

Additional Comment Letters

From Tony Gon <tony@winncommunities.com>

Date Fri 1/23/2026 4:58 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

Cc Cameron W. Welch <Cameron.Welch@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>

2 attachments (147 KB)

Nick Galyean Email.pdf; Creekside Village support letter.pdf;

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Good Afternoon All,

As I understand there was a mix up with some of the comment letters that have been sent in possibly because they were sent prior to the agenda being posted. Attached are two letters that were not included in the two batches of letters posted. We wanted to make sure these letters were included in the record.

Thanks,
Tony



Anthony Gon
Project Manager

p: 916.930.0925 ext. 7 **m:** 707.695.5888 **f:** 916.930.0927
a: 555 University Avenue, Ste. 180, Sacramento, CA 95825

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Public Comment BOS Rcvd 1/16/26

From: nick galyean <nick.galyean@sbcglobal.net>

To: bosone@edcgov.us <bosone@edcgov.us>; bostwo@edcgov.us <bostwo@edcgov.us>; bostthree@edcgov.us <bostthree@edcgov.us>; brooke.laine@edcgov.us <brooke.laine@edcgov.us>; edc.cob@edcgov.us <edc.cob@edcgov.us>; planning@edcgov.us <planning@edcgov.us>

Sent: Sunday, January 18, 2026 at 10:26:46 AM PST

Subject: Creekside Village proposal

Hello,

I've been a resident of the El Dorado Hills area for twenty years and raised my children here, I have lived in El Dorado County for thirty-six years.

I have seen a fair amount of development in the area but not until the last few years have I seen very little building in the business park.

The area was zoned for commercial and industrial use with the intent on bringing jobs to the area, but this never materialized and many buildings and plots have sat vacant and or have high vacancy rate.

The county needs revenue. The revenue comes from sales tax or property tax bonds and permit fees.

Empty buildings and bare land generate little revenue compared to developed land like housing and sales tax businesses.

The proposed area should be re zoned for housing as there is already existing successful housing developed in the business park area.

The senior housing is perfect for this area, Senior housing is in demand, and our aging population keeps growing. Many seniors downsize to these communities and the home they leave is then added to the short supply in the housing market. Senior housing generates less traffic during work commute times. It generates tax revenue for schools but does not contribute to school over capacity issues. Property values are stable and properties are maintained, Additionally revenue will go to local businesses and more sales tax revenue and jobs are created.

For residents that already live in the area of Blackstone, this development is a better choice than having a large warehouse to look at, and no large truck traffic to congest Latrobe road.

Please vote to approve this project,

Sincerely,
Nick Galyean

Public Comment BOS Rcvd 1/16/26

Re: Support for Creekside Village : BOS Agenda Item #39 (26-0084 Creekside Village specific Plan)

Dear Board Members,

I have been a resident of El Dorado County for the past 24 years, living in El Dorado Hills from 2002-2015 prior to a move to Shingle Springs where my family currently resides. I have worked at Morgan Stanley for 42 years and my office has been in Folsom since 1999. My commute to and from the office takes me down Latrobe Road as our home is just off South Shingle Road. I have watched our community grow and experienced the increase in traffic on Latrobe over the past 10 years. I also drive by Latrobe Elementary and Miller's Hill most days as parents line up in their cars to pick up their kids.

My support of the proposed Creekside Village community is due to a few important factors:

- Not only will the project add growth to our community and increase tax revenues, but the type of housing that is proposed, predominantly 55+, will lead to increased support of our local businesses. As opposed to a company, or worse yet a distribution center, who would most likely employ people who commute from outside of our county for work, research shows that most seniors tend to spend the majority of their time and resources within 5 miles of their home.
- As a Corporate Retirement Director at Morgan Stanley, I help families prepare for retirement. The majority of the time they are looking to downsize from their current home and are searching for a community that offers a peaceful setting with less upkeep than their current home. Their eventual move creates an opportunity for a younger family to buy their existing home and is an important part of creating housing supply in an environment where demand is outpacing supply by a wide margin. Sadly, I've watched three clients and friends move from El Dorado Hills to Lincoln over the past year due to the lack of supply of 55+ communities in our area. Not only do my friends now live 30 miles away, but they pay their taxes and spend their money in Placer County.
- The proposed community seems to be a natural fit for the currently underutilized piece of land. The fact that over 600 of the homes will be 55+ will also mean less stress on our roads and our schools.
- I believe the fact that Creekside Village will be a mix of regular and active adult homes is very much a positive. While these active adult communities are not for everyone, they do serve an important function for people looking for more personal connection and a better sense of community. This is a perfect site for homes since it's the surrounded by existing housing and schools.

My family strongly supports the development of Creekside Village, and I urge you to support it as well.

Sincerely,

Mark Morgan

Managing Director
Corporate Retirement Director
The Morgan Group at Morgan Stanley



CREEKSIDE VILLAGE SPECIFIC PLAN

From Larry C. Liebscher <lcl164@yahoo.com>
Date Fri 1/23/2026 7:24 PM
To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Larry C. Liebscher
3248 Aldridge Way
El Dorado Hills, CA 95762
(530) 604-0314
lcl164@yahoo.com

January 23, 2026

County Board of Supervisors
(Greg Ferraro • George Turnbo • Brian Veerkamp • Lori Parlin • Brooke Laine • Clerk of the Board)

RE: SUPPORT for Creekside Village Specific Plan. Submitted by Winn Communities re. Reduced impact alternative for development of approx. 208 acres of land with a mix of residential, parks, optional neighborhood commercial and open space land uses.

My family and I are residents in Blackstone Community on the opposite side of Latrobe Road from the El Dorado Hills Business Park. I was part of the Blackstone residence opposition against the Amazon Warehouse Project. Thankfully, Amazon pulled out and cancelled the project.

It would appear, however, we the County has circled back to Square 1 with the Planning Commission's recent "denial" of the above recommended Winn development. That said, should the Winn issue remain denied, I'm against what inevitably will come next for development of that 208 acres; i.e., warehouse sprawl, semi-truck traffic, diesel fumes, lighting issues, noise, decreased home values, and more traffic congestion to the already congested Latrobe Road. Bottom line, all of those things greatly reduce the quality of life in our beautiful Blackstone Community.

I request the Board support and accept the Winn plan and override the Planning Commission's denial.

Respectfully Submitted

Larry C. Liebscher
Blackstone Resident
Police Officer (ret.)



Fw: Carson Creek development

From BOS-Clerk of the Board <edc.cob@edcgov.us>

Date Wed 1/21/2026 4:29 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>; BOS-District V <bosfive@edcgov.us>; Planning Department <planning@edcgov.us>

FYI #39 26-0084

Thank you,

Kyra Scharffenberg
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5654

From: Bob Perry <mr.zalophus@gmail.com>

Sent: Wednesday, January 21, 2026 2:44 PM

To: Brooke Laine <Brooke.Laine@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District I <bosone@edcgov.us>

Subject: Carson Creek development

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Dear El Dorado County honorable supervisors,

I am completely and totally opposed to using this development site for commercial warehouse and similar purposes. In fact any business that requires frequent truck traffic in and out of the area would be inconsistent with the current surrounding environment. Building more homes, particularly adding to the senior (55+) communities nearby, would be a far better use of the property

I am concerned about traffic safety. The roads in and out of this proposed development are two lane roads and Latrobe specifically, has a 55 mile an hour speed limit. Not only would additional big rig traffic be unsafe, but since we have not widely adopted electric trucks yet, the pollution would be intolerable.

Since this area was first zoned for possible commercial and warehouse activities, things have changed drastically that should preclude this out of date plan for utilization. On one side of it you will find one of the largest senior communities anywhere in California, on the other side, single family dwellings. There is one elementary school on the edge of the area, and another one across the street.

Public Comment BOS Rcvd 1/16/26

As a retired person, my single greatest financial asset is my home. I believe that choosing to use this area for warehousing will drastically reduce property values which may lead to financial insecurity in the future.

