

**From:** [Trishala Vinnakota](#)  
**Cc:** [Ande Flower](#); [info@townandcountryvillageeldorado.com](mailto:info@townandcountryvillageeldorado.com)  
**Subject:** Please Vote Yes on the Town & Country Village El Dorado Project  
**Date:** Friday, October 24, 2025 3:44:55 PM

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Dear Chair and Members of the El Dorado County Board of Supervisors,

I'm writing to express my strong support for the **Town & Country Village El Dorado project** and to urge all Supervisors to vote **YES** to move this project forward.

This project has been in the works for seven years which is far too long for something so clearly beneficial to our community. It's not hard to understand why we struggle to build housing, create jobs, and attract new opportunities when projects like this take nearly a decade to reach a vote.

The County must move decisively to support thoughtful, well-designed developments like these that will strengthen our local economy and enhance quality of life.

Town & Country Village represents exactly the kind of investment El Dorado County needs right now. It will generate over \$2.6 million annually in new revenues to fund essential services, create hundreds of local jobs, support small businesses, and bring new life to our commercial landscape. It will also preserve natural areas, expand trails, and add a cultural hub that celebrates our county's heritage.

I urge you to think about the future of El Dorado County and what it will take to keep residents here, spending and investing locally rather than elsewhere. Approving projects like Town & Country Village is how we ensure that future.

Please vote **YES** on this project and show that El Dorado County can be a place that welcomes growth, new opportunity, and community.

Sincerely,

Trishala Vinnakota  
Bass Lake Rd Property Owner

## Public Comment #27 BOS RCVD 10-24-2025

**From:** [R.W](#)  
**Subject:** OPPOSITION TO TOWN AND COUNTRY VILLAGE PROJECT.pdf  
**Date:** Friday, October 24, 2025 3:09:18 PM  
**Attachments:** [OPPOSITION TO TOWN AND COUNTRY VILLAGE PROJECT.pdf](#)

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### This Message Is From an Untrusted Sender

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Please find the attached letter opposing the Town and Country Village.

Thank you,

Robert Wahl

October 24, 2025

Dear Supervisors of El Dorado County:

**SUBJECT: OPPOSITION TO TOWN AND COUNTRY VILLAGE PROJECT – VIOLATIONS OF ADOPTED PLANS AND COMMUNITY VISION**

Dear Chair and Members of the El Dorado County Board of Supervisors, I am writing to express strong opposition to the proposed Town and Country Village project (PA21-0013), which seeks to amend the General Plan, revise the Bass Lake Hills Specific Plan (BLHSP), and rezone rural lands to accommodate a large-scale commercial and hospitality development. This project represents a clear and troubling departure from the County's adopted planning framework and undermines the commitments made to residents of El Dorado Hills and the Bass Lake Hills area.

**Violation of the Bass Lake Hills Specific Plan (BLHSP):**

The BLHSP was designed to guide balanced, phased development that respects the rural character of the area, prioritizes infrastructure capacity, and limits commercial intensity. The Town and Country Village proposal introduces three new land use designations—Commercial, Multi-Family Residential, and Open Space—none of which were envisioned for this location under the original BLHSP. The scale and nature of the proposed hotels, event center, and resort-style amenities are incompatible with the plan's intent and exceed the infrastructure and traffic thresholds outlined in the CEQA Transportation Impact Study.

**Conflict with the General Plan:**

The project requires a General Plan Amendment to expand the Community Region Boundary, a move that contradicts the County's stated goals of preserving rural lands and concentrating growth within designated urban centers. The General Plan emphasizes maintaining the integrity of rural regions and discourages leapfrog development. This proposal would set a dangerous precedent for speculative rezoning and erode public trust in the County's long-range planning commitments.

