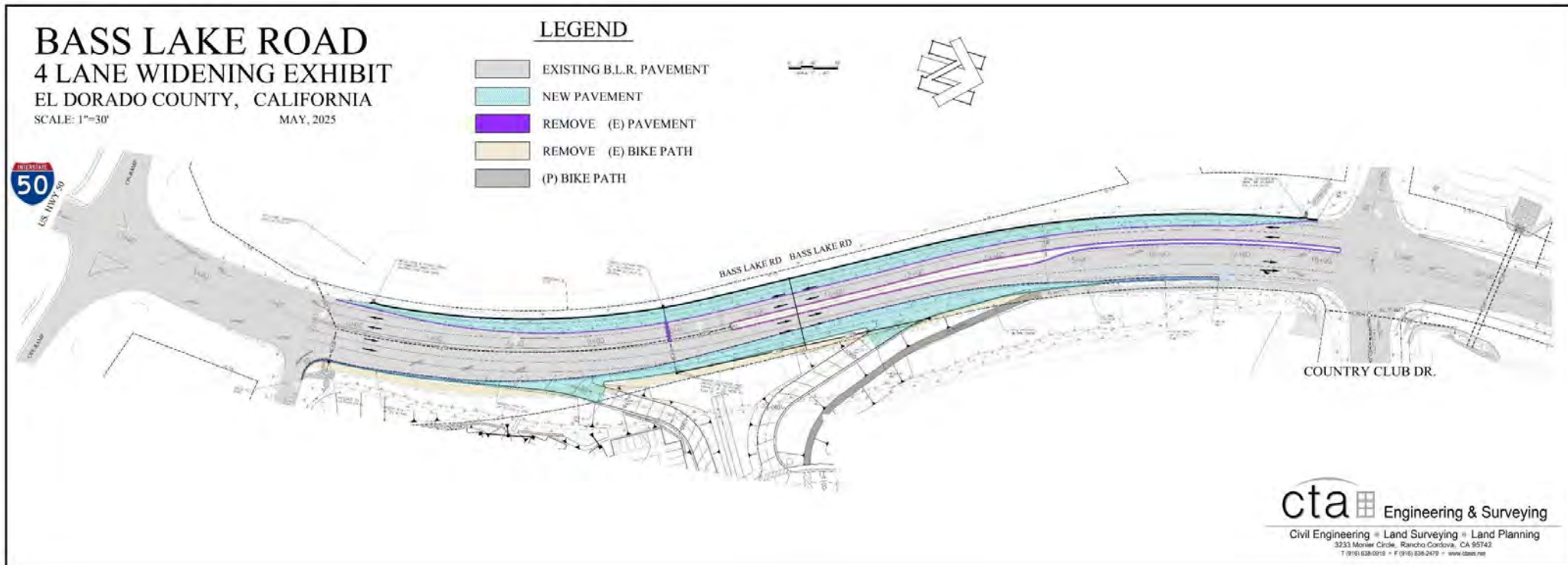
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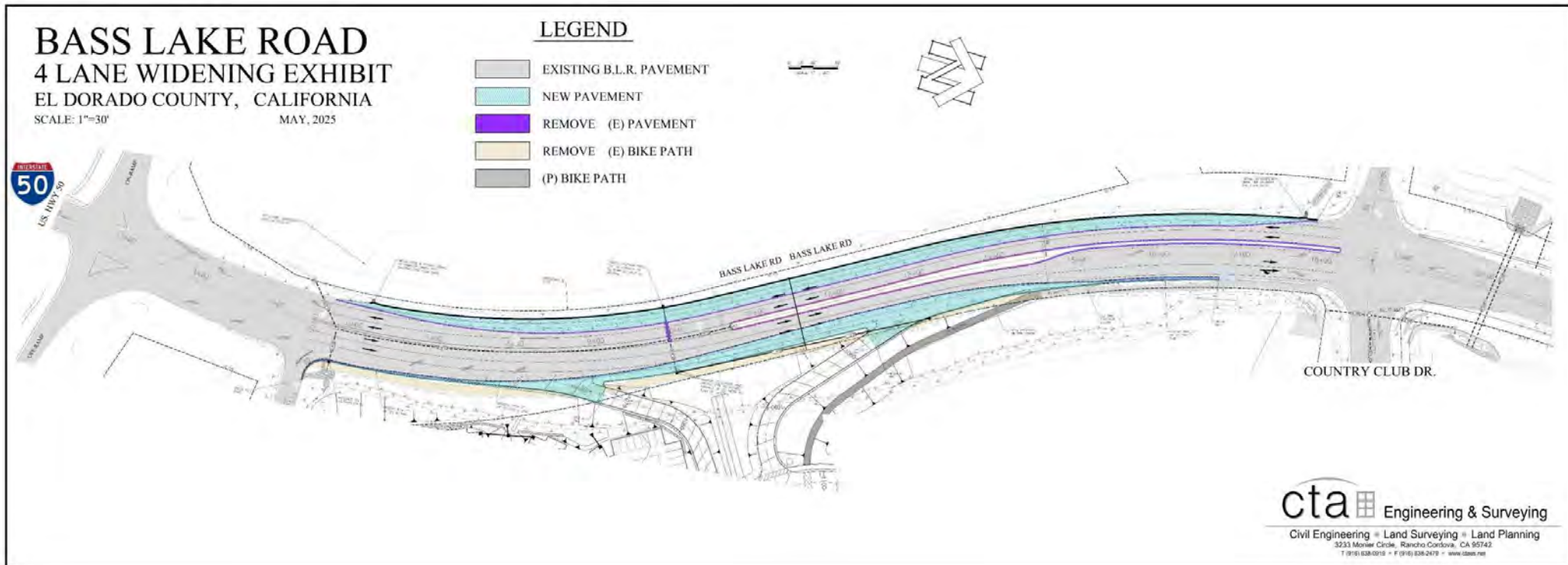
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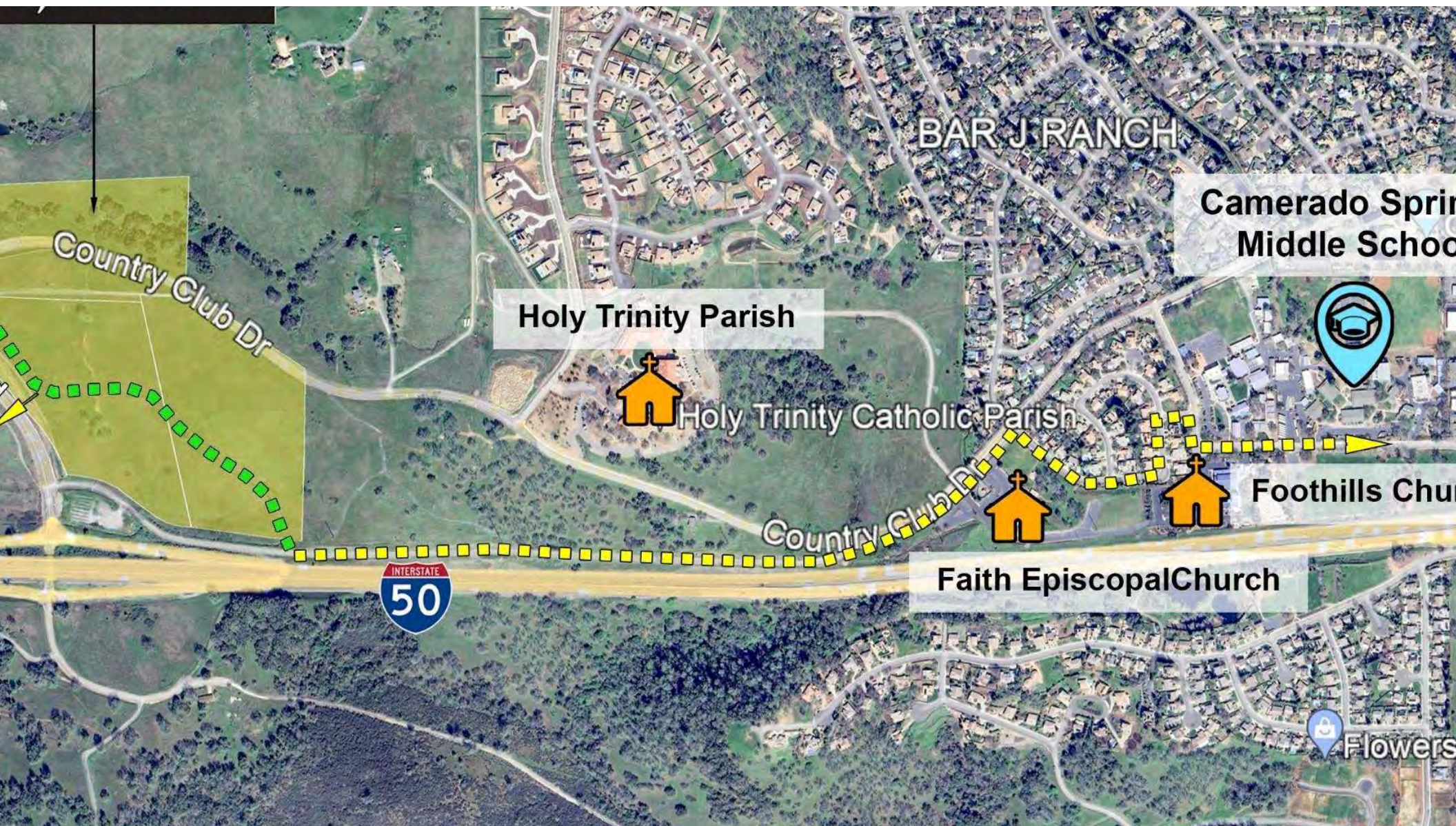