Robert Perry
Blackstone Community
8130 Ryland Drive
El Dorado Hills California



FW: Support for Creekside Development - Meeting on January 27th

From Kim Dawson <kim.dawson@edcgov.us>
Date Thu 1/15/2026 3:10 PM
To Planning Department <planning@edcgov.us>

Fyi

Kim Dawson
Clerk of the Board of Supervisors
County of El Dorado
330 Fair Lane, Building A
Placerville, CA 95667
(530) 621-5393
kim.dawson@edcgov.us



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From: BOS-District III <bosthree@edcgov.us>
Sent: Thursday, January 15, 2026 3:07 PM
To: Kim Dawson <kim.dawson@edcgov.us>
Subject: FW: Support for Creekside Development - Meeting on January 27th

Kathy Witherow

Assistant to Supervisor Brian K. Veerkamp, District 3
Board of Supervisors, County of El Dorado
Phone: (530) 621-5652



Public Comment BOS Rcvd 1/16/26

From: JENNIFER AGUIRRE <jjsaguirre@comcast.net>

Sent: Thursday, January 15, 2026 1:59 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>; BOS-District V <bosfive@edcgov.us>

Subject: Support for Creekside Development - Meeting on January 27th

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Dear Members of the El Dorado County Board of Supervisors,

I am writing to express my support for the proposed Creekside Village residential development and my vehement opposition to the construction of a large warehouse facility on Latrobe Road. We have already been down this road before with the proposed Amazon distribution center. Why are you even considering another warehouse complex when the residents clearly do not want this type of development right on top of our homes?

A warehouse complex at this location would be incompatible with the surrounding properties and ruin the existing character of the area. A 24-hour industrial operation would be disruptive to nearby residents, generating continuous noise, lighting and heavy truck activity, in addition to exposure to particulate matter generated by the trucks that is known to be carcinogenic. The resulting increase in traffic- particularly large commercial trucks- would significantly clog local roads, create safety concerns and accelerate damage to existing asphalt and infrastructure that were not designed to support that level of industrial use. Latrobe is already a nightmare in front of Town Center and accessing Highway 50, with many accidents on a frequent basis. It's difficult to imagine things there could get worse, and yet, here you are doing your best to accomplish just that.

In contrast, Creekside Village represents a thoughtful and balanced approach to growth that aligns with the long-term interests of El Dorado County. A residential community would help address the county's housing needs while creating parks, trails and open-space amenities that enhance the quality of life for residents and preserve the natural character of the area. Importantly, this project would contribute nearly \$1 Billion annually to the County's general fund, providing substantial and ongoing fiscal benefits. I believe that while the Amazon facility was being considered, it was made clear that because it was a distribution center, the taxes paid to the County would be negligible. Property taxes from homes would benefit the county so much more in the long run.

Creekside Village would also support local economy by bringing in residents with disposable income who will shop, dine and utilize local services, strengthening existing businesses throughout the County. At the same time, there would still be adequate and appropriate areas available for business and commercial development without placing an oversized warehouse in an unsuitable location.

For these reason, I strongly urge the Board of Supervisors to support the Creekside Village project and reject the proposed warehouse development on Latrobe Road. This decision will have long lasting impacts, and I believe Creekside Village offers a far more suitable, compatible, and beneficial path forward for our community.

Imagine you could be the Board that is looked back on with appreciation for helping to keep El Dorado County a great place to live rather than have the reputation as the Board who turned a

Public Comment BOS Rcvd 1/16/26

great thing into garbage. El Dorado Hills is not the dumping ground for ridiculous projects that do not fit into the character of the area.

Please stop this nonsense and do what you were elected to do--represent the interests of the people who live here and keep El Dorado County livable.

Thank you,

Jennifer Aguirre
1731 Brandywood Way
El Dorado Hills, CA 95762

 Outlook

FW: Support for Creekside development prior to January 27 meeting

From Kim Dawson <kim.dawson@edcgov.us>
Date Thu 1/15/2026 1:54 PM
To Planning Department <planning@edcgov.us>

Fyi

Kim Dawson
Clerk of the Board of Supervisors
County of El Dorado
330 Fair Lane, Building A
Placerville, CA 95667
(530) 621-5393
kim.dawson@edcgov.us



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From: BOS-District III <bosthree@edcgov.us>
Sent: Thursday, January 15, 2026 1:46 PM
To: Kim Dawson <kim.dawson@edcgov.us>
Subject: FW: Support for Creekside development prior to January 27 meeting

FYI

Kathy Witherow

Assistant to Supervisor Brian K. Veerkamp, District 3
Board of Supervisors, County of El Dorado
Phone: (530) 621-5652



From: sheryl gordon <sgordon21@comcast.net>

Sent: Thursday, January 15, 2026 1:33 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>; BOS-District V <bosfive@edcgov.us>

Subject: Support for Creekside development prior to January 27 meeting

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Dear Members of the El Dorado County Board of Supervisors,

I am writing to express my strong support for the proposed Creekside Village residential development and my strenuous opposition to the construction of a large warehouse facility on Latrobe road.

A warehouse complex at this location would be incompatible with the surrounding properties and the existing character of the area. A 24-hour industrial operation would be disruptive to nearby residents, generating continuous noise, lighting, and heavy truck activity. The resulting increase in traffic- particularly large commercial trucks- would significantly clog local roads, create safety concerns and accelerate damage to existing asphalt and infrastructure that were not designed to support that level of industrial use.

In contrast, Creekside Village represents a thoughtful and balanced approach to growth that aligns with the long-term interests of El Dorado County. A residential community would help address the county's housing needs while creating parks, trails, and open-space amenities that enhance the quality of life for residents and preserve the natural character of the area. Importantly, this project would contribute nearly \$1 Billion annually to the County's general fund, providing substantial and ongoing fiscal benefits.

Creekside Village would also support local economy by bringing in residents with disposable income who will shop, dine, and utilize local services, strengthening existing businesses throughout the county. At the same time, there would still be adequate and appropriate areas available for business and commercial development without placing an oversized warehouse in an unsuitable location.

For these reason, I strongly urge the Board of Supervisors to support the Creekside village project and reject the proposed warehouse development on Latrobe road. This decision will have long lasting impacts, and I believe Creekside Village offers a far more suitable, compatible, and beneficial path forward for our community.

Thank you for your time and consideration

Sincerely,
Sheryl Gordon
2334 Keystone Drive
EDH



Fw: Creekside Village and its impact on Heritage Carson Creek and El Dorado Hills

From BOS-Clerk of the Board <edc.cob@edcgov.us>
Date Tue 1/20/2026 3:43 PM
To Planning Department <planning@edcgov.us>

FYI
Thank you,

Kyra Scharffenberg
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5654

From: BOS-Clerk of the Board <edc.cob@edcgov.us>
Sent: Tuesday, January 20, 2026 12:50 PM
To: Nancy Wiegel <wiegelnancy7@gmail.com>
Subject: Re: Creekside Village and its impact on Heritage Carson Creek and El Dorado Hills

Hi,

Public comment is welcomed and encouraged by the Board. To ensure transparency and proper documentation, please note the following: Public comment will be included in the official record starting when the Agenda is published and continuing up until the Board hears the item during the meeting. This helps make sure that all comments included in the record are timely and directly related to the topics being discussed. It also ensures that both the Board and the public have access to relevant input before decisions are made.

Comments submitted outside of the designated timeframe, whether before the Agenda is posted or after the item has been heard, will not be included in the official record. However, these comments are still valuable and will be forwarded to Board members and appropriate County staff for their review and consideration.

We encourage the public to participate within the established timeframe to ensure their input is formally recognized and preserved in the meeting record.

Thank you,

Kyra Scharffenberg
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5654

From: Nancy Wiegel <wiegelnancy7@gmail.com>
Sent: Monday, January 19, 2026 1:55 PM
To: BOS-Clerk of the Board <edc.cob@edcgov.us>
Subject: Creekside Village and its impact on Heritage Carson Creek and El Dorado Hills

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Good afternoon:

As a concerned resident of Heritage Carson Creek, I would like to express my opinion on the proposed rezoning of the Research and Development land to the south of our neighborhood, by Winn Development. The Board of Supervisors has already denied the rezoning request. I would ask that the new request again be denied. Me, and several others who own homes in Heritage Carson Creek, are concerned about the impact to our peaceful, 55+ community. Most of us moved here for the peace, beautiful, natural surroundings full of wildlife, in a less-hurried, less traffic-filled and safe environment. The addition of 763 homes will greatly affect us, the wildlife, and surrounding communities in El Dorado Hills, such as Blackstone.

