

2021 JUL -7 PM 3:51

FILE # PA21-0013

RECEIVED  
PLANNING DEPARTMENT



**EL DORADO COUNTY PLANNING SERVICES**

**PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS**

ASSESSOR'S PARCEL NUMBER(s) 119-08-12-100, 119-08-21-100, 119-08-23-100, 119-08-17-100

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

The Town & Country Village El Dorado  
A mixed use of resort, hotel lodging, first class family gathering wedding reception, conferencing venues, residential, commercial, medical services, and neighborhood-serving retail.

IF SUBDIVISION/PARCEL MAP: Create \_\_\_\_\_ lots, ranging in size from \_\_\_\_\_ To \_\_\_\_\_ acre(s)/square feet

IF ZONE CHANGE: BASS LAKE HILLS SPECIFIC PLAN (BLHSP) AMENDMENT

From L2PD Low Density Residential Planned Development/ Maximum 0.2 Units Per Acre for 119-08-12-100, 119-08-17-100, 119-08-21-100 & L7PD Low Density Residential Planned Development/Maximum 0.7 Units Per Acre for 119-08-23-100 To Mixed Use (20 Units Per Acre - Multi Family), Commercial/Resort/ Lodging, Residential Townhomes (20 Units Per Acre) and Residential Cottages (20 Units Per Acre), Senior Housing, Commercial Main Street Neighborhood Retail/Services and Memorial Park, through amendment to the Bass Lake Hills Specific Plan.

IF GENERAL PLAN AMENDMENT: From Rural Region To Community Region

APPLICANT/AGENT Josh Pane

Mailing Address 1123 J Street, 3rd Floor Sacramento CA 95814  
P.O. Box or Street City State ZIP  
Phone (916) 447-8982 FAX (916) 739-1417

PROPERTY OWNER (See Attached 5A)

ENGINEER/ARCHHITECT (See Attached 5A)

LOCATION: The property is located on the E side of Bass Lake Road  
N / E / W / S Street or Road  
500+/- feet N of the intersection with Highway 50  
N / E / W / S Major Street or Road

in the El Dorado Hills/Bass Lake Hills area. PROPERTY SIZE 80 Acres  
Acre(s) / Square Feet

X \_\_\_\_\_ Date July 7, 2021  
Signature of property owner or authorized agent

**FOR OFFICE USE ONLY**

Date 7-7-21 Fee \$5490 Receipt # 232702 Rec'd by GA Census \_\_\_\_\_

Zoning RE10 GPD AP Supervisor District 1 Sec \_\_\_\_\_ TwN \_\_\_\_\_ Rng \_\_\_\_\_

Pre-application completed by: \_\_\_\_\_ Date completed: \_\_\_\_\_



EL DORADO COUNTY PLANNING SERVICES

700 3-11-13:01  
PLANNING DEPARTMENT

SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. **All plans and maps MUST be folded to 8 1/2" x11"**. The items with an asterisk (\*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
- I request a Conceptual Review Workshop with the Planning Commission
- I request a Conceptual Review Workshop with the Board of Supervisors

Check (√)

Applicant County

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) Assessors Parcel Map noting the subject parcel.*   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) A conceptual site plan or map plan, preferably showing the following:*   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Access to the site from County or State road system.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | d. Such items as existing/proposed open space, recreation areas, and trail systems.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated. |
| <input type="checkbox"/>            | <input type="checkbox"/> | f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) Aerial photograph of the project area.*  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.  |

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.



**EL DORADO COUNTY PLANNING SERVICES**

**PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS**

**The Town & Country Village El Dorado**

**PROPERTY OWNER** M.H. Mohanna APN # 119-08-12-100, 119-08-21-100, 119-08-23-100

Mailing Address 1025 9th Street Sacramento CA 95814  
P.O. Box or Street City State ZIP

Phone (916) 447-5232

**PROPERTY OWNER** ASHA LLC APN # 119-08-17-100

Mailing Address 6950 Destiny Drive Rocklin CA 95677  
P.O. Box or Street City State ZIP

**ENGINEER/ARCHHITECT** CTA Engineering

Mailing Address 3233 Monier Circle Rancho Cordova CA 95742  
P.O. Box or Street City State ZIP

Phone (916) 858-2670

**ENGINEER/ARCHITECT** GLABE + TAYLOR Architecture

Mailing Address 1014 2nd St #201 Sacramento CA 95814  
P.O. Box or Street City State ZIP



PLANNING DEPARTMENT

## **THE TOWN & COUNTRY VILLAGE, EL DORADO**

EL DORADO HILLS, CALIFORNIA

**PA21-0013**



# THE TOWN & COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA

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MOHANNA  
—DEVELOPMENT CO.

SANDBERG LAW

cta  
Engineering &  
Surveying

GLABE+TAYLOR  
ARCHITECTS

PANFINO  
General Partnership

PA21-0013



**Pane & Pane Associates, Inc.**

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July 7, 2021

The Honorable Members of the Board of Supervisors  
County of El Dorado  
John Hidahl, Chair, Lori Parlin, First Vice Chair  
Wendy Thomas, Second Vice Chair,  
George Turnboo and Sue Novasel  
330 Fair Lane, Building A  
Placerville, CA 95667

RE: J-6 Pre-Application for "The Town & Country Village El Dorado"  
Bass Lake Road at Highway 50

Mr. Chairman and Members:

Thank you for this opportunity to propose our J-6 Pre-Application for "The Town & Country Village El Dorado" located at the base of Base Lake Road, fronting Highway 50 on the south and bisected by the new Country Club Drive to the north of the project site.

We have created "The Town & Country Village El Dorado" after years of study and consideration of the history, topography and the overall environment of this site owned by the Mohanna family and the ASHA LLC. Over the last four decades the Mohanna family, long time steward of these and other parcels of land in Bass Lake Hills, has witnessed the tremendous growth of El Dorado Hills and most recently, the Bass Lake Hills area.

We held several community-based planning and design charrettes to listen to views and ideas of our neighbors and have presented the conceptual plan to the El Dorado Hills Area Planning Advisory Committee (EHAPCA) and the Bridlewood Homeowners Association. We have invited individual community members to the Mohanna Ranch for small group meetings to delve into the details, review the history and envision a reconnection of the historic wagon trail of the 1860's that crosses the Mohanna properties. In short, we have sought the advice and guidance of our neighbors and have created the concept of a "Village Center" as a "new chapter" for the Bass Lake Hills Specific Plan:



to provide lodging and shopping for families and conferencing venues to display the gold discovery history, the El Dorado County vintners' fabulous wines and the Apple Hill growers' delicious foods and beverages. In addition, we have proposed a museum of El Dorado County history to explore these agricultural products as well as the past and future of the timber, logging and milling industry.

The Town & Country Village El Dorado seeks to update the Bass Lake Hills Specific Plan (BLHSP) with a new chapter to the modern standards and policies of the El Dorado County General Plan and its various changes up to and including the 2019 amendments.

To accomplish this, it is necessary to amend the County General Plan by including the subject properties within the surrounding Community Region and amend the BLHSP to provide for the development of a mixed-use project that will become the "Village Center" of Bass Lake Hills, an element that is missing from the original BLHSP.

The Town & Country Village El Dorado seeks to fulfill your General Plan:

- 1) Land Use Goal 2.1 by creating a new sustainable community while curtailing urban sprawl with mixed and balanced land uses that promote alternative transportation systems;
- 2) Objective 2.3.1 by retaining the distinct topographical features and conserve and enhance the native vegetation of the project site while achieving your General Plan Measure LU-Q direction by "promoting infill development, linking land use, housing, air quality, and transportation circulation strategies that support development within existing communities, reducing vehicle miles traveled, increase energy efficiency, and creating affordable housing;" and
- 3) Objective 10.1.6 by "capturing a greater share of retail and tourist dollars within the County; providing opportunities to establish new tourist related commercial operations while promoting and maintaining existing tourist commercial operations."

We look forward to your input and guidance and continuing the public outreach and dialogue with our neighbors and community members about their dreams and vision for the future of El Dorado Hills, The Town & Country Village El Dorado and the entire County of El Dorado.

Respectfully,

JOSH PANE

The Town & Country Village El Dorado  
Bass Lake Road  
El Dorado Hills, California  
El Dorado County Board of Supervisor's J 6 Application  
July 7, 2021

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The Town & Country Village El Dorado  
Bass Lake Road

**PA21-0013**



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The Town & Country Village El Dorado  
El Dorado Hills, California  
El Dorado County Board of Supervisor's J 6 Application  
July 7, 2021

Over the last four decades the Mohanna family, long time steward of these and other parcels of land in Bass Lake Hills, has witnessed the tremendous growth of El Dorado Hills and most recently the Bass Lake Hills area, along with the build out of some of the roadway and other infrastructure needed to complete the most recent subdivisions of Hawk View, Bell Woods, Bell Ranch and Hollow Oak. One major piece of infrastructure, Country Club Drive, the new urban collector road has been completed and bisects the subject site. Since the Bass Lake Hills Specific Plan was adopted in 1995 there have been many changes to the various local ordinances, the County's General Plan, regional and state laws and to the surrounding neighborhoods.

In light of these many changes the Mohanna Family Development Company and Panfino General Partners (the "Proponents") are preparing to submit a formal application to create a mixed use of resort, hotel lodging, first class family gathering wedding reception, conferencing venues, residential, commercial, medical services, and neighborhood-serving retail to be named The Town & Country Village El Dorado. The combination of both lodging and reception/family gathering spaces would become the first of its kind for the West Slope neighborhoods and a destination amenity for El Dorado County. Ideally located along the eastside of Bass Lake Road and bisected by Country Club Drive, taking advantage of the easy access to Highway 50 and the existing traffic on Bass Lake Road.

The Town & Country Village El Dorado seeks to update the Bass Lake Hills Specific Plan (BLHSP) with a “new chapter” to the modern standards and policies of the El Dorado County General Plan and its various changes up to and including the 2019 amendments.

To accomplish this it is necessary to amend the County General Plan by including the property within the surrounding Community Region and amending the Bass Lake Hills Specific Plan (“BLHSP”) to provide a new chapter for the development of The Town & Country Village El Dorado as a mixed use project which will become the effective “Village Center” of the Bass Lake Hills area, an element that is missing from the original BLHSP.

The Mohanna family is uniquely qualified to create such a project as having been in the hospitality business since 1982 with major wedding and official gathering venues in Sacramento at the Capital Plaza Ballrooms (the former historic Odd Fellows Temple circa 1853) and The Grand Ballroom, both accommodating gatherings of 300 to 2000 people. More recently, the family has been involved in the planning and construction of unique reasonably priced housing. So with the Mohanna family history and experience, the Proponent team is uniquely qualified and positioned to establish a beautiful family gathering, wedding and conferencing venue in El Dorado Hills, together with housing that will be attainable by the many employees the project will attract.

The lodging and venue spaces will be situated around the existing beautiful oak grove to be preserved at the southwest corner of the site, as the natural center of activity with ample room for canopy growth for the next hundred years, setting it as a natural center piece for weddings, conferences and family gatherings. The hotels will flank the oak grove and will be planned and constructed within the natural slopes of the terrain. In fact the entire Village will be planned and constructed along the natural landscape and terraced up or down according to the topography of the land.

