



THE TOWN & COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA

MOHANNA
— DEVELOPMENT CO.

PANFINO
General Partnership

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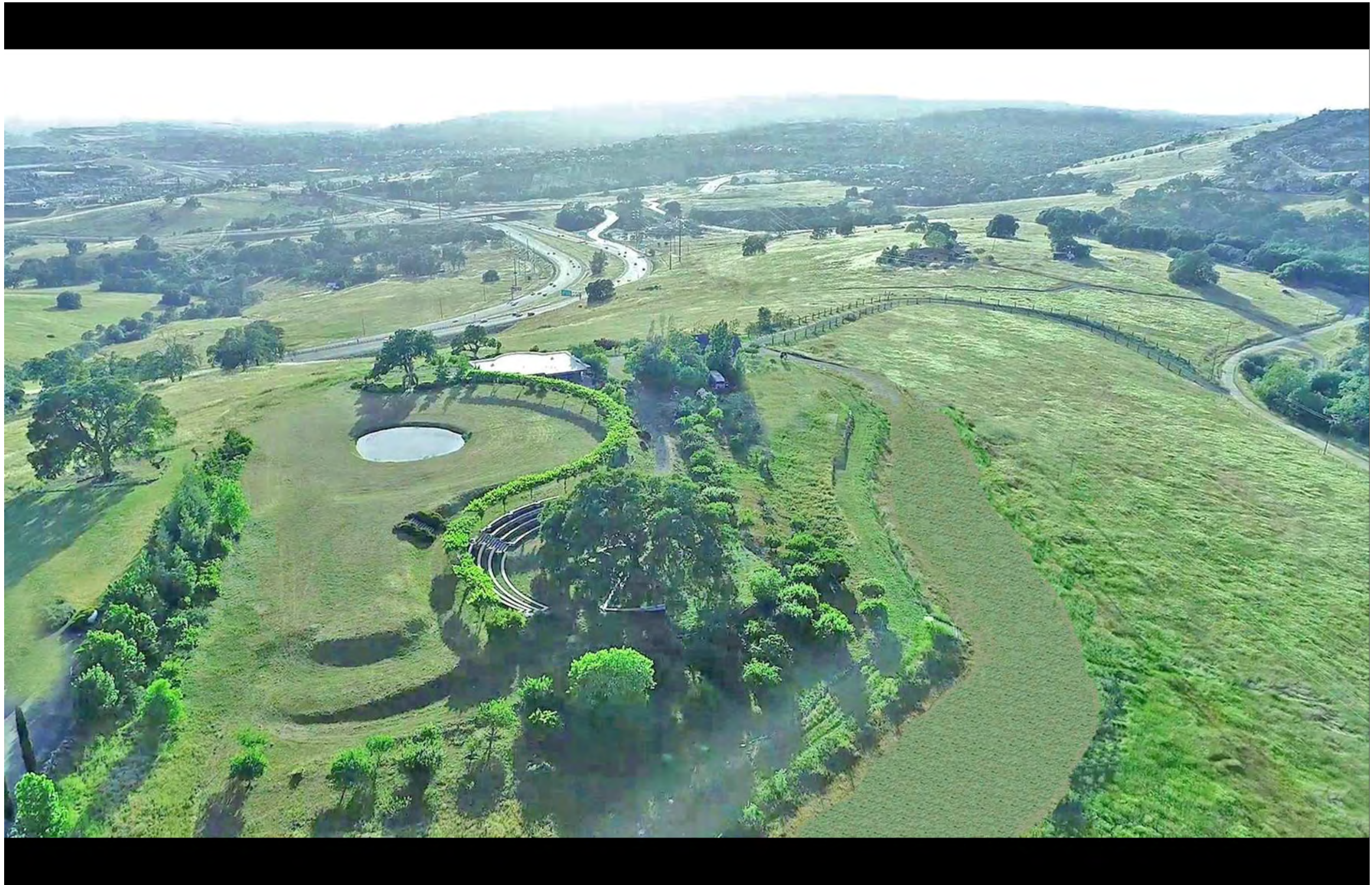
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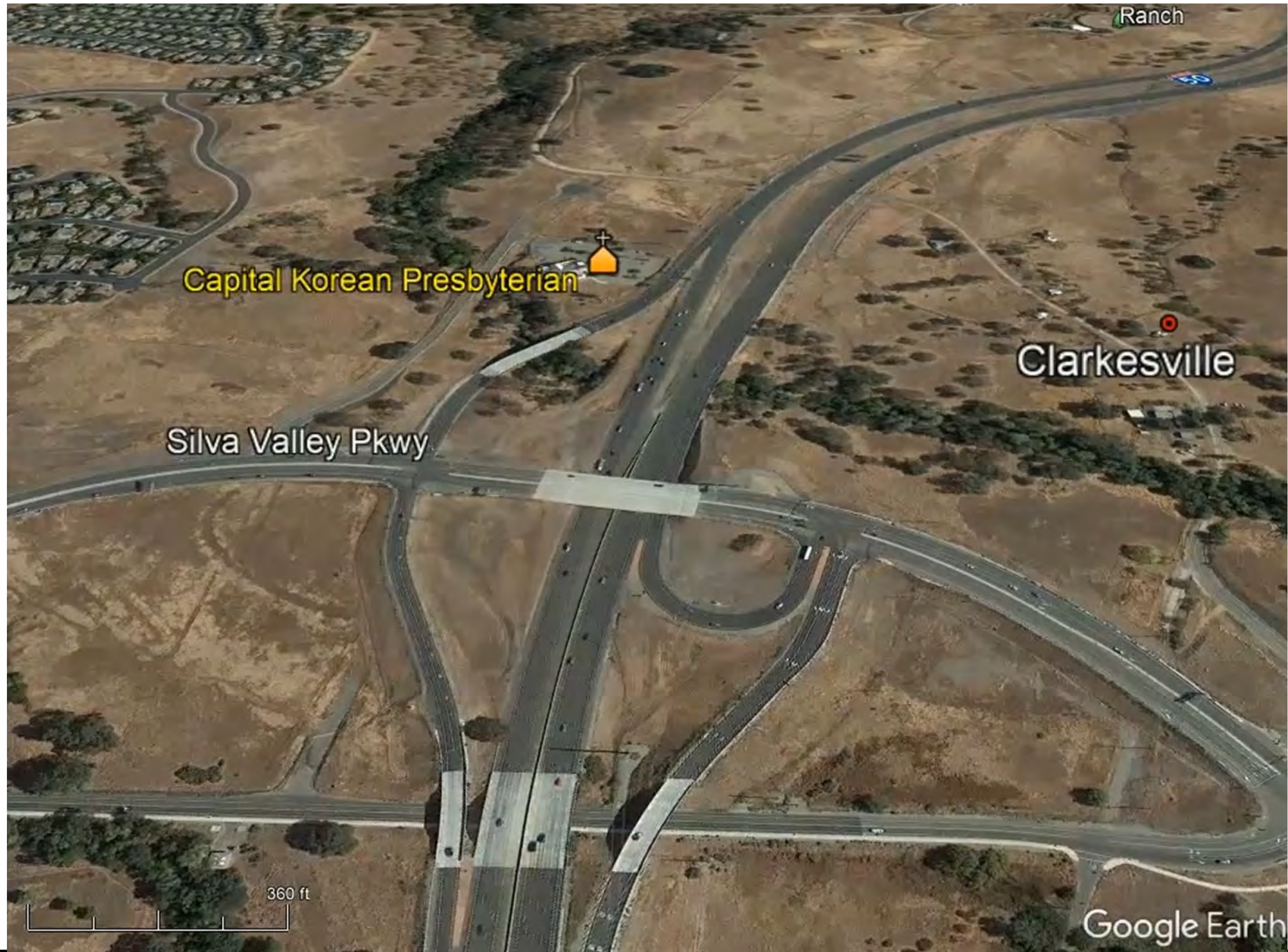