If you take a look at the city of Folsom, the wide, rapid expansion has changed the city in a way that the majority of residents that I have spoken to are not happy with. Folsom now has problems with traffic, homelessness, noise pollution, and other negatives. It is my fear that El Dorado Hills is becoming the "new Folsom."

Heritage Carson Creek is the fifth neighborhood of the Lennar Heritage communities here. There is also the Four Seasons. It is my fear that oversupply of 55+ homes will become an issue and our property values will be negatively affected--as has already been the case for the other older Heritage neighborhoods since Heritage Carson Creek has been constructed. Home values have plummeted and days on the market have become longer.

The construction of 763 homes with very little green space in comparison to the number of homes, will cause traffic issues, noise pollution, traffic at existing stores and businesses, and the need for more construction, including a high school, which brings many problems of its own. Also, where will the water come from? Do we have enough law enforcement and fire services to cover these new neighborhoods? Will the construction just continue down Latrobe and ruin the beautiful open land and wildlife?

I would prefer the land be left as it is, so that nature and wildlife can remain. If this is not possible, I would prefer it being left as Research and Development, where small industrial and commercial might be out in the distant future, as was its original plan. I am asking that you not rezone the property for large industrial projects, such as the Amazon warehouse that was proposed and denied (thank you for that)!

We love our community and want to see it remain beautiful, peaceful, full of wildlife, and most of all, safe.

Thank you for your consideration in helping to keep El Dorado Hills the beautiful, amazing town that it is!

Respectfully,

Nancy Wiegel
374 San Sorrento Street,
El Dorado Hills, CA 95762

- The builder, Winn Communities, has made the argument that residents of Creekside Village will provide employment for the businesses in the Business Parks. This makes NO SENSE WHATSOEVER if the vast majority of the homes (613 of 763) will be purchased by people 55 years old and above, i.e., retirement age. The residents in this demographic won't presumably be looking for employment, in the business parks or elsewhere!
- Winn's argument that "active adult residents have disposable income for shopping, dining, and using local services, which supports local businesses" is frankly insulting. Many active adult residents are on fixed incomes and certainly don't want any builder to speak for them as to how they will spend their hard-earned money.
- Where's the evidence that "sensitive cultural resources found on the site" will be protected (as claimed by Winn)? Heritage residents enjoy and appreciate the natural preserves in the area. Again, it was a significant reason for the purchase of our homes. Much of the naturally preserved areas will be covered with cement and will drive out a variety of species of protected wildlife.
- Similarly, where's the evidence that water capacity will be sufficient for 763 additional homes (as claimed by Winn)? Not just a blanket statement from EID, where is the EVIDENCE?
- Last but not least, the Board should already be aware that a vein of tremolite (naturally occurring asbestos) runs down Latrobe in the area of Creekside Village. The containment of dust to a degree that would be sufficient to prevent any potential exposure to the residents in the surrounding communities (and especially to the homes with small children in the Creekside Village neighborhood) is essentially impossible.
- Re-zoning of the land in question from "research and development" only serves one purpose and one purpose only... continued profits to residential builders. There has been ENOUGH construction and re-zoning that has already taken place in EDH to serve this purpose for a while. The re-zoning request should be DENIED.



Fw: El Dorado County Board of Supervisors land re-zoning meeting on January 27, 2026, for Creekside Village housing project.

From BOS-Clerk of the Board <edc.cob@edcgov.us>

Date Tue 1/20/2026 3:42 PM

To Planning Department <planning@edcgov.us>

1 attachment (44 KB)

Creek Side Village - BOS.pdf;

FYI

Kyra Scharffenberg
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5654

From: BOS-Clerk of the Board <edc.cob@edcgov.us>

Sent: Tuesday, January 20, 2026 12:49 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>; BOS-District V <bosfive@edcgov.us>; Karen L. Garner <Karen.L.Garner@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>

Subject: Fw: El Dorado County Board of Supervisors land re-zoning meeting on January 27, 2026, for Creekside Village housing project.

FYI

Thank you,

Kyra Scharffenberg
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5654

From: LINDA VIGGIANO <lviggiano80@comcast.net>

Sent: Monday, January 19, 2026 11:14 AM

To: BOS-Clerk of the Board <edc.cob@edcgov.us>

Subject: El Dorado County Board of Supervisors land re-zoning meeting on January 27, 2026, for Creekside Village housing project.

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Public Comment BOS Rcvd 1/16/26

Please consider the attached re the proposed rezoning from industrial to residential for the Creekside Village housing project.

Thank you,
Lvigiano

Public Comment BOS Rcvd 1/16/26

January 18, 2026

To: edc.cob@edcgov.us

Re: El Dorado County Board of Supervisors land re-zoning meeting on January 27, 2026, for Creekside Village housing project.

Dear board members,

As a homeowner and resident of Heritage Carson Creek (HCC), El Dorado Hills, CA, we wish to submit our opinion and preference regarding the proposed rezoning of a section of land located next to Heritage Carson Creek, scheduled to be discussed on January 27, 2026.

For the many reasons listed below, we do not want the land to be rezoned for residential use.

If the aforementioned land gains approval by the Board of Supervisors to be re-zoned as residential (for a new community with over 700 residential units by Winn/Lennar) we believe that there would be multiple negative impacts on HCC. These estimated impacts include, but are not limited to, the following:

- Increased traffic congestion throughout the area, causing a potential need to develop additional roads connecting to/from Latrobe Rd, which would affect the ever-growing noise pollution throughout the region. One example is the recently proposed new road, possibly connecting Latrobe Rd to Payne Rd and then to White Rock Rd. That road alone would certainly cause excessive noise pollution for most of the residents of HCC and negatively impact the wildlife that exists.
- Wildlife - Increased environmental effects would threaten the survival of the current surrounding wildlife in the area.
- Developing the virgin land would require heavy equipment to dig for infrastructure items and to grade/level the various lots, causing an unrelenting amount of construction noise for the residents and wildlife of HCC for many years to come.
Also, the noise pollution caused by the construction of homes and buildings (lasting for many years) would negatively impact the residents of HCC.
- The development of additional housing in such proximity to HCC would negatively impact the value of existing homes, relative to the basic theory of supply/demand real estate models.
- Water and sewage demands would require enhancements to the current infrastructure, causing increased costs for such utility service fees to all residents of El Dorado County, in nearby proximity to Latrobe Rd.
- Local shopping markets, which are already very congested, would be further impacted.
- Additional housing in the area would trigger additional projects like a new high school, which would also cause excessive noise pollution throughout the area.
This is an especially important issue as it relates to its proximity to communities classified as "over-55" retirement communities.

Thank you for your time and attention to these concerns.

Sincerely,

Brad and Linda Viggiano
Residents/property owners of HCC
lviggiano80@comcast.net



Creekside Village proposal

From nick galyean <nick.galyean@sbcglobal.net>

Date Sun 1/18/2026 10:28 AM

To BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>; Planning Department <planning@edcgov.us>

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Hello,

I've been a resident of the El Dorado Hills area for twenty years and raised my children here, I have lived in El Dorado County for thirty-six years.

I have seen a fair amount of development in the area but not until the last few years have I seen very little building in the business park.

The area was zoned for commercial and industrial use with the intent on bringing jobs to the area, but this never materialized and many buildings and plots have sat vacant and or have high vacancy rate.

The county needs revenue. The revenue comes from sales tax or property tax bonds and permit fees.

Empty buildings and bare land generate little revenue compared to developed land like housing and sales tax businesses.

The proposed area should be re zoned for housing as there is already existing successful housing developed in the business park area.

The senior housing is perfect for this area, Senior housing is in demand, and our aging population keeps growing.

Many seniors downsize to these communities and the home they leave is then added to the short supply in the housing market. Senior housing generates less traffic during work commute times. It generates tax revenue for schools but does not contribute to school over capacity issues. Property values are stable and properties are maintained, Additionally revenue will go to local businesses and more sales tax revenue and jobs are created.