The graph below and on page 12 of the 2024 General Plan Progress Report clearly illustrates a shortfall in infrastructure and service capacity relative to projected growth. The Town and Country Village project exacerbates this imbalance by introducing high-density uses in an area already struggling with traffic congestion, limited water and sewer capacity,

and inadequate emergency services. Approving this project would widen the gap highlighted in the report and contradict the County's own findings and recommendations.

The General Plan Land Use Diagram ([Figure LU-1](#) in the General Plan) is a map that delineates areas where future lower-density rural and agricultural uses are likely to continue and/or expand. The Land Use Map also identifies where higher density growth and urban/suburban activities are anticipated to occur.

The Land Use Map contains three primary regions for various types of land uses as follows.

Community Regions	Bounded by a limit line demarcating where urban/suburban uses will be developed.
Rural Centers	Bounded by a similar limit line, Rural Centers identify existing defined places that provide goods and services to surrounding rural areas.
Rural Regions	Lands not contained within the boundaries of Community Regions or Rural Centers. Rural Regions provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and infrastructure, and preserves outlying agricultural and forest/timber resources for future generations.

Under the Land Use Element, an important component of the General Plan Implementation Plan also includes an annual monitoring of "useful" growth indicators during the previous calendar year (General Plan Policies 2.9.1.1 and 2.9.1.6) including: a) population growth; b) employment capacity; c) land development activity; d) new housing starts; and e) availability of future housing.

### **Community Impact and Public Sentiment:**

Residents of El Dorado Hills have repeatedly voiced concerns about overdevelopment, traffic safety, and the loss of open space. The Town and Country Village proposal disregards these concerns and threatens the rural character that defines our community. The project's scale, density, and commercial footprint are out of step with the values and vision of Bass Lake Hills residents. In fact, this development proposal should have been shut down years ago and not have made it to the approval process with the county Planning Commission.

My neighbors are angered about this project, and many locals have spoken out against this monstrosity, with over one thousand signing a grass-roots petition to Stop the Town and Country Development and to Save Bass Lake Hills. Below is a screenshot of the 1,067 verified signers of the petition as of 2PM October 24, 2025.

# STOP TOWN & COUNTRY VILLAGE - Protect El Dorado Hills from Overdevelopment



1,067

Verified signatures ▼

Copy link

Send via WhatsApp

Share on Facebook

Nextdoor

Send via email

I urge the Board to reject this proposal and uphold the integrity of the Bass Lake Hills Specific Plan and the General Plan. Doing so will demonstrate your commitment to responsible planning, community engagement, and the preservation of El Dorado County's unique character.

Respectfully Submitted,

Robert Wahl  
Bass Lake Hills  
Rwahl23@yahoo.com  
Save Bass Lake Hills

## Public Comment #27

### BOS RCVD 10-24-2025

**From:** [kcstrand@pacbell.net](mailto:kcstrand@pacbell.net)  
**To:** [BOS-Clerk of the Board](#)  
**Subject:** Town and Country Village Proposal  
**Date:** Friday, October 24, 2025 2:32:22 PM

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Board of Supervisors:

The original Bass Lake Hills Specific Plan, completed in November 1995, established what this area would look like once it is built out. The area where they want to build the largest 5 story peaked roof building in EDH history is currently zoned as R-10, which means residential 10 acre lots. This revised plan is very different from the original plan. Their first plan maintained the sweeping views and beauty of The golden hills of EDH.

There is not enough leisure or group/social demand in this area for the scale of this project. El Dorado Hills is also not a 'destination' for travel. instead it's a quiet bedroom community.

The plan does not meet any of the requirements of the original vision for this area.

We are writing to oppose the Town & Country Village El Dorado for the following reasons:

- \* The hotel will have 300 rooms which is larger than the Red Hawk Casino. In addition, they want the hotels to now be no less than 64 feet in height. This will definitely take away from the beauty of our rolling hills.

- \* There will be a huge increase in traffic for Highway 50 and Bass Lake Road. Country Club Drive is a two-lane road that cannot accommodate hotels, restaurants, shops, cottages, townhouses

or homes. Putting in a stop sign will only cause a severe backup.