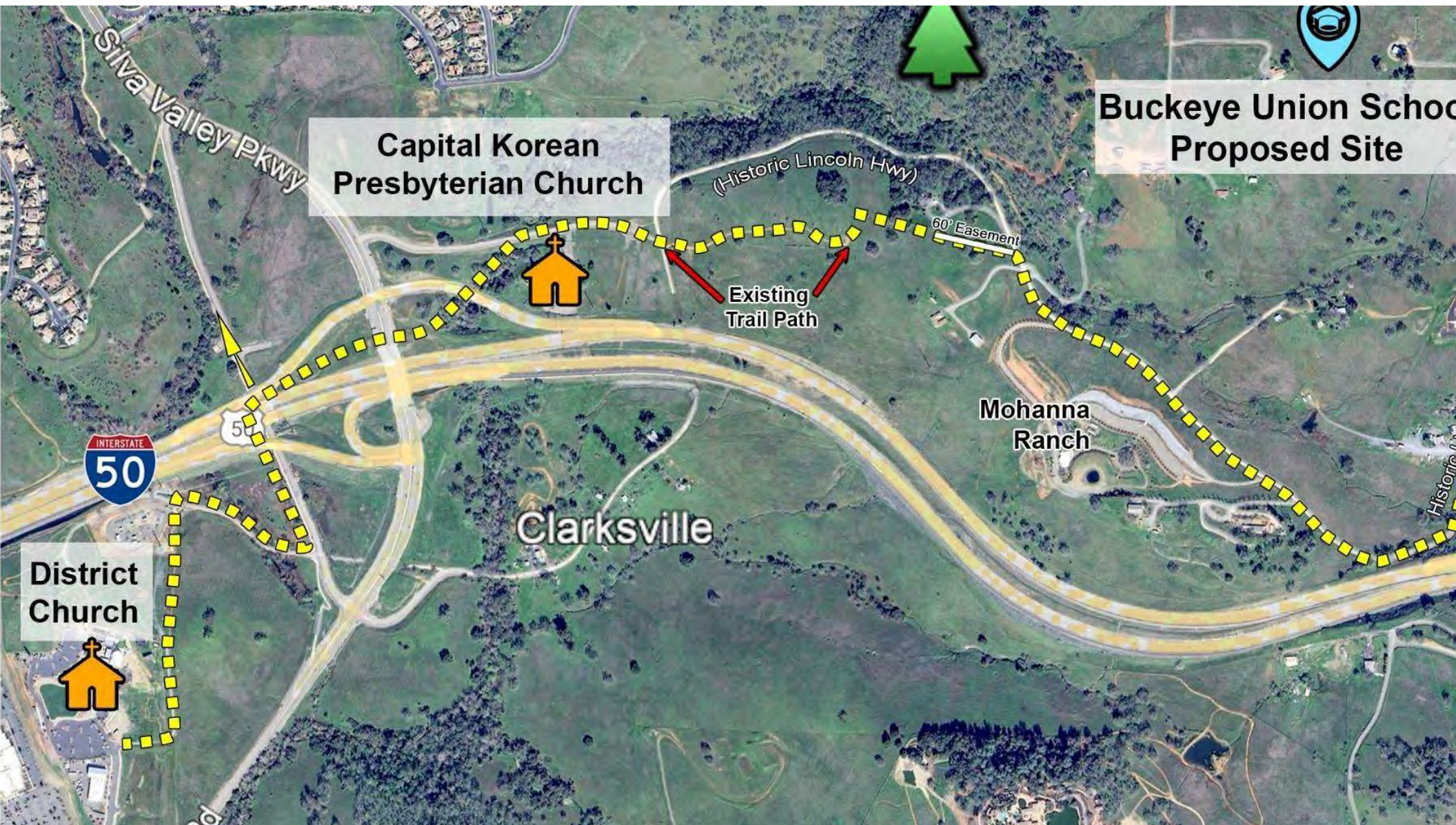
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- **Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees.** These fees will help pay for future traffic and other infrastructure needs in the BLHSP.