Proposed Path Ways, Water Features, Road Map



Land Uses	
	Roads and Site Circulation
	Open Space & Parks
	Proposed Water Bodies
	Park and Ride

Site Markings are Approximations and are Subject to Change

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NO.	DESCRIPTION

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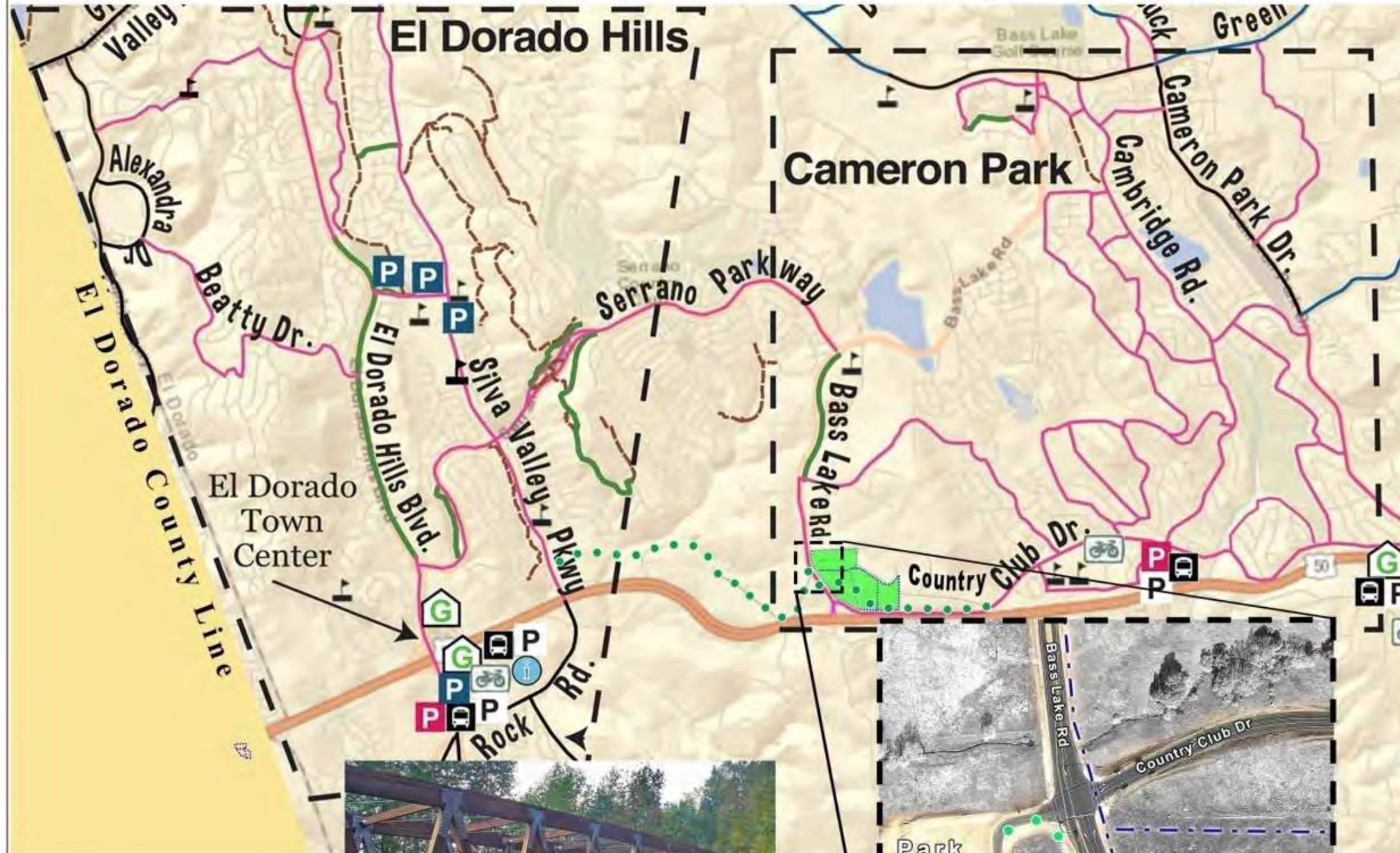
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Exhibit 11

