
Town and Country Village

From steve@hardyinvestmentsllc.com <steve@hardyinvestmentsllc.com>

Date Tue 10/22/2024 7:44 AM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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Mr. Garner

I own an adjacent parcel to the Town and Country Village property, and I support this project.

Robert Steve Hardy

Steve Hardy

President, Buffalo Creek Art Center

775 4509494 | steve@buffalocreekart.com | <http://www.buffalocreekart.com/> | PO

Box 12429 Zephyr Cove, NV 89448



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Support for Town & Country Village El Dorado Project

From Joseph Childers <jwchilders@gmail.com>

Date Tue 10/22/2024 3:22 PM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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Dear Planning Commission,

My name is Joseph Childers, and I am a resident of Placerville. I am writing in support of the Town and Country Village Project proposal for several reasons.

First, the project would provide a much needed community anchor for controlled and targeted commercial development in the Bass Lake area. Currently, that neighborhood exists almost entirely as a bedroom community with no main services outside the Hwy 50 corridor. Because of this, increased development in that area contributes to more traffic as denizens of that community must travel either west toward Sacramento and Folsom or east toward Cameron Park/Placerville. The Town and Country Village project could provide the opportunity for planned, aesthetically pleasing development of services and the potential mitigation of traffic.

Second, the project would provide an important venue for community activities in the area, and contribute to greater community affiliation. Increased development in the area is a foregone conclusion, but the careful planning of the Town and Country Village provides a means to maintain the historical significance and the natural beauty of the surrounding area while accommodating and controlling inevitable growth.

Third, the project would act as a marker of the western edge of El Dorado county. El Dorado Hills has expanded so much that it threatens to completely elide with southeastern Folsom; consequently, the natural gateway into the heart of El Dorado County is more than a little obscured. The Town and Country Village project would function as a significant, and planned, welcome to those traveling west along Hwy 50 into the towns and countryside that make El Dorado County unique, and frankly, attractive to visitors.

To my mind, this project is an example of precisely how a community should address change and positive population growth. I give it my wholehearted recommendation and support.

Joseph W. Childers, Ph.D.
Provost Emeritus, St. George's University
Graduate Dean Emeritus, UC Riverside

Note for Mrs. Garner from Kathy Hatten

From Kathy Hatten <hattenkathy@gmail.com>

Date Wed 10/23/2024 11:58 AM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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Dear Mrs. Garner,

Our Hello,

My name is Kathy Hatten and I live in El Dorado Hills and attend Holy Trinity Catholic Church, which is located very close to the proposed Town and Country Village Project.

I am so proud to live in El Dorado Country and I try to support all the local businesses. I especially like the El Dorado Hills Town Center because it is a gathering place of beauty, shopping, dining and has wonderful events. *That's how I picture the Town and Country Center, the ultimate lifestyle experience and MORE.*

I realized after hosting family weddings and community events, that El Dorado Hills is in need of an upscale event center/conference center and more lodging for family and business gatherings. Instead of sending the business to other areas, let's keep it here in our county.

I have attended a planning meeting and reviewed the plans for the proposed center and really like how they based their design after the iconic Ahwahnee hotel, plus I love that they are adding a museum showcasing our local history and culture. I can picture several school field trips going there.

They have thought of everything that we need for our growing population. I know all my neighbours would appreciate new restaurants featuring local wines and food and of course the wonderful lodging options for our visitors. I can see people having their wedding receptions there after getting married at Holy Trinity Church!

Growth is inevitable and I trust Mohanna Development Co. to do an incredible job with this project and that will make our county proud.

This will be a showcase for our community and another wonderful travel destination on the historic Lincoln Highway!

With much appreciation,

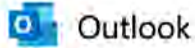
Kathy Hatten

3112 Mission Canyon Drive

El Dorado Hills, CA

I trust this developer and know they have a commitment to excellence. Growth is inevitable and they will do El Dorado County Proud!

This will be a showcase for our community and another wonderful travel destination on the Lincoln Highway!



Attention Ms. Garner - Please support Town & Country Village El Dorado Hills Resort

From Ron Souther <Ron@drsouther.com>

Date Wed 10/23/2024 12:51 PM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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I am a long-time resident of El Dorado Hills. This is a project that I believe would benefit the community. Please consider supporting this project.