A key feature of the existing BLHSP is an emphasis on the connectivity of bike, hiking and equestrian pathways and trails, utilizing the open spaces and arterial buffers. The Town & Country Village El Dorado plan connects the proposed project to the rest of the BLHSP offering neighborhood services and retail and eloquently provides direct and enhanced access to the trails and open space to residents and visitors of the Village. The Proponents are committed to the preservation to the Historic Wagon Trail on the property and intend to incorporate it into the project design. Further it is the intent to erect a truss/steel bridge across Bass Lake Road for hiking, biking and equestrian use, providing a connection of the properties east and west of Bass Lake Road.

The proposed Town & Country Village lodging and reception facilities and the two restaurants will host a number of neighborhood services catering to the needs of the greater community and the parishioners of Holy Trinity Church on the top of the hill, the Faith Episcopal Church and Foothill Community Church on the Cameron Park side of the hill and the Capitol Korean Presbyterian Church on Tong Road for weddings, family gatherings, and community events and conferences. According to both Chambers of Commerce there is a tremendous demand for lodging and an event venue of this nature. Therefore, our facilities would become a grand addition, complementing the existing wedding and gathering venues of the wine and apple growers' properties with the expanded capacity for multiple overnight stays in the crown of California Gold Country. It will be an ideal location for local and regional conferences of El Dorado County agriculture; members of the Apple Hill Growers Association and the El Dorado Wine Grape Growers Association while expanding the existing robust tourism marketplace.

The Town & Country Village El Dorado project, is surrounded and sandwiched between urbanized Serrano (El Dorado Hills Specific Plan) and Cameron Park and is an ideal opportunity for infill - more dense housing, recreational opportunities and resort - lodging - reception facilities while still maintaining a separation between communities.

The type of land uses proposed will fulfill many of the County's General Plan policies as set forth below.

GOAL 2.1: LAND USE, which reads:

*"Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternative transportation systems."*

This project will result in, not only, providing for a sustainable community within itself, but also, help the Bass Lake Hills area as a whole pull together as a community, providing local serving retail and gathering areas. A mixed use project as proposed with neighborhood serving uses and an adjacent park and ride facility will have a measurable benefit to the vehicle miles traveled within the area. Public services are readily available in the area and the site enjoys excellent street access, which would be very underutilized without an amendment and a new chapter to the BLHSP.

OBJECTIVE 2.3.1: TOPOGRAPHY AND NATIVE VEGETATION which reads:

*"Provide for the retention of distinct topographical features and conservation of the native vegetation of the County."*

This project will be designed to fit into the natural topography of the land and avoid the natural features such as wetlands and oak trees that will be incorporated as features of the project.

GENERAL PLAN MEASURE LU-Q (Amended August 2019) which reads:

*"Promote Infill Development: The program shall be linked to land use, housing, air quality, transportation and circulation strategies that support development within existing communities, reduce vehicle miles traveled, increase energy efficiency, and*

*encourage the development of affordable housing. The program shall include, but not be limited to:*

*a) Adopt criteria to be used within existing communities with developed areas currently capable of being served by public water, recycled water, and public or private sewer;*

*b) Provide incentives for residential and commercial infill development including financial incentives for pedestrian-oriented and transit-friendly design features;*

*c) Amend the zoning code to include a new Traditional Neighborhood Design zone within Commercial and Multi-Family Land Uses;*

*d) Support medium and high-density residential or mixed use development along commercial and transportation corridors;*

*e) Develop and utilize approved standard plan types (i.e. zero-lot line, duplex with carriage house units over garage, z-lot, bungalow, etc.) to streamline the approval process for infill projects. Standard plan (s) shall include various housing and commercial types and styles. Standard plan(s) approved as part of a project shall be compatible with neighboring residential or commercial district patterns for which the development is located; and*

*f) Develop or update, as considered necessary, applicable community plans, specific plans and design guidelines to incorporate pedestrian-oriented, transit-friendly, and or energy efficient configurations design as primary goals."*

The proposed project is consistent with each of these Measure LU-Q policies by linking land use, housing; both units for "downsizing" local residents, and units affordable for the employees with the project, air quality, transportation and circulation strategies, reduce vehicle miles traveled for both the surrounding neighbors and the new residents of Town & Country Village in an energy efficient manner.

OBJECTIVE 10.1.6, CAPTURE OF RETAIL AND TOURISM DOLLARS, which reads:

*“Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist related commercial operations while promoting and maintaining existing tourist commercial operations.”*

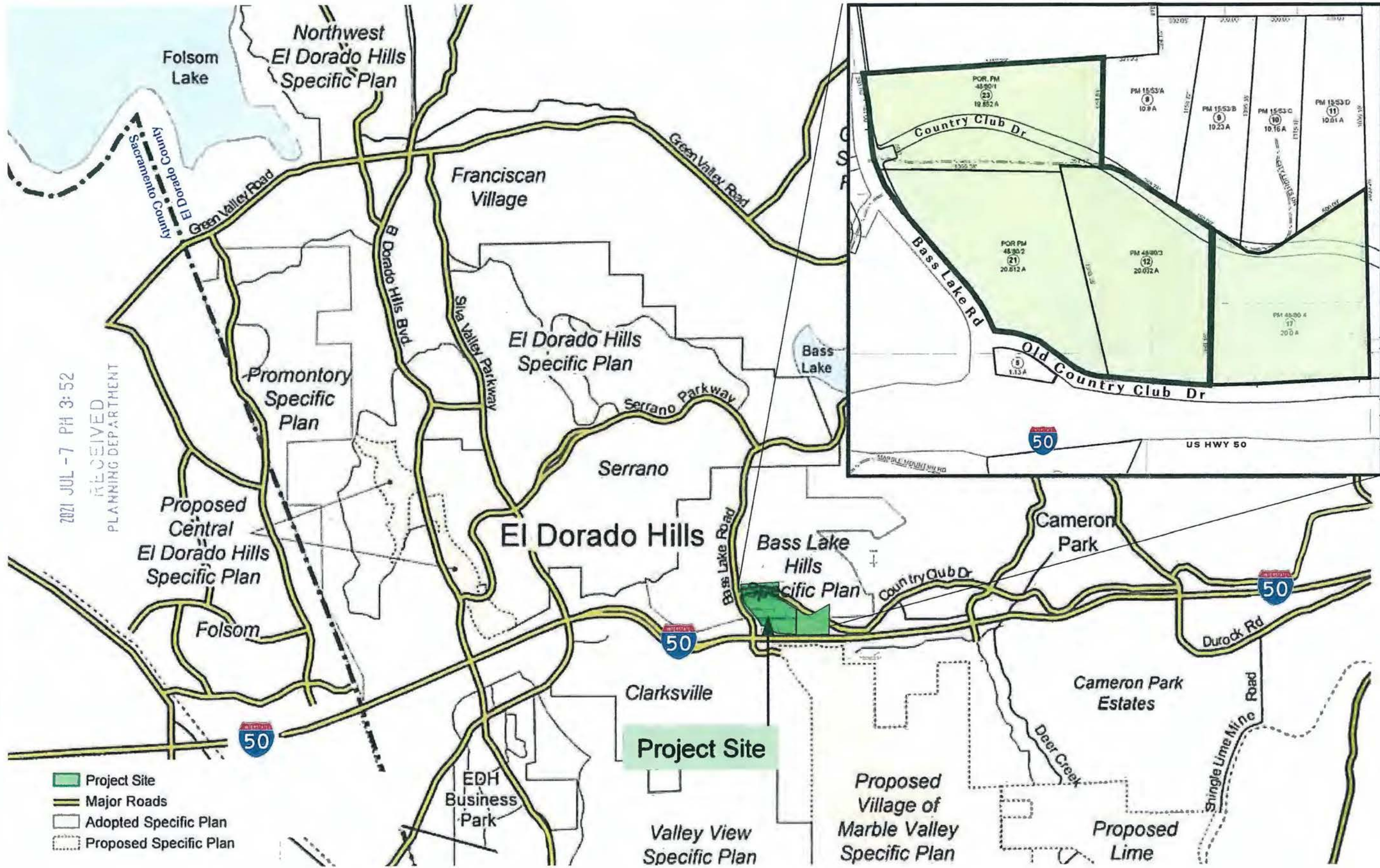
The project creates the opportunity for lodging with a unique character to attract travelers visiting Apple Hill, El Dorado Wineries and the Gold Country in general. The Town & Country Village with its unique character will become a destination location unlike any other in the County or surrounding communities.

The project meets the criteria for initiating a General Plan and specific plan amendment, as required by Policy J-6, as it is consistent with goals and objectives of the General Plan. Public infrastructure is readily available to the site without concern of impact to existing or approved development. The project will actually bring in infrastructure that will benefit the surrounding properties within the BLHSP.

Further, the project meets most of the stated goals and objectives in Policy J-6. The project will bring employment opportunities at the resort, hotels, conference center and other commercial facilities planned in the project area. The project is planned to support higher density development including attached and clustered housing to make possible more affordable housing opportunities, including housing for employees working within the project area.

Thank you for this opportunity to present our J-6 conceptual plan of The Town & Country Village El Dorado. We look forward to continuing the public engagement as we harmoniously gather the best ideas to make The Town & Country Village El Dorado the premier resort living location, family gathering venues and the ideal destination for the West Slope.

# Vicinity Map



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- Project Site
- Major Roads
- Adopted Specific Plan
- Proposed Specific Plan

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	
Vicinity Map	
SCALE	

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

SHEET TITLE  
Vicinity Map

SCALE

DATE  
July 7, 2021

CADD FILE PROJECT NUMBER

SHEET NUMBER

PA21-0013

Exhibit 1



# Aerial Photograph

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**TOWN &  
COUNTRY  
VILLAGE**  
EL DORADO

