



El Dorado Hills Area Planning Advisory Committee

Wednesday January 12, 2022
6:30PM

EDH Fire Department Station 85 Meeting Room - VIRTUAL MEETING via ZOOM

Attendees via ZOOM or via Phone-in Option will be **MUTED** until
Designated periods when the meeting is opened to Public Comment
on each Agenda Item

To Submit Public Comment click the **RAISE HAND** button in ZOOM, or
press *9 over the phone



1. Call To Order

2022 Chair: John Davey

2022 Vice Chair: John Raslear

2022 Vice Chair Tim White

2022 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

APAC 2022 Officers

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazzpub@shcglobal.net
Timothy White, Vice Chair twhite1@gmail.com
Brooke Washburn, Secretary Brooke.Washburn@libertymutual.com

1021 Harvard Way, El Dorado Hills, CA 95762



AGENDA FOR MEETING: January 12, 2022, 6:30 PM

Held IN PERSON

El Dorado Hills Fire Dept Station 85 Meeting Room 1050 Wilson Blvd El Dorado Hills CA

OR join VIRTUAL Zoom Meeting <https://us02web.zoom.us/j/86763483791>

PHONE IN OPTION (669) 900-9128 Meeting ID: 867 6348 3791

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications: Supervisor John Hidahl
5. Guest Speaker(s): N/A
6. APAC Projects
 - a) **Town and Country Village El Dorado**
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. Located along the east side of Bass Lake Road and bisected by Country Club Drive.
 - b) **EDH APAC Subcommittee(s) Updates**
7. Adjournment:

The Next EDH APAC meeting is: **Wednesday February 9, 2022 NEW 6:30PM START TIME**

HYBRID: In-Person and Virtual

El Dorado Hills Fire Dept Station 85 Meeting Room 1050 Wilson Blvd El Dorado Hills CA

PUBLIC COMMENTS can be submitted at the meeting in person or virtually. OR submitted in advance of the meeting via EMAIL. Emailed questions MUST be received by 4PM the MONDAY PRIOR to the meeting date.

Send advance comments/questions to edhapac.comment@gmail.com and please identify the project or subject you wish to address.

Questions regarding this agenda should be addressed to Chairman John Davey at johndaveyapac@gmail.com

Mailing address: c/o El Dorado Hills APAC 1021 Harvard Way, El Dorado Hills, CA, 95762

Not Printed or Mailed at Government Expense

Courtesy Notice: Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.

Website: <https://edhapac.org> | Facebook: <https://www.facebook.com/EDHAPAC> | Twitter: <https://twitter.com/EDHAPAC>



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

If you are commenting via ZOOM, use the **RAISE HAND button**

If you are commenting via telephone call **press *9**

Commenters:

Please Voluntarily Provide Your Name So We Can Correctly Record Our Meeting Minutes



