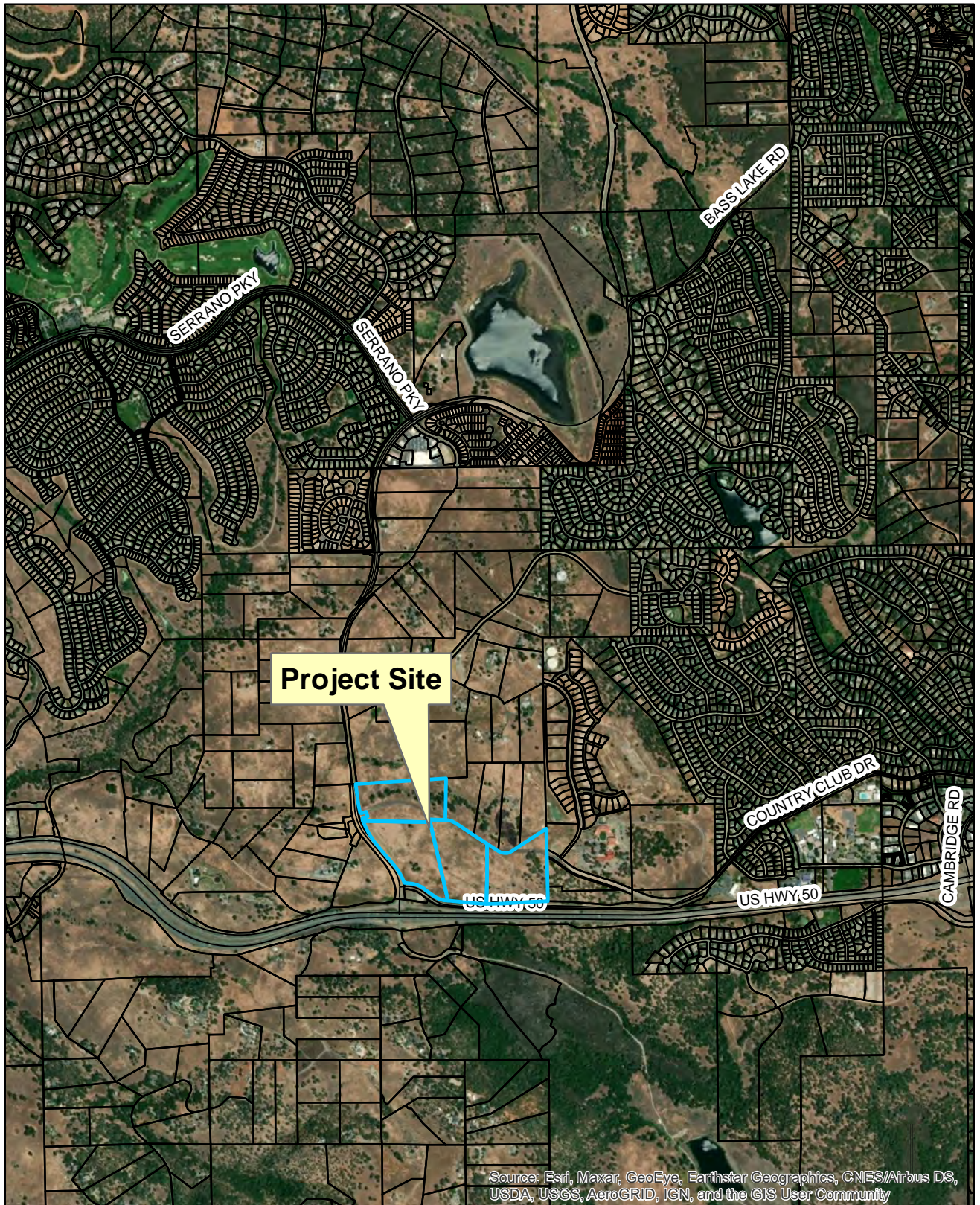


# Exhibit A: Vicinity Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 875 1,750 3,500 5,250 Feet

Scale 1:25,000

Pre-Application PA21-0013  
Town & Country Village  
APNs 119-080-012, -017, -021, and -023

Map prepared on  
August 19, 2021

# Exhibit B: Project Site



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 230 460 920 1,380 Feet

Scale 1:6,500

Pre-Application PA21-0013  
Town & Country Village  
APNs 119-080-012, -017, -021, and -023