PROPOSED BIKE PATH CONNECTIVITY

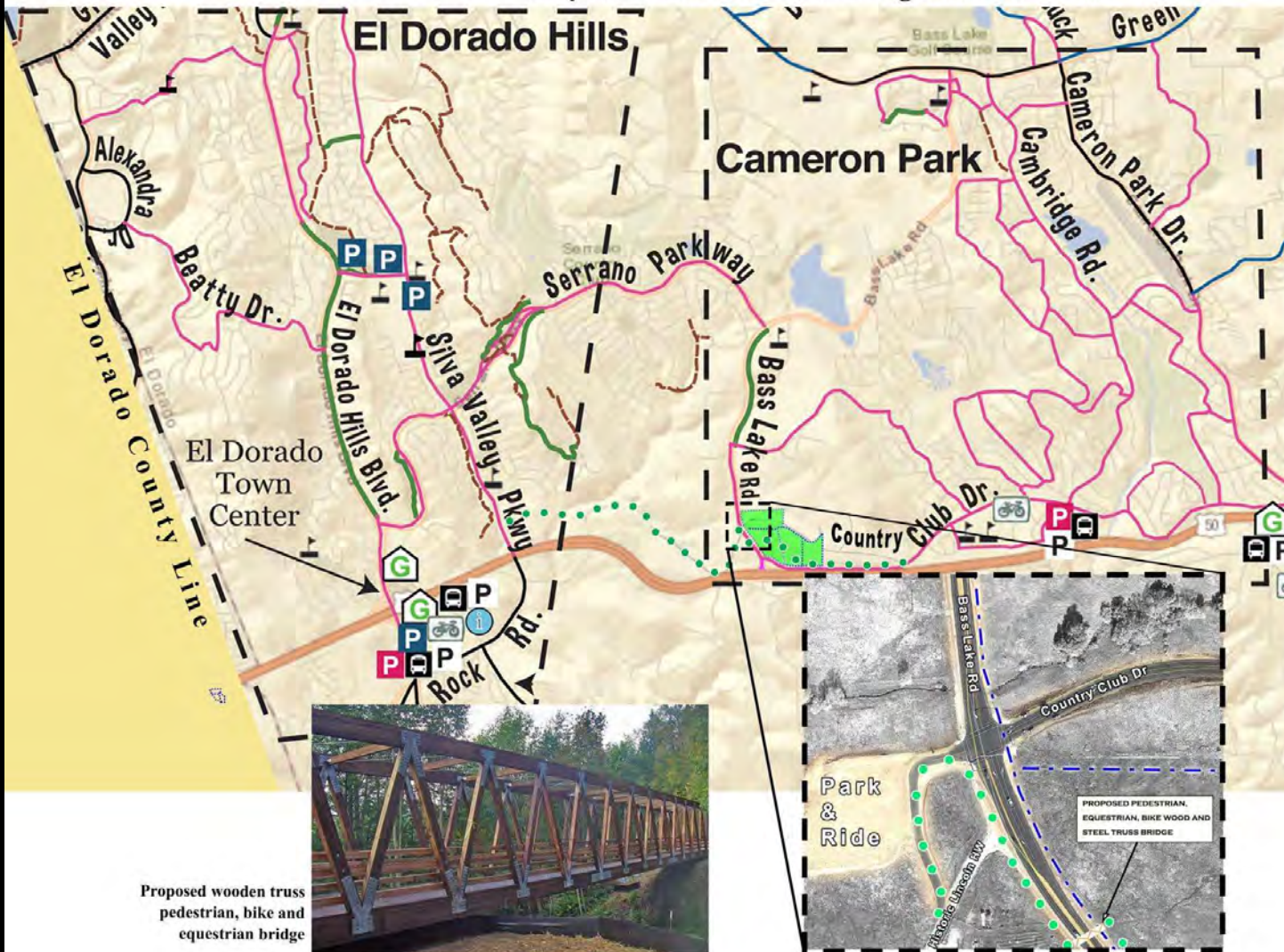






PROPOSED BIKE PATH CONNECTIVITY

Proposed Bass Lake Road Bridge and Bike Trail



Proposed wooden truss pedestrian, bike and equestrian bridge

THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA



Western El Dorado County Bike Map

BIKE ROUTES	
	Class I Paved Bike Path
	Class II Bike Lane
	Class III Bike Route
	Rural Cycling Route (Route with wide shoulder and other higher speeds)
	Neighborhood Connector (Preferred cycling route connecting community destinations)
	Natural Surface Trail
	Downhill
	Uphill = Slope/Grade Indicators
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

