

August 21, 2025
Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Dear Commissioners and Members of the Board,

Supporting the Town and Country Village, El Dorado project. As someone living in El Dorado county, I recognize the benefits this project will bring to our community.

The County will receive millions of dollars in general fund and millions for our roads. It will also widen Bass Lake Road which is needed desperately.

This project will generate major economic benefits. By combining retail, hospitality, and residential elements, it will support local businesses, create jobs, and generate tax revenue. The Town & Country Village project will bring economic growth with new hotels and retail spaces, drawing tourists, supporting local businesses, and generating employment. Lastly, it will also enhance the growth of the county and reduce congestion, which fits perfectly with the path of future growth.

I appreciate your approval of this project.

Best wishes,

A handwritten signature in black ink, appearing to read 'Ana', followed by a stylized flourish.

Ana Azarkeyvan
Ana.az.realestate@gmail.com
(916) 529-6048

Fw: Town & Country Village El Dorado

From Robert J. Peters <Robert.Peters@edcgov.us>
Date Tue 9/9/2025 3:28 PM
To Planning Department <planning@edcgov.us>

 1 attachment (195 KB)
Planning Commission Letter II.pdf;

Forwarding public comment.

Robert Peters

Deputy Director of Planning
Planning and Building Department

County of El Dorado

Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct: (530) 621-6644
Robert.Peters@edcgov.us



From: General Manager <GeneralManager@cameronpark.org>
Sent: Tuesday, September 9, 2025 10:13 AM
To: Bob Williams <Bob.Williams@edcgov.us>; David Spaur <David.Spaur@edcgov.us>; Jeff Hansen <Jeff.Hansen@edcgov.us>; Tim Costello <Tim.Costello@edcgov.us>; Patrick Frega <Patrick.Frega@edcgov.us>
Cc: Joe H. Harn <joe.harn@edcgov.us>; Katie Gilchrest <cpcsd.director@katiegilchrest.com>; Tim Israel <DirectorIsrael@cameronpark.org>; Mark Hornstra <MHornstra@cameronpark.org>; Karen L. Garner <Karen.L.Garner@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; BOS-District II <bostwo@edcgov.us>; Greg P. Ferrero <Greg.Ferrero@edcgov.us>
Subject: Town & Country Village El Dorado

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious



September 8, 2025

El Dorado County Planning Commission

2850 Fairlane Court
Placerville, CA 95667

ATTN: Clerk of the Planning Commission

RE: Town & Country Village El Dorado

Honorable Planning Commissioners,

The Cameron Park Community Services District (CPCSD) appreciates the opportunity to provide comments regarding the proposed Town & Country Village El Dorado project. As the local government agency providing parks, recreation, fire protection, solid waste, and community services to over 19,000 residents, we are responsible for ensuring that new growth is planned responsibly and that community services are supported in a fair and sustainable manner.

While this project is outside of our District's boundaries, our Community Center, Aquatics Center, and Christa McAuliffe Park are located just 1.9 miles away, a four-minute drive from the project site. The proximity of this development makes it especially important for CPCSD to understand and plan for potential impacts on our facilities and services. At the same time, the District remains concerned about the added demands this project may place on CPCSD resources. To maintain essential services for our community, it is critical that these impacts are fully discussed and mitigated.

Community Impacts to CPCSD Facilities

The Cameron Park Community Services District and El Dorado Hills Community Services District Parks and Recreation Facilities Demand Assessment (Final Report, March 10, 2025) documents how CPCSD facilities are already functioning as regional recreation destinations.

Cameron Park Lake, which offers numerous amenities including access to the Bonanza Park Disc Golf Course, is the District's largest facility and attracts tens of thousands of visitors annually. Rasmussen Park and Christa McAuliffe Park also receive high levels of use, both from casual visitors and organized activities such as softball, baseball, and soccer. Over ten sports clubs from Cameron Park and El Dorado Hills regularly use these fields, and the Community Center pool supports two competitive swimming clubs.

As part of the assessment, CPCSD and EDHCSD coordinated to develop data-driven estimates of park visitors using the Placer Labs, Inc. “Placer.ai” software platform, which leverages anonymized mobile location data to analyze trip origins, destinations, frequency, and trends. The analysis confirms:

- **Cameron Park Lake** received 75,000 visits in 2024, with nearly 40% of visitors coming from outside Cameron Park, including 10% from Rescue and almost 40% from other regional locations.
- **The Aquatics Center** recorded 20,400 visits, with nearly 25% from El Dorado Hills and 26% from outside communities.
- **Christa McAuliffe Park** drew 47,100 visits, with 32% from outside Cameron Park, including more than 14% from El Dorado Hills.

This data clearly shows that CPCSD already bears the burden of substantial non-resident demand. The introduction of Town & Country Village will intensify these impacts, further stressing CPCSD’s parks, sports fields, aquatics, and community facilities. Without mitigation, the cost burden for increased maintenance and operations will fall disproportionately on current Cameron Park residents.

Project-Specific Concerns

The Planned Development (PD) application includes several components with significant community service implications:

- **112 multi-family cottages**, divided between:
 - 56 designated for resort staff housing, and
 - 56 luxury hotel cottages, subject to a Conditional Use Permit.
- **Two hotels**, which will bring additional overnight visitors into the area.
- **An event center**, which will host large gatherings, conferences, weddings, and community events, generating substantial traffic and episodic service demand.

Each of these uses creates distinct service pressures. Staff housing will introduce permanent residents who will rely on CPCSD parks, recreation, and fire services. The luxury cottages and hotels will generate transient visitation, further stressing CPCSD facilities already serving large numbers of non-residents. The event center will introduce episodic but high-volume demands, with potential spillover effects on parking, traffic, and recreation facility usage before and after events.

Program Study Area

For CEQA purposes, the County also evaluated a broader “**Program Study Area**” associated with Town & Country Village, including:

- **150 senior units**
- **200 apartments above retail**

- **352 for-sale townhomes**

This scenario represents over 700 additional residential units. While not part of the immediate PD application, these units underscore the project's long-term potential to add significant population to the region. Should these future components proceed, CPCSD services will face further increased demand. It is critical that the Planning Commission account for these cumulative impacts in conditioning approvals.

Request for Planning Commission Action

To ensure fairness and sustainability, CPCSD respectfully requests that the Planning Commission condition any approval of Town & Country Village El Dorado on:

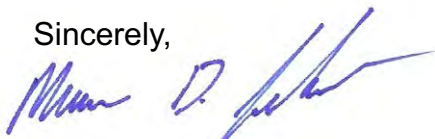
1. **Park and Recreation Mitigation** – Require fair-share contributions proportionate to the projected regional use of CPCSD parks, sports fields, aquatics, and recreation facilities as calculated by the impact of the PD, as well as the Program Study Area.
2. **Equivalent Funding** – Provide an enforceable mechanism for both one-time facility improvements and ongoing maintenance revenues.
3. **Monitoring and Enforcement** – Incorporate enforceable conditions so that mitigation measures are implemented and maintained over the life of the project.

Conclusion

The Town & Country Village project, as currently proposed, has the potential to significantly affect CPCSD's ability to provide quality parks, recreation, and fire services. The District supports thoughtful growth but emphasizes that such growth must be accompanied by fair-share contributions that prevent existing Cameron Park residents from subsidizing new development. The CPCSD cannot support a project that does not adequately address the concerns brought forth in this letter.

We appreciate your careful consideration of these issues and look forward to continuing to work collaboratively with the County, project applicants, and community stakeholders.

Sincerely,



Maurice Johnson
Interim General Manager
Cameron Park Community Services District

Good Morning,

Please see the attached letter.