Map prepared on  
August 19, 2021

# Existing Bass Lake Hills Specific Plan Land Use 1995

# Exhibit C

### LANDUSE DESIGNATION

- H4PD** = HIGH DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
MAXIMUM 4 UNITS PER ACRE AVERAGE DENSITY
- H3PD** = HIGH DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
MAXIMUM 3 UNITS PER ACRE AVERAGE DENSITY
- MPD** = MEDIUM DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
MAXIMUM 1.75 UNITS PER ACRE AVERAGE DENSITY
- L7PD** = LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
MAXIMUM 0.7 UNITS PER ACRE (1.42 ACRES PER UNIT) AVERAGE DENSITY
- L2PD** = LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT  
MAXIMUM 0.2 UNITS PER ACRE (5 ACRES PER UNIT) AVERAGE DENSITY
- P** = PARK AND RIDE
- F** = FIRE STATION SITE
- C** = EXISTING CEMETERY

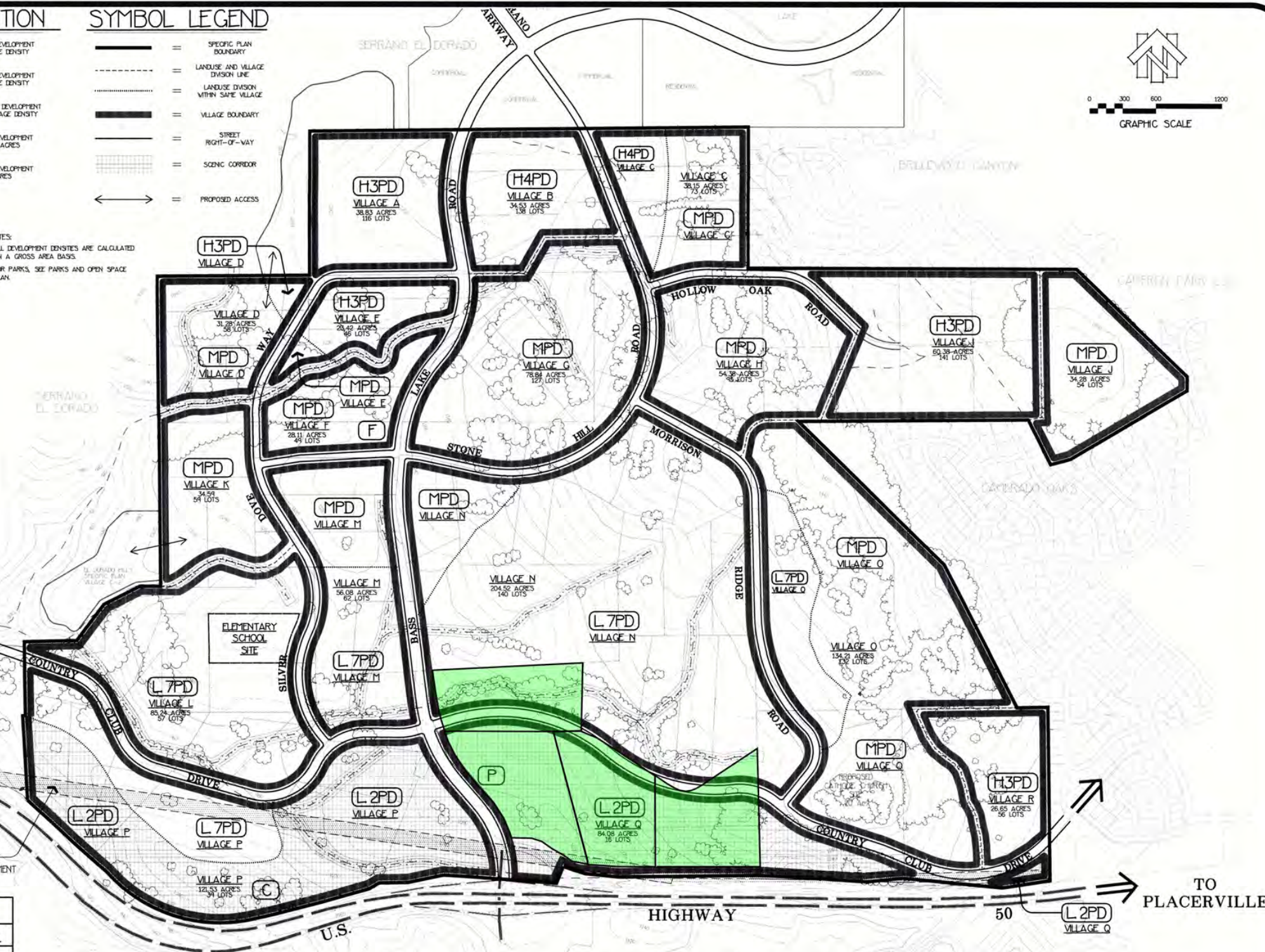
### SYMBOL LEGEND

- = SPECIFIC PLAN BOUNDARY
- = LANDUSE AND VILLAGE DIVISION LINE
- = LANDUSE DIVISION WITHIN SAME VILLAGE
- = VILLAGE BOUNDARY
- = STREET RIGHT-OF-WAY
- = SCENIC CORRIDOR
- = PROPOSED ACCESS