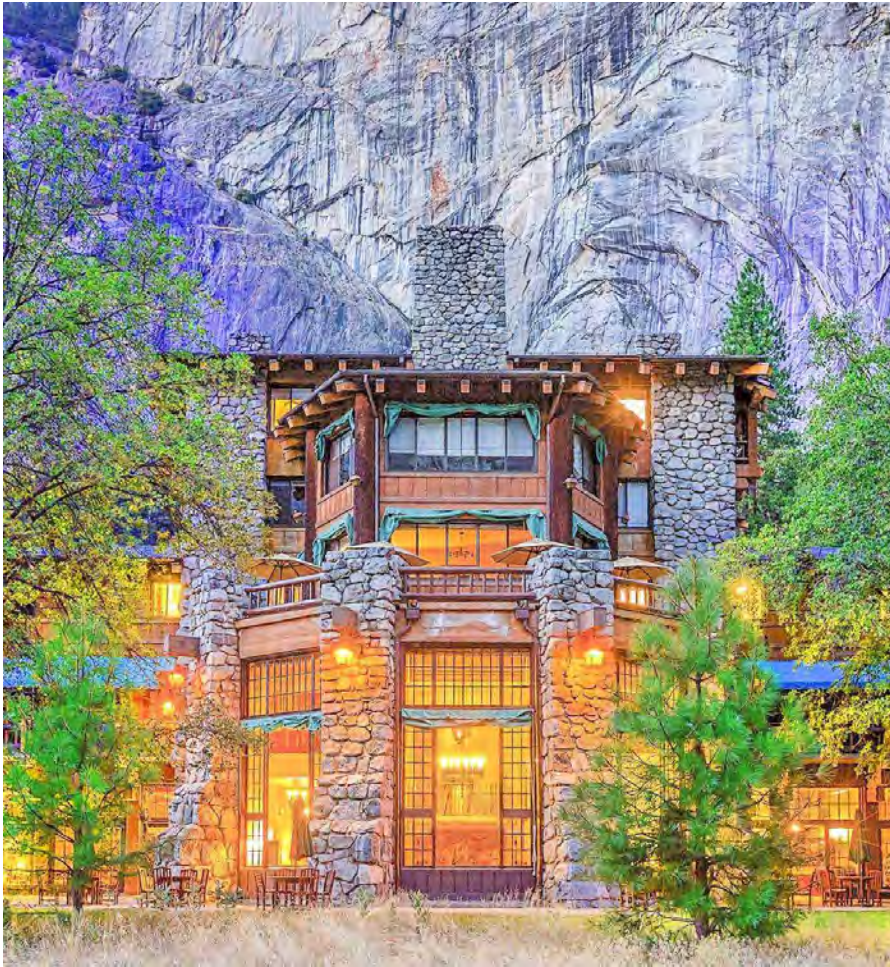
Conceptual Truss Bridges



THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA



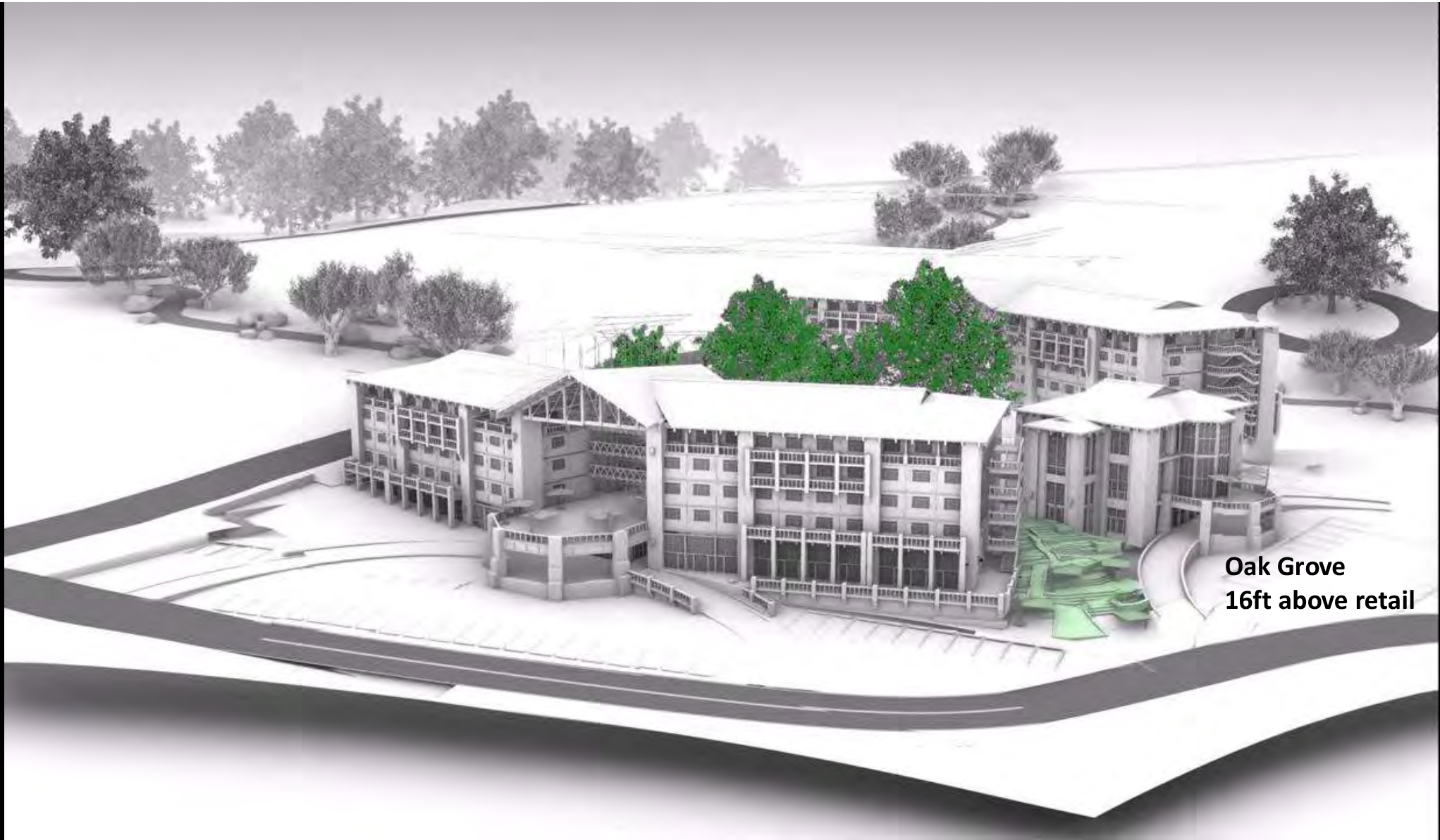


Inspiration - Ahwahnee Hotel, Yosemite National Park





**Path to
Oak Grove**



**Oak Grove
16ft above retail**

A photograph of a rocky, grassy field. In the foreground, there are several large, dark, moss-covered rocks scattered across a field of green grass and small white flowers. The background features a line of trees with green and yellow foliage, suggesting a forest or woodland edge. The sky is clear and blue.



EL DORADO HILLS, CALIFORNIA

Exhibit 18

**TOWN &
COUNTRY
VILLAGE**
EL DORADO

[illegible]

ISSUE DESCRIPTION

[illegible]

	2007-11-19

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

Proposed Hiking Path as per BLHSP

SCALE

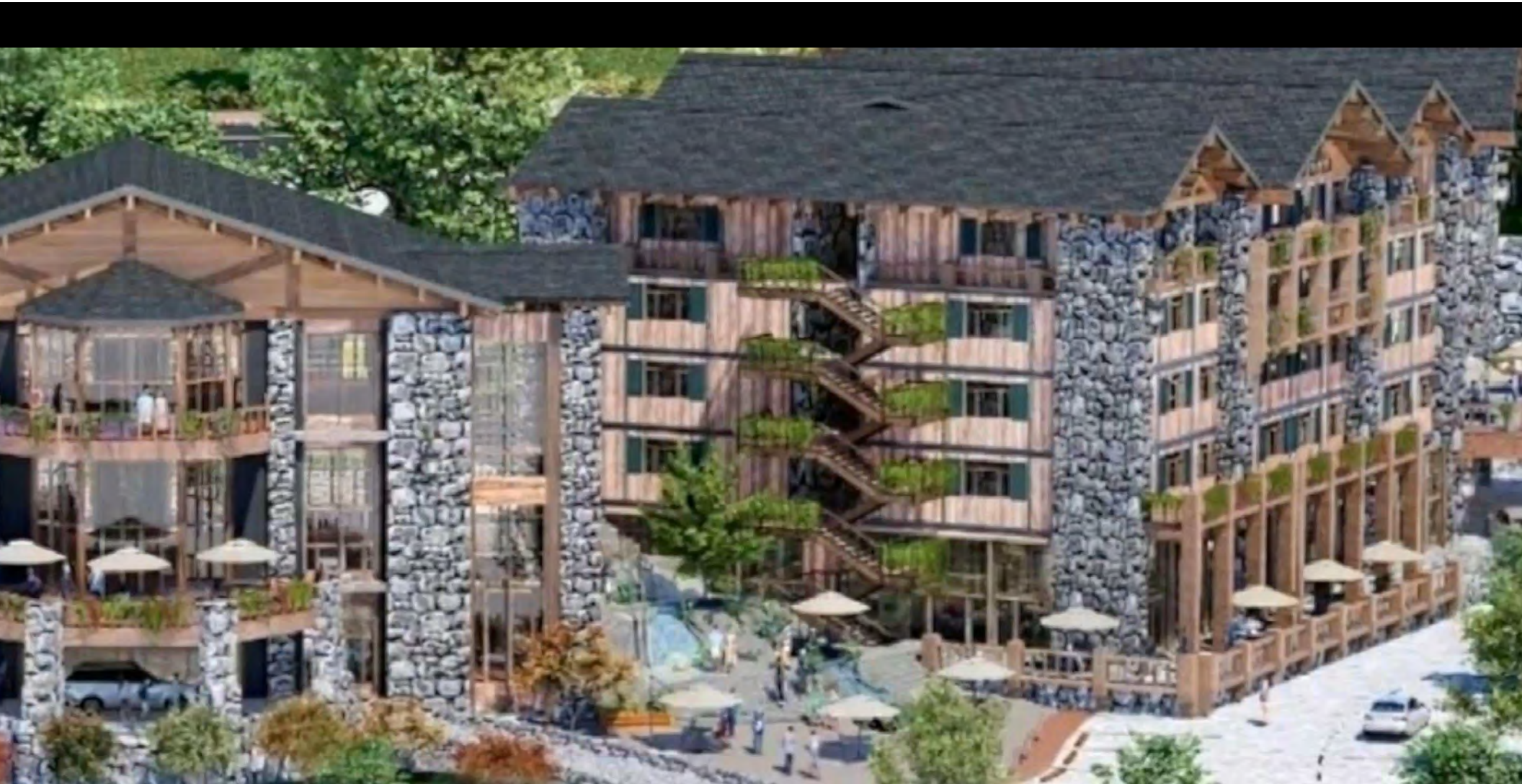
DATE July 7, 2021

CARD FILE	PRODUCT NUMBER
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ENTRY NUMBER