**MOHANNA**  
— DEVELOPMENT CO.

**PANFINO**  
General Partnership

**cta**  
Engineering &  
Surveying

**GLABE + TAYLOR**  
ARCHITECTS

ISSUE DESCRIPTION

DRAWING

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

**Aerial Photograph**

SCALE

DATE July 7, 2021

CADD FILE PROJECT NUMBER

SHEET NUMBER

Exhibit 2

THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA



**PA21-0013**

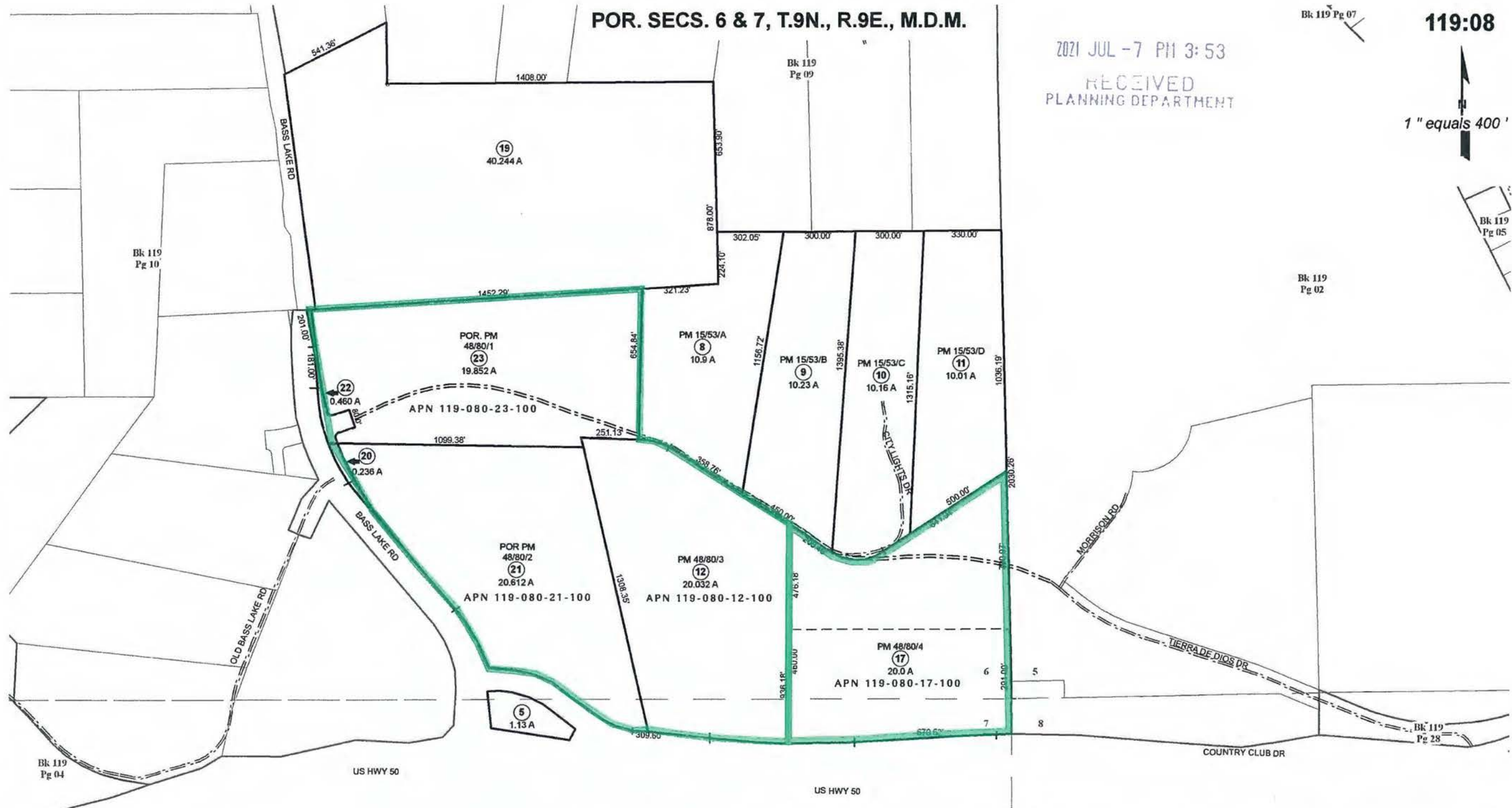
# Assessor's Parcel

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

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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

# PA21-0013

TOWN & COUNTRY VILLAGE  
EL DORADO

MOHANNA  
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PANFINO  
General Partnership

**cta**  
Engineering & Surveying

**GLABE + TAYLOR**  
ARCHITECTS

ISSUE DESCRIPTION

DRAWING

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

SHEET TITLE  
Assessor's Parcel

SCALE

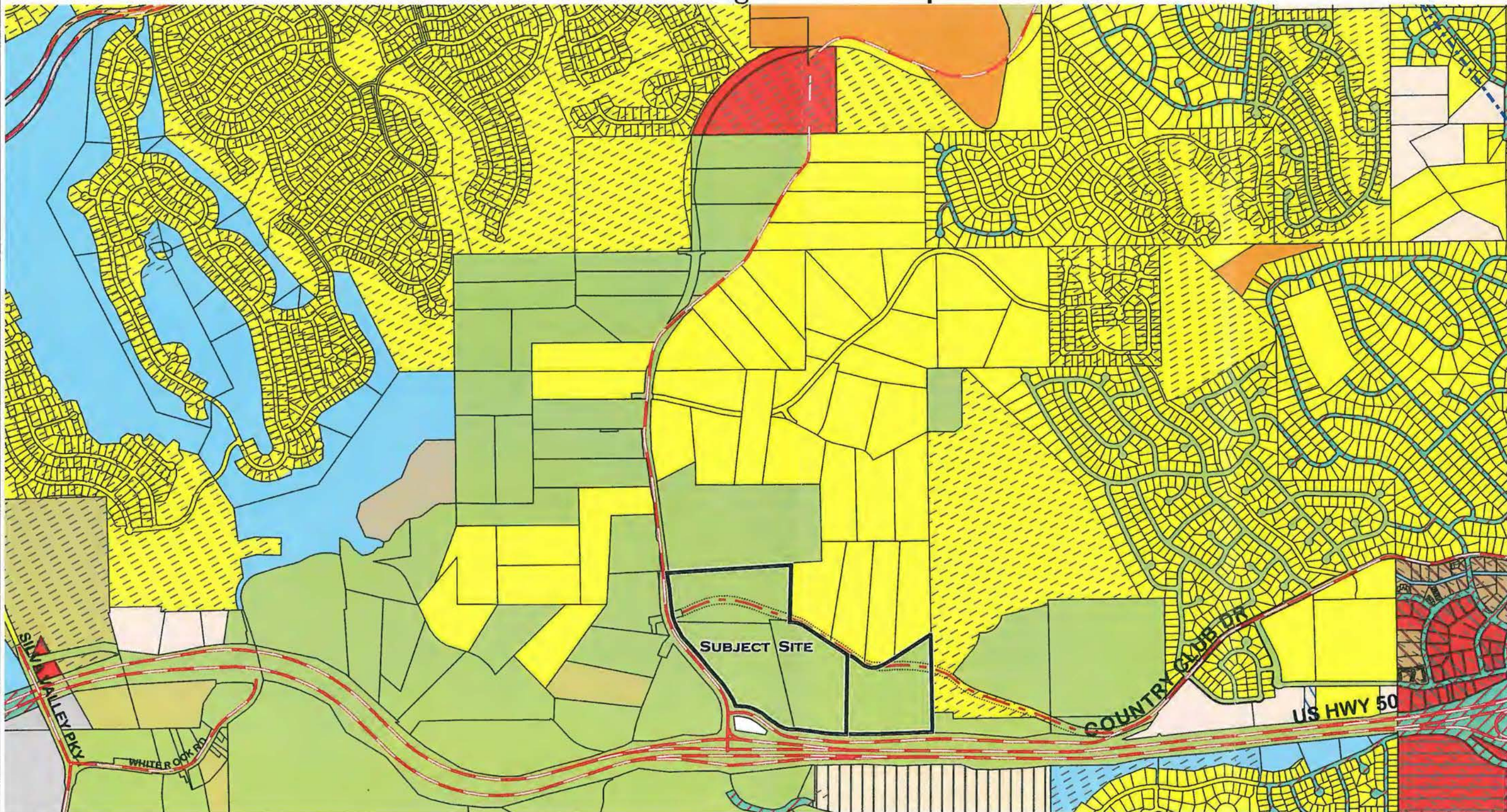
DATE  
July 7, 2021

CADD FILE PROJECT NUMBER

SHEET NUMBER

**Exhibit 3**

Zoning Ordinance Map



TOWN & COUNTRY VILLAGE  
EL DORADO

MOHANNA DEVELOPMENT CO.

PANFINO General Partnership

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ISSUE DESCRIPTION

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

SHEET TITLE  
Zoning Ordinance Map

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DATE	July 7, 2021
CADD FILE	PROJECT NUMBER
SHEET NUMBER	

Exhibit 4

ZONING ORDINANCE MAP - DETAIL 1

Map Created By: Frank Brujin, GIS Analyst II  
Surveyor's Office, El Dorado County  
Date: September 20, 2012  
For: El Dorado County Planning Department  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5355

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Legend

- |                                |                         |                               |                        |                           |
|--------------------------------|-------------------------|-------------------------------|------------------------|---------------------------|
| Commercial Community           | Open Space              | Rural Land - 10 Acres         | Residential Multi-Unit | Design Review - Community |
| Commercial General             | Residential Single Unit | Rural Land - 20 Acres         | Residential 20,000     | Planned Development       |
| Commercial Professional Office | Residential 1 Acre      | Marble Valley - Tentative Map | Residential Estate     | Parcel Base               |
| Commercial Regional            | Residential 3 Acres     | Recreational Facility - High  | Residential Estate     | Major Roads               |
|                                |                         |                               |                        | New Country Club Dr.      |

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



PA21-0013

## Existing Bass Lake Hills Specific Plan Land Use 1995

### 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 REZ
- (F)** = FIRE STATION SITE
- (C)** = EXISTING COSETERY

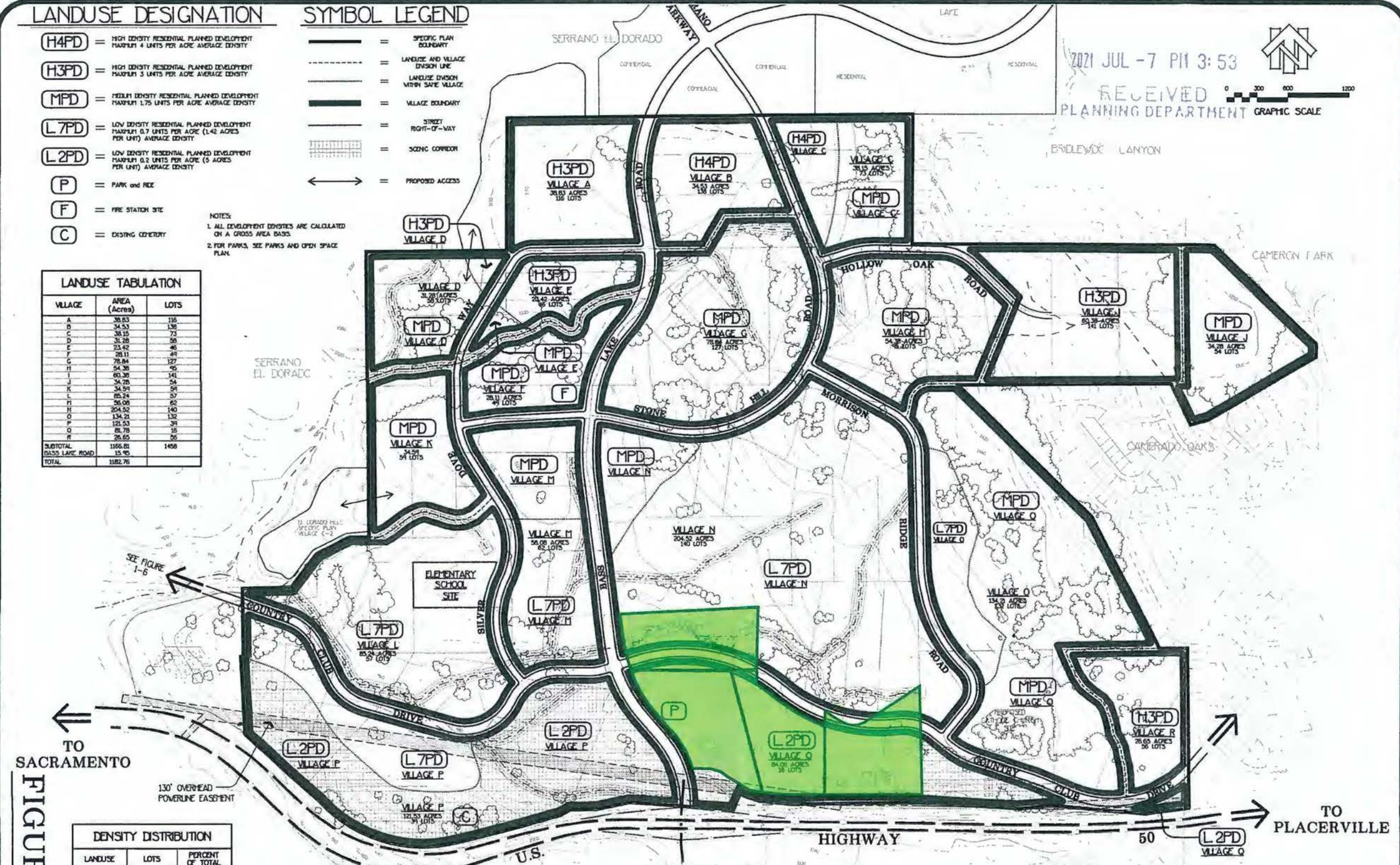
### SYMBOL LEGEND

- = 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.