The traffic congestion is already terrible on it. Bass Lake Road is a two-lane roadway that cannot accommodate any more traffic congestion. If you do not live in the area, then you should see if for yourself by driving it during the morning and evening commute hours. You currently cannot merge onto Bass Lake Road at Hollow Oak it's just a stop sign.

- \* The venue will significantly increase light, noise and traffic pollution.

- \* They are claiming that they will build 150 cottages and that 50% of the cottages will be for the workers. However, if there wages are not enough to cover their monthly lease then they won't be able to afford them.

- \* Since the remaining mixed use parcels will be developed in the future, the developer is not being transparent. These parcels could be used for multiple apartments/condominiums, retirement communities, or commercial development. They could also start building more stores and shopping centers.

- \* This development could significantly decrease our property values for the Emerald Peak community.

- \* Lack of water availability is also a huge issue.

We are asking the Board of Supervisors to reject the proposed Town & Country Village.

Sincerely,

Emerald Peak Homeowners - Kevin & Cindy Strand

October 20, 2025

Ande Flower,  
Planning Manager  
County of El Dorado  
330 Fair Lane, Building A  
Placerville, CA 95667

2025 OCT 24 PM 12: 05  
RECEIVED  
PLANNING DEPARTMENT

**Email:** Ande.Flower@edcgov.us

**Subject:** In Support of the Town & Country Village Project

**Dear Mr. Flower**

The following letter was mailed by me to all five supervisors individually.

Thank you for reading this letter.

\*\*\*\*\*

**Honorable Supervisor**

I have heard the voices of the opposition.

I have read their petition.

I have studied every concern they've raised — and with all due respect, I must firmly disagree with the fear-based narrative they've presented.

The Town & Country Village project is not reckless growth. It is **planned, balanced, and accountable development** that reflects the long-term vision and needs of our community.

Opponents claim this project will “destroy” El Dorado Hills. The facts tell a very different story:

- **Jobs & Economic Strength:** This project will create hundreds of construction and permanent jobs, expanding our local tax base to strengthen schools, fire protection, and infrastructure — all without raising taxes on residents.
- **Hotel & Visitor Benefits:** A first-class hotel will finally allow families, wedding parties, and business travelers to stay here and spend their dollars locally, rather than taking that revenue to Folsom or Sacramento.



- **Housing Solutions:** The inclusion of staff cottages and townhomes provides attainable housing for our local workforce and envisioned senior residents, reducing long commutes and outside traffic.
- **Smart Planning:** Traffic, water, and environmental studies have been completed, with mitigation measures in place. This is controlled, responsible growth — not sprawl.

We must also remember the **bigger picture**. El Dorado Hills cannot thrive by saying “no” to every opportunity. If we freeze in time, we risk stagnation and push our children and grandchildren toward other communities that do invest in the future. The Town & Country Village project helps us preserve our identity while enhancing open space, improving infrastructure, and keeping our community vibrant and sustainable.

The real choice before us is simple:

- Do we want to be a community that withers in fear?
- Or a community that embraces smart growth, secures opportunity, and builds a future worth staying for?

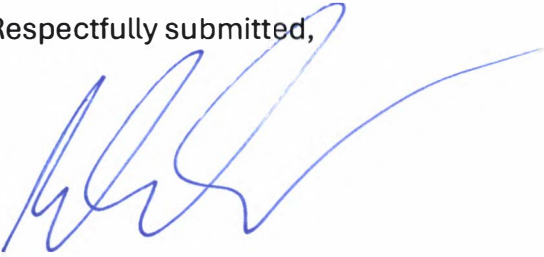
I also urge the Board to consider **who is truly impacted**. I wonder how many petition signers live near the project (2–3-mile radius), versus how many are weighing in from far away. It’s easy to oppose change in theory; it’s harder to appreciate both the opportunities and challenges as a true neighbor. The voices of those who live closest to this project are invested in this endeavor and thus should carry the greatest weight.

