Public Comment BOS RCVD 1/23/26
#39 26-0084

BOS Rcvd #39 26-0084
1/23/26

Outlook

BOS meeting 1/27/2026

From Suzy Rae Fernandez <suzy907@hotmail.com>
Date Thu 1/22/2026 6:52 PM
To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Report Suspicious

Hello again,

I cannot believe I am having to reach out yet again regarding the property West of Latrobe now pending as the Creekside Village Development.

As part of the Blackstone community, we came together to fight the proposed Amazon warehouse facility in this location. I can't believe we have to fight yet again to get the mixed used housing development approved in this location.

This development is something we all truly want. We DO NOT want more warehouses and more of the truck traffic, noise and pollution that will come with them. There will be plenty more when the existing warehouses that are still empty are leased and operational. Those trucks will join the 24/7 truck issues from Broadridge we currently have. We surely do not want more on top of that.

There is residential housing all around this location, and plans for a high school on the one side that is not housing. It will be a perfect transition next to the high school!

This is what we want, this mixed-use development. It is a much better fit for our community.

We want to live in peace with this new Creekside Village Development.

Please vote YES to this project on Tuesday Jan 27.

Thank you, Mrs. S. Fernandez

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26-0084

Outlook

Supporting Creekside Village

From Kyle Mather <kmather1996@gmail.com>
Date Thu 1/22/2026 9:33 PM
To BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>

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Hello El Dorado County Supervisors,

I am a Blackstone resident, my wife and I moved here about a year and a half ago. One of the reasons we bought a house in Blackstone was the proximity to future growth. The Creekside Village Development seems like a great next step in that growth. The developers have listened to the feedback from the community and incorporated it into their plans. Now it is up to the Board of Supervisors to do the same.

We want housing.

Kyle Mather

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Outlook

Please Approve the Carson Creek Community on January 27, 2026

From Catalin Baicu <crbaicu@gmail.com>
Date Fri 1/23/2026 8:22 AM
To BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>
Cc Catalin Baicu <crbaicu@gmail.com>

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Dear Members of the El Dorado County Board of Supervisors,

I strongly urge you to **approve the Carson Creek community development** at your January 27, 2026 meeting. This plan reflects two years of collaboration with residents and includes key protections: minimal street lighting, parks and greenbelts connecting existing trails, and preservation of native lands.

Rejecting this plan will almost certainly result in **warehouse development**, bringing heavy truck traffic, diesel emissions, and industrial sprawl—contrary to California law and policy.

Legal, Policy, and Health Basis for Approval

1) CEQA & SB 743 (VMT Standard)

CEQA's purpose is to prevent environmental damage while providing "a decent home and satisfying living environment for every Californian." SB 743 requires transportation impacts to be measured by **Vehicle Miles Traveled (VMT)**, favoring housing over truck-intensive warehouses that increase VMT and emissions.

2) Housing Element Law & General Plan Consistency

California law mandates counties to facilitate housing and maintain zoning consistent with their General Plan. Carson Creek aligns with El Dorado County's adopted plan and Housing Element obligations.

3) Climate Policy (AB 32 & SB 375)

California's climate programs call for land-use patterns that reduce transportation emissions. Housing supports these goals; warehouses increase heavy-duty truck trips and greenhouse gases.

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4) Health Risks from Warehouses and Diesel Pollution

Warehouses bring **diesel truck traffic**, which emits **diesel particulate matter (DPM)**—a **Toxic Air Contaminant** identified by CARB since 1998 and the **largest contributor to cancer risk from air toxics in California**. DPM is also a major component of **PM2.5**, linked to:

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- **Cancer risk:** Long-term exposure significantly increases lifetime cancer risk.
- **Cardiovascular disease:** Elevated rates of heart attacks, strokes, and hypertension.
- **Respiratory illness:** Asthma attacks, chronic bronchitis, and reduced lung function.
- **Children's vulnerability:** Children breathe more air per pound of body weight and have developing lungs, making them highly susceptible to diesel exhaust. Exposure near schools is especially dangerous.

Sensitive Receptor: Nearby School

A **well-known school is located near the parcel**, making this area a **sensitive receptor** under CEQA and CARB guidance. Placing warehouses here would expose students to **high concentrations of diesel exhaust**, especially during peak truck activity. CARB's **Air Quality and Land Use Handbook** recommends **buffer zones of 500–1,000 feet** between schools and major truck routes or distribution centers to reduce health risks.

---

5) Local Standards

Carson Creek complies with El Dorado County's Outdoor Lighting Standards and preserves native lands, protecting dark skies and community character.