LANDUSE TABULATION		
VILLAGE	AREA (Acres)	LOTS
A	38.83	136
B	34.53	136
C	38.15	73
D	31.28	58
E	23.42	46
F	28.11	49
G	78.84	127
H	54.38	90
I	60.38	141
J	34.28	54
K	34.51	59
L	80.24	57
M	50.05	150
N	134.21	132
O	120.53	39
P	25.76	35
Q	26.65	56
R	1166.81	1458
<b>SUBTOTAL</b>	<b>1576.55</b>	<b>1458</b>
<b>TOTAL</b>	<b>1182.76</b>	

DENSITY DISTRIBUTION		
LANDUSE	LOTS	PERCENT OF TOTAL
H4PD	38	2.61
H3PD	364	24.97
MPD	605	41.53
L7PD	225	15.43
L2PD	35	2.38
<b>TOTAL</b>	<b>1458</b>	<b>100.00</b>



**FIGURE 3-1**

# BASS LAKE HILLS SPECIFIC PLAN LAND USE DIAGRAM

THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA

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GRAPHIC SCALE

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EL DORADO

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Board of Supervisors  
County of El Dorado

SHEET TITLE  
Existing BLHSP Land Use 1995

DATE  
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PROJECT NUMBER

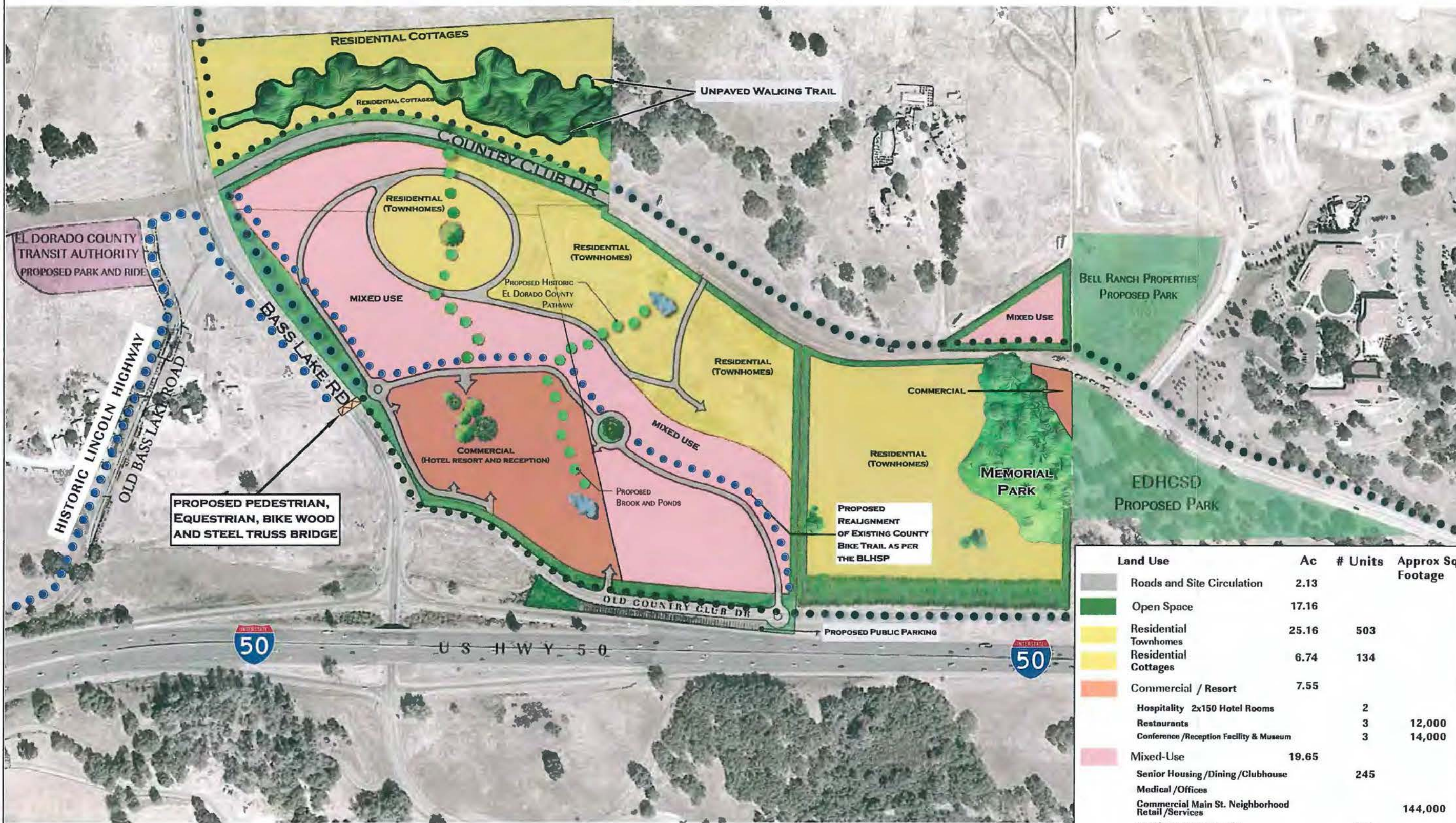
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**Exhibit 5**

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Civil Engineering & Land Surveying  
2222 Main Street, Suite 1  
Rancho Cordova, CA 95742  
916-808-0519 / FAX 916-3179      #1120 2

# Proposed Conceptual Site Plan



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			
Walk, Bike, Equestrian Trails			
Existing County Bike Paths			
Proposed Bike Path			
Unpaved Walking Trail			

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

PA21-0013

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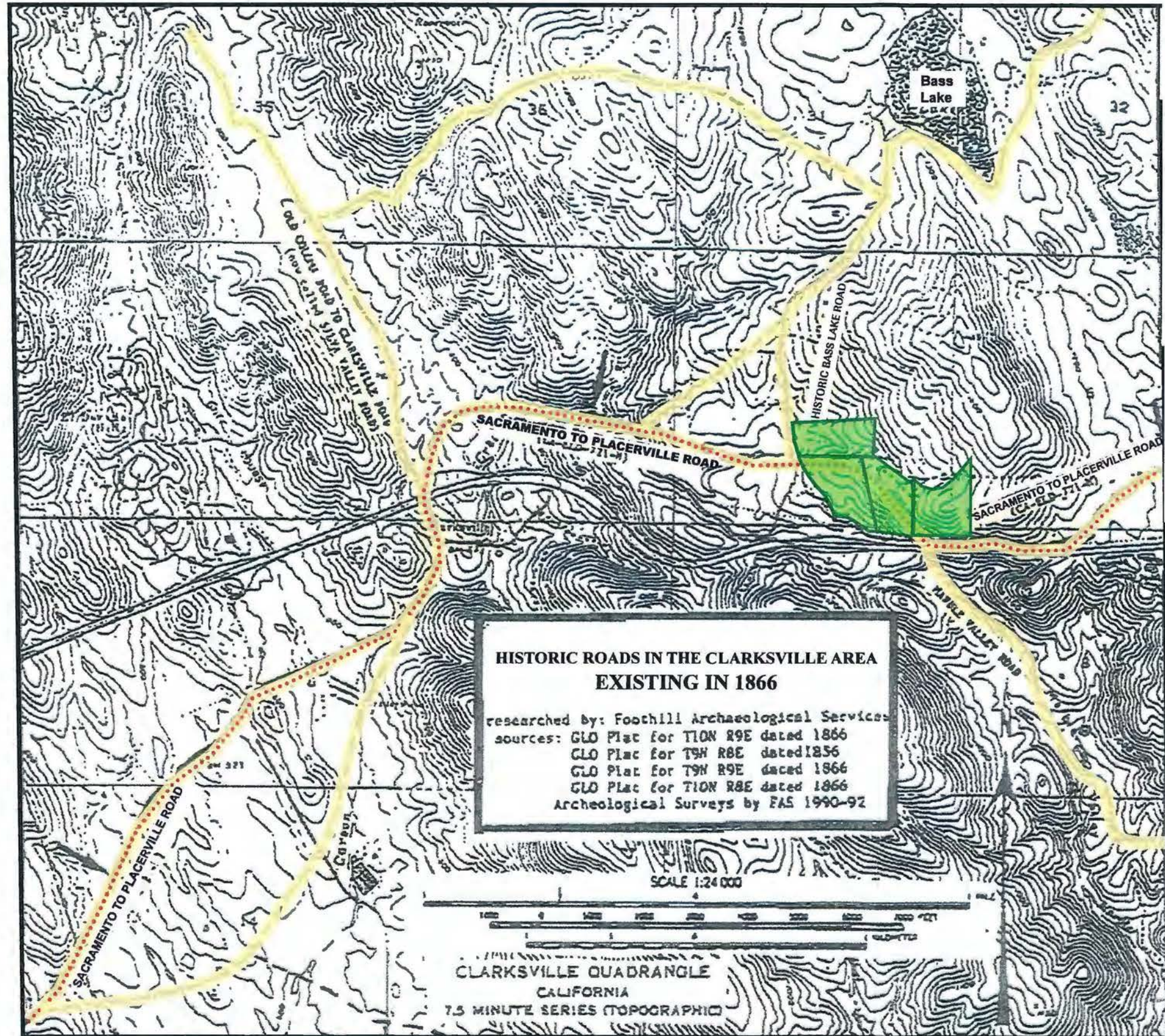
**Bass Lake Historic Road c 1866**

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**BASS LAKE ROAD STUDY AREA**  
**FINAL PROGRAM**  
**ENVIRONMENTAL IMPACT**  
**REPORT**