For context, I live inside the adjacent Serrano neighborhood, about 1.5 miles from the proposed site. As a local resident, I fully support this project. It represents **balance, vision, and a commitment to the long-term vitality of El Dorado Hills**.

Finally, I respectfully urge you **not to be swayed by a few boisterous, semi-professional naysayers**. They do not represent most voters or residents in El Dorado County — only a small, habitual opposition to progress.

Thank you for your time, your public service, and your thoughtful consideration. I strongly encourage you to **approve the Town & Country Village project.**

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Peter Evenhuis', with a long, sweeping horizontal stroke extending to the right.

**Peter Evenhuis**

Resident, Serrano – El Dorado Hills  
1167 Villagio Drive  
El Dorado Hills, CA 95762  
Staywme@gmail.com  
650-255-6063

## Public Comment #27

### BOS RCVD 10-24-2025

**From:** [jons van dooren](#)  
**To:** [BOS-Clerk of the Board](#)  
**Cc:** [BOS-District I](#); [BOS-District II](#); [BOS-District III](#); [BOS-District IV](#); [BOS-District V](#); [David Spaur](#); [Bob Williams](#); [Jeff Hansen](#)  
**Subject:** Town and Country Village  
**Date:** Friday, October 24, 2025 11:13:28 AM

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#### **This Message Is From an External Sender**

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To All,

As I mentioned in my statement / concern during the recent APAC meeting at the Fire Station Training facility this week!

It looks like there are STILL many questions on this project and missing answers, understand that there is another ad-on coming to all, by the applicant, who is VERY accommodating !

But, as Bob Williams stated and I quote, "I 've been looking at this project for many years, seen a number of changes" mentioning that **he** is "really confused and concerned that there are areas where there are still blanks after so many years" !

This is coming from the Chair Planning Commissioner HIMSELF!

To me it is like Swiss Cheese, many holes within this project, can EDH use such a project (YES), but at what cost?

The big concern I have is the infrastructure around the project(s), back ups on the on and off ramps, currently Bass Lake Road exit is already a BIG mess as it is, now adding 300 hotel rooms, and in the future 814 residential cottages / townhouses, conference center etc. etc. will ONLY put more pressure on this very busy intersection, we should not wane make it into a East Bidwell Street exit off Highway 50!

This in combination with the future protentional plans for the South side!

Not to stop with this; but also, the widening of Highway 50 and of course several times mentioned, the bottle neck in case of evacuations / fires etc. of the residents in this greater area! Bass Lake Road itself is NOT helping in this case at all!

Regards,

Jons van Dooren

## Public Comment #27 BOS RCVD 10-24-2025

**From:** [John Albano](#)  
**To:** [BOS-Clerk of the Board](#)  
**Cc:** [Ande Flower](#); [info@townandcountryvillageeldorado.com](mailto:info@townandcountryvillageeldorado.com)  
**Subject:** Support for Town & Country Village El Dorado  
**Date:** Friday, October 24, 2025 9:54:19 AM

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I completely support the Town & Country Village El Dorado project for the following reasons:

- The hotel buildings and the rest of the village will be a beautiful addition to our community that will become a vibrant gathering place for us residents, and an attraction for the many travelers on highway 50 as they enter our county.
- It will generate over \$2.6 million annually in net surplus revenues that our county desperately needs.
- It will create hundreds of local jobs during construction and ongoing operations.
- We are in great need of new restaurants and small retail businesses on the north side of highway 50 in El Dorado Hills.
- It will invest more than \$4 million in road, public safety and infrastructure improvements, including widening Bass Lake Road.
- The beautiful Oak grove will be preserved, and new public trails will be added, which will help to celebrate the natural beauty of El Dorado Hills.
- It will provide a museum and cultural centerpiece that highlights our county's unique history and heritage.