For residents that already live in the area of Blackstone, this development is a better choice than having a large warehouse to look at, and no large truck traffic to congest Latrobe road.

Please vote to approve this project,

Sincerely,

Nick Galyean



Fw: Creekside Village January 27, 2026 Agenda

From BOS-Clerk of the Board <edc.cob@edcgov.us>
Date Tue 1/20/2026 3:42 PM
To Planning Department <planning@edcgov.us>

FYI

Thank you,

Kyra Scharffenberg
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5654

From: BOS-Clerk of the Board <edc.cob@edcgov.us>
Sent: Thursday, January 8, 2026 4:28 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>; BOS-District V <bosfive@edcgov.us>
Cc: Karen L. Garner <Karen.L.Garner@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>
Subject: Fw: Creekside Village January 27, 2026 Agenda

FYI

Thank you,

Kyra Scharffenberg
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5654

From: Marti Schulze <konagal2006@yahoo.com>
Sent: Thursday, January 8, 2026 4:09 PM
To: BOS-Clerk of the Board <edc.cob@edcgov.us>
Subject: Creekside Village January 27, 2026 Agenda

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Report Suspicious

January 8, 2026

Clerk of the Board,

We are residents of Heritage Carson Creek in El Dorado Hills. We would like to show our **support** for the Creekside Village Hosing project which is on the Board of Supervisors agenda scheduled on January 27, 2025.

We will be on vacation but want the board to know the housing development is a great use of the property in question. We **do not** want to see more warehouses surrounding our community.

We urge the board to vote in favor of this project.

Sincerely,

***Marta Schulze
John Schulze
110 San Sorrento St
El Dorado Hills, CA 95762***



RE: Support for Creekside Village (January 27, 2026 – Board of Supervisors Agenda #39)

From Mikhail Venikov <mikhail@rangerroad.org>

Date Fri 1/23/2026 9:08 PM

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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January 23, 2026

Board of Supervisors
El Dorado County
300 Fair Lane
Placerville, CA 95667

RE: Support for Creekside Village (January 27, 2026 – Board of Supervisors Agenda Item #39)

Dear Members of the Board,

My name is Mikhail Venikov. My wife, Eileen, and I are nearing completion of our dream home off Latrobe Road in the Royal Equestrian Estates, in El Dorado County. We have two children, ages 7 and 5, who attend John Adams Academy. I am also a sworn police officer with the San Mateo Police Department. We are writing to express our strong support for the Creekside Village project.

I would like to briefly share my background to explain why this project is especially meaningful to me. I am a former United States Army Ranger who served our country in Iraq and in other deployments for 4 years. I have continued my commitment to serving our military and veteran community as the founder of a veteran nonprofit organization called *Ranger Road*. Through Ranger Road, we help veterans navigate the life-altering challenges that often accompany the transition from military to civilian life. Our programs focus on restoring the sense of brotherhood, teamwork, and family that is so vital to those who have dedicated their lives to serving our nation.

Many of the veterans we work with have sustained significant physical and mental injuries in service to our country. Some have lost limbs, others continue to battle invisible wounds, and all have sacrificed greatly. It is a humbling honor to work with these men and women every day, and several of them call El Dorado County home.

One of the most serious challenges facing veterans—and families in general—is the severe shortage of housing. While I am not suggesting that Creekside Village is intended specifically for the veterans we serve, there is no question that increasing housing availability has a positive ripple effect throughout the community. Every new home helps open opportunities elsewhere in the housing market, benefiting families across the region.

Public Comment BOS Rcvd 1/16/26

In the near future, my wife and I will be driving past this site daily. From our perspective, the current land use is not the best fit for the area. There is no shortage of available land in the business park, with many vacant parcels already in existence. Creekside Village represents a far more appropriate and beneficial use of this property.

We enthusiastically support the Creekside Village project and strongly believe it is the right choice for this location and for the future of our community.

God Bless America,

Mikhail and Eileen Venikov

--

Mikhail Venikov

Ranger Road President

Phone 916.844.5531

"Together We Are Strong"

rangerroad.org





EDC BOS RCVD
JAN 26 '26 AM 11:03

January 27, 2026

Dear Members of the Board of Supervisors,

On behalf of Golden Hills School, I am writing to express our strong support for the proposed **Creekside Village** residential community in El Dorado Hills.

Creekside Village is a thoughtfully planned neighborhood proposed on approximately 200 acres immediately south of the El Dorado Hills Business Park—land that has been designated for development since the 1980s and is currently zoned for Research and Development uses. As a neighboring institution within this area, we believe this proposal offers a balanced, community-centered alternative to the industrial or warehouse development that could otherwise occur under existing zoning.

We appreciate that the project is expected to have a positive impact, while still contributing positively to the broader community. We also recognize the significant benefits Creekside Village offers, including increased housing supply, enhanced recreational amenities, and more than \$13 million in contributions toward road improvements. Additionally, the project maintains ample vacant property within the Business Park for future research and development uses, preserving economic flexibility for the region.

As an established member of the neighboring Business Park community, Golden Hills School supports the Creekside Village project and believes it represents a responsible, forward-thinking use of the site—one that prioritizes community well-being, environmental consideration, and economic stability.

Thank you for your time and thoughtful consideration. We respectfully urge you to support the Creekside Village project at the January 27, 2026 hearing.

Sincerely,

Kimberly Waite, Ed.D.

Head of School



Creekside Village Project - Jan 27 Agenda #39

From George Carpenter <George@winncommunities.com>

Date Sun 1/25/2026 10:27 AM

To Greg P. Ferrero <Greg.Ferrero@edcgov.us>; George Turnboo <George.Turnboo@edcgov.us>; Lori Parlin <lori.parlin@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>; Brian K. Veerkamp <Brian.Veerkamp@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>

Cc Robert J. Peters <Robert.Peters@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Cameron W. Welch <Cameron.Welch@edcgov.us>

1 attachment (206 KB)

CVSP Response to Comments (signed).pdf;

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Good morning Supervisors.

Please see the attached letter in advance of next Tuesday's meeting on Creekside Village.

George Carpenter
Winn Communities
(916) 343-2401

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WINN RIDGE INVESTMENTS, LLC
c/o Winn Communities
555 University Avenue, Suite 180
Sacramento, CA 95825

January 25, 2026

Via email only

Chair Laine and Members of the Board
El Dorado County Board of Supervisors
330 Fair Lane, Building A
Placerville, CA 95667

Re: Creekside Village – Board of Supervisors January 27, 2026, Agenda, Item #39

Dear Chair Laine and Members of the Board:

This is a response to some of the comments submitted on the Creekside Village project which is before your Board on January 27. On January 21, the Board received emailed comments from Nadine Lauren and Fred Kotch, who both identify as residents of Heritage Carson Creek. We have held over 30 community meetings and revised the Project in collaboration with the community and stakeholders. On January 7, we had the opportunity to meet with dozens of the new residents of the Heritage Carson Creek community immediately to the west of Creekside Village. We wanted to take this opportunity to respond to and address the concerns and questions raised in the comments to ensure that accurate information is available. The responses in this letter address the bullets in Ms. Lauren's letter in the order of each of the bullets. There is some overlap in Mr. Kotch's letter, and those items have been addressed at the end of this letter.

It is worth noting that Heritage Carson Creek is a relatively new community with residents moving in after Project Frontier was withdrawn in May 2023. While the views of new residents are equally important as long-standing residents, new residents may not be aware of the history with the project site or the significance of the decision before the Board. The Board is not being asked whether to approve housing or retain existing undeveloped land. The project site is currently zoned and has the land use designation of Research and Development ("R&D"). The question before the Board is whether a residential use or R&D land use is the best use for the site which sits between two residential communities, an existing school, and a potential new school. After Project Frontier was withdrawn, community members voiced strong opinions that residential was the most compatible use and urged Winn Communities to seek approval of Creekside Village. If Creekside Village is not approved, R&D development will occur, and the existing zoning will allow such R&D development without public review or a Board decision.