- NOTES:  
1. ALL DEVELOPMENT DENSITIES ARE CALCULATED ON A GROSS AREA BASIS.  
2. FOR PARKS, SEE PARKS AND OPEN SPACE PLAN.

VILLAGE	AREA (Acres)	LOTS
A	38.83	116
B	34.53	136
C	38.15	73
D	31.28	58
E	23.42	49
F	28.11	49
G	76.84	127
H	54.38	85
I	60.39	141
J	34.28	54
K	34.91	59
L	85.24	57
M	56.08	62
N	204.52	140
O	134.23	132
P	121.53	39
Q	81.78	16
R	28.65	56
<b>SUBTOTAL</b>	<b>1188.81</b>	<b>1458</b>
<b>TOTAL</b>	<b>1182.76</b>	<b>1458</b>

FIGURE 3-1

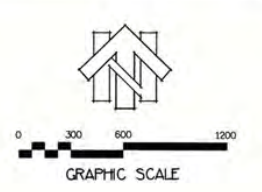


LANDUSE	LOTS	PERCENT OF TOTAL
H4PD	181	12.41
H3PD	364	24.97
MPD	655	44.93
L7PD	225	15.43
L2PD	33	2.26
<b>TOTAL</b>	<b>1458</b>	<b>100.00</b>

# BASS LAKE HILLS SPECIFIC PLAN LAND USE DIAGRAM

THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA



TOWN & COUNTRY VILLAGE  
EL DORADO

MOHANNA DEVELOPMENT CO.

PANFINO General Partnership

cta Engineering & Surveying

GLABE+TAYLOR ARCHITECTS

ISSUE DESCRIPTION	

DRAWING:	
XREF FILES	

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

SHEET TITLE:  
Existing BLHSP Land Use 1995

SCALE:

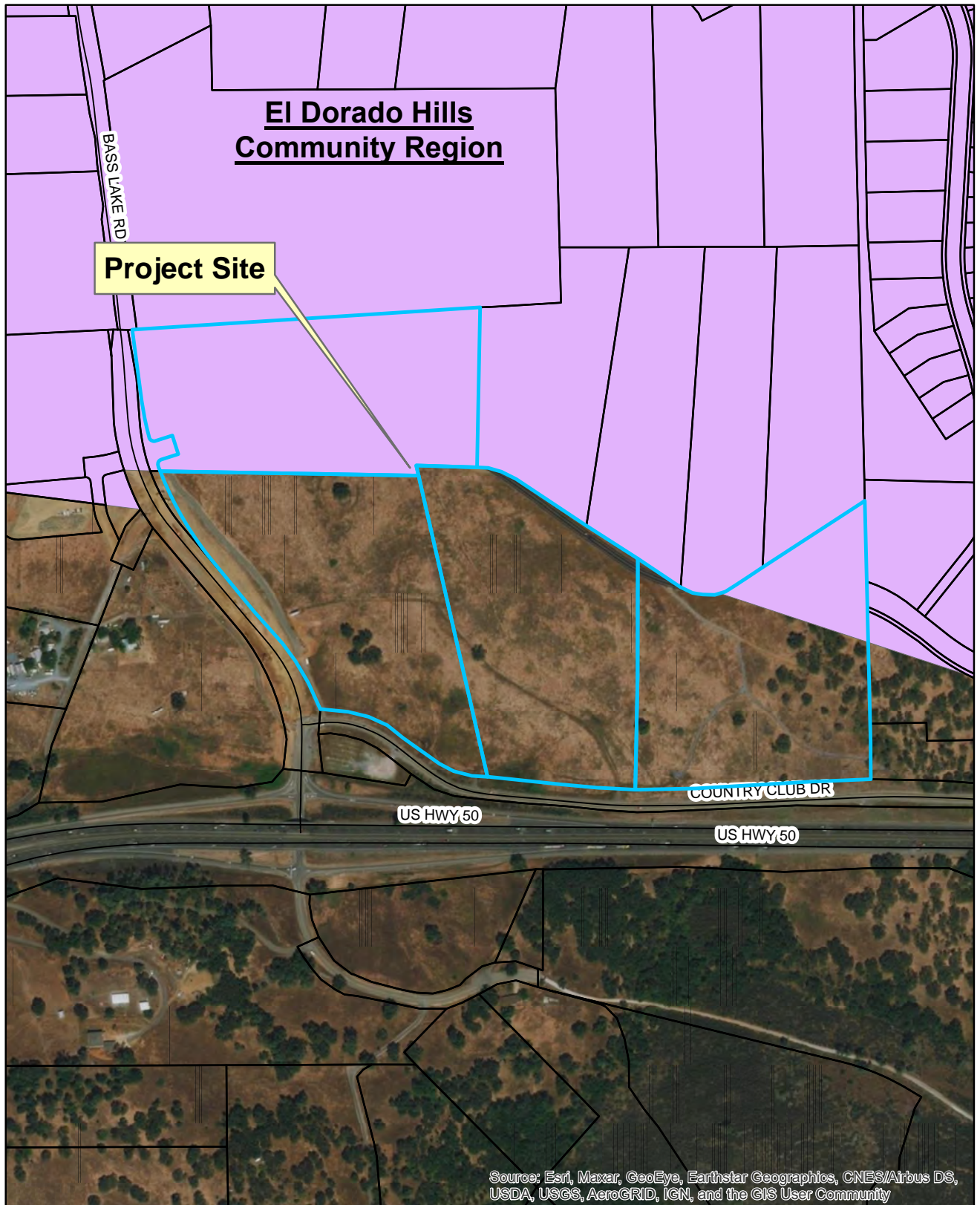
DATE: July 7, 2021

CADD FILE: PROJECT NUMBER:

SHEET NUMBER: **5**

cta COOPER, THORNE & ASSOCIATES, INC.  
Civil Engineering & Land Surveying  
3230 Moore Circle, Suite 1  
Rancho Cordova, CA 95742  
916 638-9119 / FAX 916-638-2479