THE TOWN AND COUNTRY VILLAGE, EL DORADO

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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 often higher speeds)
- Neighborhood Connector (Preferred cycling roads connecting community destinations)
- Natural Surface Trail

Downhill Uphill Slope/Incline 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



Proposed wooden truss pedestrian, bike and equestrian bridge



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DATE	DESCRIPTION

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County of El Dorado

SHEET TITLE
Proposed Bass Lake Road Bridge

SCALE

DATE
July 7, 2021

CADD FILE PROJECT NUMBER

SHEET NUMBER
14

THE TOWN AND COUNTRY VILLAGE, EL DORADO

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Conceptual Truss Bridges



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County of El Dorado

PROJECT TITLE
Conceptual Truss
Bridges

SCALE

DATE July 7, 2021

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SHEET NUMBER

Exhibit 15

Proposed Hiking Path As Per BLHSP



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SHEET TITLE
Proposed Hiking
Path as per BLHSP

SCALE

DATE
July 7, 2021

PROJECT NUMBER

SHEET NUMBER
Exhibit 17

Proposed Hiking Path As Per BLHSP



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SHEET TITLE
Proposed Hiking
Path as per BLHSP

SCALE

DATE
July 7, 2021

CADD FILE	PROJECT NUMBER
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SHEET NUMBER	19
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Exhibit 19

The Ahwahnee Hotel Dining Room



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THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA

ISSUE DESCRIPTION	

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

TITLE
The Ahwahnee Hotel
Dining Room

SCALE

DATE
July 7, 2021

CADD FILE	PROJECT NUMBER

SHEET NUMBER
Exhibit 21

Hotel West



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NO.	DESCRIPTION

DRAWN	CHECKED	DATE

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**Board of Supervisors
County of El Dorado**