Given the existing zoning, the Environmental Impact Report ("EIR") for Creekside included an alternative that compared the proposed residential community to development of an R&D

project consistent with the current zoning. The EIR concluded that a zoning consistent project developed with R&D uses would have greater environmental impacts than Creekside Village in all of the following impact areas: Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, and Wildfire. In making this determination, the EIR assumed an R&D project consistent with all zoning standards that could include "light manufacturing, research and laboratory services, warehouses, corporate offices, and other similar uses." Only two million square feet of R&D uses were assumed for this alternative. The conclusion that residential is the environmentally superior use and that R&D would have greater environmental impacts was *not* based on Project Frontier, which proposed more than 4 million square feet and a building over 100 feet tall.

Comment: Heritage Carson Creek residents were told when purchasing homes that Creekside would not be age-restricted homes.

Response: This is possible but certainly not a reason to deny the Project. The original Creekside Village proposal was 918 units of traditional non age-restricted homes. Through extensive community outreach, input from stakeholders, detailed analysis by a number of experts and direction from the County, in the summer of 2024, we revised the Project in the summer of 2024 to include active adult housing to address the limited student capacity at the Latrobe School District and to significantly reduce traffic and minimize impacts on local roads. With the reduction in the number of homesites to 763 and the switch of 613 of those units to active adult homes, Creekside Village reduced daily traffic by 59% as compared to the originally proposed project. With the extensive outreach and community engagement and the implementation of the recommendations of the various stakeholders over the last two and a half years, we feel we developed the best plan possible.

Comment: Additional housing and active adult housing next to Heritage Carson Creek would negatively impact values of existing homes.

Response: Based on our over forty years of experience in the home building industry and the findings of multiple market studies, we disagree that additional active adult housing would negatively impact the existing home values of Heritage Carson Creek or any of the other nearby active adult communities. Multiple surveys indicate that the lack of housing supply is the single biggest problem in our State with an undersupply of 1.5 million units. At its current rate of about 150,000 new housing units being built each year, it would take more than a decade to bring the State into balance. Demographic studies indicate a continued strong growth in the Active Adult cohort. Creekside Village has been designed with a number of amenities that will add value to the surrounding communities, including extensive open space, local and regional trail connections, and park amenities available to the entire community. If the Project is not approved and the existing zoning is left in place, the site is likely to be developed with large warehouses, logistic facilities or other R&D uses adjacent to the homes in Heritage Carson Creek. Residents of Heritage Carson Creek would have to drive through those industrial uses to

access Latrobe Road. The proximity of such uses to Heritage Carson Creek would have a negative impact on values as indicated by the overwhelming public testimony during Project Frontier.

Home values in active adult communities are driven more by macroeconomic factors than a simple temporary supply concern. Experts point out that a significant reason for the current softness in the housing market is homeowners' reluctance to sell their existing home because it would cause them to forfeit their extremely low fixed mortgage rate (many of which are in the 3% fixed range). This is certainly true among active adult buyers since most of them already own a home. However, that condition has, and is expected to continue to improve as people move for lifestyle and locational reasons. Creekside Village is not expected to come online for at least two to three years at which time Heritage Carson Creek is expected to be sold out. In terms of long-term trends, the following is a quote from a market study for the site by the Gregory Group, a highly regarded real estate and housing market expert, which summarizes the issues well:

"Active-adult housing in the Sacramento Region has expanded rapidly, reflecting an aging population and a growing demand for lifestyle-oriented communities. In El Dorado Hills, the 55+ population currently represents 38% of the residents and this age group is anticipated to expand twice as fast as the overall population by 2030, highlighting a deepening pool of potential buyers. Sales patterns reflect a clear active-adult submarket distinction in El Dorado Hills defined by larger, high-priced homes offering a distinct community lifestyle. Demand for active-adult housing in the Sacramento Region is expected to remain strong through the next decade, and developers will need to balance exclusivity and attainability, offering a mix of home sizes and values to capture diverse buyer needs."

Comment: Increased traffic congestion throughout the area which would require widening the road extension from Heritage Carson Creek to Latrobe Road and causing additional roads to connect to Latrobe Road, which increases noise pollution impacting Heritage Carson Creek residents and wildlife.

Response: The Project site is within the El Dorado Hills Community Region and has been approved for development since the 1980s. The County's traffic projection for the site (through its traffic demand model) anticipates 9,415 daily trips from the Project site under the existing General Plan designation of R&D. The Creekside Village project would generate only 4,147 daily trips, which is less than half of the trips the County anticipated for this site. The proposed Project would also generate substantially less traffic than what can be developed by right with only a ministerial building permit under the current R&D zoning. If developed with R&D uses allowed under current zoning, daily trips could exceed 20,000 per day with substantial truck traffic on Latrobe Road and other roads south of Highway 50. The connecting road from Heritage Carson Creek to Latrobe Road through the Creekside Village Project is contemplated to

be a two-lane road, which will be built as Heritage Carson Creek builds out. When Creekside Village is built, it would widen a short segment of that road near the intersection of Royal Oaks and Latrobe Road to provide additional capacity. The improvements done to the connector road as part of Creekside Village would greatly enhance it by providing curb, gutter and sidewalks, updated striping and landscaping. From a traffic perspective, Creekside Village will generate substantially less traffic than the existing R&D zoning. Plus, the proposed Project will contribute over \$13 million to the County Traffic Impact Fee ("TIF") Program to provide funding for road improvements. The zoning consistent alternative examined in the EIR would only contribute approximately \$4.5 million less to the County TIF Program even though it would generate more traffic.

The environmental impact report ("EIR") analyzed noise from Project traffic and concluded that the Project would have a less than significant impact related to noise for the surrounding residents, including Heritage at Carson Creek, and wildlife. The EIR also concluded that a project consistent with the existing R&D would have greater noise impacts to surrounding residents and wildlife than the proposed Project "because warehouse and office uses generate higher noise levels than residential due to use of machinery, truck traffic, and operational activities." (DEIR at p. 5-12.)

Comment: Creekside Village does not provide "employment for businesses" in the business park since a vast majority of the homes will be for active adult residents.

Response: This comment is a little hard to understand. The commenter may have meant that Creekside Village does not "provide employees for the businesses in the Business Parks." Regardless, more homes, even active adult, near the Business Park will be helpful to the viability of its businesses. Many of the businesses in the Business Park serve the local needs of residents for dental care, eye doctor, physical therapy, places of worship, and storage facilities, to name a few. New residents of Creekside Village will help support these local businesses and medical facilities within and around the Business Park, which will retain existing employees and potentially expand the need for new employees. While many of these residents in active-adult communities are retired, many others continue to work both part time and full time. As the population continues to age in a healthier way, many residents 55+ are still employed.

Comment: Active adult residents may not have disposable income for shopping, dining, and using local services, supporting local businesses.

Response: It is widely reported that the generations eligible for active-adult housing (over 55) have benefitted from a rising stock market and increasing housing prices, creating equity in the homes they own. Comments made about disposable income reflect an average of the entire age group and are in no way indicative of anyone's personal financial situation or spending habits. Businesses in El Dorado Hills rely on residents with disposable income, spending at their stores, restaurants and businesses. According to the previously mentioned market study by the

Gregory Group, "Residents with stable retirement income and accumulated wealth live in active adult communities which allow them to contribute to local industries."

Comment: Where is the evidence that sensitive cultural resources will be protected. Bought our homes for the natural preserves in the area which will now be cement and drive out protected wildlife.

Response: Even though the site is not developed, the Project site has been approved for development since the 1982 and is included in the El Dorado Hills Community region, which the General Plan identifies as intended for most development. If the rezone is not approved and development under the existing R&D zoning were to occur, the site would be far more impacted by eliminating the rolling terrain, species habitats and sensitive cultural resources. The site would likely be graded with very large flat pads with high retaining walls. Large warehouse buildings as tall as 50 feet would be constructed covering a significant portion of the property. The EIR concluded that the Reduced Impact Alternative for Creekside Village that is being considered by the Board is the environmentally superior alternative and will have fewer environmental impacts than if the rezone were denied and an R&D project was built as allowed under current zoning. If the rezone is denied, large warehouses could be built with a simple building permit. The Project was redesigned in consultation with local tribal government representatives and the County to ensure cultural resources were not significantly impacted. As part of state law requirements (commonly referred to as AB 52 and SB 18), this information remains confidential. However, the EIR for the Project concluded that the Project will have a less than significant impact to cultural and biological resources. The EIR also includes mitigation measures to ensure that the preserved areas are maintained and protected in perpetuity. The Project site will be developed regardless of the approval of Creekside Village. The Heritage Carson Creek project is required to construct a new road through the project site that will occur regardless of Creekside Village.