Thank you,

Mo

Maurice Johnson
Interim General Manager
Cameron Park Community Services District
www.cameronpark.org
2502 Country Club Drive
Cameron Park, CA 95682
Direct Phone: (530) 350-4651
Mobile Phone: (916) 790-4990



This e-mail and any files transmitted with "@" are confidential and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the individual responsible for delivering the e-mail to the intended recipient, then please be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, then please immediately notify Maurice Johnson by telephone at (916) 790-4990 or by email at generalmanager@cameronpark.org. You will be reimbursed for reasonable costs incurred in notifying us.

8/21/2025

To: Members of the Planning Commission
County of El Dorado

2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Dear Commissioners and Members of the Board,

As a resident in the county, I recognize the benefits the Town & Country Village development will deliver.

From the estimated \$2 million in annual revenue for the County, along with the widening of the Bass Lake Road, there will be a strong economic boost from the Town & Country Village project's new hotels and retail spaces.

In addition, the Town & Country Village project's museum will preserve local history and serve as a learning center, enhancing our community's cultural pride and legacy. I fully support their efforts.

Respectfully,

A handwritten signature in dark ink, appearing to read 'D. D.', with a stylized flourish at the end.

Diane Doering
Doeringdiane@yahoo.com
530-677-2805

8/21/2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Support for Town and Country Village Project

To Commissioners and Members of the Board,

I am delighted to offer my support for the Town and Country Village project. As someone residing in El Dorado county, the benefits that this project has to offer will have a lasting effect for our always improving county. With steady annual contributions of a bit more than \$2 million, this project ensures lasting benefits. It widens Bass Lake Road and develops new utility infrastructure.

I am positive of your support in this beneficial project for the county of El Dorado.

Cordially,

A handwritten signature in black ink, appearing to read 'Nello Olivo'.

Nello Olivo
Nello@nelloolivo.com
4331 Rancho Road, Cameron Park, CA 95682
(530) 306-2034

8/21/2025

**Members of the Planning Commission
County of El Dorado**

**2850 Fairlane Court
Placerville, CA 95667**

Planning@EDCgov.us

Commissioners and Members of the Board,

I wish to back the Town and Country Village project. As a county resident, I recognize the benefits this development will provide to our community.

The Town & Country Village El Dorado project will bring in \$2 million annually to the County's General Fund and invest \$4 million in transportation infrastructure.

I request your positive review and backing of the Town and Country Village, El Dorado Project.

Regards,

A handwritten signature in dark ink, consisting of several overlapping loops and a horizontal stroke at the bottom, likely representing the name John Doering.

John Doering
Jdoering2us@yahoo.com

8/21/2025

Members of the Planning Commission

County of El Dorado

2850 Fairlane Court

Placerville, CA 95667

Planning@EDCgov.us

Support for Town & Country Village Project

El Dorado Commissioners and Members of the Board,

I want to express my support for the Town and Country Village, El Dorado project. Being a county resident, I recognize the positive effects and value this project will bring to our area.

The Town & Country Village project will bring economic benefits with new hotels and retail spaces, drawing tourists, supporting local businesses, and generating employment.

Town & Country Village El Dorado ensures reliable County revenue of at least \$2 million yearly while investing millions in infrastructure. Its improvements include wider roads and new water and wastewater facilities.

Staff housing at Town & Country Village will lower commute times and traffic while boosting worker quality of life. This approach is both practical and considerate of future development needs. This project would be a great neighbor for Cameron Park.

Please support the Town and Country Village, El Dorado project with your positive consideration.

Warm regards,



Sidney Bazett

SidneyBazett@gmail.com

3485 Santos Circle Cameron Park, CA 95682

530-306-8791

August 21st, 2025
Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Hello Members of the Board and Commissioners,

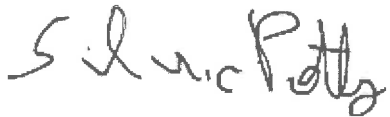
I would like to support the Town and Country Village in El Dorado. As a resident from the county, I appreciate the benefits and value this development will add over time.

This development should bring a steady \$2.5 million to County funds each year and invests heavily in our roads.

The developer has also addressed local concerns effectively, and I support their approach. I'm pleased about the public spaces and trails that are planned as well. They will make El Dorado County more vibrant and improve community connections.

I urge you to lend your positive support to the Town and Country Village, El Dorado project.

Regards,

A handwritten signature in black ink, appearing to read "Silvia Potts". The signature is fluid and cursive, with the first name "Silvia" written in a larger, more prominent script than the last name "Potts".

Silvia Potts
Scubanita20@gmail.com
2020 Powfoot Way, El Dorado Hills, CA 95762
(916) 933-9172

8/21/2025

Members of the Planning Commission

County of El Dorado

2850 Fairlane Court

Placerville, CA 95667

Planning@EDCgov.us

Support for the Town and Country Village El Dorado Project

To the Commissioners and Members of the Board,

I am writing to show my enthusiastic support for the Town and Country Village El Dorado project. As a county resident, I am excited about the advantages this project will provide.

The potential economic boost from the Town & Country Village project's new hotels and retail spaces is thrilling. It will attract tourists, support local businesses, and create job Opportunities. The development will also add \$2.6 million to the County's General Fund annually while paying millions toward transportation impact fees. It further includes expanding Bass Lake Road and building water/wastewater systems.

Town & Country Village's museum will be a significant asset, preserving history and providing educational opportunities that enhance community pride.

I appeal to you for your positive evaluation and backing of the Town and Country Village, El Dorado project.

Warm regards,



Cyrus Abhar

Abharc@outlook.com

5059 Nawal Dr, El Dorado Hills, CA 95762

8/21/2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Respected Commissioners and Members of the Board,

I would like to support the Town and Country Village, El Dorado project.
As a resident in the county, I recognize the significant benefits this project will offer.

With \$2 million yearly plus more in transportation fees, this project helps fund County needs. Road expansion and water/wastewater construction are part of the Package as well.

The Town & Country Village project will greatly affect the economy, creating jobs, supporting local businesses, and raising tax revenue with its blend of retail, hospitality, and residential spaces.

I also am a fan of the Town & Country Village museum. It is a valuable addition, celebrating our rich history and serving as an educational resource that will benefit future generations.

I look forward to the boards' and commissioners' backing of the Town and Country Village, El Dorado project.

Thank you,

A handwritten signature in black ink, appearing to read "H. Mehrshahi", with a horizontal line underneath.

Hooshang mehrshahi
Hooshiem@gmail.com
916-709-0222

8/21/2025

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

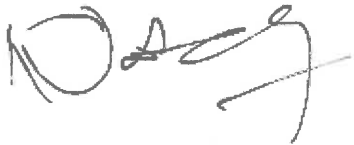
My Support for the Town and Country Village Project

Hello Commissioners and Members of the Board,

I offer my endorsement for the Town and Country Village project. As a resident in the county, I am excited about the positive impact this development will have. The most notable thing is that it guarantees over approximately \$2-3 million a year for the County. This will help to benefit the county tremendously.

I therefore seek your favorable consideration and support for the Town and Country Village project.

With best wishes,

A handwritten signature in black ink, appearing to read 'Nararajan Gutta', with a stylized flourish at the end.

Nararajan Gutta
Rajgutta@gmail.com
1956 Robin Brook Way, Roseville, CA 95661
(916) 943-6923

Aug. 21, 2025

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

Commissioners and Members of the Board,

I fully back the Town and Country Village El Dorado project. Being a resident in the county, I appreciate the positive contributions this project will make to our region.

The Town & Country Village project will have a huge economic impact. Its mix of retail, hospitality, and residential spaces will boost local businesses, create jobs, and raise significant tax revenue, benefiting public services and infrastructure.

I encourage you to give favorable consideration and support to the Town and Country Village, El Dorado project.

Best wishes,

A handwritten signature in black ink, appearing to read 'E. Abadi'.

Esfandiar abadi
esi_abadi@yahoo.com
408-561-4817

8/21/2025

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

Support for the Town and Country Village - El Dorado Project

Dear Commissioners and Members of the Board,

As a resident of many years from the county, I appreciate the benefits and value this development will add.