**JANUARY 24, 1992**

**Bass Lake Historic Road  
 Alignment in the Clarksville  
 Vicinity 1866**



**HISTORIC ROADS IN THE CLARKVILLE AREA  
 EXISTING IN 1866**  
 researched by: Foothill Archaeological Services  
 sources: GLO Plat for T10N R9E dated 1866  
 GLO Plat for T9N R8E dated 1856  
 GLO Plat for T9N R9E dated 1866  
 GLO Plat for T10N R8E dated 1866  
 Archeological Surveys by FAS 1990-92

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 Bass Lake Historic Road

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 Exhibit **7**

# Historic Lincoln Highway c 1900

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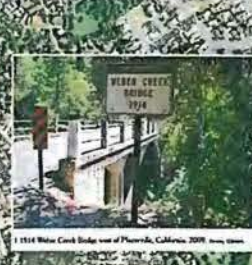
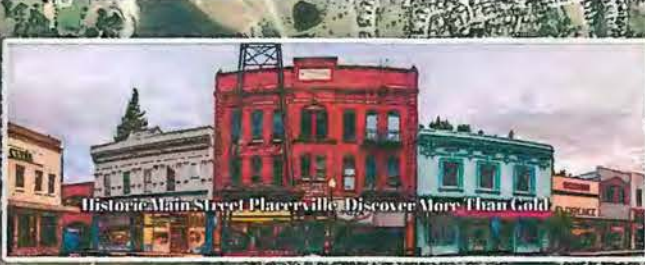
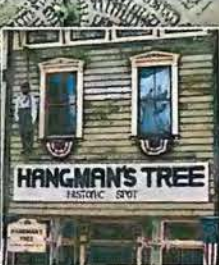
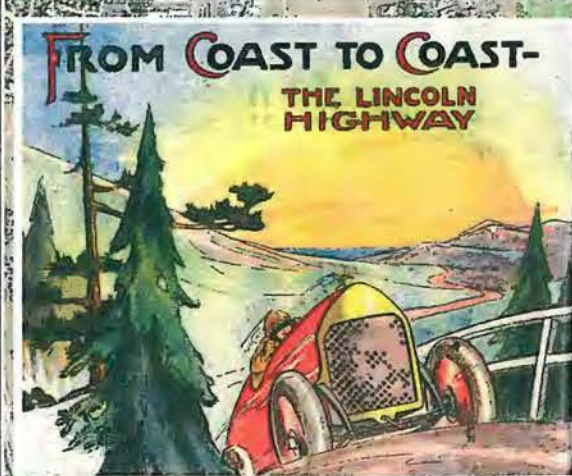
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TO SACRAMENTO  
←

→ TO PLACERVILLE



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SHEET TITLE  
Historic Lincoln Hwy

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Exhibit **8**

THE TOWN AND COUNTRY VILAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA



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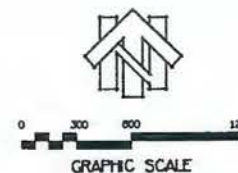
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**LEGEND**

- = PRIMARY LOCAL ROAD : 60 FOOT RIGHT OF WAY
- = URBAN COLLECTOR COUNTRY CLUB DRIVE : 60'/80' RIGHT OF WAY  
BASS LAKE ROAD : 100' RIGHT OF WAY
- P = PARK & RIDE
- F = FIRE STATION SITE
- ↔ = PROPOSED ACCESS
- = \*UNPAVED WALKING TRAIL
- - - = CLASS 1 BIKEPATH
- · - · - = CLASS 2 BIKEPATH
- · · · · = SIDEWALK (WHERE TRAIL DIVERGES TO ALLOW FOR SAFE PEDESTRIAN CROSSING OF BASS LAKE ROAD)

NOTE \*

1. UNPAVED TRAILS SHOULD USUALLY NOT HAVE GRADIENTS GREATER THAN 15%. SIDE-TO-SIDE SLOPES SHOULD NOT EXCEED 5%.
2. UNPAVED TRAIL WIDTHS SHOULD GENERALLY BE 3'-0" WIDE, WITH A MINIMUM 6'-0" HORIZONTAL CLEARED AREA AT SHOULDER HEIGHT. VERTICAL CLEARANCE ABOVE THE TRAIL SHOULD BE A MINIMUM OF 10'-0".



\* EMERGENCY ACCESS ONLY  
(SEE APPENDIX C FOR ROAD CONNECTION DETAIL)

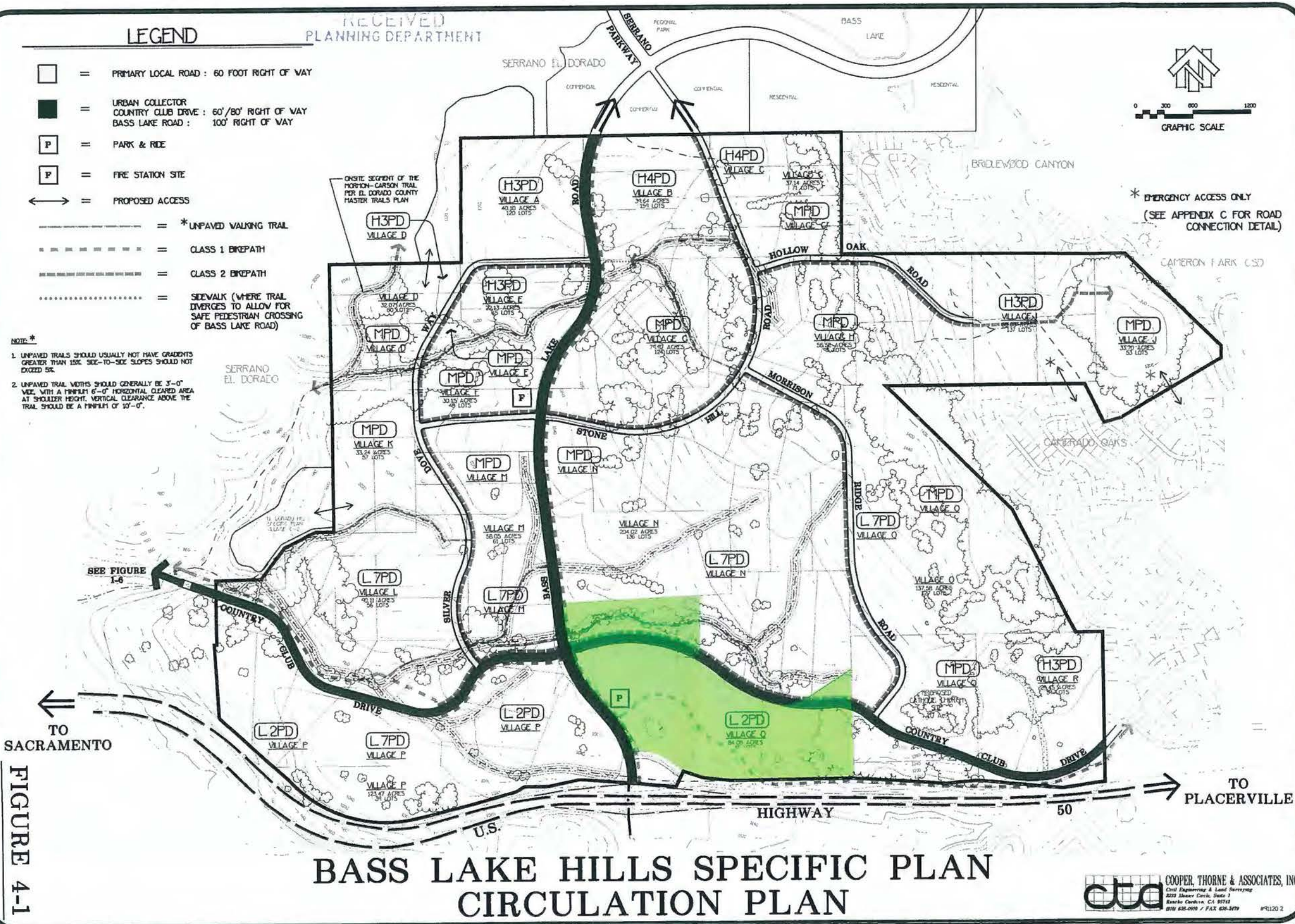


FIGURE 4-1

**BASS LAKE HILLS SPECIFIC PLAN CIRCULATION PLAN**

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Civil Engineering & Land Surveying  
2223 Moore Circle, Suite 1  
Sacramento, CA 95821  
916 438-0919 / FAX 916-438-8279

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Circulation Plan 1995

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**PA21-0013**

Exhibit **9**



**Open Space Plan 1995**

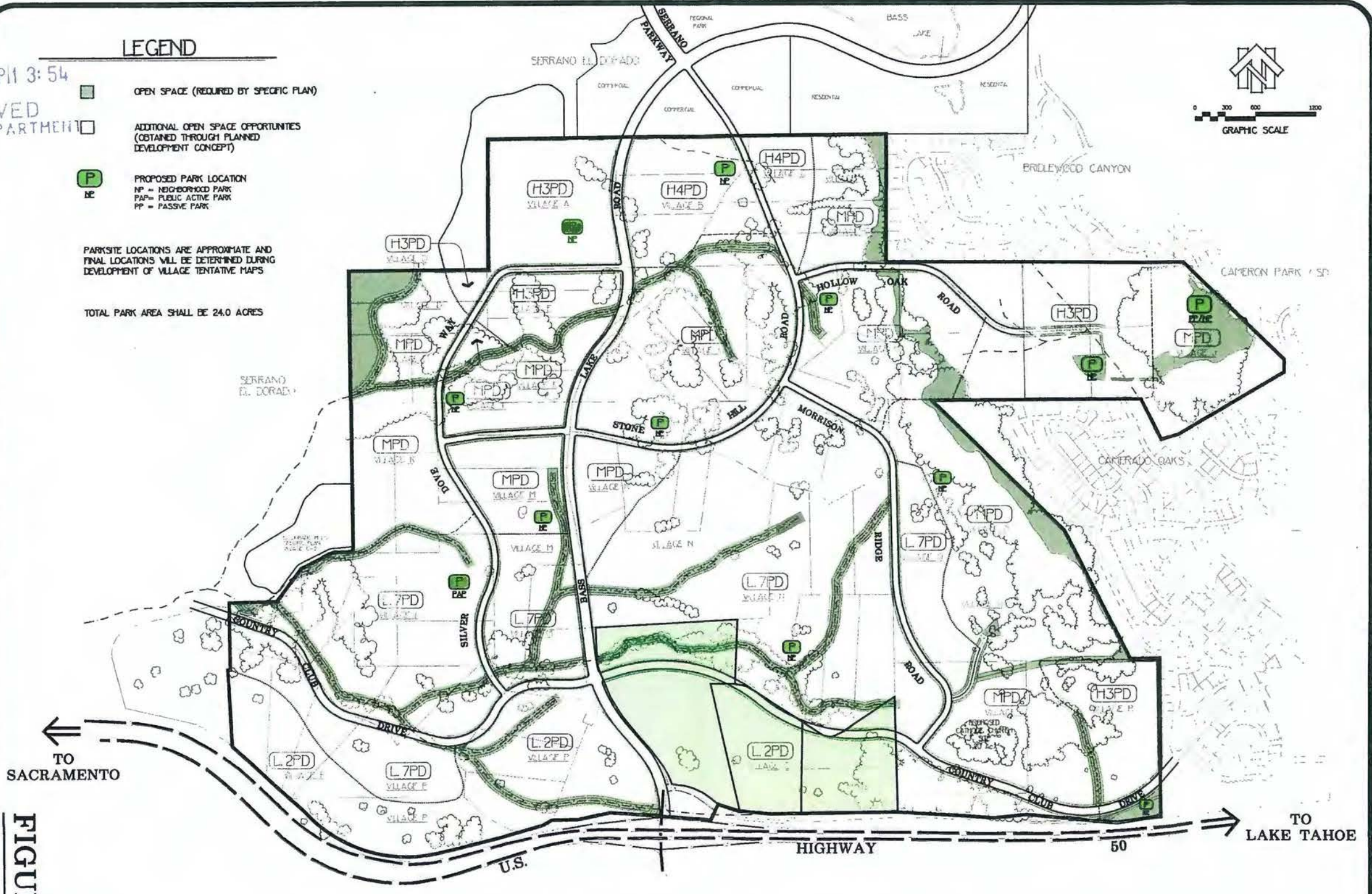
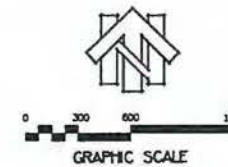
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**LEGEND**