Comment: There needs to be evidence that water capacity will be sufficient, not just a blanket statement from EID. And new water and sewer infrastructure will increase costs for existing residents.

Response: The El Dorado Irrigation District ("EID") did more than just make a blanket statement. EID prepares Water Supply & Demand Reports every three years to determine the current water supply and availability. In 2024, EID prepared a Water & Recycled Water Master Plan and confirmed excess water supply. Under state law, EID is required to perform a project-specific Water Supply Assessment for new home projects like Creekside Village. The Water Supply Assessment assessed the potential water demand from Creekside Village along with all of the other existing and planned water demands within EID's service territory. The Assessment also analyzed all of EID's water supply assets and concluded that the supply of water far exceeded EID's demand with Creekside Village. The EIR also analyzed water capacity and concluded that adequate water supplies exist to serve the project. Based on this information, EID issues

Facilities Improvement Letters confirming there is capacity to serve a project. Creekside Village has been included in the water plans for EID since 2020, and EID issued a Facilities Improvement Letter confirming it has more than adequate water to serve Creekside Village.

The Project will not increase costs for existing residents. The Project is required to pay (long before building permits are issued) the applicable development impact fees and EID Facility Capacity Charges to connect new services. These fees and charges are used to finance infrastructure needed to serve new development. Creekside Village is also required to install, at its own cost, the necessary EID infrastructure to serve the Project, including a future backbone water line, sewer lift station and sewer force main line to the existing wastewater treatment plant. Through these fees and developer construction obligations, the costs to serve the Project are not passed on to existing residents. Infrastructure has also been stubbed at the Project site for years anticipating development. The future water line being constructed and connected to the existing water lines would create a closed looped water supply system enhancing reliability and pressure that serves the Heritage Carson Creek homes and creating multiple flow paths for fighting fires during emergencies. The sewer force main to serve the Project will be separate from the Heritage Carson Creek system and will be fully constructed and paid for by Creekside Village.

Comment: There is a vein of naturally occurring asbestos that runs down Latrobe in the area of Creekside Village.

Response: A registered geologist performed a "Phase I Environmental Site Assessment" for the Creekside Village project. The geologist analyzed the possibility that the Project site within an area of naturally occurring asbestos. The geologist confirmed that the Project site is not within any zones containing naturally occurring asbestos identified in the El Dorado County Asbestos Review Areas Western Slope Map.

Comment: Rezoning the property from R&D to residential only serves one purpose to profit residential builders.

Response: There may be some confusion as to the currently allowed uses on the Project site. The site is currently zoned Research and Development (R&D). This means a wide variety of uses are allowed on the property without any public input, including logistics and warehouses. Those types of uses have expanded dramatically over the last decade and are expected to be the likely uses on the site if the rezone is denied. The demand for commercial office buildings and large tech campus uses is virtually nonexistent and that lack of demand is expected to continue due to structural changes in the economy. The demand for commercial land in our region is almost exclusively industrial, manufacturing, logistics and warehousing related. When a separate developer brought forth a warehouse/logistics use on this site known as "Project Frontier," it was strongly opposed by the community. Project Frontier required a conditional use permit because it proposed a building over 100 feet tall, which exceeded the 50-foot height of

buildings allowed in the R&D zone. Absent the excess height, Project Frontier would not have required any sort of discretionary approval by the County, and building permits could have been issued without public review. When Project Frontier was withdrawn by that other applicant in May 2023, Winn Communities met with many community leaders who strongly opposed Project Frontier, and together they came up with a housing plan that satisfied their concerns. An equally profitable R&D project could be pursued on the Project site, but Winn Communities is honoring the commitment it made to the community in the summer of 2023 to pursue a housing project on this site.

Comment: Heavy equipment needed to develop the site will generate construction noise for residents of Heritage Carson Creek for years.

Response: The EIR analyzed noise from construction and concluded that the impacts would be less than significant. The EIR includes mitigation measures to reduce construction noise that are enforced through the Mitigation Monitoring Reporting Program (MMRP). These mitigation measures include such things as limiting the hours of noise-generating activities, requiring manufacture-recommended mufflers on all combustion engines, and compliance with all local, state and federal noise regulations. The EIR also concluded that if the rezone is not approved and the property maintains its existing R&D zoning, a project consistent with the current zoning would have greater noise impacts than the proposed Project.

Comment: Local shopping markets already congested will be further impacted.

Response: Support letters from local businesses demonstrate their desire to serve new residents proposed by the Creekside Village project. Additional residents can also help the service providers in the Business Park who can certainly use more business demand and expansion. There is also additional property zoned for commercial development in the area if expansion is necessary.

Comment: Additional housing will trigger additional projects like a new high school causing excessive noise pollution which is an important issue to over 55 retirement communities.

Response: The Creekside Village project is proposed as a majority active adult "over 55" community that has less of an impact on schools than a fully conventional non age-restricted community. The project does not generate the need for a new high school. El Dorado Union High School District has adequate capacity and is anticipating slightly declining enrollment over the next six years according to the District's 24/25 Enrollment Projections. Based on standard student generation rates, there will be 20 to 30 new high school students at most generated from Creekside Village. The site south of the Project site has been designated as a potential future high school site long before the Heritage Carson Creek project was approved. There are no plans to construct a new high school on that site in the near term.

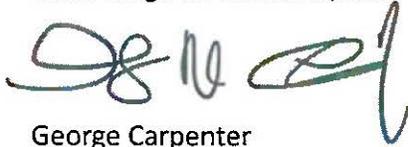
El Dorado County Board of Supervisors
January 25, 2026

Page 8

Thank you for the opportunity to address these comments. We are happy to meet with you or any residents if there are any additional questions.

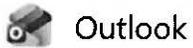
Sincerely,

Winn Ridge Investments, LLC

A handwritten signature in blue ink, appearing to read "G Carpenter". The signature is stylized and cursive.

George Carpenter
Vice President of Winn Communities

cc: Rob Peters, El Dorado County
Ande Flower, El Dorado County
Cameron Welch, El Dorado County



Outlook

Public Comment for: Creekside Village Project, Reduced Impact Alternative, 1/27/26 Mtg

From Lindsay Criswell <lindsayj83@gmail.com>

Date Sun 1/25/2026 12:16 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear El Dorado County Board of Supervisors,

My name is Lindsay Criswell and I am an El Dorado County resident and property owner in Shingle Springs, along Cothrin Ranch Road, within the boundaries of the Latrobe Unified School District. I am a proud parent of two students in 3rd and 6th grade, at Latrobe Elementary School and Miller's Hill School respectively.

My husband and I moved from Modesto, California, in 2018, to Shingle Springs SPECIFICALLY to live within the boundaries of the Latrobe Unified School District. The district has a very high public school rating and we highly value the small student to teacher ratio. Both our sons started in their transitional kindergarten year and have continued on for the last seven years.

Over the last seven years, we have lived and breathed the benefits and unique learning environment offered by our small, rural, public school district. My youngest son has ten children in his class with one of the best teachers in the county! My oldest son has 22 students in his class, which is still an excellent student to teacher ratio compared to classes over 30 at other schools. Because our district is small, our community morale is a central focus of Mr. Dave Scroggins, principal and superintendent, along with the Parent Teacher Club. We enjoy a fun, full calendar of community events to celebrate and foster cohesive, good-neighborly relationships amongst school staff and families. Our community morale is very strong and something we value. It is a direct result of the size of our district and the effort put in by our community.