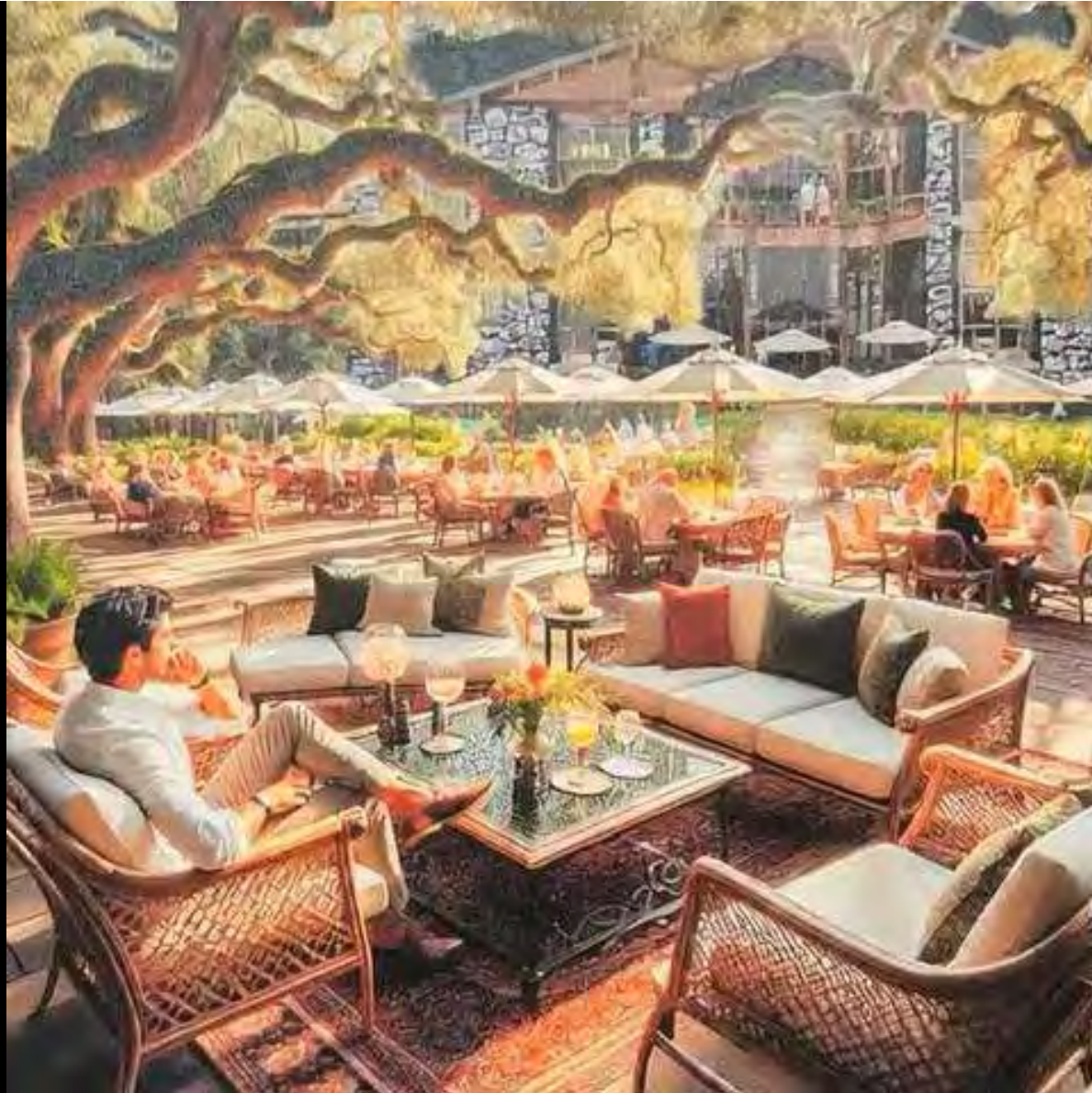
Exhibit 19

EL DORADO HILLS, CALIFORNIA



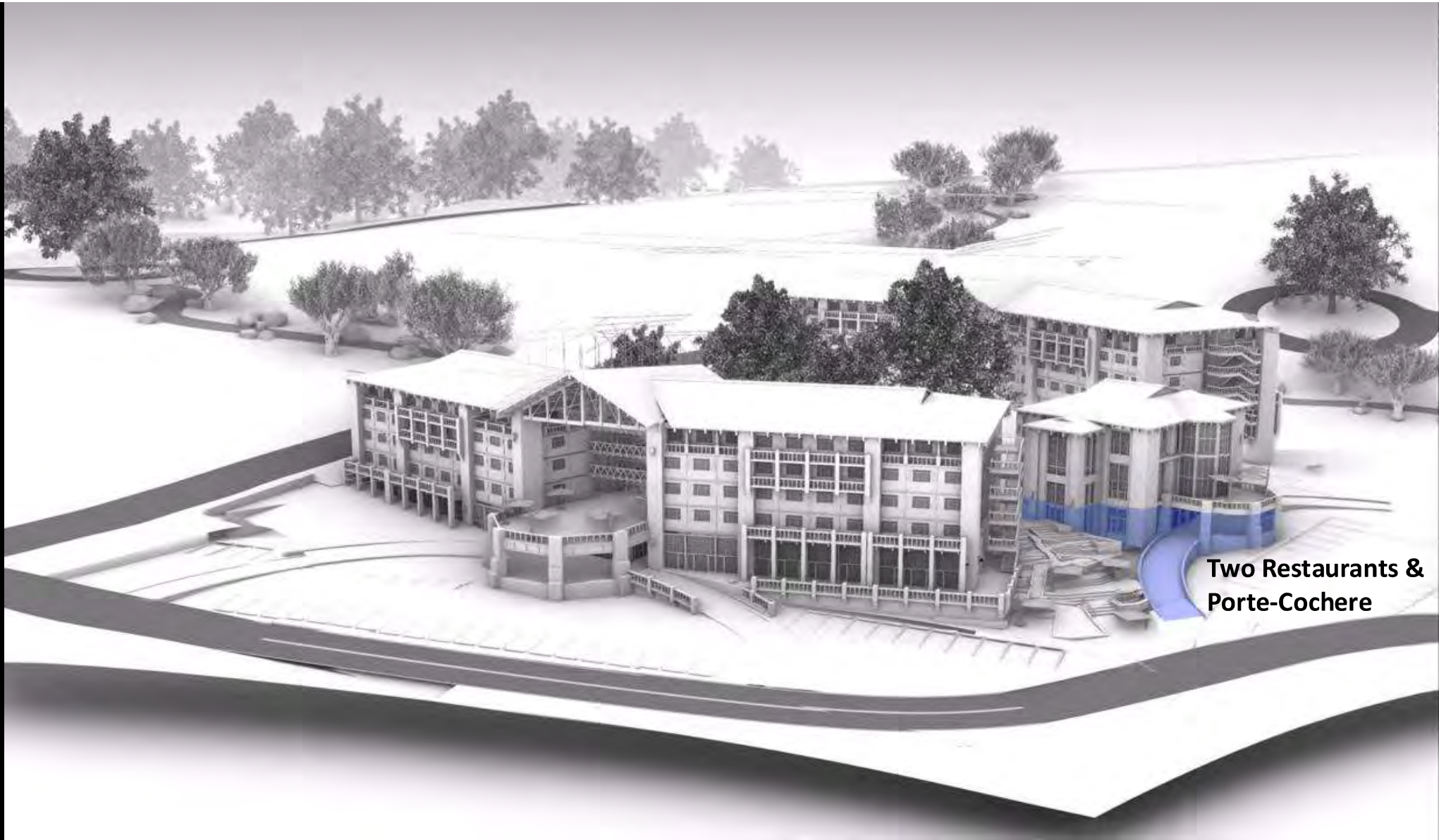




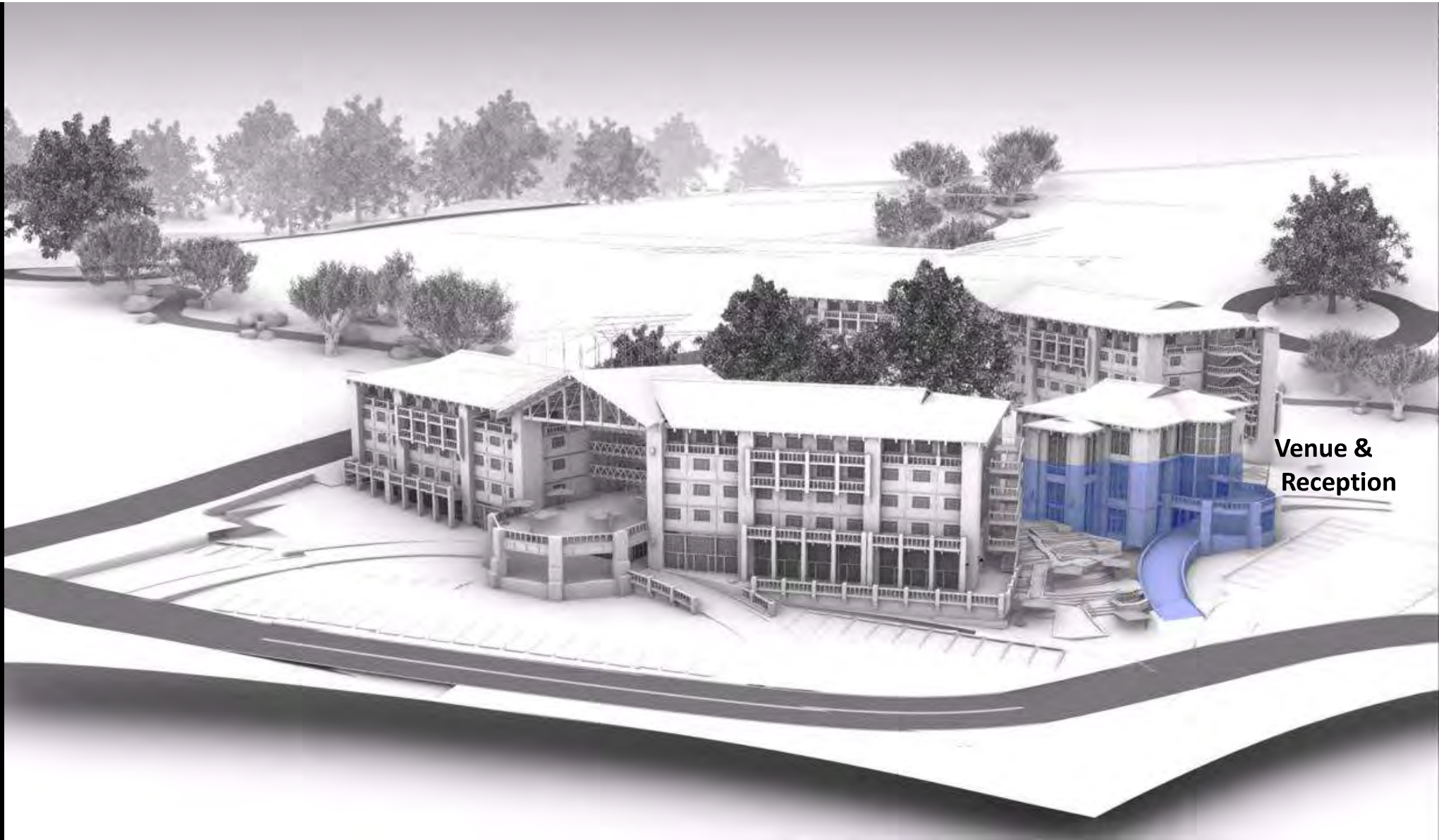




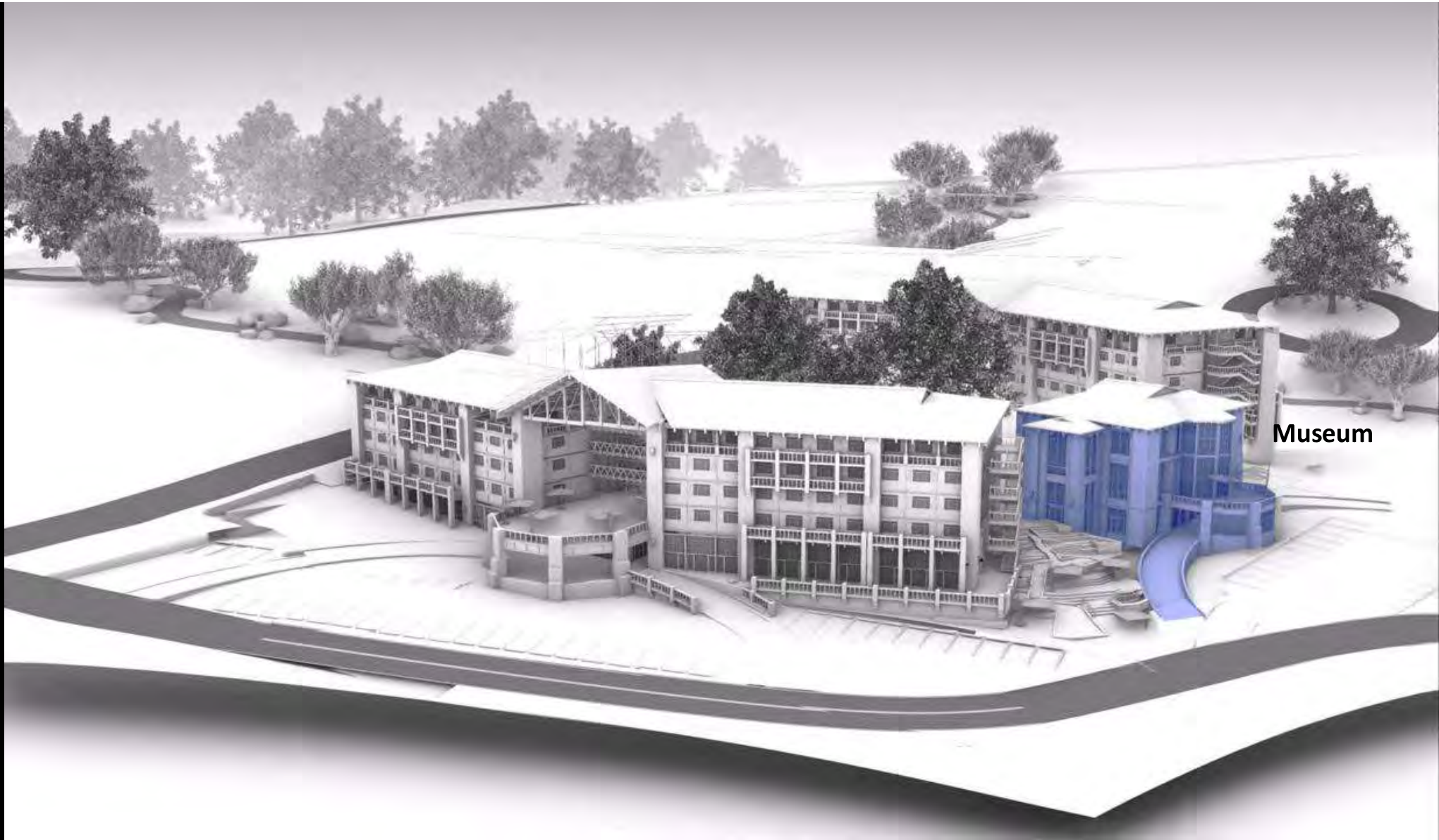


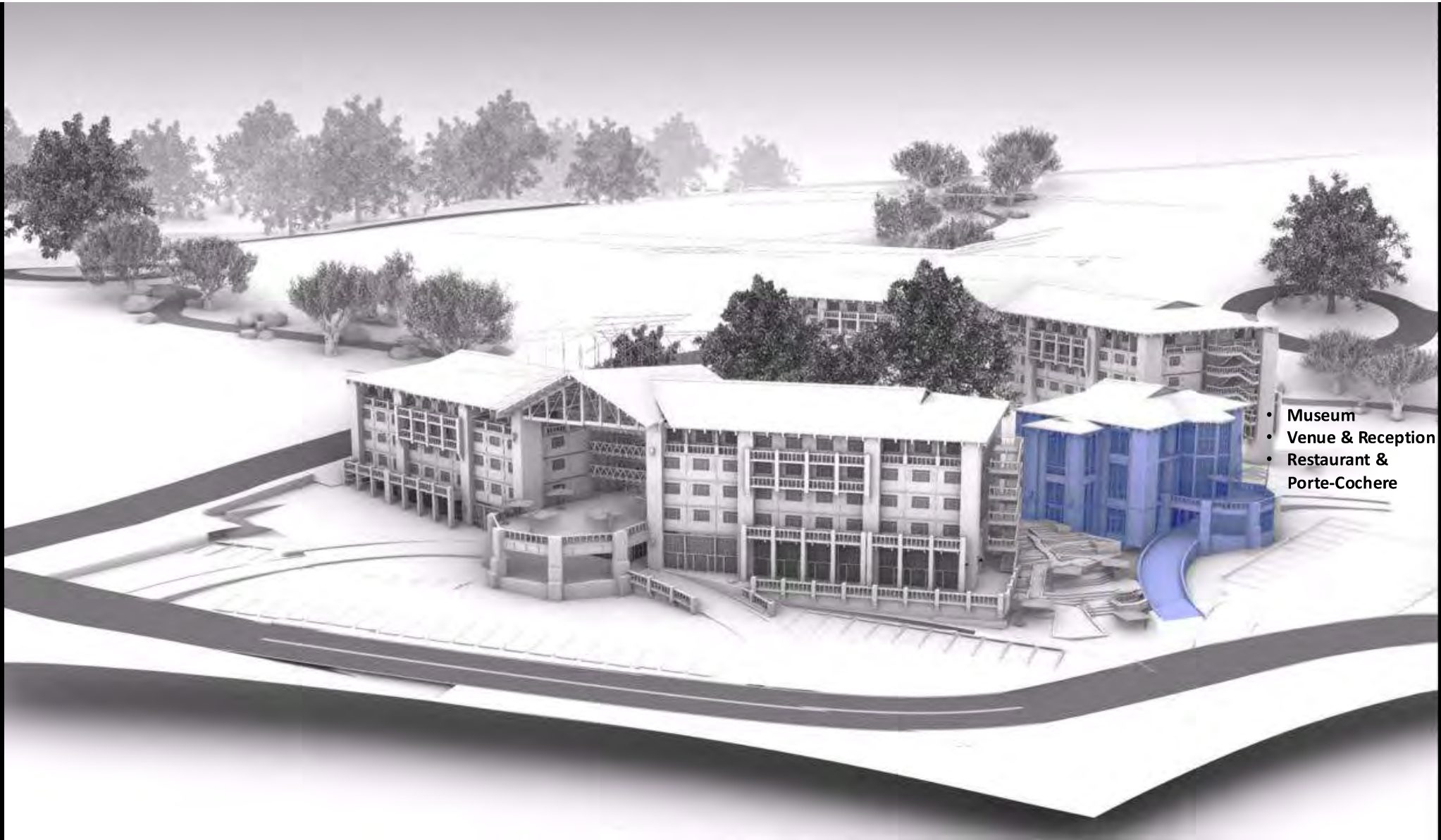


Two Restaurants & Porte-Cochere



**Venue &
Reception**





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

**West Hotel
150 units**

**East Hotel
150 units**







**Ground Floor
Boutique Retail**









General Plan Consistency

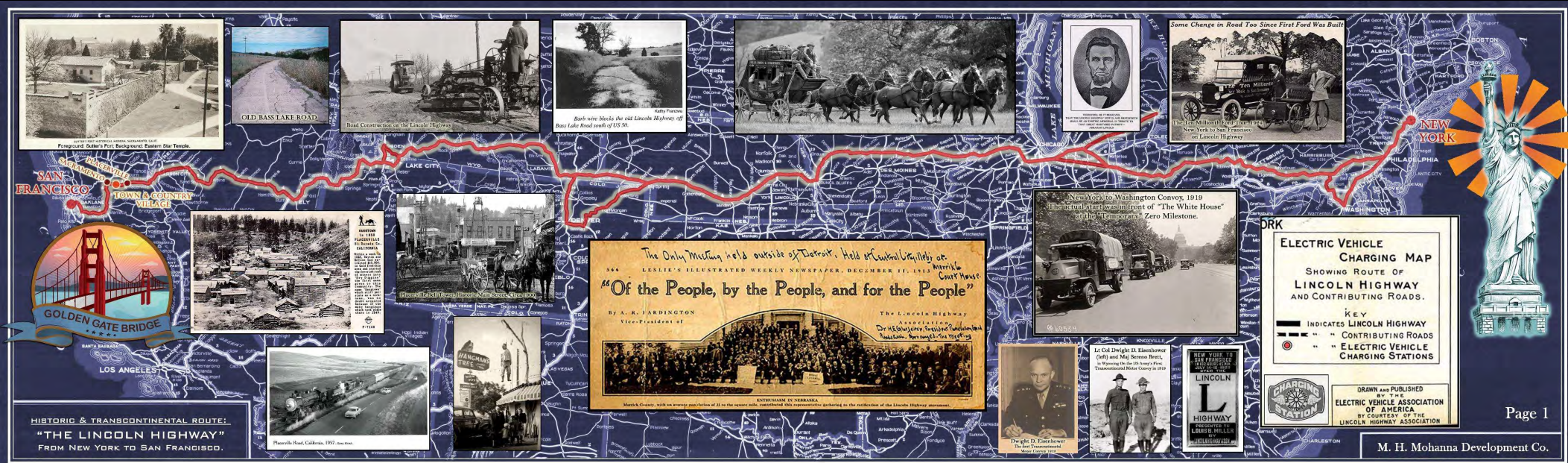