Why Approval Matters

- **Environmental Compliance:** Aligns with CEQA, SB 743, SB 375, AB 32, and Housing Element Law.
- **Health Protection:** Avoids creating a diesel hotspot next to a school and homes.
- **Community Integrity:** Maintains scenic views, greenbelts, and recreational connectivity.
- **Economic Stability:** Protects property values and prevents industrial blight.

Request

Please vote **YES** on Carson Creek. Approval supports state law, county policy, and protects residents—especially children—from avoidable diesel exposure.

Thank you for your leadership and consideration.

Sincerely,

Catalin Baicu

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Outlook

RE: Support for Creekside Village Project - Board Agenda January 27 Item #39

From Nicole Pate <NPate@JacksonProp.com>
Date Fri 1/23/2026 9:31 AM
To BOS-Clerk of the Board <edc.cob@edcgov.us>
Cc Eric Edelmayer <EEdelmayer@JacksonProp.com>

1 attachment (88 KB)
Letter of Support for Creekside Village Project - Board Agenda January 27 Item #39.pdf;

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Good morning,

On behalf of Eric Edelmayer, President of Jackson Properties and Jackson Properties, I would like to submit a letter of support for the Creekside Village Project, listed as Item #39 on the board agenda for Thursday, January 27, 2026.

If further information is needed, please contact Eric Edelmayer directly at 916-813-7965.

Best,

Jackson PROPERTIES

Nicole Pate | Assistant Property Manager
Jackson Properties, Inc.

155 Cadillac Drive, Suite 100 | Sacramento, CA 95825
Office (916) 381-8113 | Direct (916) 890-3879
www.jacksonprop.com | npate@jacksonprop.com

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January 23, 2026

El Dorado County Board of Supervisors
330 Fair Lane, Building A
Placerville, CA 95667

Via email only:
edc.cob@edcgov.us
bosone@edcgov.us
bostwo@edcgov.us
bosthree@edcgov.us
bosfour@edcgov.us
bosfive@edcgov.us

RE: Support for Creekside Village Project- Board Agenda January 27 Item #39

Dear El Dorado County Board Members,

I strongly support the Creekside Village rezone application and would like to provide some background on both the Business Park activities and as well as my company's history.

Jackson Properties is a full-service real estate development company providing construction, development, property management and facility maintenance throughout the Sacramento region for decades. Jackson Properties owns land at the north end of the Business Park, southwest of the intersection of White Rock Road and Latrobe Road.

In 2018, the owners of the Business Park voted to de-annex the 207 acres now known as Creekside Village. Nearly 80% of the total membership voted and 92% voted in favor of the de-annexation. Attached is the official Certification of Election.

The arguments in favor of the de-annexation were obvious to the owners within the Park. The Business Park is too big. The Park was founded in 1982 (43 years ago). It is only about 50% developed, and that is after subtracting out the Creekside Village property. Too many vacant lots have led to decreasing values hurting both the vacant land and buildings. The rate of new building has slowed from previous decades meaning the Park is unlikely to be built out for many decades, if ever. There has been no speculative office buildings built in the last five years.

Eliminating some property from the Business Park and adding housing stock to the area can only help the Park. But itis more than just an oversupply of land issue. Many of the properties in the Park are owned by local, small businesses that serve the population in El Dorado Hills. These businesses will benefit from this new housing nearby. More customers can only improve the health of the Business Park.

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Please consider these arguments when voting on the Creekside Village proposal. By voting "yes" you will be helping the Business Park.

We strongly support the Creekside Village application and urge you to do so as well.

Thank you for your consideration.

Jackson Properties, Inc.

Eric Edelmayer
President

encl.

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CERTIFICATION OF ELECTION

The undersigned, duly appointed by the Board of Directors (the "**Board**") of El Dorado Hills Business Park Owners Association, a California mutual benefit corporation (the "**Association**") as the Inspector of Elections in accordance with Corp. Code § 7614, hereby certifies the following pursuant to Section 2.4 and Section 11.2 of the Restated Declaration of Covenants, Conditions and Restrictions for El Dorado Hills Business Park dated December 8, 1992, recorded in the Official Records of the County of El Dorado beginning in Book 3952 at Page 413 (the "**CC&Rs**") and the Bylaws of the Association:

Members holding 72 % of the total membership votes cast a ballot in favor of amending the CC&Rs so as to cause the de-annexing of 207+- acres known as APN 117-010-12-00 (the "**Vacant Land**") pursuant to the ballot attached as Exhibit A (the "**Ballot**") and the attached proposed First Amendment to and Partial Termination of the Restated Declaration of Protective Covenants, Conditions and Restrictions for El Dorado Hills Business Park (the "**Proposed First Amendment to CC&Rs**");

Members holding 6 % of the total membership votes cast a Ballot against the de-annexation of the Vacant Land and the Proposed First Amendment to CC&Rs;

Members holding 22 % of the total membership votes did not vote.