PROJECT TITLE
Hotel West

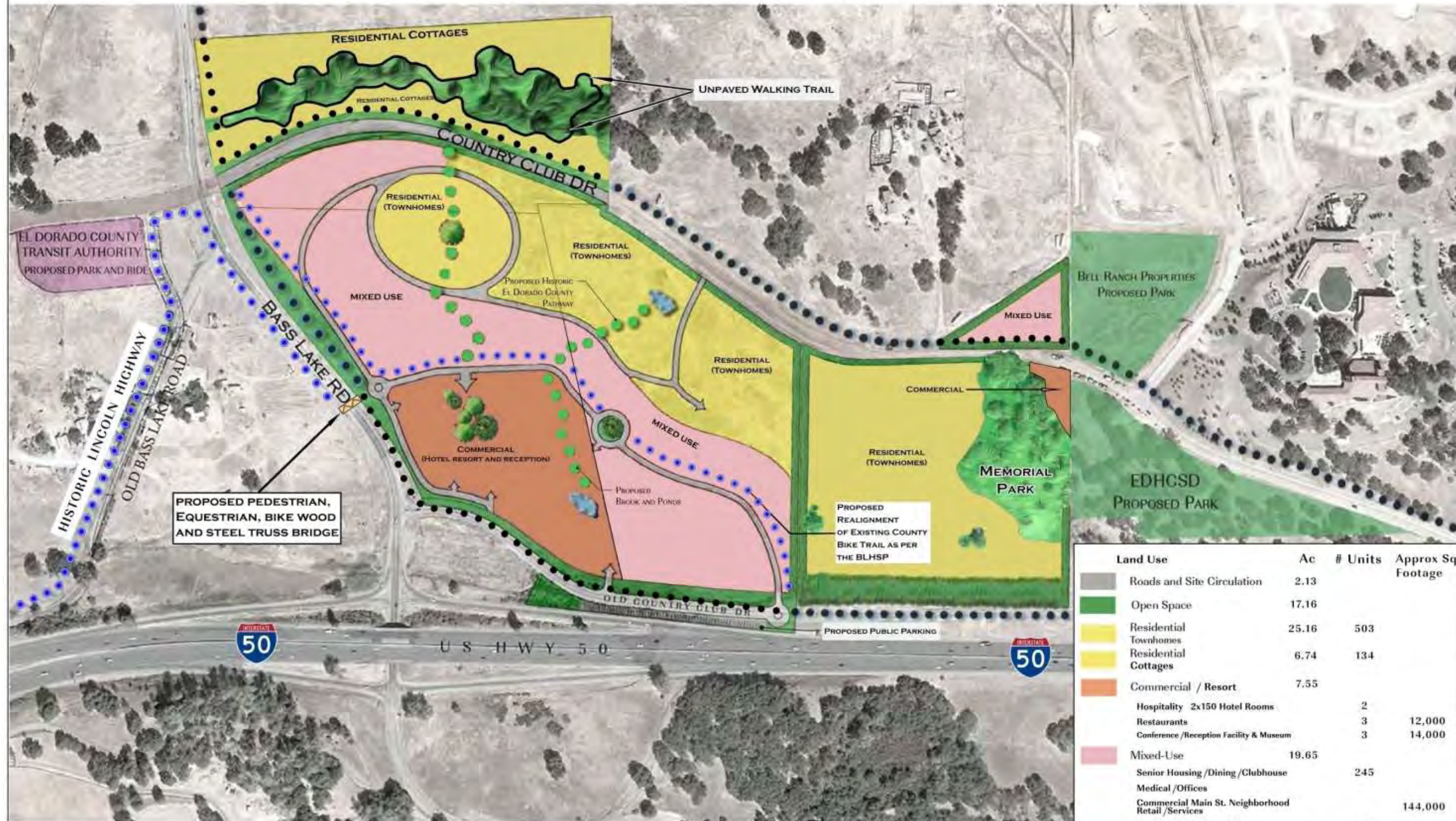
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Exhibit **22**