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

N/A



6. APAC Matters & Projects



Town & Country Village El Dorado

PD21-0005 - Planned Development

SP-R21-0002 - Specific Plan Revision

Z21-0013 - Zone Change

112 Residential cottages (450 +/- sf)

2 X 150 room hotels

2 X 2500 sf restaurants

reception facility 5000 sf

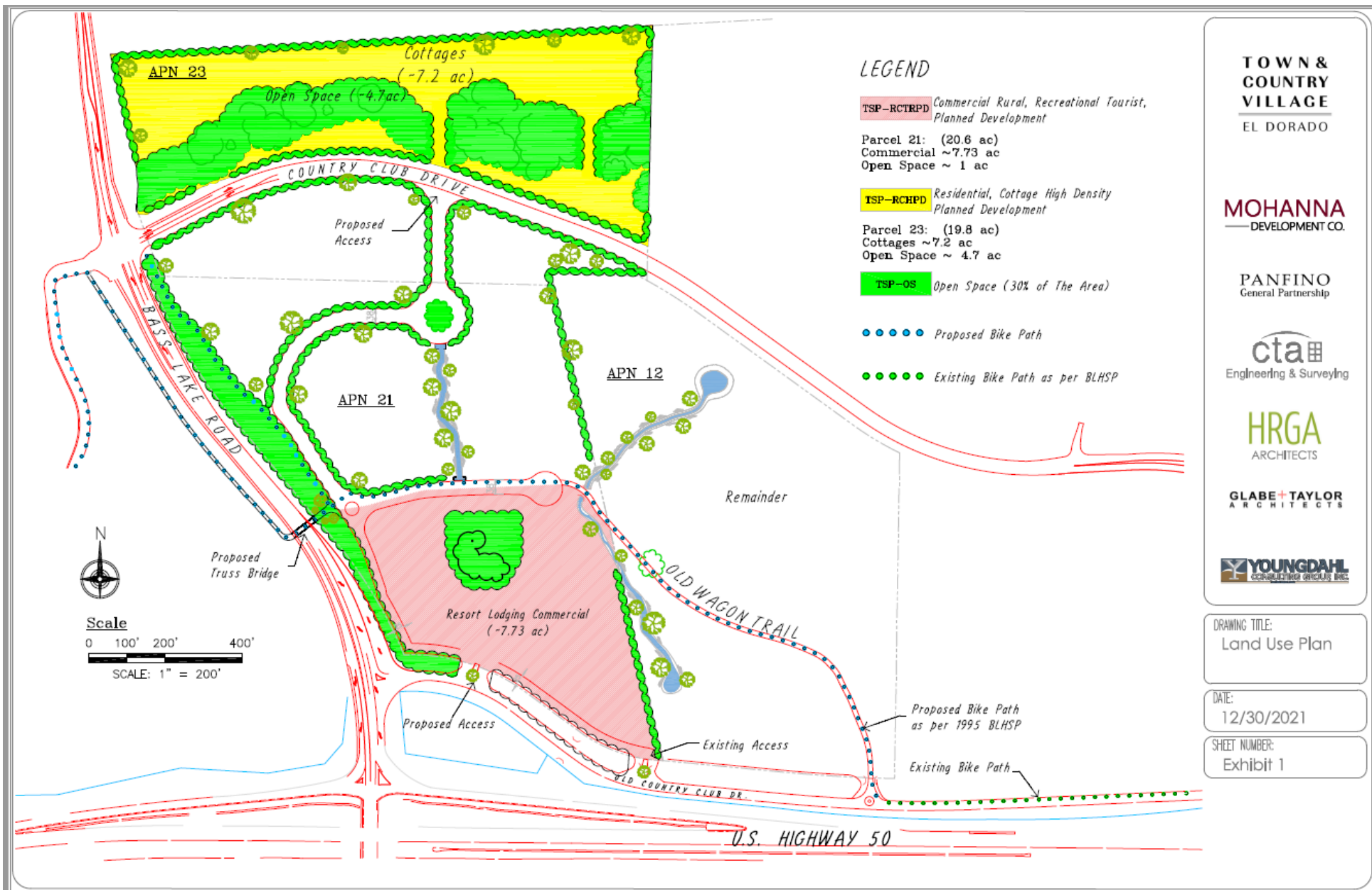
museum space 5000 sf





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Town and Country Village El Dorado





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PARKING SUMMARY:

PROGRAM	PARKING (ZONING)	PARKING PROPOSED
HOTEL A	1.2 PER GUESTROOM 150 x 1.2 = 180	150
HOTEL B	1.2 PER GUESTROOM 150 x 1.2 = 180	150
RETAIL (25,600 SF)	1 PER 300 SF AUA 20,600/300 = 69 1 PER 600 SF STG 5,000/600 = 9	44
EVENT CENTER (5,500 SF)	1 PER 50 SF 5,500/50 = 110	50
RESTAURANT (5,000 SF)	1 PER 250 SF CF GFA 5,000/250 = 20	20
MUSEUM (5,500 SF)	1 PER 50 SF 5,500/50 = 110	50
PROPOSED JUSTIFICATION	678 35% PARKING REDUCTION WITH SHARED PARKING SPACES	-
TOTAL	440	464