- OPEN SPACE (REQUIRED BY SPECIFIC PLAN)
- ADDITIONAL OPEN SPACE OPPORTUNITIES (OBTAINED THROUGH PLANNED DEVELOPMENT CONCEPT)
- P  
NE PROPOSED PARK LOCATION  
 NP = NEIGHBORHOOD PARK  
 PAP = PUBLIC ACTIVE PARK  
 PP = PASSIVE PARK

PARKSITE LOCATIONS ARE APPROXIMATE AND FINAL LOCATIONS WILL BE DETERMINED DURING DEVELOPMENT OF VILLAGE TENTATIVE MAPS

TOTAL PARK AREA SHALL BE 24.0 ACRES



**BASS LAKE HILLS SPECIFIC PLAN  
 PARKS AND OPEN SPACE PLAN**

FIGURE 5-5

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 Civil Engineering & Land Surveying  
 2022 Shiner Creek, Suite 1  
 Rancho Cordova, CA 95670  
 916 438-0829 / FAX 916-867-6278 #01120 2

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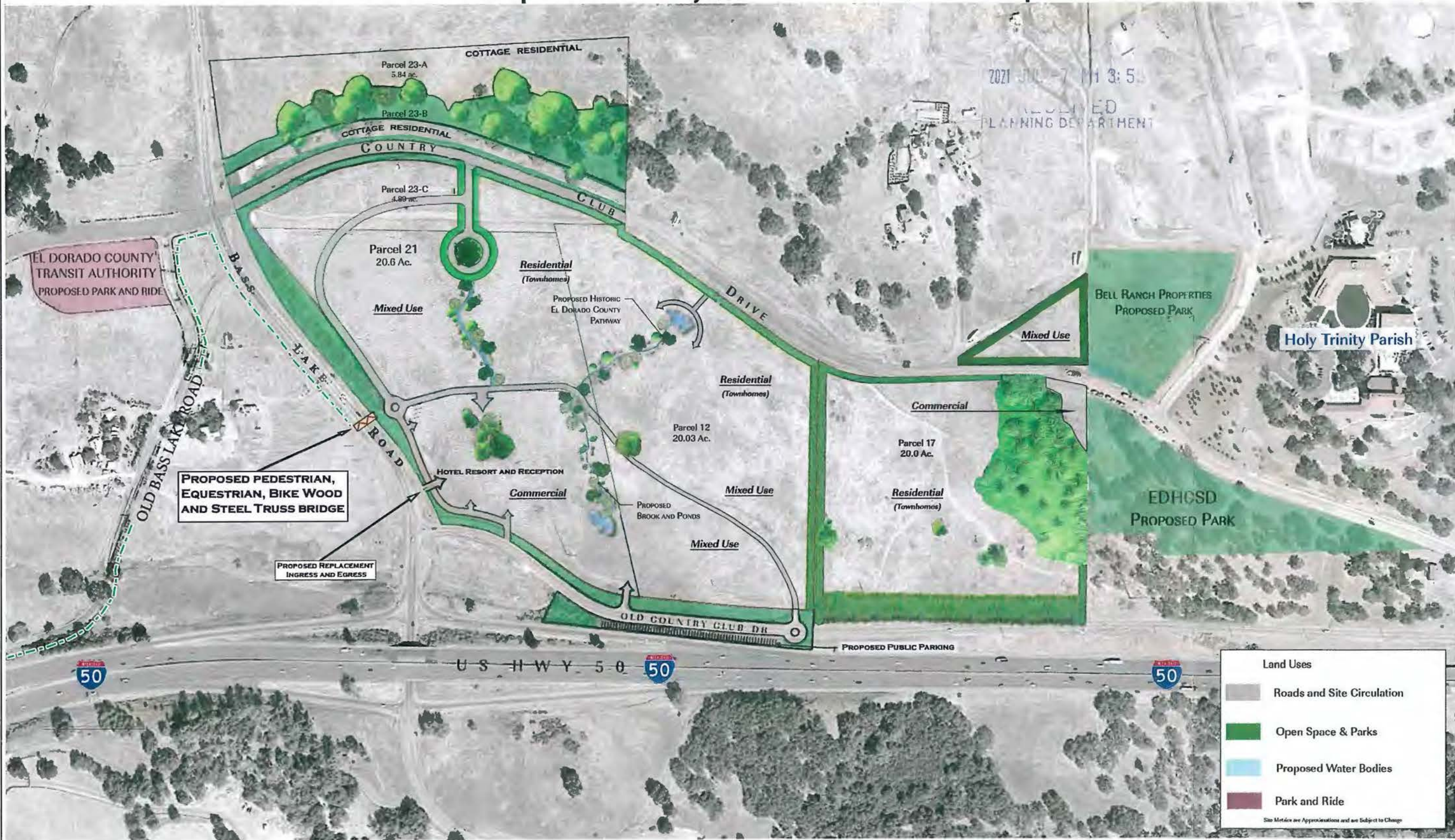

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Open Space Plan 1995	
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Exhibit **10**

Proposed Path Ways, Water Features, Road Map



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Exhibit 11

# Biking, Hiking and Historic Wagon Trail Aerial View

## Designations

-  Existing County Bike Trail
-  Proposed Realignment of County Bike Trail
-  Site Interior Circulation (Hike, Biking and Equestrian)
-  Interior Water Bodies (Proposed)
-  Auxiliary Circulatory Elements



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Biking, Hiking and Historic Wagon Trail Aerial View

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# Biking, Hiking and Historic Wagon Trail Close Up View



- Designations**
- Existing County Bike Trail
  - Proposed Realignment of County Bike Trail
  - Site Interior Circulation (Hike, Biking and Equestrian)
  - Interior Water Bodies (Proposed)
  - Auxiliary Circulatory Elements

**Reconstruction of Historic Wagon Trail  
 As Per 1995 BLHSP Establish Bike Trail  
 Establish New Village Pedestrian-Friendly  
 Main Street**

**Proposed Pedestrian Bike and Equestrian Wood and Steel Truss Bridge**

**Previous Point of Site Entry**

**Proposed Point of Site Entry**

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 Biking, Hiking and Historic  
 Wagon Trail Close Up View

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**Exhibit 13**

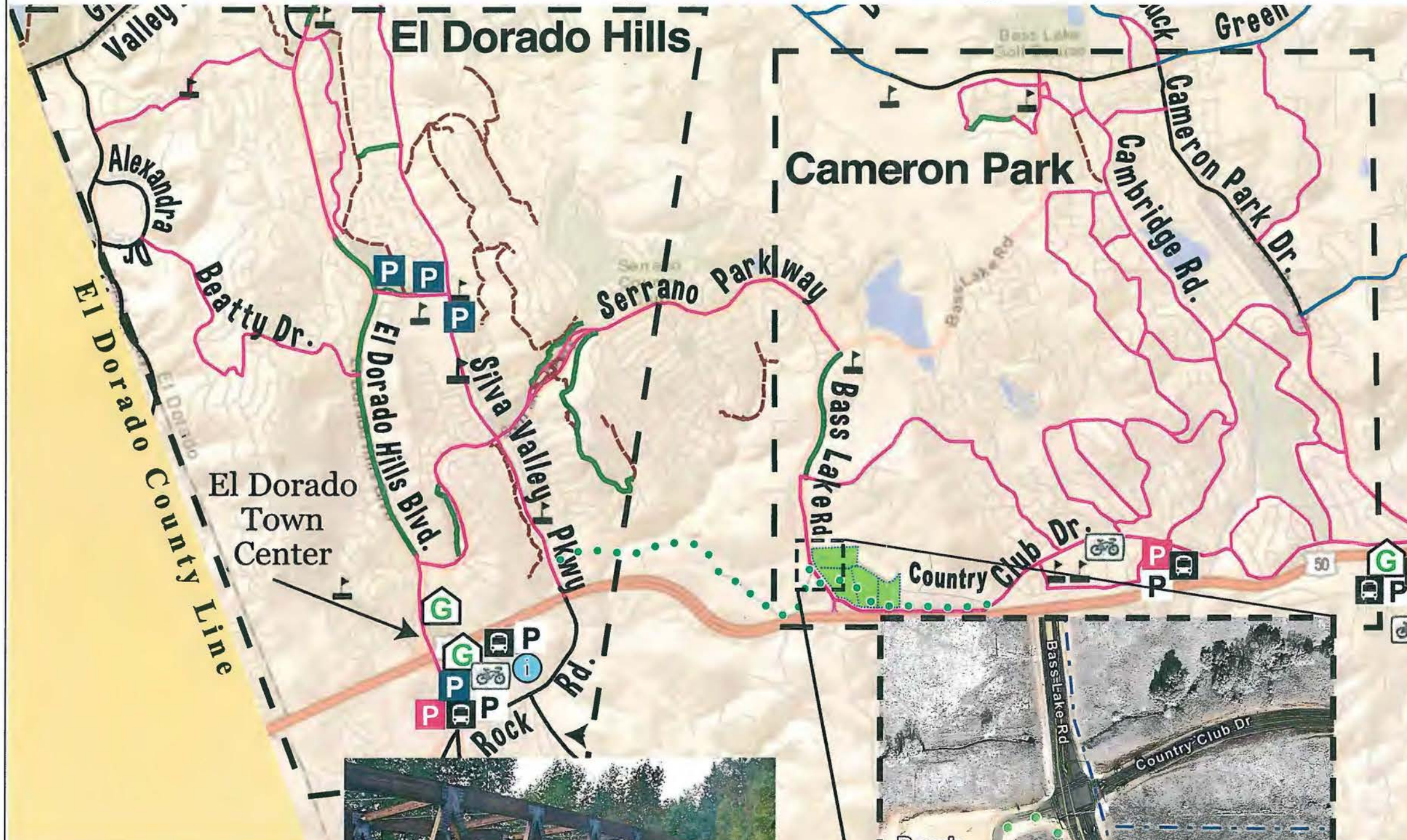
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# Proposed Bass Lake Road Bridge and Bike Trail