The undersigned has executed and delivered this Certification to the Board and the Association on APRIL 9, 2018.

Inspector of Elections for:

EL DORADO HILLS BUSINESS PARK
OWNERS ASSOCIATION

By: _____

Name: BRENT KOCAL

Title: AGENT

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Outlook

Creekside Village Specific Plan GPA20-0001/Rezone Z20-0005/Specific Plan SP20-0001/Tentative Subdivision Map TM20-0002

From Gail Jones <gailjonesphoto@gmail.com>
Date Fri 1/23/2026 9:38 AM
To BOS-Clerk of the Board <edc.cob@edcgov.us>

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RE: Creekside Village Specific Plan - GPA20-0001/Rezone Z20-0005/Specific Plan SP20-0001/Tentative Subdivision Map TM20-0002

To whom it may concern:

I am a resident of Heritage Carson Crossing. This request by Winn has generated a significant amount of conversation in the development. I recommend denying Winn this request to rezone this property from it's current zoning to residential. I am concerned about the infrastructure and safety of adding an addition 700+ residences to the existing traffic on Latrobe Road. Latrobe is a single lane in each direction in this area, although the developer has proposed fewer single family homes and more age restricted homes I believe expanding Latrobe to additional lanes is necessary prior to new development. I think that in the event of an evacuation that there are not enough streets of sufficient size and scope to enable the residents of this community to safely evacuate. The developer has included special exits, however, those just feed into what will be already clogged streets in an emergency situation. Latrobe Road already has significant high-speed traffic in this area both day and night. This is a 55+ community with a number of older drivers, I already see them slowing regular traffic and think that they would have problems evacuating safely. I am also concerned about the water situation in the area and would like more information on the ongoing availability of drinkable water and the ability of EID to supply emergency water if necessary.

Lastly, I moved here from a community that had used its available land to build homes. When I moved, they were looking for places to put a business park that would provide good paying jobs for the residents. Most residents commuted one or more hours each day to their work place. I believe that it's good and prudent to retain this property zoning as it stands.

Please deny this application.

Thank you for your time.
Gail Jones
gailjonesphoto@gmail.comRe

Public Comment BOS RCVD 1/23/26
#39 26-0084

Outlook

Support for Creekside Village (Jan 27, 2026 - Board of Supervisors Agenda #39)

From Sandra Conway <sconwaycpa@gmail.com>
Date Fri 1/23/2026 11:06 AM
To BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>

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Dear Members of the Board:

I am a resident of the Blackstone Community and I support this project. I respectfully ask the Board to approve the rezone of the property from R&D to residential.

A new housing project is the best land use for this property. It is surrounded on the east and west by housing and to the north is the John Adams Academy campus. To the south is a future high school. We do not need big industrial buildings generating more traffic.

The Creekside Village project, with its mix of housing including active adult homes will produce much less traffic on Latrobe Road. This will be especially helpful during peak morning and afternoon commutes.

I strongly support the Creekside Village project and ask you to approve this smart development.

Thank you for your consideration.

Sandra L. Conway, CPA
1780 Brandywood Way
El Dorado Hills, CA 95762
(916) 799 - 9077

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#39 26-0084

BOS Rcvd 1/23/26 #39
26-0084

Outlook

Support for Creekside Village Residential Project

From Mitch Wolfson <mitch.wolfson@gmail.com>
Date Fri 1/23/2026 11:37 AM
To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear El Dorado County Board of Supervisors,

We are homeowners living directly across Latrobe Road from the proposed Creekside Village Project. We are writing to express our strong support for the approval and development of the project as a residential community, and our clear opposition to any proposal that would convert this site into an industrial development.

A 750-unit housing project aligns far better with the character and long-term health of this area. An industrial project would introduce constant truck traffic, congestion throughout the day, increased noise, and significant wear on local roads—fundamentally altering what is currently a peaceful and beautiful community. Once this type of development is approved, the impact is permanent, and the quality of life for nearby residents is irreversibly changed.

I understand the recent vote was narrowly decided. While increased tax revenue is often a motivation of industrial development, it should not ever come at the expense of the very constituents the Board represents. Turning a scenic residential area into an industrial corridor would undermine the community's appeal, livability, and long-term value.

We would have preferred to attend the upcoming open forum to voice these concerns in person, but will both be traveling for work during that time. Please know that our absence should not be interpreted as a lack of interest or concern—this issue matters greatly to us and to many others in the community.