There are countless positives it will help our county with, such as millions for transportation. It also expands Bass Lake Road and installs utility systems.

The Town & Country Village project's dedication to preserving local history is great, too. It goes beyond preservation by involving the community and making our heritage meaningful for the future.

The Town & Country Village project's educational spaces will offer valuable learning opportunities for our community, enriching residents from students to seniors. The Town & Country Village project's design will improve community engagement with areas for festivals, markets, and events, fostering local Connections.

I hope you will provide positive consideration and backing for the Town and Country Village, El Dorado project.

Thank you,

A handwritten signature in black ink, appearing to read 'Sheila LaFrom', with a stylized flourish at the end.

Sheila LaFrom

Sheila.lafrom@yahoo.com
3720 Devon Ct., El Dorado Hills, CA 95762

8/21/2025

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

RE: Support for the Town and Country Village - El Dorado Project

Dear Commissioners and Members of the Board

I write to support the Town & Country Village El Dorado project proposed by the Mohanna family on their land at Bass Lake Road and Highway 50.

The project will be responsible to:

- 1. Build four lanes on Bass Lake Road,** from Highway 50 to just north of Country Club Drive. For the first time our community will finally have four lanes on a critical portion of Bass Lake Road before the opening of the Resort.
- 2. Fund an estimated \$2 million dollars in Transportation Impact Fees (TIF).** These funds will be available for DOT to use for other Capital Improvement Project (CIP) like the Bass Lake Road Interchange Interim improvements and perhaps add the rest of Bass Lake Road four lane widening to the CIP again.
- 3. Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees.** These fees will help pay for future traffic and other infrastructure needs in the BLHSP.
- 4. Generate and Fund \$2.68 million each year of new dollars for the County General Fund; and**
- 5. Build additional Public Water and Wastewater systems for the plan area.** The Town & Country Village El Dorado will become a jewel and a financial stimulus to our County and a valuable Civic, recreational and hospitality asset for our neighborhoods.

Sincerely,



Vijay Kumar
Vijay.kumar5045@gmail.com
4081 Marble Mountain Road, El Dorado Hills, CA 95762
(916) 796-5759

August 21st, 2025
To the Members of the Planning Commission
County of El Dorado

2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Dear Commissioners and Board,

I express my wholehearted support for the Town and Country Village, El Dorado project. As a resident in the county, I commend the benefits this project will provide.

By adding \$2 million annually to County funds and covering major transportation fees, this project creates significant value.

The Town & Country Village project promises strong economic growth, supporting local businesses, job creation, and tax revenue with its integrated retail, hospitality, and residential elements.

What excites me about the Town & Country Village project is the economic growth it will drive, which will attract tourists and create jobs. We need more hotels desperately!!!!

Please extend your positive consideration and support to the Town and Country Village, El Dorado project.

Cheers,

A handwritten signature in dark ink, appearing to read 'Nigel dhondt', with a stylized flourish at the end.

Nigel dhondt
Nigel12@gmail.com
206-228-8555

8/21/2025

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

My Support for the Town and Country Village El Dorado

Commissioners and Members of the Board,

I am proud to show my strong support for the Town and Country Village project. As a member of the county community, I value the significant advantages and benefits this project will provide.

The Town & Country Village project will bring economic benefits with new retail spaces and hotels, which will help bring tourists, support local businesses, and generate employment. I also like how the project is dedicated to preserving local history.

I seek your favorable consideration and support for this project.

In appreciation,



Himabindu Kambhampati
Himagutta@gmail.com
1956 Robin Brook way, Roseville, Ca 95661
(916) 267-7294

8-21-25
Members of the Planning Commission
County of El Dorado

2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Support for the Town and Country Village El Dorado Project

Dear Commissioners and Members of the Board,

As a county resident, I am enthusiastic about the benefits Town and Country Village El Dorado development will deliver.

This project is projected to contribute at least \$2 million yearly to the County and millions in impact fees. It also expands Bass Lake Road and delivers modern water and wastewater facilities.

I'm also excited about the Town & Country Village project because it will boost the economy with new hotels and retail spaces.

I urge you to provide your favorable consideration for the Town and Country Village El Dorado project.

Thank you,

A handwritten signature in black ink, appearing to read 'Sukhwinder Singh Bhangu'.

Sukhwinder Singh Bhangu
Sukhbangu43@gmail.com
(530) 391-1352

8/21/25

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

Support for the Town and Country Village - El Dorado Project

Dear Commissioners and Board,

I am pleased to support the Town and Country Village, El Dorado project. Being a resident in the county, I appreciate the value and positive effects this development will bring.

Town & Country Village ensures road expansion and new utility infrastructure, as well as economic benefits of retail, hospitality, and residential features that will drive business growth, job creation, and tax revenues.

Last of all, the Town & Country Village's position next to Highway 50 will help boost tourism and the local economy. Outstanding vision!

Please consider approving the Town and Country Village, El Dorado project.

Warmest regards,

A handwritten signature in black ink, appearing to read 'M Johnson', with a stylized flourish at the end.

Maurice Johnson
mjohnson.sps@gmail.com
3681 Four Springs Drive, Rescue, CA 95672
(916) 790-4990

Aug. 21, 2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

RE: Support for Town and Country Village El Dorado Project

Dear Commissioners and Members of the Board,

I'm in favor of the Town & Country Village project. Its community areas for events and markets will bring people together and enrich our local connections.

The County will receive millions per year in road and infrastructure contributions from this project and help the economy, creating jobs, supporting local businesses, and raising tax revenue with its blend of retail, hospitality, and residential spaces.

I particularly like the staff housing in the Town & Country Village project. It supports workers, reduces traffic, and builds a more connected community. This project has tangible benefits for many segments of the community.

I trust you will offer your positive support for the Town and Country Village El Dorado project.

All the best,



Mark Hornstra
Markhornstra@icloud.com
(925) 980-3150

8-21-25

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

Commissioners and Members of the Board,

I firmly endorse the Town and Country Village project. As a frequent visitor to the county, I acknowledge the value this project will add to the area.

This project will generate over \$2 million annually for the County while investing millions in transportation. It will also bring new hotels and retail spaces that will boost the local economy by attracting tourists, supporting businesses, and generating jobs. The Town & Country Village project's emphasis on bike trails improves community connectivity, supports green transport, and encourages more outdoor activities.

This project provides lodging in the gateway to the sierras so people such as myself can micro vacation in the area I grew up, while using it as a home base. Add in the biking/shopping/event opportunities and I am very enthusiastic.

I urge you to review and support the Town and Country Village El Dorado project favorably.

Kind regards,

A handwritten signature in dark ink, appearing to read 'B. Bouillon', with a stylized flourish at the end.

Bradley Bouillon
Bbouillon@caiso.com
206 Colner Circle, Folsom, CA 95630

8/21/2025

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

RE: Support for the Town and Country Village - El Dorado Project

Commissioners and Members of the Board,

I want to once again support this project and add the following new points. The project will be responsible to:

1. **Build four lanes on Bass Lake Road**, from Highway 50 to just north of Country Club Drive. For the first time our community will finally have four lanes on a critical portion of Bass Lake Road before the opening of the Resort.
2. **Fund an estimated \$2 million dollars in Transportation Impact Fees (TIF)**. These funds will be available for DOT to use for other Capital Improvement Project (CIP) like the Bass Lake Road Interchange Interim improvements and perhaps add the rest of Bass Lake Road four lane widening to the CIP again.
3. **Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees**. These fees will help pay for future traffic and other infrastructure needs in the BLHSP.
4. **Generate and Fund \$2.68 million each year of new dollars for the County General Fund; and**
5. **Build additional Public Water and Wastewater systems for the plan area**. The Town & Country Village El Dorado will become a jewel and a financial stimulus to our County and a valuable Civic, recreational and hospitality asset for our neighborhoods.