# Exhibit D: Regional Designation



0 230 460 920 1,380 Feet

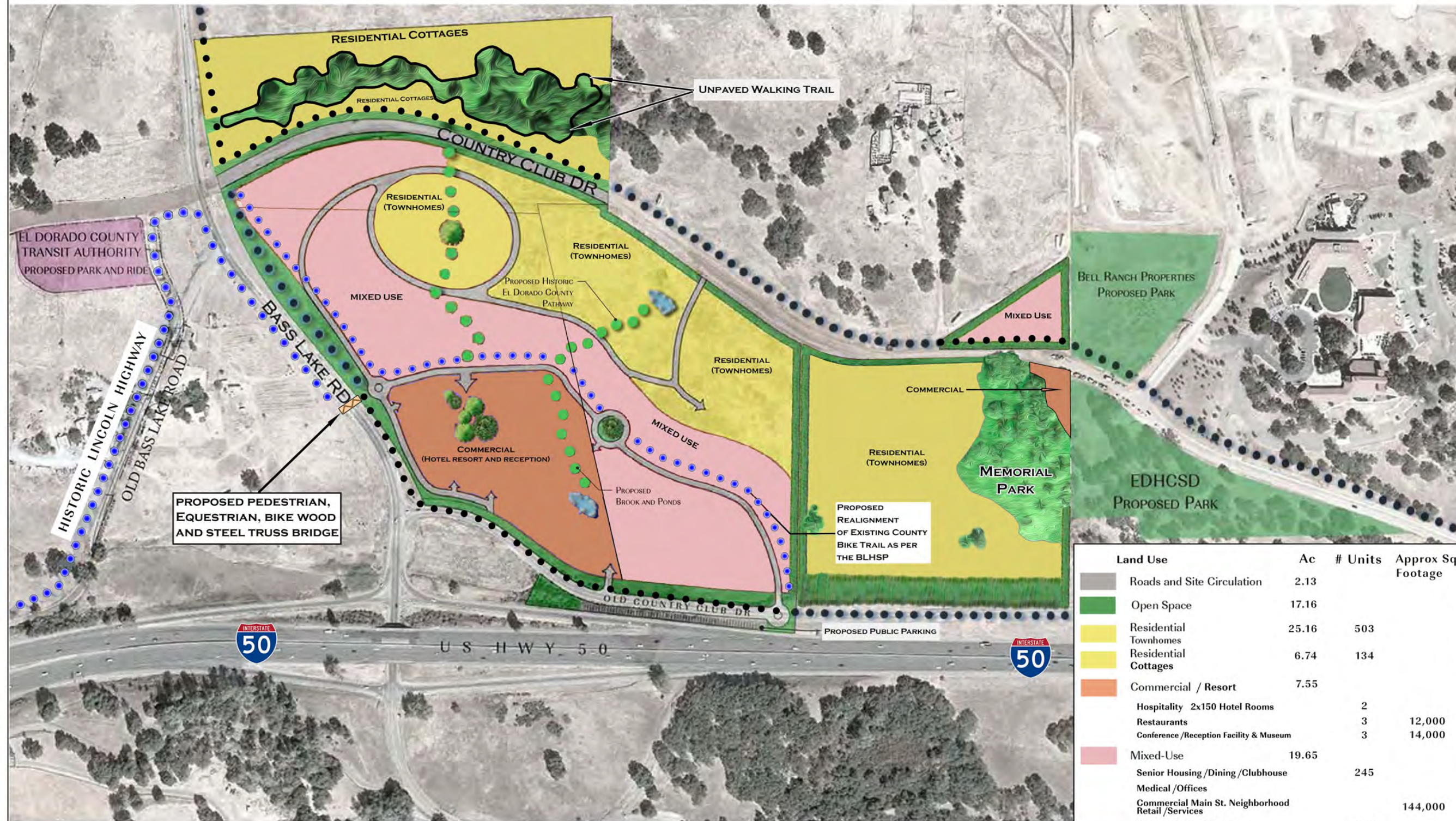
Scale 1:6,500

Pre-Application PA21-0013  
Town & Country Village  
APNs 119-080-012, -017, -021, and -023

Map prepared on  
August 19, 2021

# Proposed Conceptual Site Plan

# Exhibit E



Land Use	Ac	# Units	Approx Sq Footage
Roads and Site Circulation	2.13		
Open Space	17.16		
Residential Townhomes	25.16	503	
Residential Cottages	6.74	134	
Commercial / Resort	7.55		
Hospitality 2x150 Hotel Rooms		2	
Restaurants		3	12,000
Conference / Reception Facility & Museum		3	14,000
Mixed-Use	19.65		
Senior Housing / Dining / Clubhouse		245	
Medical / Offices			
Commercial Main St. Neighborhood Retail / Services			144,000
Residential Multi-family		390	
Park and Ride			

Existing Bass Lake Hills Specific Plan Land Use 1995: Village Q, L2PD & Village N, L7PD  
 LDR: Low Density Residential (1 du/5-20 ac)  
 Proposed General Plan Land Use and New Chapter BLHSP  
 Mixed Use, Residential, Commercial, Resort

THE TOWN AND COUNTRY VILLAGE, EL DORADO  
 EL DORADO HILLS, CALIFORNIA

**TOWN & COUNTRY VILLAGE**  
 EL DORADO

**MOHANNA**  
 DEVELOPMENT CO.

**PANFINO**  
 General Partnership

**cta**  
 Engineering & Surveying

**GLABE + TAYLOR**  
 ARCHITECTS

ISSUE DESCRIPTION	
DRAWING:	
XREF FILES	
<b>J-6 Pre App.</b>	
<b>Board of Supervisors</b>	
<b>County of El Dorado</b>	
SHEET TITLE	
Proposed Conceptual Site Plan	
SCALE	
DATE	
July 7, 2021	
CADD FILE	PROJECT NUMBER
SHEET NUMBER	
<b>Exhibit 6</b>	