Thank you for your consideration,

Ron Souther
1116 Manning Dr. EDH
(916) 612-7052

Oct. 31, 2024, EDC Planning Commission Mtg - Town & Country Village - letter of support

From Frank Porter <fporter@housingeldorado.org>

Date Wed 10/23/2024 12:52 PM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

Cc Maureen Dion Perry <dionperry@att.net>

📎 1 attachments (181 KB)

Town & Country Village Support.docx (2).pdf;

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To: townandcountryeldorado@edcgov.us

El Dorado County Planning and Building Department

From: Maureen Dion-Perry, President, HED

Frank S. Porter, Vice-President, HED

Subject: Oct. 31, 2024, Town & Country Village Information Hearing,
Letter of Support

Housing El Dorado urges the EDC Planning Commission and the Board of Supervisors to move forward with approving the Town and Country Village development. This project creates long term jobs, builds prosperity in our county, provides workforce housing, and reduces commute times for staff, truly a winning combination. We urge you to push ahead with approving this project without delay.

The inclusion of 56 much needed, deed restricted affordable hotel employee housing units in the proposed project, in combination with another 56 units available for rent on a daily or extended stay basis is forward thinking.

By providing staff housing options close to work, this project will reduce commute times, decrease traffic congestion, and enhance the quality of life for workers. By making it possible for employees to live where they work, this project fosters a more connected and engaged community.

This is a practical and compassionate solution that addresses both environmental impacts and the county's critical need for additional workforce housing. This is clearly a model for future

development in El Dorado County. We urge you to move forward with this project in a timely manner.

Maureen Dion-Perry, President

Frank Porter, Vice-President

Housing El Dorado

www.housingeldorado.org

[Click here for the latest HED news](#)

Attention Ms. Garner

From Deanna Souther <Deanna@drsouther.com>

Date Wed 10/23/2024 2:14 PM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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Ms. Garner,

I'm writing to share my support for the Town and Country El Dorado Hills Resort project. I live in El Dorado Hills in the Marina Woods village. I have lived here for 27 years and feel we need the features this project brings to our community. The project appears well thought out with many great features that will benefit our community and our county. The resort will bring much needed tax dollars to our county and provide a beautiful setting for events as well.

Thanks for your time,

Deanna Souther

Attention Ms. Garner

From Nancy/Life Care Medical Supply <nancy@lifecarehmes.com>

Date Thu 10/24/2024 10:17 AM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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Hello,

I am a local resident of over 10 years and a local Business Owner in the Business Park in El Dorado Hills for the past 8 years.

I am looking at the Town & County Planning and I approve this development.

I believe it will bring a more upscale look and feel to our community rather than off ramp gas stations and fast food.

It will also bring jobs and a real destination that is aesthetic to the area.

Thank you,
Nancy



Life Care HME Medical Supply
5145 Golden Foothill Pkwy #140
El Dorado Hills, Ca 95762
916-934-2272 or 916-467-7889

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https://g.page/r/CdpFQ_2pUcSdEB0/review



Support for the Town and Country Village El Dorado Hills Project

From Steve Green <SGreen@SDGBS.com>

Date Thu 10/24/2024 10:36 AM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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Hello Ms. Garner:

Please let me introduce myself. My name is Steve Green. I purchased a home and moved to El Dorado Hills at the end of 1989 and have lived here since. I love it here! So much so that I have also purchased a ten acre parcel off Old Bass Lake Road where I intend to build my next home. That parcel is very near the project site referenced above.

I have been aware of this project for quite some time and have attended several community outreach events and two public planning meetings at the fire station off El Dorado Hills Blvd. As resident of nearly 35 years, I have seen a lot of changes and development around here. But this one is different. It is better. The level of public outreach by the developer has been above and beyond what would be normal, and I believe it has also been fully transparent. If you want information, it is publicly available, plus, the Mohana team has been very responsive to any questions or concerns I have had.

When I look at this project, I only see an upside for the El Dorado Hills community and El Dorado County at large. Here are just a few reasons I support this project:

- I love the idea that this resort is not just for guests, but for the community
 - Shops – that will provide commerce opportunities for local businesses
 - Sales tax for the county
 - Local history
 - Preservation vs paving over
 - Museum
 - Shared community resources
 - Bike, hike and equestrian trails - which will go nicely with the future Silver Dove Bike Park project being built by the EDHCSD at the corner of Bass Lake Road and Silver Dove
 - Potential gathering places on the resort site
 - Revenue from the construction that will be spent with the local small business owners
- The Resort:
 - A gateway to El Dorado County.
 - From here you can stay and play through the county and there is so much to explore and help our neighbors thrive
 - Wineries
 - Red Hawk
 - Apple Hill
 - Historic Downtown Placerville
 - Skiing
 - Hiking
 - Historical places to visit.
 - Etc.
 - Transient Occupancy Tax:

- The South Lake Tahoe decision to mitigate short term rentals has left a hole in tax revenue
- This project would bring some of that revenue back to the county
- It will be a beautiful entry point for our community:
 - The traffic this will bring in off the freeway will be desirable
 - Often what is constructed near on and off ramps creates more traffic and litter
 - This won't stop that, but it will certainly hinder what else might be built there
- Casitas for workers:
 - Intended to be affordable
 - Eliminates traffic for workers coming in and out of their jobs
 - Keeps their tax dollars here
- Casitas for the community:
 - As I age, I can see myself wanting to downsize, I would believe others would want the same.
 - If those are also managed and rented during vacant periods by the resort, that will mean additional tax dollars for the county as well.