Mr. Scroggins shared with our district community the letter he wrote in support of this reduced impact alternative to the Creekside Village Project. He shared with me that several of you county supervisors have been out to visit our two rural campuses off Latrobe Road and South Shingle Road, and I am so glad you have seen our campuses for yourselves! If you are a county supervisor, who has NOT had the chance to visit our campuses, as a parent, I can testify that our campuses feel like "Mayberry" or "Little House on the Prairie"! In fact, I served on the Parent Teacher Club for four years, and heard through our school staff that substitute teachers LOVE to come out to our campuses for a chance to experience the quaint and friendly environments. I have chaperoned many field trips -- many with the El Dorado County of Education "Ag in the Classroom" program. Every time Latrobe comes, they compliment how well-behaved, polite, attentive and bright our students are. While I would welcome more students, more families, into our community, to enjoy the benefits our district offers, I can testify the constraints on our facilities which Mr. Scroggins mentions in his letter to you are real. The well water with the

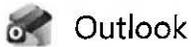
Public Comment BOS Rcvd 1/16/26

constrained aquifer, the one male and one female bathroom at Latrobe Elementary School, no central kitchen, limited septic systems, limited land and space to accommodate build out for more classrooms ARE VERY REAL LIMITS.

In conclusion, the Latrobe Unified School District is a very unique, special world. It is a world that I believe should be protected, valued and nurtured for current and future students. The reality is there is a maximum student capacity which cannot be exceeded. I approve of all the hard work done in analysis and negotiation between the Latrobe Unified School District and Mr. George Carpenter and Winn Communities. I support this reduced impact alternative of building approximately 150 conventional homes, with the balance being limited to 55+ active adult homes, as the student increase of approximately 60 students can be positively absorbed within our district capacity.

Thank you for your service to El Dorado County and for reading my comments today.

Respectfully,
Lindsay Criswell



Support of Creekside Village Development

From Jill and Brad Koehn <jbkoehn@gmail.com>
Date Sun 1/25/2026 12:59 PM
To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear Board of Supervisors,

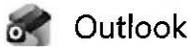
I'm writing to put my support of the Creekside Village Project on record. This corridor along Latrobe is a stunning entryway into the wine region and historic regions that border El Dorado County. The current business park on Latrobe is extensive and provides the necessary structures for industry, Many of the commerce park buildings in EDH are empty, as are hundreds of other offices and business campuses from EDH to Sacramento. We don't need another business park or self storage unit.

We do need thoughtfully designed, residential communities that preserve habitat, have parks and open spaces for all members of the community to enjoy and include condos that would provide a pathway to single home ownership.

In considering the Creekside Village Project, I ask that you require the developer maintain the rural beauty of EDH and not end up looking like the Folsom Ranch debacle, destroying the natural beauty that surrounded that project.

Please approve the Creekside Village project.

Jill Koehn, El Dorado Hills Resident



Public Hearing Input: My Support of Creekside Village Development

From kirstenamiller@comcast.net <kirstenamiller@comcast.net>

Date Sun 1/25/2026 1:27 PM

To BOS-District I <bosone@edcgov.us>

Cc BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear Mr. Ferrero,

I am writing to you on behalf of myself and my husband, Doug Miller, MAJ, US Army, a veteran, currently serving on active-duty deployment. We have been residents of El Dorado County for seven years. We live in the Blackstone community, and our son attended Valley View Middle School and John Adams Academy High School, right here in the neighborhood.

On hearing that the land located directly across from our home and adjacent to our son's former school was to become a new neighborhood, with homes for families like ours, we were thrilled. California is in critical need of housing and safe neighborhoods for children to grow up in a healthy environment, with outdoor spaces where they can spend time away from screens and cyberspace. The Creekside Village plan is aligned with our community values and appears to be well aligned with economic growth.

I understand now that plan is imperiled and am gravely distressed. Our home is our biggest investment. We cannot afford to lose value due to unsightly, polluting, noisy warehousing operations in a place that has neither the zoning nor the infrastructure to support it. Those warehouses would be located next to multiple schools, which would create many safety and health hazards for the children who attend them. There are so many reason NOT to have warehouses there, and those reasons were well expressed the last time this issue was raised.

I urge you and the Board to reconsider the vote and allow the Creekside Village to proceed. Let's choose health, happiness, and safety of people, not more places to store and move stuff, and keep the distribution centers in the places where people don't live and go to school.

Respectfully,
Kirsten Miller
6815 Belfour Lane, El Dorado Hills, CA 95762



Outlook

Public Hearing Creekside Village Specific Plan - EDH APAC Project Review Findings

From El Dorado Hills Area Planning Advisory Committee <info@edhapac.org>

Date Mon 1/26/2026 5:44 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>; BOS-District V <bosfive@edcgov.us>; Planning Department <planning@edcgov.us>; Karen L. Garner <Karen.L.Garner@edcgov.us>; Rafael Martinez <Rafael.Martinez@edcgov.us>

Cc bjamaca@gmail.com <bjamaca@gmail.com>; tjwhitejd@gmail.com <tjwhitejd@gmail.com>; washburn_bew@yahoo.com <washburn_bew@yahoo.com>; Brooke.Washburn@lewisbrisbois.com <Brooke.Washburn@lewisbrisbois.com>; jdavey@daveygroup.com <jdavey@daveygroup.com>; jjrazzpub@sbcglobal.net <jjrazzpub@sbcglobal.net>; campbelledcprojects@gmail.com <campbelledcprojects@gmail.com>

1 attachment (321 KB)

EDH APAC Creekside Village Project Review Findings_Planning Commission Nov-12-2025_Hearing.pdf;

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Hello,

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to submit the attached project review findings from our Creekside Village Specific Plan Project Review Subcommittee as public comments in advance of the January 27, 2026 Public Hearing on the Creekside Village Specific Plan project.

Our subcommittee findings were previously submitted for consideration to the November 12, 2025 Planning Commission hearing regarding the Creekside Village Specific Plan project. EDH APAC believes that it is important that our Subcommittee findings of Conditional Support for the Creekside Village Specific Plan be available to your Board as you review the project for approvals and entitlements.

EDH APAC has had the benefit of years-long discussions and engagement with the project applicant dating back to 2018. The applicant has engaged in numerous feedback discussions, and presentations at public EDH APAC meetings, as well as ongoing discussion and feedback sessions with both our EDH APAC Environmental Standing Committee, and EDH APAC Transportation Standing Committee. We feel that this process has considered public feedback from the applicant's public outreach efforts, which has resulted in a project that has included significant input from the El Dorado Hills Community for improvements and more effective mitigation measures that will benefit El Dorado Hills, and El Dorado County.

Respectfully,

John Davey

Chair

El Dorado Hills Area Planning Advisory Committee

Public Comment BOS Rcvd 1/16/26

1021 Harvard Way
El Dorado Hills CA 95762
<https://edhpac.org>
info@edhpac.org
916 936-3824



Creekside Village Specific Plan GPA BOS date 1-27-2026 Winn Communities

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

Date Mon 1/26/2026 9:26 AM

To Greg P. Ferrero <Greg.Ferrero@edcgov.us>; George Turnboo <George.Turnboo@edcgov.us>; Brian K. Veerkamp <Brian.Veerkamp@edcgov.us>; Lori Parlin <lori.parlin@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>

Cc Ande Flower <Ande.Flower@edcgov.us>; Kim Dawson <kim.dawson@edcgov.us>; David A Livingston <david.livingston@edcgov.us>; Sue Phillips <Sue.Phillips@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>

Dear Supervisors,

I was on the Cameron Park CSD Board in the early 1990s and that is when I met Tom Winn. Mr. Winn was flexible with the CSD and with his help we accomplished the completion of Christa McAuliffe Park. Further, with Mr. Winn's help and flexibility (after his project was entitled), the CSD provided the land to the County for the Cameron Park Library.

I believe Mr. Winn also provided the EDHCSD with the land that on which the EDHCSD's community park is situated at Harvard and El Dorado Hills Blvd. Mr. Winn was also instrumental in dramatically improving the traffic flow at the Country Club Drive/Bass Lake Road intersection.

I will also note that Mr. Winn has been extremely generous to El Dorado County's nonprofits, particularly after the Caldor Fire.