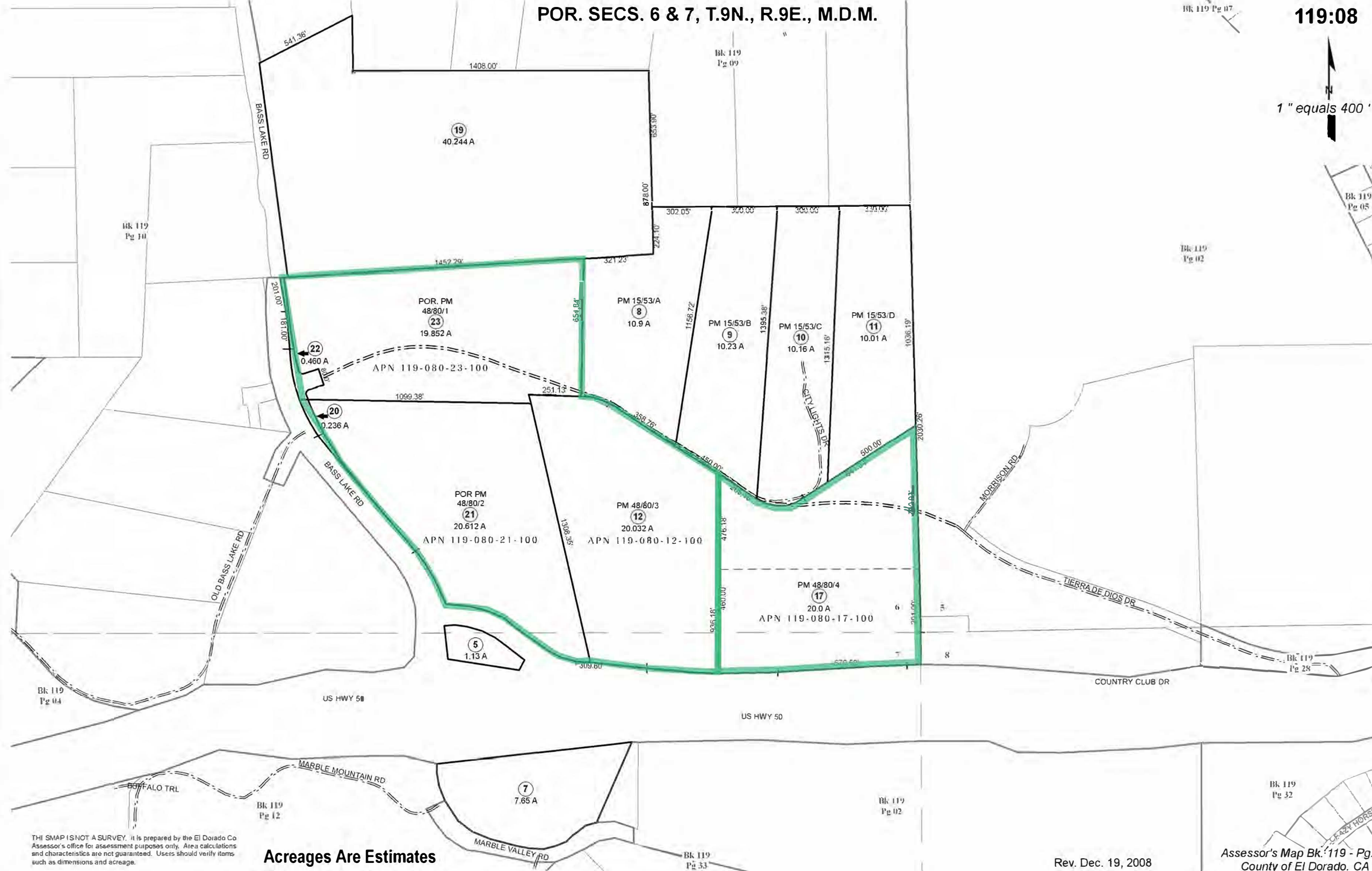
# Exhibit G: Assessor Parcel Map

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

Bk 119 Pg 07

**119:08**

1" equals 400'



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**Acreages Are Estimates**

THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA



Rev. Dec. 19, 2008

Assessor's Map Bk: 119 - Pg. 08  
County of El Dorado, CA

TOWN & COUNTRY VILLAGE  
EL DORADO

MOHANNA DEVELOPMENT CO.