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

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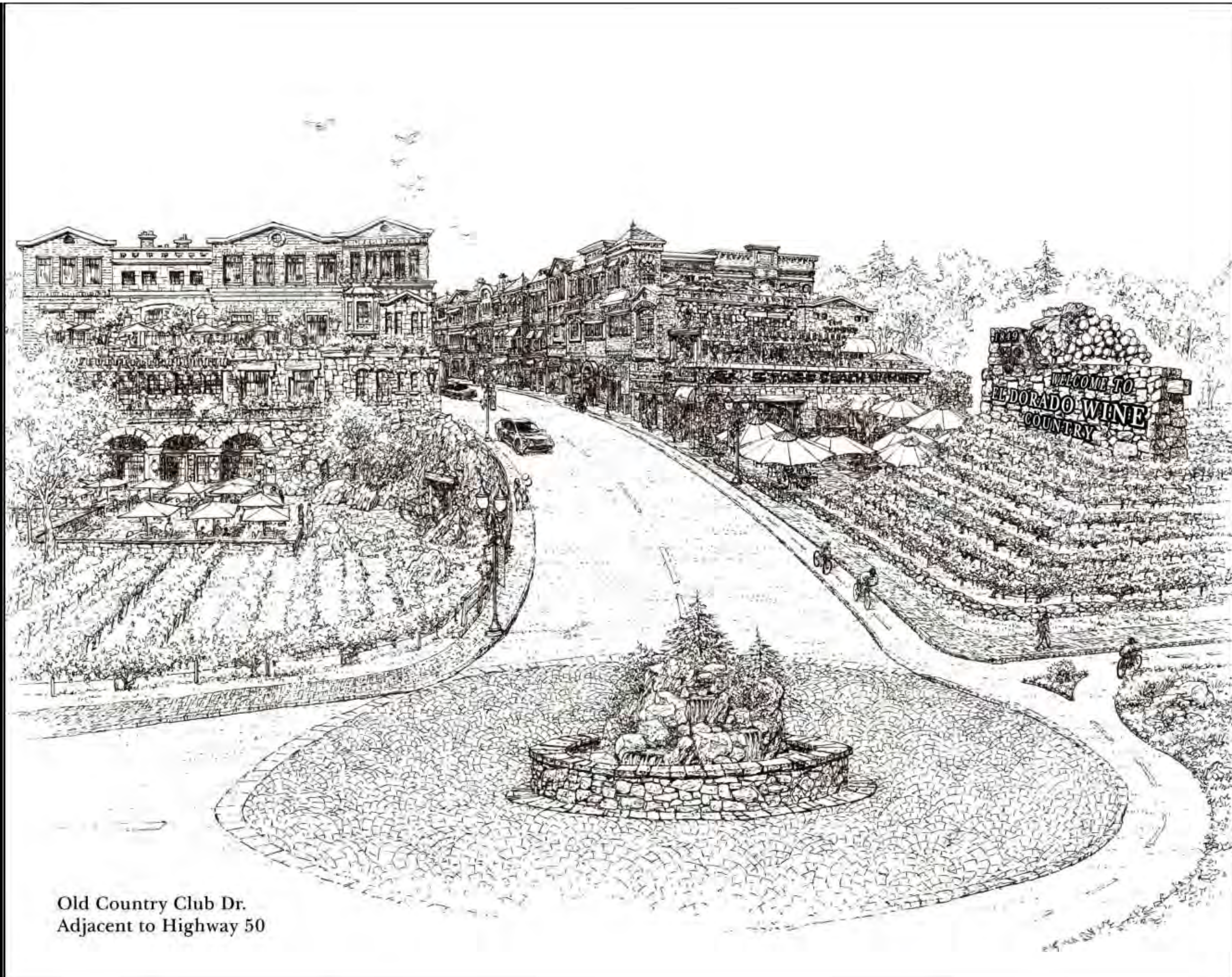
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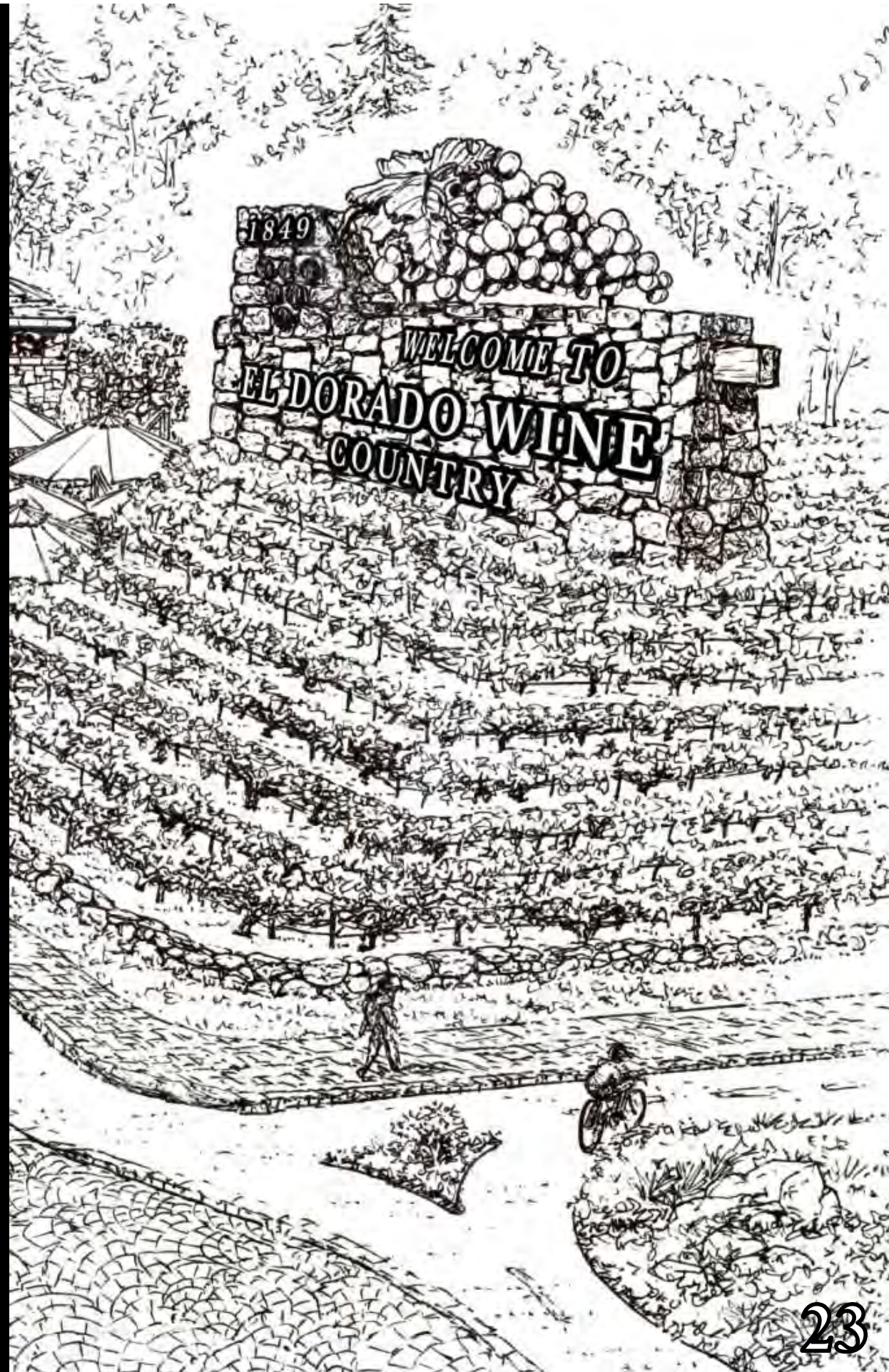
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Exhibit 6