Cordially,



Haley Kumar
Haleykkumar@gmail.com
4081 marble mountain road, El Dorado Hills, CA 95762
(916) 949-0902

8-21-2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Support for the Town and Country Village - El Dorado Project

Dear Commissioners and Board,

I am proud to show my strong support for the Town and Country Village El Dorado project. As a frequent visitor of the county, I value the significant advantages and benefits this project will provide.

The Town & Country Village's new museum will showcase local history and provide learning opportunities, enhancing community pride and cultural identity. The Town & Country Village project excels in preserving and celebrating El Dorado County's history.

It involves the community and ensures our heritage remains meaningful. It will also create beauty along the 50 freeway.

I look forward to your positive evaluation and backing of the Town and Country Village El Dorado project.

With kindest regards,



Kathleen Bouillon
Bkbouillon@sbcglobal.net
206 Colner Circle, Folsom, CA 95630
(916) 296-8814

8-30-25

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

Commissioners and Members of the Board,

I offer my strong backing for the Town and Country Village project in El Dorado. Being a frequent visitor of the county, I would love to come and visit the museum that has been proposed as it will showcase the history of the Gold Rush and Pony Express. It also would help gather the community and make a great economic impact.

The vision here is improvement for the county economically and for the people who will be employed here.

Therefore, I respectfully request your positive support for the Town and Country Village project.

Best regards,

A handwritten signature in dark ink that reads "Naomi Smith". The signature is written in a cursive, slightly slanted style.

Naomi Smith
worknma@comcast.net
(916) 521-6046
648 Oakborough Ave, Roseville CA 95747

Aug 30, 2025

**Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

To the Commissioners and Members of the Board,

I strongly advocate for the Town & Country Village project, especially for the museum as it will preserve El Dorado County's history and act as an educational hub, enriching our cultural pride.

The transportation upgrades in the Town & Country Village project are also essential for easing access and cutting traffic congestion, supporting future growth. This project will create new opportunities for community engagement with its design featuring event spaces and markets.

I hope for your favorable review of the Town and Country Village, El Dorado project.

Cordially,



Helen Sulzberger
Hfsulzberger@sbcglobal.net
3721 devon court, el dorado hills, ca
(530) 903-6757

8/30/2025

Members of the Planning Commission

**County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

Support for the Town and Country Village El Dorado Project

Dear Commissioners and Members of the Board,

I am pleased to express my robust support for the Town and Country Village, El Dorado project. As a frequent visitor of the county, I commend the value this project will add.

I'm excited about the Town & Country Village project's economic impact, driven by new hotels and retail spaces, which will attract visitors and create jobs. The staff housing in the Town & Country Village project is a positive change. It supports employees, cuts traffic, and builds a more connected community.

We are all excited to share this new destination amongst community!

Please support the Town and Country Village El Dorado project with your positive consideration.

With appreciation,

A handwritten signature in dark ink, appearing to read "Curtis Hagen". The signature is fluid and cursive, with the first name "Curtis" being more prominent than the last name "Hagen".

Curtis Hagen
Curtiswhagen@gmail.com
(916) 548-8250

8-30-25

**Members of the Planning Commission & Ande Flower
County of El Dorado**

**2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

Commissioners and Members of the Board,

The proposed trail/paths connecting Cameron Park and other economic and infrastructure benefits make me very eager to support the Town & Country Village El Dorado project. We need this in our community.

Please proceed in making a favorable decision for this project.

Thank you,

A handwritten signature in cursive script that reads "Joanne Scott".

Joanne Scott
at18ghz@gmail.com

3296 Pomo Court, Cameron Park, CA 95682
(916) 834-9475

August 30th, 2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Commissioners and Board,

I am writing to support the proposed El Dorado Town and Country Village project for multiple reasons.

Contributing millions in revenue and infrastructure funding, this project would deliver \$2.6 million annually to the County. It includes road widening and complete utility system installation.

The economic benefits of the Town & Country Village project are clear. Its combination of retail, hospitality, and residential features will drive business growth, job creation, and tax revenues.

The economic boost from new hotels and retail spaces in the Town & Country Village project will also support local businesses and create jobs.

I urge you to consider and support the Town and Country Village project in a positive light.

With appreciation,

A handwritten signature in dark ink, appearing to read 'G. Bouillon', with a stylized, flowing script.

Garett Andrew Bouillon
Gbouillonguy@gmail.com
(916) 990-3132

8/30/25

To: Members of the Planning Commission

**County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

Support for the Town and Country Village - El Dorado Project

Dear Commissioners and Members of the Board,

For someone like me who often comes to El Dorado county, I find the Town and Country Village project a fascinating place where so much can be done.

Just focusing on the great initiative for preserving and celebrating local history, it involves the community and makes our heritage accessible for future generations. Due to it being positioned next to Highway 50, it will attract tourists and boost the local economy through its retail and hospitality options. I'm excited about the planned trails and open spaces in the Town & Country Village project. They will enhance El Dorado County and build a stronger community.

I ask for your supportive and favorable consideration of the Town and Country Village, El Dorado project.

Thank you,

A handwritten signature in dark ink, appearing to read 'Bernadette Whalen', with a stylized, cursive script.

Bernadette Whalen

RunBernRun26.2@gmail.com
1007 Esplanade Cir Folsom, CA 95630
(916) 616-0424

Aug 30th, 2025

**Ande Flower & Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us**

For the Commissioners and Board members,

I frequently visit El Dorado County and am writing to support this project for the following reasons:

1. It upgrades Bass Lake Road and builds the water and wastewater systems the area needs.
2. The Town & Country Village project will significantly boost the local economy. Its retail, hospitality, and residential components will create jobs, support businesses, and provide tax revenue for public infrastructure.
3. The economic boost from the Town & Country Village project's new hotels and retail spaces will support local businesses and create jobs. I'm eager to see this unfold.

I request your positive attention for this project.

Thanks again,



David Maestas

David@westcoastevent.com
PO Box 2028 Folsom CA 95763
(916) 730-9120

8/30/25

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Expressing Support for El Dorado Town and Country Village Project

Dear Commissioners and Board Members,

Please take this letter I'm writing as support for the proposed project.

I'm impressed with the Town & Country Village project for using local materials and green practices, which balance environmental protection with growth in El Dorado County.

I also envy The Town & Country Village project's bike trail upgrades. They are a positive community boost, creating a more connected network for sustainable and active living.

I appreciate the use of less-advantaged people to staff the operation while living on site - great idea!

I positively urge you to move forward with the project.

Kind regards,

A handwritten signature in dark ink, appearing to read 'Timm Smith', with a stylized, cursive script.

Timm Smith
Workndog@comcast.net
648 Oakborough Ave, Roseville, Ca 95747



Peter Evenhuis <staywme@gmail.com>

Support for Moe Mohanna's Projec

1 message

Michael Shay <mike@ojt.com>

Mon, Aug 25, 2025 at 4:01 PM

To: planning@edcgov.us

Cc: Peter Evenhuis <Staywme@gmail.com>

Dear Commissioners,

I am writing in strong support of Moe Mohanna's proposed development in El Dorado Hills. Having attended many community events at his ranch, I've seen firsthand his generosity and commitment to our area.

This project, which includes a museum and first-class hotel, will enhance our community by providing cultural, educational, and recreational opportunities for residents and visitors alike.

I respectfully encourage you to approve this project, which will be a long-lasting asset to El Dorado County.

Sincerely,
Michael Shay
925.876.0240



Peter Evenhuis <staywme@gmail.com>

Support for Moe Mohanna's Project

1 message

Peter Evenhuis <staywme@gmail.com>

Mon, Aug 25, 2025 at 4:18 PM

To: planning@edcgov.us

Cc: Josh Pane <joshpane1@icloud.com>, Moe Mohanna <moe@mohannadevelopment.com>

Dear Commissioners of the Planning Commission,

I am writing to strongly urge you to approve and forward a favorable recommendation to the full Board of Supervisors in support of Mr. Mohanna's project, so construction may begin without delay.