## 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 of low speed)
- Neighborhood Connector (Preferred cycling roads connecting community destinations)
- Natural Surface Trail

Downhill Uphill Slope/Incline Indicators

**SERVICES and POINTS OF INTEREST**

Bike Stops	Trailhead
Grocery Store	Bus Stops
Camping	Schools
Visitor Information	Bike Lockers
Bike Parking	Park & Ride
Public Lands	City Limits



Proposed wooden truss pedestrian, bike and equestrian bridge



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## Conceptual Truss Bridges



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 Bridges  
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 Exhibit 15



THE TOWN AND COUNTRY VILLAGE, EL DORADO

# Proposed Pedestrian Wood and Steel Bridge, on Project Site Hiking Trails



PROPOSED PEDESTRIAN, EQUESTRIAN, BIKE WOOD AND STEEL TRUSS BRIDGE



OLD WAGON TRAIL

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Legend  
—— Hiking Trails

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Pedestrian Wood and Steel Bridge, Hiking Trails

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Exhibit **16**

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# Proposed Hiking Path As Per BLHSP

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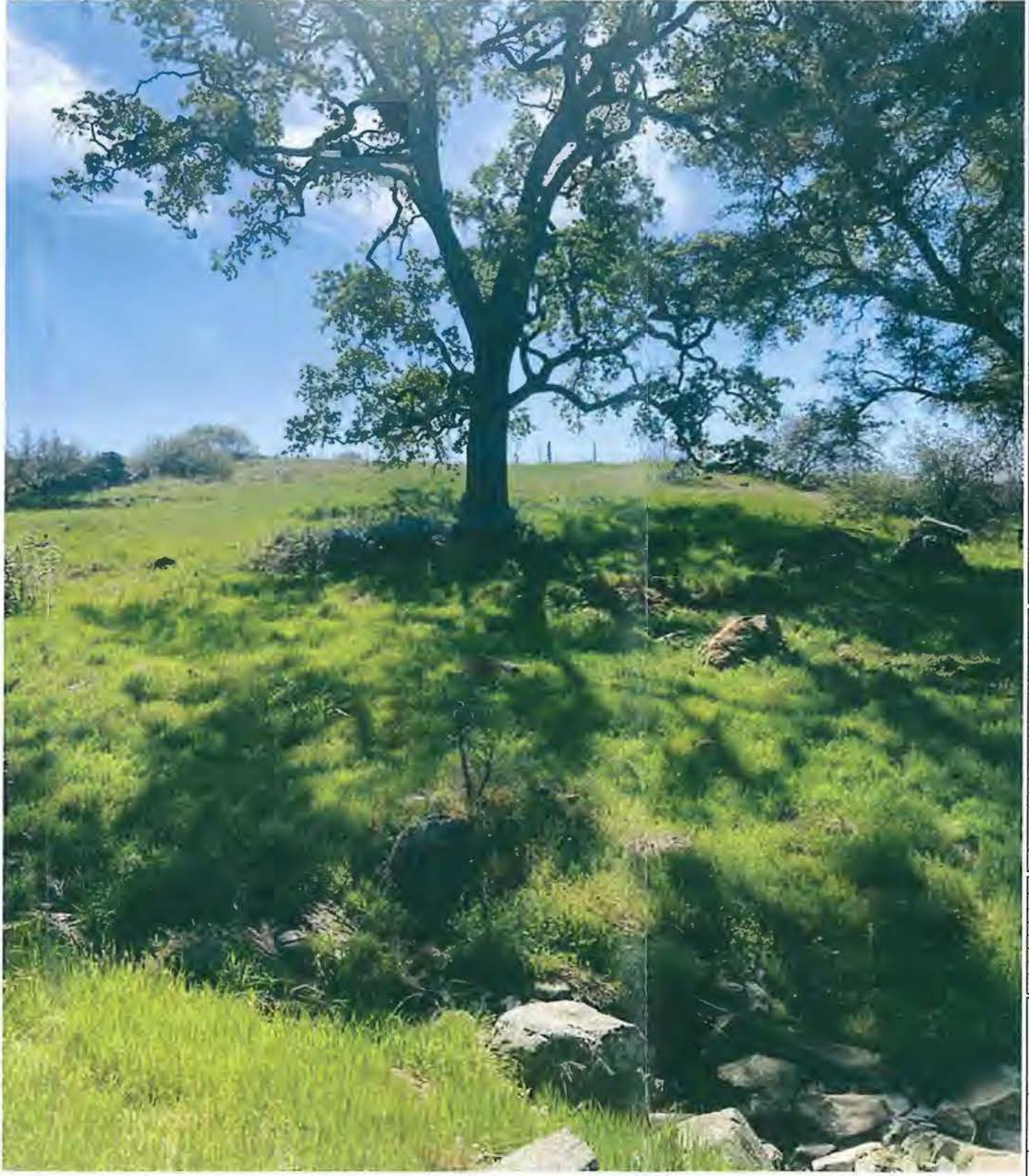
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Proposed Hiking Path as per BLHSP

**SCALE**

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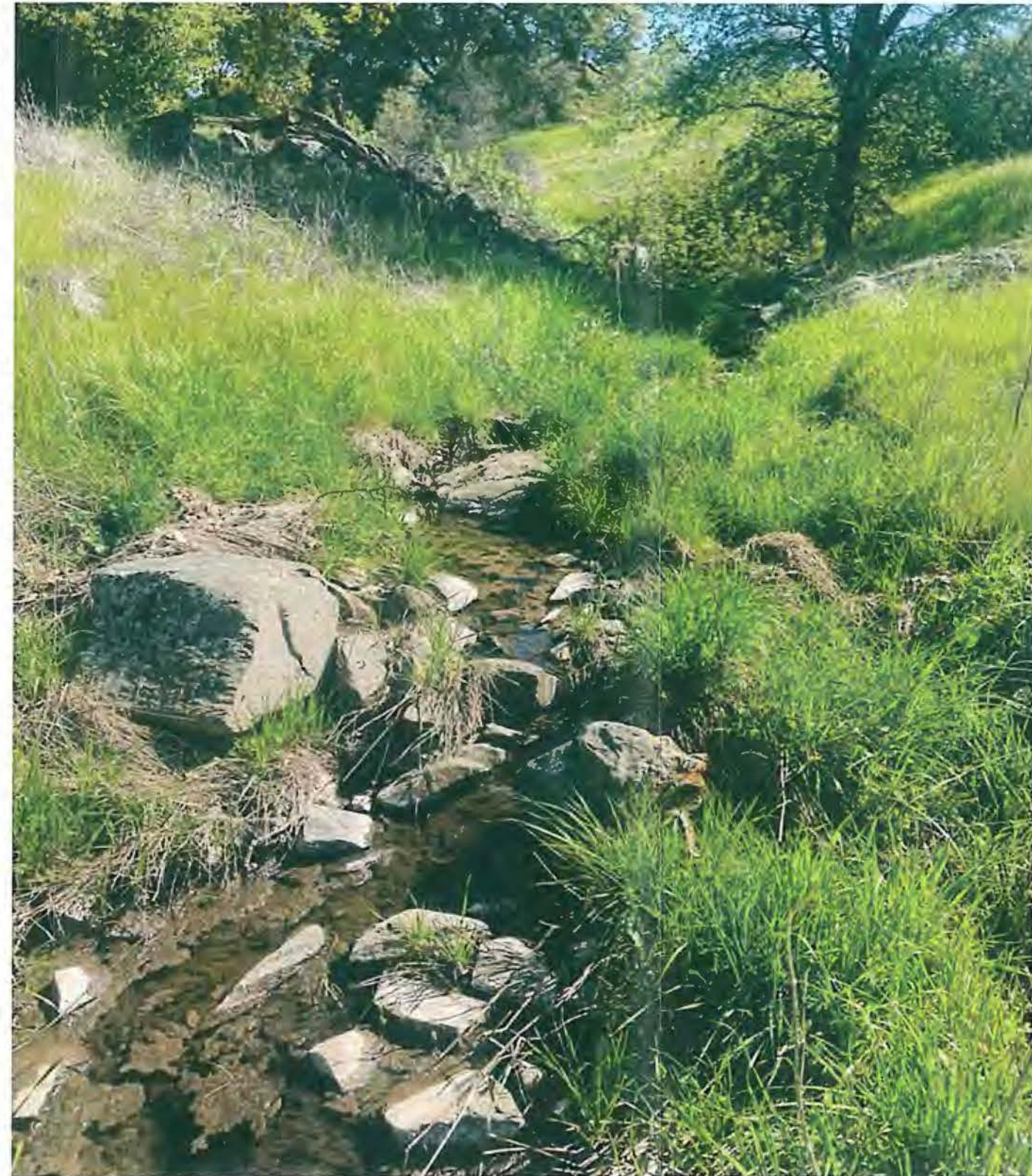
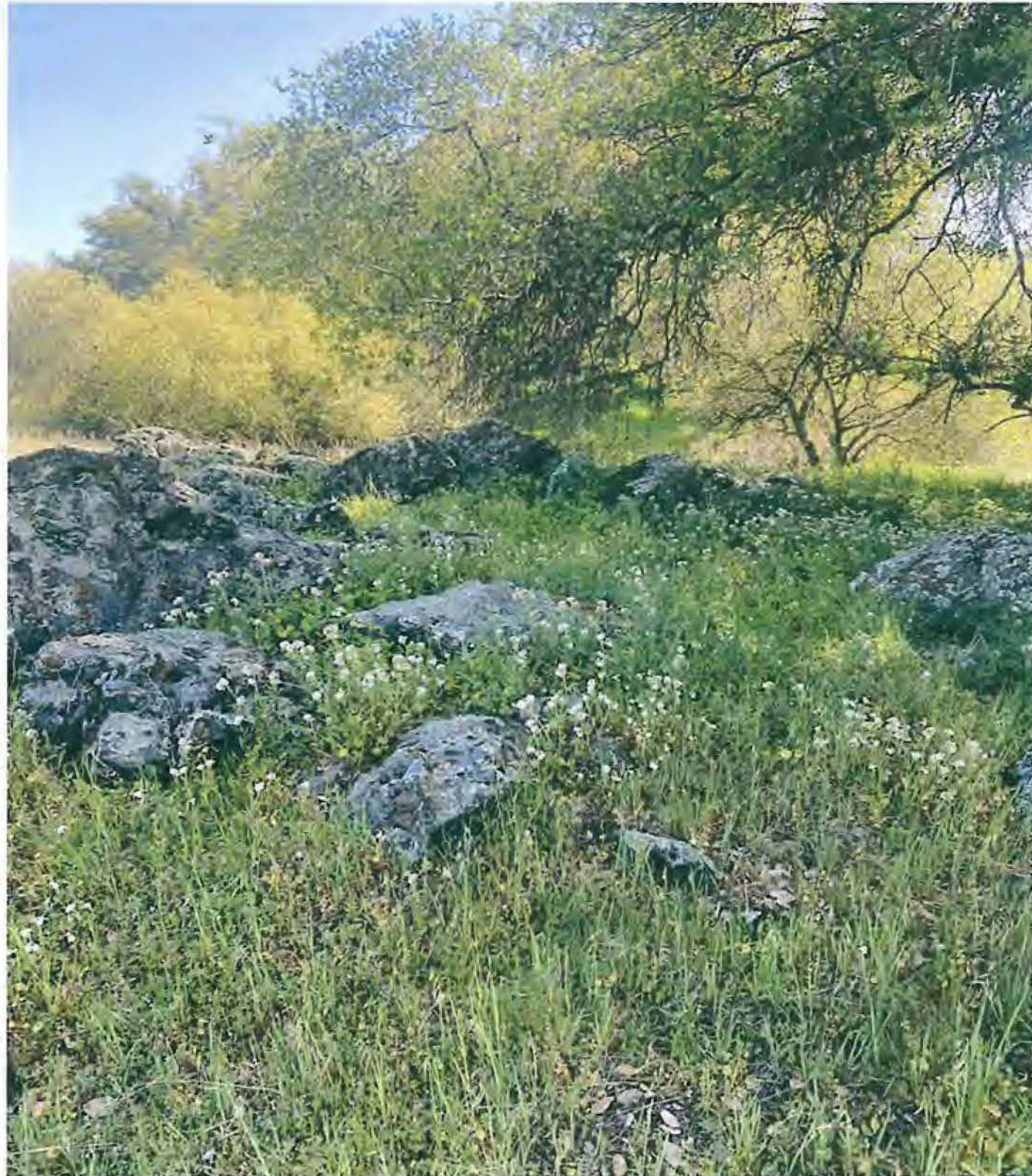
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**Exhibit 17**