PANFINO General Partnership

**cta**  
Engineering & Surveying

GLABE + TAYLOR ARCHITECTS

ISSUE DESCRIPTION

DRAWING	DATE	BY	CHKD

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

Assessor's Parcel

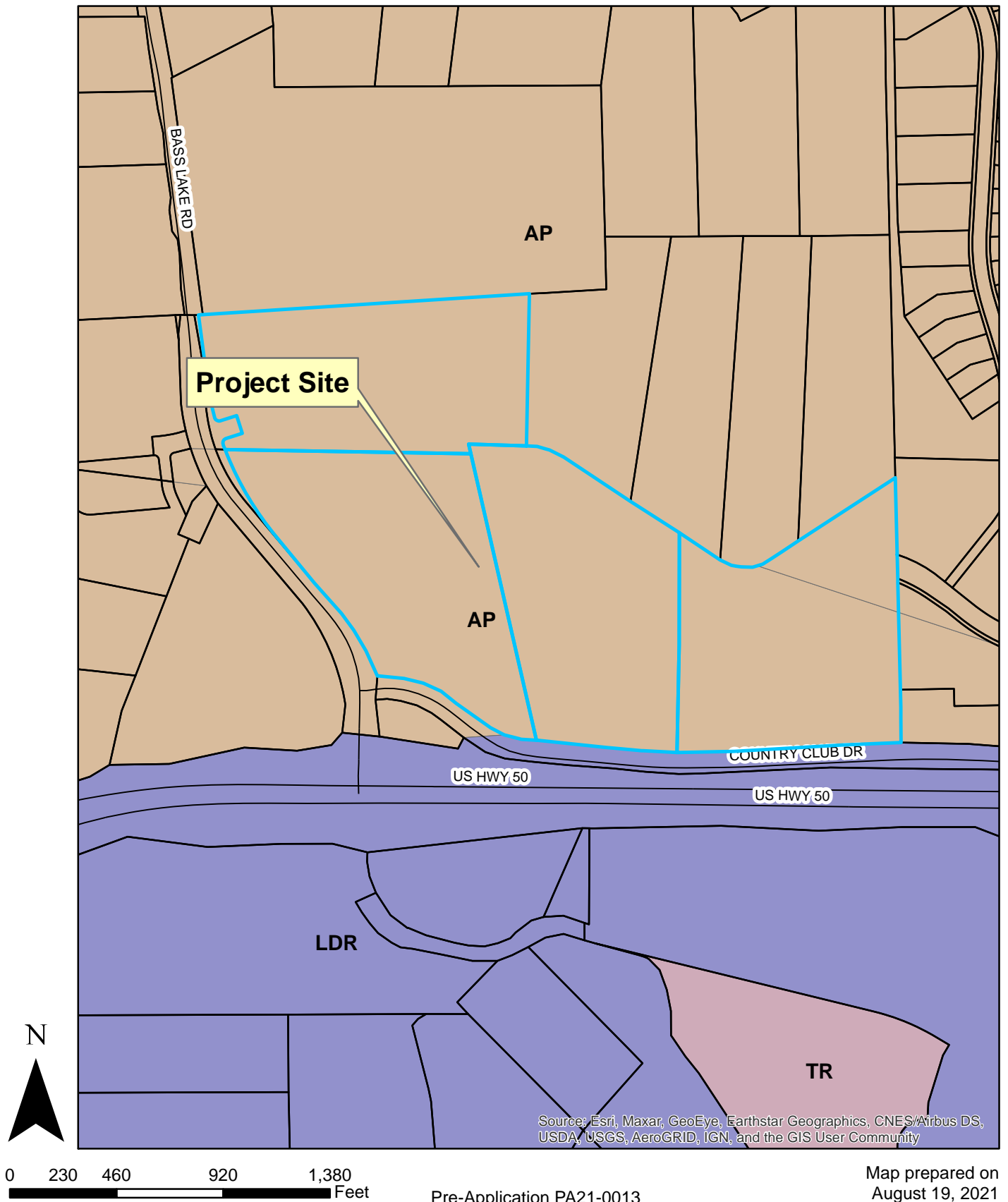
SCALE

DATE July 7, 2021

CADD FILE PROJECT NUMBER

SHEET NUMBER **3**

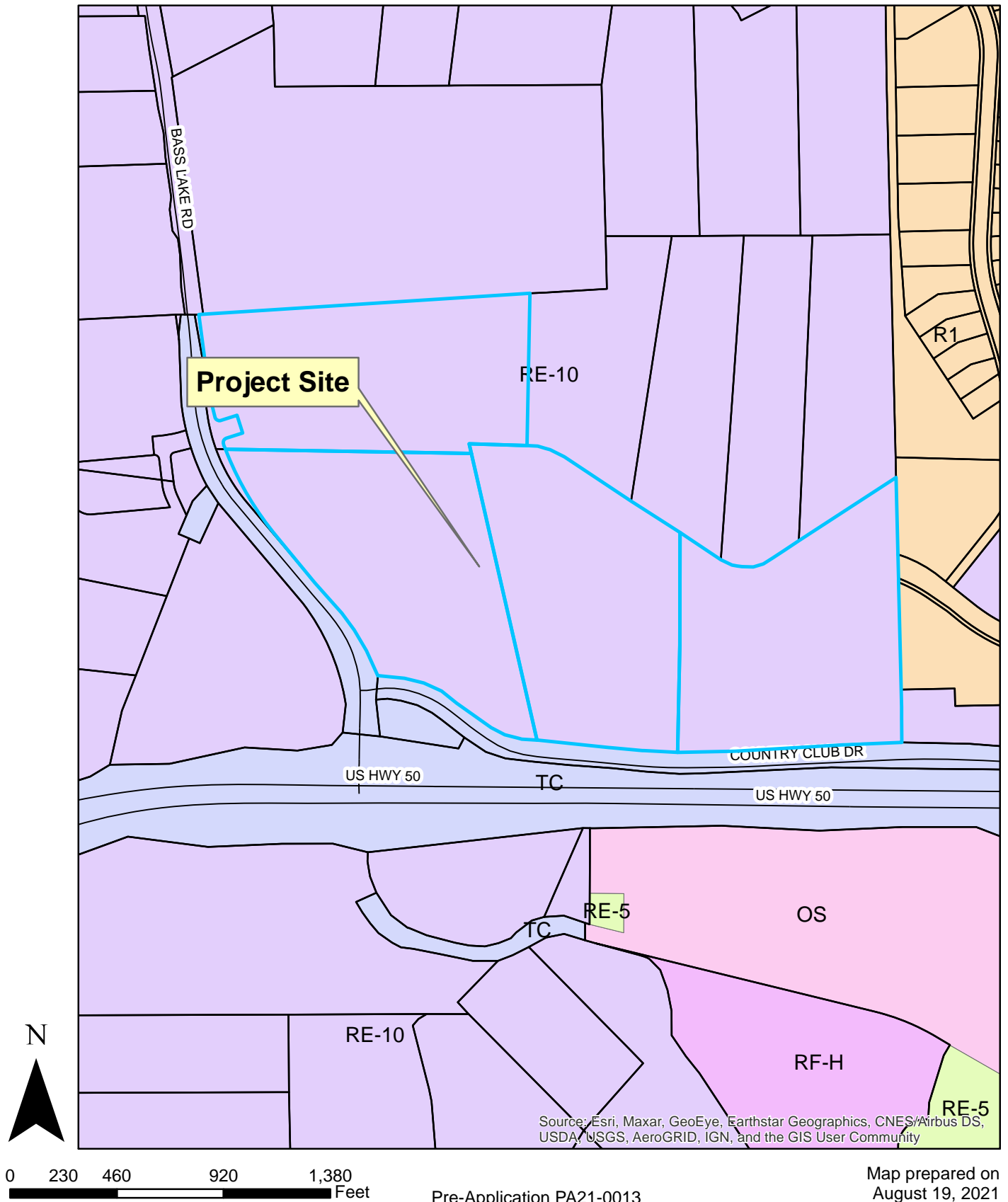
# Exhibit H: General Plan Land Use Designation



Scale 1:6,500

Pre-Application PA21-0013  
Town & Country Village  
APNs 119-080-012, -017, -021, and -023

# Exhibit I: Zoning Designation



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 230 460 920 1,380 Feet

Scale 1:6,500

Pre-Application PA21-0013  
Town & Country Village  
APNs 119-080-012, -017, -021, and -023

Map prepared on  
August 19, 2021