Old Country Club Dr.
Adjacent to Highway 50



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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.



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

Long Range Planning Unit

Housing Community and Economic Development Program

2850 Fairlane Court, Placerville, CA 95667

Phone (530) 621-5355, Fax (530) 642-0508

Date: August 20, 2021

To: Gina Hamilton, Project Planner

From: C.J. Freeland, Administrative Analyst II
Housing, Community and Economic Development Programs

Subject: PA21-0013 – THE TOWN & COUNTRY VILLAGE (Mixed Use)

The location of the proposed project (PA21-0013 – THE TOWN & COUNTRY VILLAGE) has been identified as a prime, high opportunity area to include affordable residential work-force housing and/or mixed-use commercial and residential development due to the proposed project site proximity to amenities such as schools, transportation, employment, medical, recreation and retail services. Therefore, it is recommended that the projects final conditions of approval require at least 10% of the units to be developed as affordable to moderate and/or low income households.

This can be accomplished in a number of ways; through designation of the affordable units to an affordable housing developer who would provide rental housing and/or as "for sale" units to households earning the 50% to 120% of area median income.

General Plan Policies HO-1.6, HO-1.7, HO-1.16 and HO-1.18 require the County to encourage applicants to offer a portion of their developments as affordable. Should the project be approved with a portion of the units to be set aside as affordable, staff would work with the applicant to identify any potential funding opportunities that may assist in the development of the affordable units. For example, should the applicant wish to set aside 20% of the units as affordable, the project may be eligible for fee deferrals under Board Policy B-14 in addition to receiving priority fast track processing for the review process. A complete list of funding opportunities along with incentives for including affordable units may be obtained by contacting the Housing, Community and Economic Development Program at 530-621-5159

An affordable housing plan and agreement is required should affordable units become a condition of the project. Staff, upon request, can provide a draft agreement to the applicant. Proposed language for the condition to include affordable units is as follows:

David Crosariol

President of CTA Engineering and Surviving Inc.

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