I live just one mile from the proposed site and wholeheartedly support this development for several important reasons:

1. **Community Benefits** – This project will bring a first-class hotel, a museum, shops, and other improvements that will enrich the entire community.
2. **Employment Opportunities** – Both during construction and long term, this project will create hundreds of jobs across hospitality and service fields. From room attendants, chefs, servers, and banquet staff to valet parking, security, maintenance, and management—this hotel will provide highly sought-after careers in El Dorado County.
3. **Economic Impact** – The financial benefits are substantial. Even at a conservative 60% occupancy rate by the second year, the Transient Occupancy Tax alone could generate more than \$2 million annually. Add to that property taxes and sales tax revenues, and this project becomes a tremendous asset to the County—all without negative impacts due to its well-chosen, isolated location.
4. **Tourism & Events** – Properly managed, the hotel will become a destination for visitors and a much-needed venue for meetings and small events, something currently lacking in the southern part of the County.

In conclusion, this is a well-conceived project led by a man with vision and a proven record of delivering on his promises. Mr. Mohanna has consistently supported people, groups, and causes in our community. His past record speaks volumes about his integrity and reliability—and it should inspire confidence in the future success of this development.

I respectfully urge you to recommend approval of this project.

Thank you, Commissioners, for your consideration of my views.

Respectfully submitted

Peter Evenhuis

1167 Villagio Drive	3314 Treehaven Drive	3 Red Bishop
El Dorado Hills, CA 95762	Kudu Apartments and Rentals	Hemel en Aarde Estate
916-693-6863 (Home)	South Lake Tahoe, CA 96150	Mail Collection 129
650-255-6063 (Cell)	650-255-6063 (Cell)	Hermanus, Cape 7200

South Africa

(27) 079-326-0715 (Cell)



Peter Evenhuis <staywme@gmail.com>

Moe Mohanna Proposed Development in El Dorado Hills1 message

Robert M. Lee, Jr. <rmleejr@gmail.com>

Mon, Aug 25, 2025 at 4:37 PM

To: planning@edcgov.us

Cc: staywme@gmail.com

Dear Commissioners,

I am writing in strong support of Moe Mohanna's proposed development in El Dorado Hills. Having attended many community events at his ranch, I've seen firsthand his generosity and commitment to our area.

This project, which includes a museum and first-class hotel, will enhance our community by providing cultural, educational, and recreational opportunities for residents and visitors alike.

I respectfully encourage you to approve this project, which will be a long-lasting asset to El Dorado County.

Sincerely,

Robert Lee

218 Winding Canyon Lane

Folsom, CA 95630



Peter Evenhuis <staywme@gmail.com>

Town and Country Village project1 message

John Doering <jdoering2us@yahoo.com>

Mon, Aug 25, 2025 at 4:58 PM

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: Peter Evenhuis <staywme@gmail.com>

Dear commissioners,

I strongly support the subject project of Mo Mohanna. It looks like an all around good investment for the county. My pastor at Holy Trinity Parish also recognizes the benefits of this project in terms of beautiful wedding reception venue for those married at his church.

I appreciate Mo's community spirit and interest in other related county offerings such as hiking and biking trails. El Dorado county history such as the Lincoln Highway, and businesses such as county wine growers and the Apple Hill enterprises.

Please approve the project for the benefit of all.

Thank you,

John Doering



Peter Evenhuis <staywme@gmail.com>

Please Approve the Mohanna Pt1 message

Steve Gutto <sgutto@sbcglobal.net>

Mon, Aug 25, 2025 at 7:23 PM

To: planning@edcgov.us

Cc: Peter & Desiree Evenhuis <staywme@gmail.com>

Dear Commissioners,

El Dorado County needs thoughtful development that balances growth with community values. Moe Mohanna has already shown his dedication to this area by sharing his ranch for countless local events. His vision for a museum and first-class hotel will bring jobs, tax revenue, and cultural enrichment to our community.

I believe this project represents exactly the kind of growth El Dorado County should welcome. Please approve it.

Warm regards,

Steven E. Gutto

Sent from my iPhone



Peter Evenhuis <staywme@gmail.com>

Town & Country Village

1 message

Desiree Prins <desiree@ymail.com>

Mon, Aug 25, 2025 at 8:58 PM

Reply-To: Desiree Prins <desiree@ymail.com>

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: #AA Peter Evenhuis <staywme@gmail.com>

Dear Commissioners of the Planning Commission,

As a resident of El Dorado Hills living just about a mile from the proposed project site, I want to voice my enthusiastic support for Mr. Mohanna's hotel and museum (Town and Country Village) development.

From my perspective, this project offers our community much more than just economic benefits. While the tax revenue and job creation are indeed impressive, what excites me most is the vision of having a first-class hotel and cultural attraction right here in our area. Families, visitors, and even longtime residents like myself will finally have a beautiful destination nearby for gatherings, celebrations, and shared experiences.

The addition of a museum also brings something rare and valuable—a place where history, culture, and education can meet in a welcoming environment. This type of project strengthens the fabric of our community, giving us something to be proud of and something we can share with future generations.

I also want to emphasize that the location makes sense. Because of its setting, the project avoids the common pitfalls of traffic or neighborhood disruption, while still being accessible enough to serve our local community. In other words, we get the benefits without the headaches.

I believe Mr. Mohanna has demonstrated vision, generosity, and follow-through in all his past endeavors. I trust that this project will reflect the same high standards and community spirit he is known for.

I respectfully urge you to approve this project and move it forward to the Board of Supervisors.

Thank you very much for your consideration.

Sincerely,

Desiree Prins
Desiree@ymail.com
1167 Villagio Drive
El Dorado Hills, CA 95762



Peter Evenhuis <staywme@gmail.com>

Re: ED Stammtisch - Please Support Moe's Project – Your Quick Help Needed

1 message

Anneliese Campo <anneliese campo@yahoo.com>
 To: Peter Evenhuis <staywme@gmail.com>

Wed, Aug 27, 2025 at 12:15 PM

Dear Peter Evenhuis,

Thank you for your email and for highlighting Moe Mohanna's exciting development proposal. The El Dorado Stammtisch wholeheartedly supports Moe's vision for a museum and first-class hotel in El Dorado Hills. We've greatly enjoyed the many events hosted at his ranch and appreciate his exceptional generosity. We believe this project will be a significant asset to the community, bringing economic benefits, cultural enrichment, and increased tourism to El Dorado County. Several members of our group have already submitted letters of support to the Planning Commission, and we encourage others to do so before the September 5th deadline. We are confident that this project will be a resounding success.

Sincerely,

Anneliese Campo
 Sent from Yahoo Mail for iPhone

On Monday, August 25, 2025, 3:49 PM, Peter Evenhuis <staywme@gmail.com> wrote:

Dear El Dorado Stammtisch Members,

As you know, we've enjoyed many wonderful events at Moe's Mohanna Ranch in El Dorado Hills. Moe has not only been a gracious host—welcoming us for Lumpenball, Hot August Nights, Maifest, and more—but also tremendously generous, never charging us a penny for the use of his beautiful property.

Moe is now in the final stages of working with the El Dorado County Planning Commission to gain approval for an exciting new development on his adjacent property: **a museum and a first-class hotel (think Ahwahnee in Yosemite Park)**. To help move this forward, he needs public support (even if you're not an El Dorado County resident) — and Moe is asking each of us to take just five minutes this week to write a short note to the Planning Commission.

To make things easier, I've included several sample emails below. **Please send your email of support and cc me** so I can keep track of how many Stammtisch members participated. That way, I can report back to Moe on our involvement.