I eagerly await the construction of this tremendous addition to our county.

Thank you,

John Albano  
Serrano resident  
[jtalbano@yahoo.com](mailto:jtalbano@yahoo.com)

**From:** [iclute@directcon.net](mailto:iclute@directcon.net)  
**To:** [BOS-Clerk of the Board](#)  
**Subject:** Town and Country Bass Lake Road and HWY. 50 and Costco  
**Date:** Thursday, October 23, 2025 9:42:24 PM

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To whom it may concern:

My name is Jennifer Clute and I live in the Green Springs Ranch, Green Valley Road and Deer Valley Road.

I am AGAINST ALL BUILDING in El Dorado County!!! Why do we need an 'entertainment center, 2 hotels and bungalows for the hotel workers?' Do you realize that the Folsom Lake College has 'events' such as plays, musical stars etc.? This county has been destroyed by buildings!!! When my mother and I moved here in 1978, there was nothing here!!! Two grocery store, Rayles in Placerville and Rayles in El Dorado Hills. Cambridge Road ended at Cameron Park Lake, The Dixon ranch ( now houses ) had livestock including sheep, cattle and horses. We were able to stand on the side of Green Valley Road and watch the "re-run of the Pony Express", the Wagon Train came down that far. The Pleasant Grove Middle school was not there; it was a big, empty piece of property that LIFE FLIGHT USED WHEN COMING TO A TERRIBLE ACCIDENT!!! Now, they have NOWHERE

TO LAND!!! The wild life are run out of their homes, I probably saw at least 100 deer this year deceased on the sides of Cammmeron Park Drive, Green Valley Road, Cambridge Road etc. Very sad and distressing. I had very few fawns this year since the mama's were hit by cars. Have you stopped and asked yourselves " where will we get more firefighters, police, paramedics etc.? This area is considered " a HIGH FIRE DANGER AREA'. I already live in a 'HIGH FIRE DANGER AREA'. Please remember, those of us with livestock or horses we need to be able to get ourselves and our animals out in case we need to evacuate. The roads CAN NOT handle more traffic. Highway 50 CAN NOT handle more traffic. The roads are NOT SAFE!!! There is NOWHERE TO WIDEN THE ROADS. I myself saw two different accidents this year. Both were on Green Valley Road. The first one was in the spring at Malcolm Dixon cutoff and Green Valley Road. Apparently, the accident happened after 3:00 p.m. I went through an hour later and they were still trying to clean up the mess. The four (4 ) door sedan was now an extra small compact. The front bumper was still in the middle of Green Valley Road when I went through an hour later. Somebody was able to do a video and pointed out that the engine was also in the middle of Green Valley Road. The truck had damage, not as much as

the car. If anybody survived that accident it would be a miracle!!! The next one was in the spring at Silva Valley Parkway and Green Valley Road. A woman for un-known reasons went up on the curb and lost control of her vehicle. Sadly, she was able to get her vehicle off the curb, but killed another woman who was driving towards El Dorado Hills.

Why would you want to have a Costco at Silva Valley Parkway?? People would have to drive past four ( 4 ) schools. Two are elementary, one junior high and one high school. I see a lot of kids getting hit by cars on their bikes, scooters, skateboards etc. I also see a lot of vehicle accidents happening. Did you stop to think about the attempted kidnappings or kidnappings? I am a Costco shopper, but I go to Folsom quite a bit so I will shop at Costco in Folsom. The people that live in that area won't be able to open their windows due to the noise. Costco is not needed in El Dorado County!!! Again, where are the extra firefighters, police etc? Remember, another "high fire danger area". Way too many native oak trees will have to be cut down. The trees are "federally protected"!!! They are being cut down for houses... WHY?

PLEASE...NO MORE BUILDING IN EL DORADO COUNTY!!!

Thank you for your time.

Jennifer Clute