- Policy 2.1.1.1 Policy 2.1.1.2 Project's Location at the Intersection of Major Transportation Corridors
- Policy 2.2.1.2 Residential Uses, Commercial, Open Space and Tourist Recreational
- Policy 2.2.1.3 Mix of Uses and Densities
- Objective 2.2.1: Land Use Designations
- Objective 2.3.1: Topography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

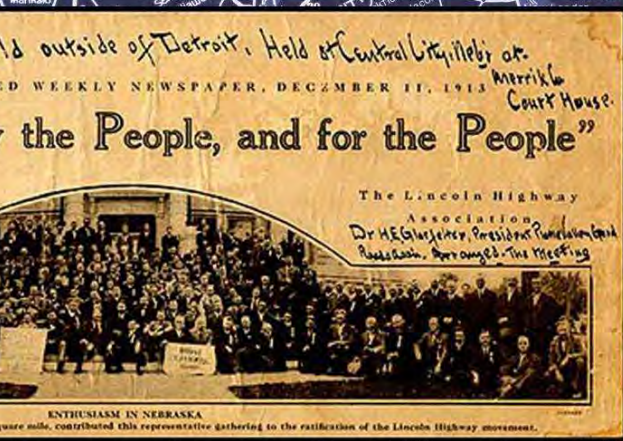
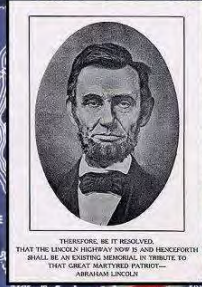


\$2.68M Contribution to County General Fund

- **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

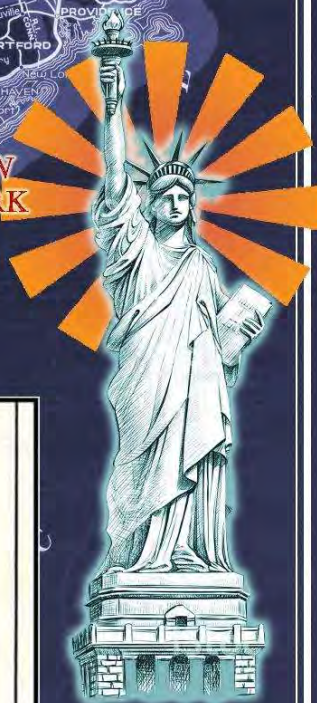