📧 **Emails should be sent to:** planning@edcgov.us

📧 **Please cc:** Staywme@gmail.com

📅 **Emails must be received by the commissioners by September 5, 2025.**

Use any of the samples below — or, even better, your own words of support.

Sample Email 1 (Community & Heritage)**Subject:** Support for Moe Mohanna's Project

Dear Commissioners,

I am writing in strong support of Moe Mohanna's proposed development in El Dorado Hills. Having attended many community events at his ranch, I've seen firsthand his generosity and commitment to our area.

This project, which includes a museum and first-class hotel, will enhance our community by providing cultural, educational, and recreational opportunities for residents and visitors alike.



Peter Evenhuis <staywme@gmail.com>

Town and Country Village project

1 message

Diane Doering <doeringdiane@yahoo.com>

Fri, Aug 29, 2025 at 1:50 PM

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: "Staywme@gmail.com" <Staywme@gmail.com>

I have been living in this county for over 40 years. This is the most exciting and beautiful property development I have ever seen in that time. I want to be the first person to rent a room or have a dinner at this marvelous hotel complex. I fully support this project and encourage your approval of the plan.

Thank you

Diane Doering
3551 Joshua Rd
Shingle Springs, CA 95682



Peter Evenhuis <staywme@gmail.com>

Moe Mohanna's Project

1 message

Gisela Kelly <gisela.kelly@yahoo.com>

Tue, Sep 2, 2025 at 7:56 PM

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: "staywme@gmail.com" <staywme@gmail.com>

Dear Commissioner's,
my name is Gisela Kelly, I've been living in El Dorado County since 1987.
I am writing in strong support of the Moe Mohanna's Project. A Museum
and First-Class Hotel will be a great addition and revenue maker for our
county.
Sincerely,
Gisela Kelly

.....



Peter Evenhuis <staywme@gmail.com>

Please Approve the Mohanna Project1 message

Kenneth Tupper <kentupper@sbcglobal.net>

Wed, Sep 3, 2025 at 1:25 PM

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: Peter Evenhuis <staywme@gmail.com>

Dear Commissioners,

El Dorado County needs thoughtful development that balances growth with community values. Moe Mohanna has already shown his dedication to this area by sharing his ranch for countless local events, including events held by El Dorado County's German-American Friendship Club, Stammtisch El Dorado. His vision for a museum and first-class hotel will bring jobs, tax revenue, and cultural enrichment to our community.

I believe this project represents exactly the kind of growth El Dorado County should welcome. Please approve it.

Warm regards,

Kenneth Tupper
Treasurer, Stammtisch El Dorado
916-719-7161

Support for Town and Country Village

From Carlo Ettare <4ettare@msn.com>

Date Fri 9/5/2025 12:34 PM

To Town and Country Village <info@townandcountryvillageeldorado.com>

I would like to voice my support for Town and Country Village, El Dorado.

I think this entire project will benefit not only El Dorado County but it will help the surrounding counties as well. This project is close enough to Sacramento County so people in both counties will benefit from the jobs it will bring. The workers will have an opportunity to live at the property. That will help defray housing and vehicle expenses, which in turn help them save and advance in quality of life.

The plans for shopping can only be a plus for El Dorado County to bring in revenue. The hotel for relaxation, the event center for meetings and the museum would be a great draw and add to the pleasantness of El Dorado County.

I know this e-mail is short, but I hope I have conveyed how much this project can help in a concise manner.

Carlo Ettare

September 4th, 2025

Attn: Ande Flower & Planning Commission
County of El Dorado

2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

Commissioners and Board Members,

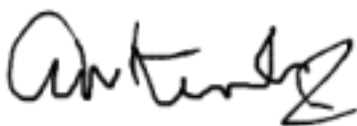
As a county resident, I value the significant advantages and benefits the Town & Country Village El Dorado project will provide.

For one, it will bring in millions in revenue for the county. That also helps improve our roads.

I also really like the history contribution, making our heritage a relevant and valuable resource. The project developers have done an excellent job with public outreach, genuinely addressing community feedback and needs. I fully support their efforts.

I ask you to give positive consideration and backing to the Town and Country Village El Dorado project.

Thanks again,

A handwritten signature in black ink, appearing to read 'Alfred Kent', with a stylized, cursive script.

Alfred Kent
530-306-5426
Papaderfkent@gmail.com

FW: Note from EDH Resident regarding the Town and Country Village project

From Ande Flower <Ande.Flower@edcgov.us>

Date Tue 9/9/2025 8:45 AM

To Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Renee I. Jensen <Renee.Jensen@edcgov.us>; MaryJane E. Smith <Elizabeth.x.Smith@edcgov.us>

Hi Team,

Please add this email to Town & Country public comments.

Ande Flower, AICP
Planning Manager

From: Kathy Hatten <hattenkathy@gmail.com>

Sent: Monday, September 8, 2025 7:39 PM

To: Ande Flower <Ande.Flower@edcgov.us>

Subject: Note from EDH Resident regarding the Town and Country Village project

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Ande,

My name is Kathy Hatten and I am a resident of El Dorado Hills. I also am a member of Holy Trinity Catholic Church located just up the hill from the proposed Town and Country Project.

I have been to the meetings, seen the plans, reviewed the emails and I am 100% in support of moving forward with this project. This project has been years in the planning and is so well thought out. It will bring visitors to the area, tax dollars to the county, but mostly bring our community together. We are in desperate need of another hotel and large meeting space in the area. I picture parishioners getting married at our church and then having the reception at the event center at the Town and Country Village. Because there will be two hotels, the guests can spend the night and enjoy the restaurants they are planning too.

The El Dorado Hills Town Center is a currently our only hub for our residents of EDH. The Town and Country Village will be one step up and offer things that are truly needed in our growing community and surrounding El Dorado County. I sincerely hope this passes and they can break ground and get going on it!

Thanks for reading my input and thank you for supporting our wonderful county.

Sincerely,

Kathy Hatten
3112 Mission Canyon Drive
El Dorado Hills, CA 95762

September 10, 2025 Planning Commission Meeting - Town & Country Village El Dorado

From Joe H. Harn <joe.harn@edcgov.us>

Date Tue 9/9/2025 11:45 AM

To Planning Department <planning@edcgov.us>; Bob Williams <Bob.Williams@edcgov.us>; David Spaur <David.Spaur@edcgov.us>; Jeff Hansen <Jeff.Hansen@edcgov.us>; Tim Costello <Tim.Costello@edcgov.us>; Patrick Frega <Patrick.Frega@edcgov.us>

Cc Jefferson B. Billingsley <Jefferson.Billingsley@edcgov.us>; Josh Pane <joshpane1@icloud.com>; David A Livingston <david.livingston@edcgov.us>; Karen L. Garner <Karen.L.Garner@edcgov.us>; John Davey <jdavey@daveygroup.net>; GeneralManager@cameronpark.org <generalmanager@cameronpark.org>; Monique Scobey <directorscobey@cameronpark.org>; Ande Flower <Ande.Flower@edcgov.us>; George Turnboo <George.Turnboo@edcgov.us>; Greg P. Ferrero <Greg.Ferrero@edcgov.us>

Commissioners,

I vigorously oppose amending the general plan to allow housing on this site because no mechanism is in place to provide reasonable assurance that the traffic impacts and adverse financial impacts to the Cameron Park CSD will be mitigated. I wrote Planning and the applicant eleven months ago pointing out that the Fiscal Impact Analysis failed to identify the adverse effects on the Cameron Park CSD. Page 6 of Staff Exhibit R, Local Traffic Analysis, points out that a number of traffic abatement measures are unfunded.

The County would likely benefit from the tax revenues collected by the proposed hotel, however there is no guarantee that a hotel will ever be built. There is the possibility that the hotel will never come to fruition, but the general plan will be amended to allow for multifamily housing on this site.