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# Proposed Hiking Path As Per BLHSP



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 Path as per BLHSP

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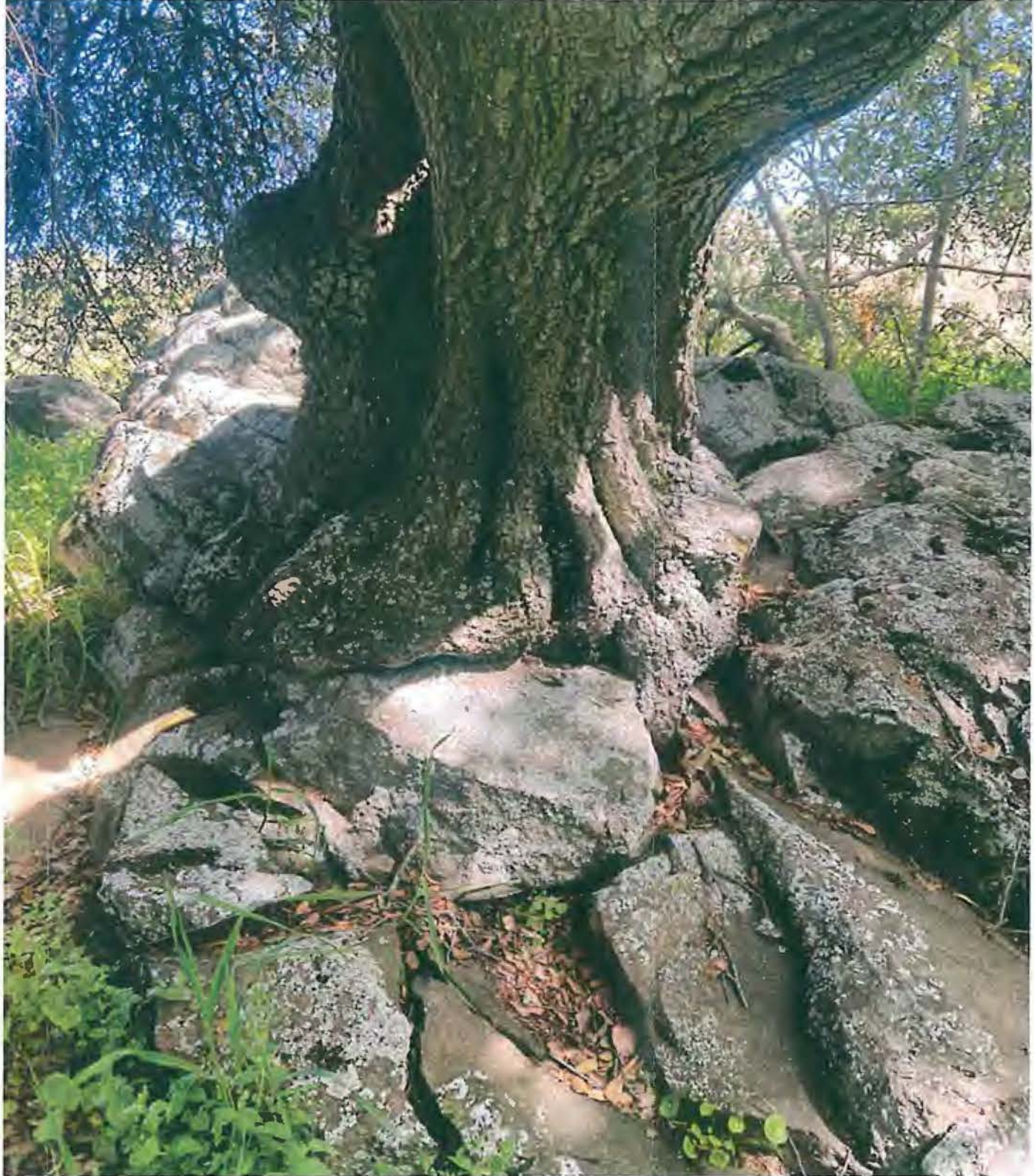
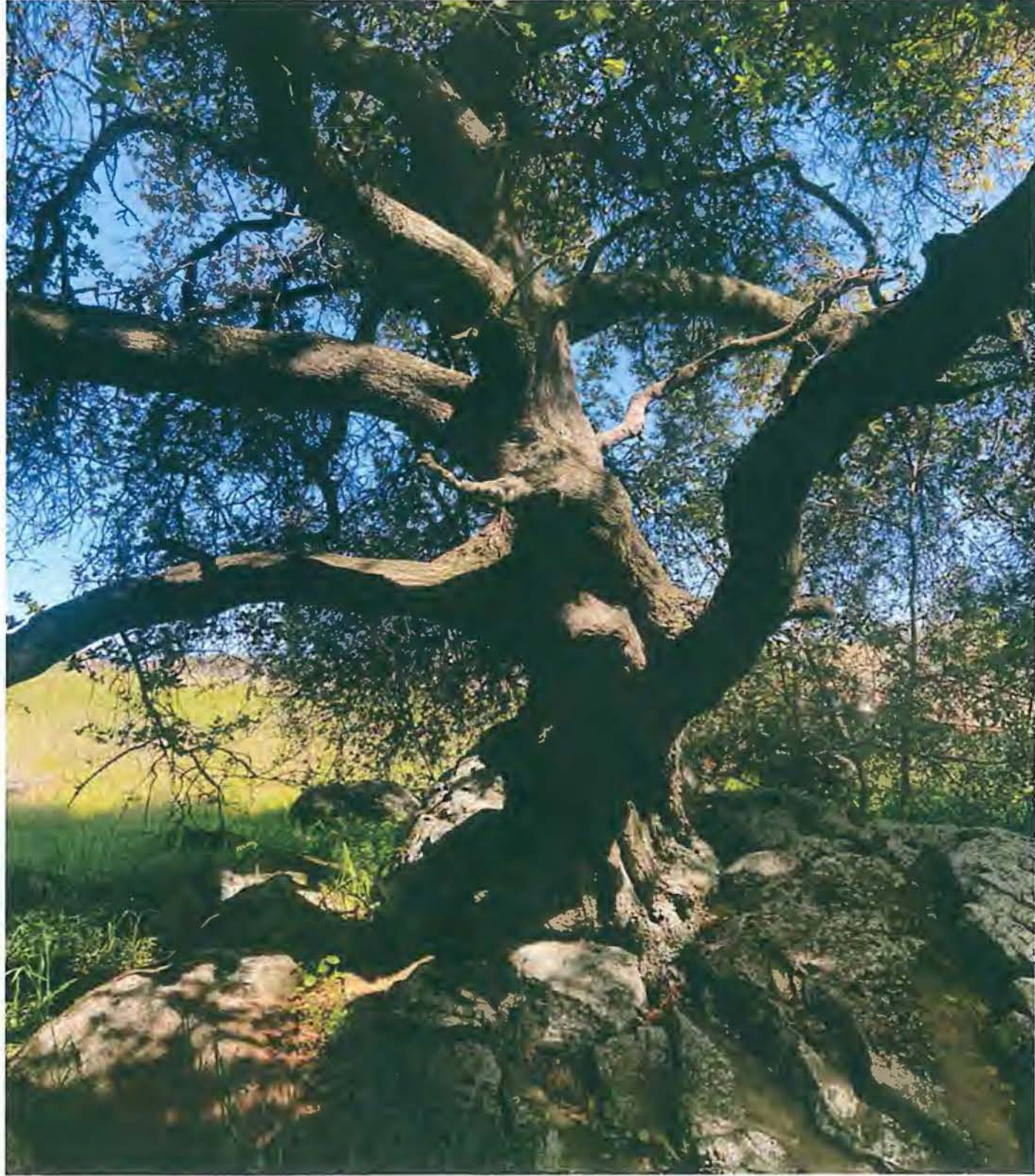
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### Proposed Hiking Path As Per BLHSP

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Exhibit <b>19</b>

**PA21-0013**

# The Ahwahnee Hotel

## Precedent Studies Existing Hotels and Lodgings

Location: Bass Lake Road, El Dorado Hills, CA  
Building Type: Hospitality, Retail, Public Space

Project Status: Concept Development

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A large portion of the initial conception entailed precedent studies, gauging various qualities of materiality, space planning and overall characteristics in deciding the intentions of the Town and Country Village, El Dorado site.

From a historic hotel in Yosemite National Park to a relatively modern Olympic Valley and North Star complexes, a quality of timelessness was sought in the precedents. An additional commonality, regardless of the year of completion for the precedents, was the material choices of the hotels which were predominantly masonry and heavy timber as a reflection of the surrounding natural environments.

Ultimately, the Ahwahnee to the right was decided as the primary precedent, but in the design of the El Dorado complex, hidden elements of the others would begin emerging...

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The Ahwahnee Hotel

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Exhibit 20

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# The Ahwahnee Hotel Dining Room



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**The Ahwahnee Hotel  
Dining Room**

DATE  
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**Exhibit 21**

# Hotel West

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Exhibit 22

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**View North towards Oak Grove**



**View north towards the "Oak Grove" between hotel west and the restaurant, public assembly, wedding, conference venue**

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SHEET TITLE  
View North towards  
Oak Grove

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**23**

Exhibit **23**

# Perspective: East West Hotels and Conference, Wedding, and Event Venues

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Perspective View

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