SHOWING ROUTE OF LINCOLN HIGHWAY AND CONTRIBUTING ROADS.

KEY

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

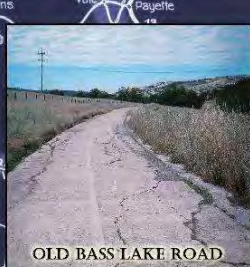
CHARGING STATION

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





Foreground: Sutter's Fort; Background: Eastern Star Temple.



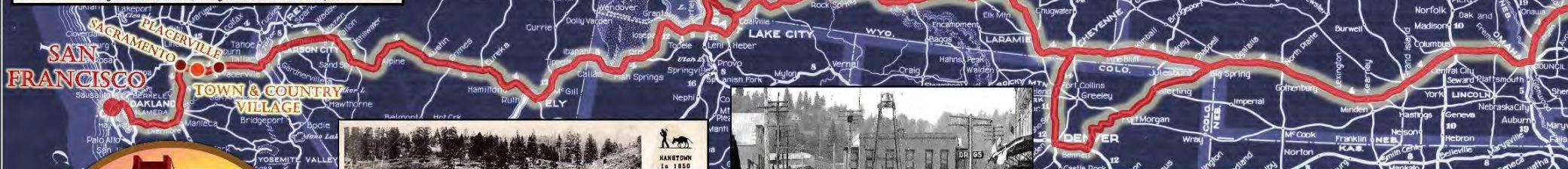
OLD BASS LAKE ROAD



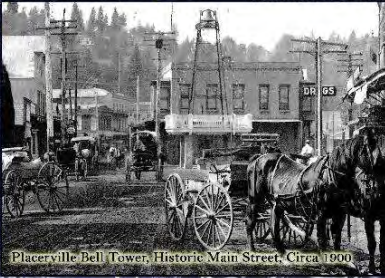
Road Construction on the Lincoln Highway



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



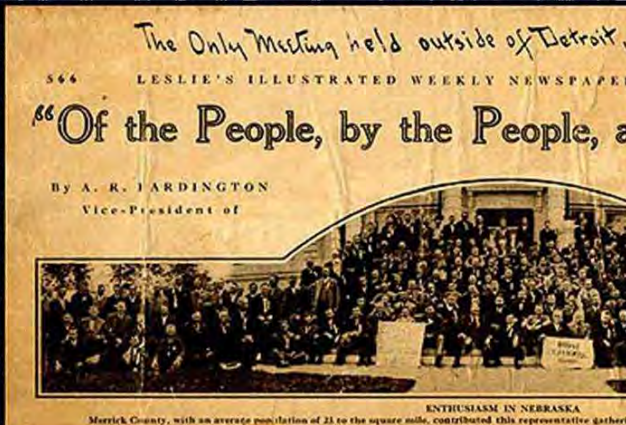
HANDTOWN
In 1850
Placerville
El Dorado Co.
CALIFORNIA
Within a week in 1849, Dayton and McCon had acquired \$10,000 in gold from this area and started the search for more. The search was led by a man named "Doc" (Dr. D.) Leggett, the first man given to this community. The name "Handtown" was still persistent as a nickname, was no doubt acquired because of the many handmen who took place there in 1849.



Placerville Bell Tower, Historic Main Street, Circa 1900



Placerville Road, California, 1957. Gary Kim.



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