In the late 1980s, the public was promised a four lane Bass Lake Road and growth was approved based on that promise. In the 1990s, the public was promised a four lane Bass Lake Road and the Bass Lake Specific Plan was approved based on that promise. I urge that the Planning Commission use great restraint as you consider recommending the approval of additional growth until there is a great deal of certainty that dramatic capacity improvements are made to Bass Lake Road, the Bass Lake Interchange, and Highway 50.

Also, APAC's position regarding the connection to EID sewer service prior to issuance of any building permits is spot on.

**Joe Harn
Auditor-Controller
El Dorado County**

Letter in support of Town & Country Village Plan (File #25-1503)

From Ken Futernick <ken.futernick@gmail.com>

Date Tue 9/9/2025 1:18 PM

To Planning Department <planning@edcgov.us>

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Members of the El Dorado County Planning Commission,

As a long-time resident of El Dorado County, I would like to express my strong support for the Town & Country Village Plan that you will be discussing on September 10th, 2025.

The key reasons for my support:

1. I believe our county needs more inviting and accessible public spaces (other than restaurants) for community gatherings. Such spaces improve the quality of life of residents. The Town & Country Village would provide such space and would contribute to the sense of community that is vitally needed at this time.
2. Affordable housing has posed significant challenges for our county, especially in the El Dorado Hills area. The Town & Country Village plan includes provisions for employee housing, which means it would lessen the need to recruit employees who reside outside of the county.

Thank you for your interest in public input.

Ken Futernick, Placerville

Renee I. Jensen

From: Ande Flower
Sent: Tuesday, September 9, 2025 2:58 PM
To: Renee I. Jensen
Subject: FW: In Support of Town & Country Village – A Vision for El Dorado County

Ande Flower, AICP
Planning Manager

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

(530) 621-5980 Office

530-967-8223 Mobile



CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s), except as otherwise permitted. Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.

From: Laurie Heyman <lheyman@snowlinehealth.org>
Sent: Tuesday, September 9, 2025 12:35 PM
To: Ande Flower <Ande.Flower@edcgov.us>
Cc: Town and Country Village <info@townandcountryvillageeldorado.com>
Subject: In Support of Town & Country Village – A Vision for El Dorado County

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Dear Planning Commission,

In Support of Town & Country Village – A Vision for El Dorado County

From Laurie Heyman <lheyman@snowlinehealth.org>

Date Tue 9/9/2025 12:35 PM

To Ande.Flower@edcgov.us <Ande.Flower@edcgov.us>

Cc Town and Country Village <info@townandcountryvillageeldorado.com>

Dear Planning Commission,

I am writing to express my enthusiastic support for the Town & Country Village El Dorado project.

Town & Country Village will benefit our community by supporting local economic growth, creating jobs, supporting our local nonprofits, and enhancing the quality of life for residents while remaining mindful of environmental stewardship.

Beyond the economic impact, the project will provide amenities that celebrate and strengthen our community identity. Plans include an El Dorado County Museum to preserve and share our local history, a hotel to welcome visitors and support tourism, a public park for recreation and community gatherings, and a thoughtfully designed space with a center fountain that will be a beautiful destination for families to enjoy.

These improvements will stimulate growth and long-term vitality in El Dorado County. This project reflects a forward-looking vision of a vibrant community that honors our past, serves the needs of today, and creates opportunities for the future.

It is my hope that you will move forward with the approval of this important project.

Thank you for your continued leadership and for considering the voices of community members who see the great value in Town & Country Village.

With appreciation,

Laurie Heyman

Philanthropy Development Director, Snowline Health

Laurie F. Heyman

Philanthropy Development Director

Cell: 530.306.2314

Diamond Springs Office: 530.621.7820

Sac Office: 916.817.2338

snowlinehealth.org



Renee I. Jensen

From: Ande Flower
Sent: Tuesday, September 9, 2025 2:58 PM
To: Renee I. Jensen
Subject: FW: Town and County Village - My full support

Ande Flower, AICP
Planning Manager

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

(530) 621-5980 Office

530-967-8223 Mobile



***CONFIDENTIALITY NOTICE:** This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s), except as otherwise permitted. Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.*

From: Steve Green <SGreen@SDGBS.com>
Sent: Tuesday, September 9, 2025 12:46 PM
To: Ande Flower <Ande.Flower@edcgov.us>
Cc: Town and Country Village <info@townandcountryvillageeldorado.com>
Subject: Town and County Village - My full support

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hi Ande:

Town and County Village - My full support

From Steve Green <SGreen@SDGBS.com>
Date Tue 9/9/2025 12:45 PM
To Ande.Flower@edcgov.us <Ande.Flower@edcgov.us>
Cc Town and Country Village <info@townandcountryvillageeldorado.com>

Hi Ande:

While I do plan to attend the Planning Commission hearing tomorrow, I still want to take this opportunity to express my full support for the above-referenced project.

As a resident of El Dorado Hills for 36 years, and an owner of a parcel on Silver Dove off Bass Lake Road on which we plan to build a new home, I can't tell you how much this community means to me. As a result, I have studied this project in some detail.

In addition, I have learned a great deal by attending various outreach events by the Town & Country Village developers, and several public planning meetings in which I have heard several negative opinions about the project or opinions that it should be developed as something else. That, coupled with my research leads me to believe this project should be approved as it will provide for the following and more:

- Environmentally responsible mixed-use development.
- Housing solutions that would help resort staff financially, reduce traffic and provide additional revenue for local businesses.
- Enhanced community support through recreational opportunities, museum facilities with a focus on our rich local history.
- Tourism dollars, not just for El Dorado Hills, but for much of the county's business enterprises.
- Funding for much needed infrastructure improvements.
- An attractive entrance to our community.
- Tax revenue for the county.

In closing, I just want to add that I don't think there will be another opportunity for a project in that location that would do as much for workers, residents, tourists and local government as this one will. I urge the Planning Commission to agree that we would all benefit and approve the Town and Country Village El Dorado and allow it to move forward.

Sincerely,

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

<http://www.sdgbbs.com>

[Cheap Check Stock Link](#)



August 21, 2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court Placerville, CA 95667
c: Members of the Board of Supervisors

SUPPORT: The Town & Country Village El Dorado

Dear Commissioners and Members of the Board

I write to support the Town & Country Village El Dorado project proposed by the Mohanna family on their land at Bass Lake Road and Highway 50.

Attached is a letter that I wrote in support of the project last year. I want to once again support this project and add the following new points. The project will be responsible to:

1. **Build four lanes on Bass Lake Road**, from Highway 50 to just north of Country Club Drive. For the first time our community will finally have four lanes on a critical portion of Bass Lake Road before the opening the Resort.
2. **Fund an estimated \$2 million dollars in Transportation Impact Fees (TIF)**. These funds will be available for DOT to use for other Capital Improvement Project (CIP) like the Bass Lake Road Interchange Interim improvements and perhaps add the rest of Bass Lake Road four lane widening to the CIP again.
3. **Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees**. These fees will help pay for future traffic and other infrastructure needs in the BLHSP.
4. **Generate and Fund \$2.68 million each year of new dollars for the County General Fund;** and
5. **Build additional Public Water and Wastewater systems for the plan area.**

The Town & Country Village El Dorado will become a jewel and a financial stimulus to our County and a valuable Civic, recreational and hospitality asset for our neighborhoods.

Respectfully,



Lynda Seymour

August 21, 2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court Placerville, CA 95667
c: Members of the Board of Supervisors

SUPPORT: The Town & Country Village El Dorado

Dear Commissioners and Members of the Board

I write to support the Town & Country Village El Dorado project proposed by the Mohanna family on their land at Bass Lake Road and Highway 50.