This decision is being closely watched by us and our neighbors. Community members are already discussing how to actively support elected officials who prioritize responsible residential development—and how to ultimately oppose those who do not—in future elections and public forums.

We respectfully urge you to support the Creekside Village housing project and preserve the character, safety, and livability of this area rather than allowing it to become a site for an industrial zone.

Thank you for your time and consideration.

Sincerely,
Erin & Mitch Wolfson

Public Comment BOS RCVD 1/23/26
#39 26-0084

Outlook

Fw: NO Creekside Approval please

From CreeksideVillageSP <creeksidevillagesp@edcgov.us>
Date Fri 1/23/2026 2:10 PM
To BOS-Clerk of the Board <edc.cob@edcgov.us>
Cc Ande Flower <Ande.Flower@edcgov.us>; Cameron W. Welch <Cameron.Welch@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Renee I. Jensen <Renee.Jensen@edcgov.us>; MaryJane E. Smith <Elizabeth.x.Smith@edcgov.us>

Good afternoon,

If not already done so, please include the below from Mr. Russell as a public comment to upload for legistar item 26-0084, Creekside Village.

Thank you,

County of El Dorado Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355
planning@edcgov.us

From: Julie Russell <jeffjuls@sbcglobal.net>
Sent: Friday, January 23, 2026 2:46 AM
To: CreeksideVillageSP <creeksidevillagesp@edcgov.us>
Subject: NO Creekside Approval please

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I'm a new Blackstone resident. The Creekside project destroys the rural landscape that attracted us to El Dorado County in the first place. The Creekside EIR states the impact to the viewshed to be a significant impact. We couldn't agree more. The density of Creekside will destroy the natural view and habitat near a creek, creating suburban sprawl, essentially paving over paradise.

Latrobe at the location of the Creekside proposal is a small 2-lane country road with no street lights and already more traffic than the road was designed for. The County masterplan has no plans to widen this section of Latrobe Rd. How can it possibly be ok to add 700 homes of traffic to a 2-lane

Public Comment BOS RCVD 1/23/26
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county road?! The math just doesn't add up here.

Please reject this proposed suburban sprawl and save one of the last remaining views in El Dorado County and El Dorado Hills.

Jeff Russell
5187 Brentford Way
@16.257.4439

Public Comment BOS RCVD 1/23/26
#39 26-0084

Outlook

FW: Supporting Creekside Village

From Cameron W. Welch <Cameron.Welch@edcgov.us>
Date Fri 1/23/2026 1:31 PM
To BOS-Clerk of the Board <edc.cob@edcgov.us>
Cc Ande Flower <Ande.Flower@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Renee I. Jensen <Renee.Jensen@edcgov.us>; MaryJane E. Smith <Elizabeth.x.Smith@edcgov.us>

Good afternoon,

If not already done so, please include the below from Mr. Mather as a public comment to upload for legistar item 26-0084, Creekside Village.

Sincerely,

Cameron Welch
Senior Planner
Planning Division

County of El Dorado Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct: (530) 621-5816
Main: (530) 621-5355
cameron.welch@edcgov.us
Planning Division - El Dorado County

Elevate to El Dorado
A Great Place to Live, Work & Play

From: Planning Department <planning@edcgov.us>
Sent: Friday, January 23, 2026 11:54 AM
To: Ande Flower <Ande.Flower@edcgov.us>; Cameron W. Welch <Cameron.Welch@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; CreeksideVillageSP <creeksidevillagesp@edcgov.us>
Subject: Fw: Supporting Creekside Village

FYI

County of El Dorado

Planning Division

2850 Fairlane Court

Public Comment BOS RCVD 1/23/26
#39 26-0084

Placerville, CA 95667

(530) 621-5355

planning@edcgov.us

From: BOS-Clerk of the Board <edc.cob@edcgov.us>
Sent: Friday, January 23, 2026 10:32 AM
To: BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District V <bosfive@edcgov.us>; Planning Department <planning@edcgov.us>
Subject: Fw: Supporting Creekside Village

FYI #39 26-0084

Thank you,

Kyra Scharffenberg
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5390

From: Kyle Mather <kmather1996@gmail.com>
Sent: Thursday, January 22, 2026 9:33 PM
To: BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>
Subject: Supporting Creekside Village

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Public Comment BOS RCVD 1/23/26
#39 26-0084

Hello El Dorado County Supervisors,

I am a Blackstone resident, my wife and I moved here about a year and a half ago. One of the reasons we bought a house in Blackstone was the proximity to future growth. The Creekside Village Development seems like a great next step in that growth. The developers have listened to the feedback from the community and incorporated it into their plans. Now it is up to the Board of Supervisors to do the same.

We want housing.

Kyle Mather