PARKING SUMMARY

12/29/2021



2277 Fair Oaks Boulevard, Suite 200
Sacramento, California 95825
916.975.4000 | www.hrga.com

THE VILLAGE CENTER HOSPITALITY LODGING MUSEUM THE TOWN AND COUNTRY VILLAGE, EL DORADO EL DORADO HILLS, CALIFORNIA

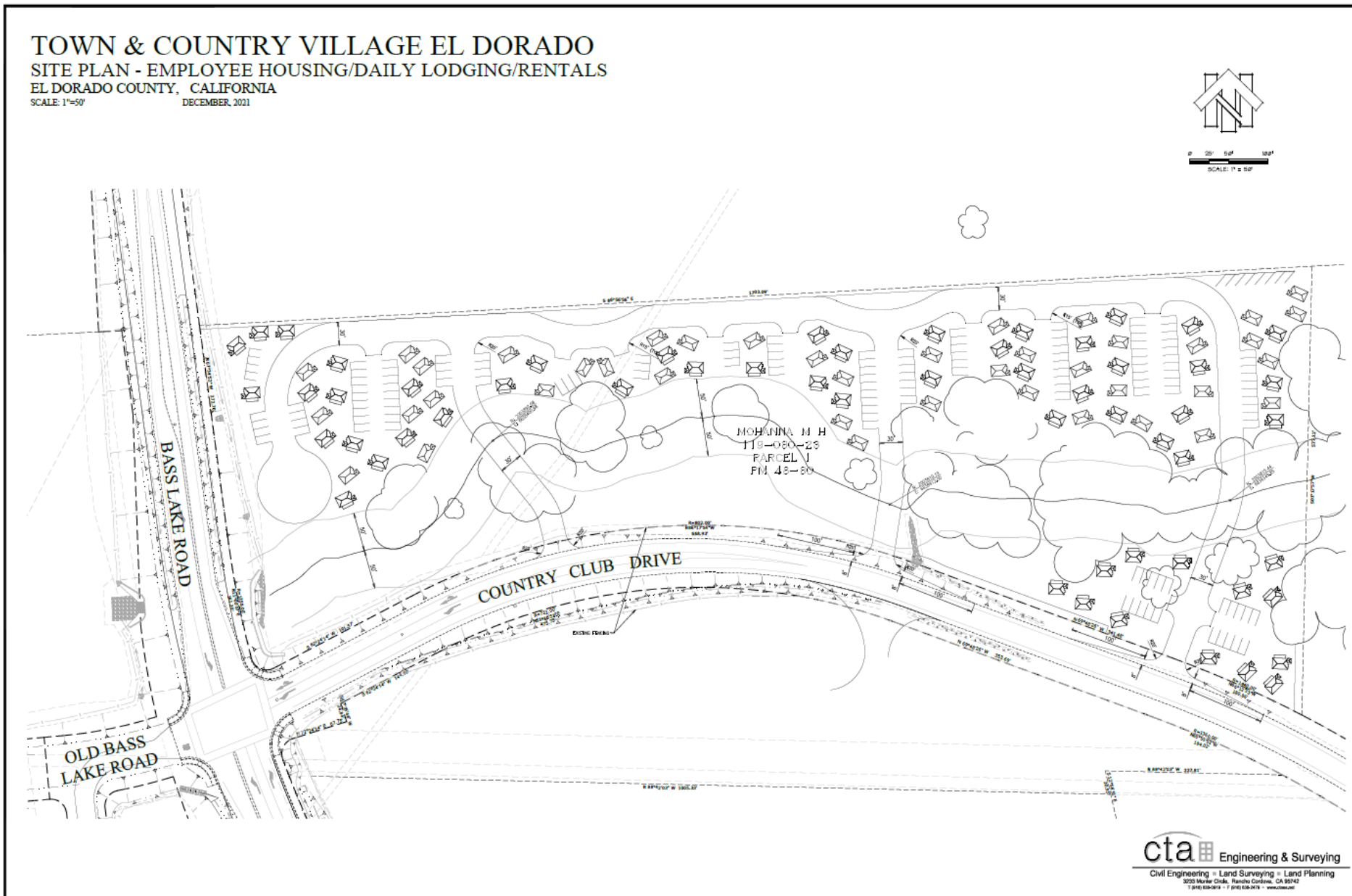
M.H. MOHANNA
1025 9th Street, Sacramento CA 95814
Phone: (916) 447-5232