Attached is a letter that I wrote in support of the project last year. I want to once again support this project and add the following new points. The project will be responsible to:

1. **Build four lanes on Bass Lake Road**, from Highway 50 to just north of Country Club Drive. For the first time our community will finally have four lanes on a critical portion of Bass Lake Road before the opening the Resort.
2. **Fund an estimated \$2 million dollars in Transportation Impact Fees (TIF)**. These funds will be available for DOT to use for other Capital Improvement Project (CIP) like the Bass Lake Road Interchange Interim improvements and perhaps add the rest of Bass Lake Road four lane widening to the CIP again.
3. **Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees**. These fees will help pay for future traffic and other infrastructure needs in the BLHSP.
4. **Generate and Fund \$2.68 million each year of new dollars for the County General Fund;** and
5. **Build additional Public Water and Wastewater systems for the plan area.**

The Town & Country Village El Dorado will become a jewel and a financial stimulus to our County and a valuable Civic, recreational and hospitality asset for our neighborhoods.

Respectfully,

A handwritten signature in cursive script that reads "Sandra Ralph, USA". The signature is written in dark ink and is positioned above the printed name.

Sandra Ralph

Renee I. Jensen

From: Ande Flower
Sent: Tuesday, September 9, 2025 3:10 PM
To: Renee I. Jensen
Cc: Debra R. Ercolini
Subject: FW: Town and Country Village - Support and Comment Letters for Hearing on September 10th
Attachments: Town and Country Support Letters_9.10.25_Batch 3.pdf
Importance: High

Ande Flower, AICP
Planning Manager

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

(530) 621-5980 Office

530-967-8223 Mobile



CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s), except as otherwise permitted. Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.

From: Michael Espineli <michael@mohannadevelopment.com>
Sent: Tuesday, September 9, 2025 12:54 PM
To: Ande Flower <Ande.Flower@edcgov.us>
Subject: Re: Town and Country Village - Support and Comment Letters for Hearing on September 10th

8/21/2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
Planning@EDCgov.us

RE: Support for the Town and Country Village - El Dorado Project

Dear Commissioners and Members of the Board

I write to support the Town & Country Village El Dorado project proposed by the Mohanna family on their land at Bass Lake Road and Highway 50.

Attached is a letter that I wrote in support of the project last year. I want to once again support this project and add the following new points. The project will be responsible to:

1. **Build four lanes on Bass Lake Road**, from Highway 50 to just north of Country Club Drive. For the first time our community will finally have four lanes on a critical portion of Bass Lake Road before the opening the Resort.
2. **Fund an estimated \$2 million dollars in Transportation Impact Fees (TIF)**. These funds will be available for DOT to use for other Capital Improvement Project (CIP) like the Bass Lake Road Interchange Interim improvements and perhaps add the rest of Bass Lake Road four lane widening to the CIP again.
3. **Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees**. These fees will help pay for future traffic and other infrastructure needs in the BLHSP.
4. **Generate and Fund \$2.68 million each year of new dollars for the County General Fund; and**
5. **Build additional Public Water and Wastewater systems for the plan area.** The Town & Country Village El Dorado will become a jewel and a financial stimulus to our County and a valuable Civic, recreational and hospitality asset for our neighborhoods.

Warm regards,



Randall LaFrom
randyllafrom@gmail.com
3720 Devon CT, EDH, CA 95762
(408) -39-7283

cc: Members of the Board of Supervisors

Attachment: Letter of Support - DRAFT EIR

August 21, 2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court Placerville, CA 95667
c: Members of the Board of Supervisors

SUPPORT: The Town & Country Village El Dorado

Dear Commissioners and Members of the Board

I write to support the Town & Country Village El Dorado project proposed by the Mohanna family on their land at Bass Lake Road and Highway 50.

Attached is a letter that I wrote in support of the project last year. I want to once again support this project and add the following new points. The project will be responsible to:

1. **Build four lanes on Bass Lake Road**, from Highway 50 to just north of Country Club Drive. For the first time our community will finally have four lanes on a critical portion of Bass Lake Road before the opening the Resort.
2. **Fund an estimated \$2 million dollars in Transportation Impact Fees (TIF)**. These funds will be available for DOT to use for other Capital Improvement Project (CIP) like the Bass Lake Road Interchange Interim improvements and perhaps add the rest of Bass Lake Road four lane widening to the CIP again.
3. **Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees**. These fees will help pay for future traffic and other infrastructure needs in the BLHSP.
4. **Generate and Fund \$2.68 million each year of new dollars for the County General Fund; and**
5. **Build additional Public Water and Wastewater systems for the plan area.**

The Town & Country Village El Dorado will become a jewel and a financial stimulus to our County and a valuable Civic, recreational and hospitality asset for our neighborhoods.

Respectfully,



STAN KENTLAND

August 21, 2025

Members of the Planning Commission
County of El Dorado
2850 Fairlane Court Placerville, CA 95667
c: Members of the Board of Supervisors

SUPPORT: The Town & Country Village El Dorado

Dear Commissioners and Members of the Board

I write to support the Town & Country Village El Dorado project proposed by the Mohanna family on their land at Bass Lake Road and Highway 50.

Attached is a letter that I wrote in support of the project last year. I want to once again support this project and add the following new points. The project will be responsible to:

1. **Build four lanes on Bass Lake Road**, from Highway 50 to just north of Country Club Drive. For the first time our community will finally have four lanes on a critical portion of Bass Lake Road before the opening the Resort.
2. **Fund an estimated \$2 million dollars in Transportation Impact Fees (TIF)**. These funds will be available for DOT to use for other Capital Improvement Project (CIP) like the Bass Lake Road Interchange Interim improvements and perhaps add the rest of Bass Lake Road four lane widening to the CIP again.
3. **Fund an additional estimated \$2 million dollars in Bass Lake Hills Specific Plan (BLHSP) Public Facilities Finance Plan (PFFP) Fees**. These fees will help pay for future traffic and other infrastructure needs in the BLHSP.
4. **Generate and Fund \$2.68 million each year of new dollars for the County General Fund;**
and
5. **Build additional Public Water and Wastewater systems for the plan area.**

The Town & Country Village El Dorado will become a jewel and a financial stimulus to our County and a valuable Civic, recreational and hospitality asset for our neighborhoods.

Respectfully,



Guy Seymour

Renee I. Jensen

From: Ande Flower
Sent: Tuesday, September 9, 2025 3:18 PM
To: Renee I. Jensen; Debra R. Ercolini
Subject: FW: Strong support for the Town & Country Village project.

Ande Flower, AICP
Planning Manager

From: Laurie Rinker <lprinker@gmail.com>
Sent: Tuesday, September 9, 2025 3:16 PM
To: Ande Flower <Ande.Flower@edcgov.us>
Subject: Fwd: Strong support for the Town & Country Village project.

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

In lieu of attending the meeting on September 10, I am writing to share my strong support for the Town & Country Village project.

I am especially excited about the event center. El Dorado Hills does not currently have a facility that can adequately host the variety of indoor community gatherings we need—meetings, performances, cultural events, and more.

Having served on the EDH Friends Library Board, the EDH Newcomers Board, and the Marshall Hospital EDH Advisory Board, I have seen firsthand how limited our options are when it comes to suitable venues.

Ed and I believe the thoughtful design of Town & Country Village reflects the quality, style, and expectations of our community. I also greatly value the inclusion of housing for employees, which supports a healthy balance between local business growth and the people who make that growth possible.

Equally important are the planned restaurants and the cultural enrichment a museum will bring. These additions will not only enhance daily life for residents but also strengthen the character and appeal of El Dorado Hills.

We also want to acknowledge Mr. Mohanna's vision and long-term commitment. Having held this land for more than 40 years, he and his team have continued to invest deeply and consistently in our community. Town & Country Village is a beautiful, forward-looking addition to El Dorado Hills and the county, and I encourage its approval.

Sincerely,

Laurie and Ed Rinker