Anyway, I could go on and on about why I support this, but this is probably more than anyone would want to read.

I truly hope this project is approved and work can begin as soon as possible.

Respectfully,

Steve Green, President - SDG Business Solutions, LLC
Advanced Certified QB Consultant & QuickBooks Solution Provider
 Office Phone - (916)760-1688

<http://www.sdgb.com>

[Cheap Check Stock Link](#)



Town and country

From Kevin Higdon <kevin.higdon@gmail.com>

Date Thu 10/24/2024 12:37 PM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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I am a homeowner in EDH and support this project. Thanks!

Support of the Town and County Village Project

From Sandra Ralph <swtipie13@gmail.com>

Date Thu 10/24/2024 3:26 PM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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Dear Ms. Garner,

I am a resident of Placerville and have attended multiple meetings regarding the Town and County Village Project. This is an exciting and innovative vision that will greatly benefit El Dorado Hills/Cameron Park and surrounding areas (including Clarksville, Coloma, and Placerville). This location is truly the "Gateway" to the El Dorado County Foothills.

There are too many benefits of this project to list. The one I am most excited about is the museum, which will serve as an educational hub for both residents and visitors. The museum will not only support cultural enrichment, it will preserve and promote our local history in addition to enhance tourism and economic growth.

"If you build it they will come." Visitors will be drawn to the "Gateway" where they will be educated on our abundantly, rich history, including the Gold Rush; get excited to explore our Foothills; stay and spend their money; and plan on their return.

Let us be the "Destination" and not just the pit stop on the way to South Lake Tahoe. Let visitors stop and stay here to spend their money.

I support breaking ground sooner than later so that we all can reap the rewards of this project.

Thank you for your time and consideration,

Sandy Ralph

Town and Country El Dorado Project attn. Ms. Garner

From akusta@placerville.net <akusta@placerville.net>

Date Thu 10/24/2024 3:37 PM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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Dear Ms. Garner,

The vision behind this project is in reverence to our region's rich history. It seeks to enhance and preserve the natural beauty of the area, and to foster and share appreciation for what has gone before with an eye toward sustainable responsible use of materials and personnel. A gathering place for reflection, a walk in nature, or just to share a meal. It will be a wonderful addition to the county and state as a jewel on the edge of the vast valley and gateway to one of the most environmentally diverse places in California.

With your help, the Town and Country project will leave a lasting wonderful legacy that will be remembered for its forward thinking, cultural preservation, and environmental stewardship.

Sincerely,

Stan Wentland

In support of the Town and Country Village El Dorado project

From Hooshang Mehrshahi <hooshiem@gmail.com>

Date Fri 10/25/2024 1:36 AM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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To Ms Garner,

We as one of neighbors of this elegant development, impatiently awaiting County's expedited review and approval of aforementioned project. We would love to hold our events such as wedding of our kids in the elegant hotel which is planned on this site. Also we love to use the museum which will showcase and preserve rich heritage of our community/county/state/country. Also as stated previously, higher density residential cottages proposed on site which next to freeway exit will reduce traffic load on Bass Lake road.

Thank you for your expedited approval of this project,

Hooshang Mehrshahi
ASHA LLC
916-709-0222

Support for Town and County

From Laurie Rinker <lprinker@gmail.com>

Date Tue 10/29/2024 9:37 AM

To PL-Town and Country Village El Dorado <TownandCountryElDorado@edcgov.us>

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I reside in El Dorado Hills and have been an active member of the community since I moved here including being on the boards of the Friends of the Library, El Dorado Hills Newcomers Club (350 members), the Marshall Hospital EDHAC and in my full-time work with Feeding the Foothills (formerly Placer Food Bank.).

I very much care for this community and want to see it continue to stay beautiful and see improved enhanced cultural accessibility, which I believe the Town and Country project will serve to do. Not only will the project offer an attractive landmark to our residents, but it will also provide a point of interest and a glimpse of the beauty EDH has to offer from passersby's on Hwy 50.

Additionally, in my board work and planning events, I found that EDH is sorely missing an Event Center. The Town and Country project will provide us with an Event Center that will hold up to 350. This is something we are sorely missing.

Change is coming down the tracks whether we want it or not. We might as well ensure, with all environmental issues handled, that it includes the beauty, practicality, and county tax benefits that Town and Country Project offers

Sincerely,

Laurie Rinker

5053 Mertola Dr.

El Dorado Hills, CA 95762

415-209-8659