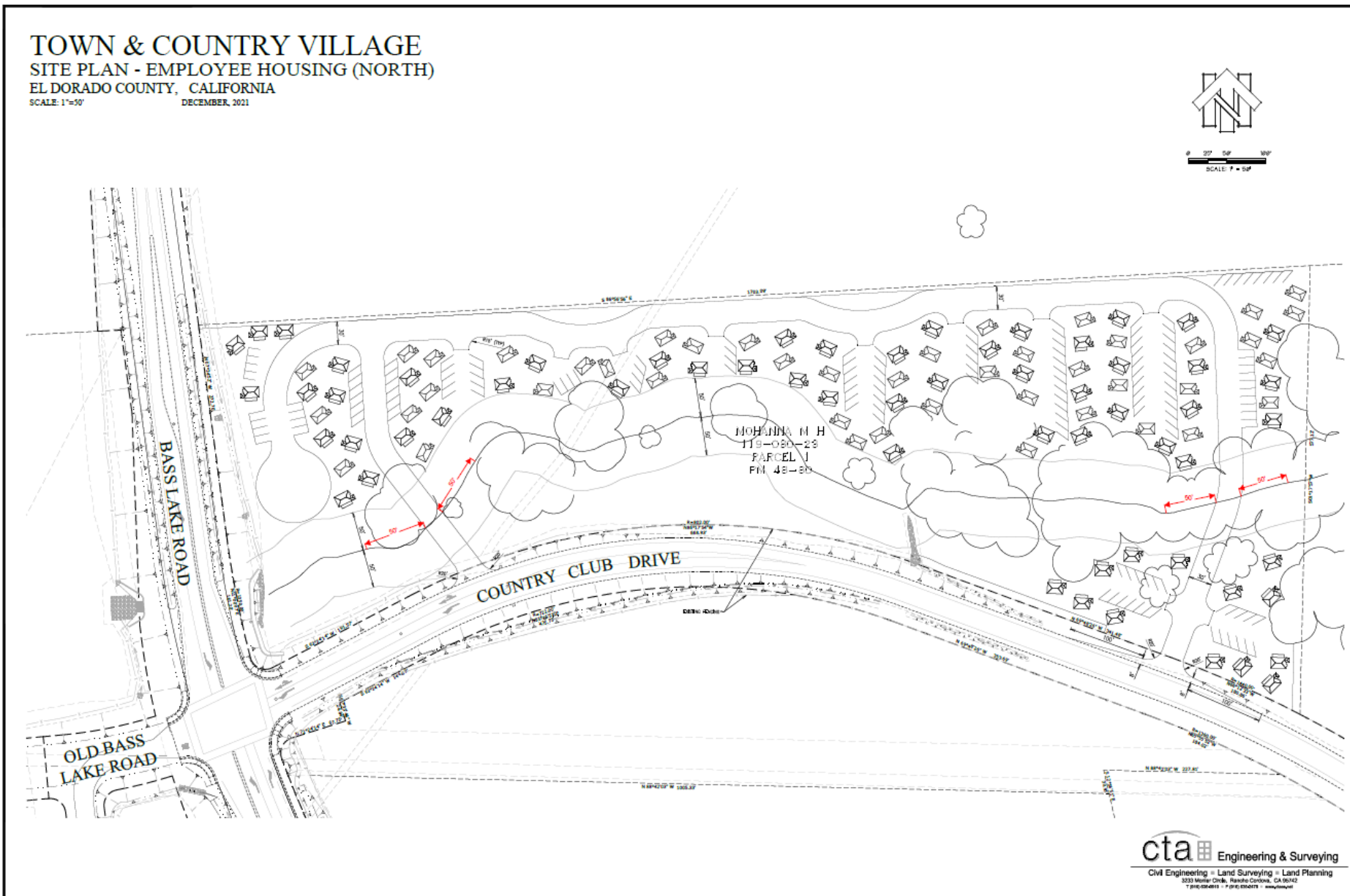
Exhibit 2



El Dorado Hills Area Planning Advisory Committee

Town and Country Village El Dorado







Town and Country Village El Dorado

Vicinity Map





El Dorado Hills APAC Subcommittees – UPDATES

Central El Dorado Hills Specific Plan

Creekside Village Specific Plan

EDH52 – Costco

Town and Country Village El Dorado

Carson Creek Village Specific Plan

Bass Lake Regional Park



2022 Meeting Public Comments

Option to submit comments and questions ahead of meetings.

Questions must be emailed to edhapac.comment@gmail.com by 5PM the Monday before the scheduled Wednesday meeting date.

Questions should be related to agenda items.



8. Adjournment

Next EDH APAC Meeting

Wednesday
February 9, 2022
6:30PM