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



Carson Creek community development

From Diana Morello <dianamorello266@gmail.com>

Date Mon 1/26/2026 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>; Brooke Laine <Brooke.Laine@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>

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Greg Ferrero, George Turnboo, Brian Veerkamp, Lori Parlin, and Brooke Laine,

I am writing to advise you of my support and desire for the Carson Creek community development project to build a new community rather than a warehouse.

I do not understand why the voting members of the board are against (last I heard the vote was 3-2 against) building a new community, when a new community is what the community that voted for you wants.

Possibly it is because of the resource impact on the county. I know from experience that if this is the case, members of the community would likely volunteer to help. I am one of them.

I am 67 years old, born in San Francisco, raised in Daly City, moved to Walnut Creek to raise my family, and moved to the Blackstone community in August 2020. I wasn't immediately active in the community in my first two years having moved here due to Covid19 and personal events. However, when the Frontier project for an Amazon warehouse to be built I engaged with my community and volunteered to help spread the word and get signatures from my neighbors to oppose this project. And we were successful.

I have heard the word "community" my entire life. But I never felt "community" until I moved here. When I go on a walk along Latrobe almost every morning, every single person that I pass by acknowledges my presence with a hello, good morning, or a simple smile. I have met the most wonderful people I've ever encountered in my life here in Blackstone and surrounding communities and events I've attended. I feel blessed to be here.

Please vote on behalf of the community here to build another wonderful community of like minded people, not a warehouse.

Thank you,

Diana Morello
266 Copperwood Court
El Dorado Hills, CA 95762

925-708-5578



Outlook

FW: BOS Meeting 1/27/26 - 39. 26-0084 Hearing

From Kim Dawson <kim.dawson@edcgov.us>
Date Mon 1/26/2026 11:20 AM
To BOS-Clerk of the Board <edc.cob@edcgov.us>

Can you please include with public comment for today. Thanks, Kim

Kim Dawson
Clerk of the Board of Supervisors
County of El Dorado
330 Fair Lane, Building A
Placerville, CA 95667
(530) 621-5393
kim.dawson@edcgov.us



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From: Debbie Manning <debbie@eldoradohillschamber.org>
Sent: Monday, January 26, 2026 11:15 AM
To: Kim Dawson <kim.dawson@edcgov.us>
Cc: 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>
Subject: BOS Meeting 1/27/26 - 39. 26-0084 Hearing

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El Dorado County Supervisors,

The El Dorado Hills Chamber of Commerce supports housing options that meet the diverse needs of our community. We need multiple housing types to serve residents at different stages in life.

Public Comment BOS Rcvd 1/16/26

Providing right-sized, low-maintenance homes for older adults gives longtime residents the opportunity to remain in El Dorado Hills, close to their doctors, medical services, families, and social networks, when their current homes may be too large or difficult to maintain. Age-restricted housing can offer a safe, appropriate option, and it also helps ease pressure on the broader housing market by freeing up existing single-family homes for young families who want to put down roots here.

For these reasons, we support Creekside Village, alongside the continued pursuit of additional single-family housing in parallel.

Thank you for your consideration.

Regards,

Debbie Manning

Debbie Manning, IOM

Please make note of our new address – 10/25

President & CEO

El Dorado Hills Chamber of Commerce

California Welcome Center

2023 Vine Street, Suite 105

El Dorado Hills, CA 95762

916-933-1335 EXT 101

FAX 916-933-5908

www.eldoradohillschamber.org

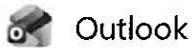
EDH Video: <https://youtu.be/vwvsBckEmo8>

“Alone, we do so little; together, we can do so much” – Helen Keller



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Creekside Village in El Dorado Hills

From Ruben Chavez <ch7av7ez@yahoo.com>
Date Mon 1/26/2026 11:39 AM
To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Honorable Board of Supervisors:

Since I am unable to attend the meeting regarding the Creekside Village sub-division in El Dorado Hills, Assessor's parcel 117-010-032, I hereby express my concerns regarding the plan submitted by Winn Communities, to deny the approval such request until a more comprehensive plan aligned with the existing plan and zoning is done.

The traffic on Latrobe is very heavy right now, I can NOT imagine what it is going to be if you approve another 763 homes (equals another 1500 plus cars) in this area.

My neighbors and I are asking you to consider denying the petition by Winn Communities for now until Latrobe is made wider and the potholes repaired.

Thank you for your consideration in regards to this petition!

Yours Truly,

Ruben Chave
EDH.



RE: Creekside Village Specific Plan GPA BOS date 1-27-2026 Fiscal Impact

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

Date Mon 1/26/2026 12:26 PM

To Greg P. Ferrero <Greg.Ferrero@edcgov.us>; George Turnboo <George.Turnboo@edcgov.us>; Brian K. Veerkamp <Brian.Veerkamp@edcgov.us>; Lori Parlin <lori.parlin@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>

Cc Ande Flower <Ande.Flower@edcgov.us>; Kim Dawson <kim.dawson@edcgov.us>; David A Livingston <david.livingston@edcgov.us>; Sue Phillips <Sue.Phillips@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>; Kyra Scharffenberg <Kyra.Scharffenberg@edcgov.us>

Dear Board Members,

It is extremely likely that this project will have a positive fiscal impact on our County.

The Fiscal Impact Analysis estimates that this project will generate an \$877,641 annual surplus to the General Fund and a \$220,281 annual surplus to the Road Fund at buildout. Your Board will be able to use the positive net impacts of this project to maintain current service levels.

It is extremely likely that this project will enhance the County's financial positions for decades.

The Fiscal Impact Analysis can be found in attachment 18, R-Staff Memo Exhibits S-T.

Joe Harn
Auditor-Controller
El Dorado County



Please Approve Creekside Village (January 27, 2026 – Board of Supervisors Agenda #39)

From Regan Pope <arpope104@comcast.net>

Date Mon 1/26/2026 12:51 PM

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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Good afternoon,

As District 1 residents, we urge your Board to approve Creekside Village and rezone the project site to allow for the new residential community because it is the most compatible use and is environmentally superior as compared to existing zoning.

We joined the El Dorado Hills community in 2016 when our son was only 4 because we believed it was the perfect community to raise our son. He is now a freshman at Oak Ridge and El Dorado Hills has held up to expectations. El Dorado Hills is a place for community with trails connecting villages and safe places for children to play. Creekside Village reflects this thoughtful planning with new trails connecting Heritage and Blackstone, open space, and a new public park.

Bringing a new active adult community is another way to keep the El Dorado Hills community strong. Many young families like ours rely on our parents to help with our kids and to be here to cheer on their grandkids at sporting and scholastic events. As grandparents choose to age in place in El Dorado Hills, active adult housing provides them opportunities for homes that fit their needs and allows them to still live nearby. Inclusion of active adult also cuts the project traffic in half!

The Creekside Village project site has been anticipated for intense development since the 1980s. Only a couple years ago, we learned how intense that development could be with Project Frontier. The project site, surrounded by residential communities and a school, is simply not the place for Project Frontier or other R&D uses. As the EIR confirmed, residential use will have the least impacts on the environment and community, even when compared to an R&D development less intense than Project Frontier.

Fiscally, the project makes sense for the County. It will bring over \$13 million in traffic fees that the County needs without requiring significant road improvements. The Fiscal Impact Analysis confirmed the project will produce a surplus for the County. It brings in needed County revenue without bringing conflict and disruption to the community. This is the type of reasoned, compatible, and balanced growth our community deserves.

Thank you for supporting Creekside Village.

-Regan and Jason Pope
District 1 Residents



Creekside Village (January 27, 2026 – Board of Supervisors Agenda #39)

From Tony Gon <tony@winncommunities.com>

Date Mon 1/26/2026 2:46 PM

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>

Cc Planning Department <planning@edcgov.us>; Cameron W. Welch <Cameron.Welch@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>

1 attachment (379 KB)

Winn Response Letter to EDH APAC (11.11.25) - final signed.pdf;

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Good Afternoon,

We appreciate the due diligence from Chair Davey and the El Dorado Hills APAC and their sub-committees in reviewing the Creekside Village project. Our team has done multiple presentations and met with the sub-committees to discuss the details of the project. In seeing the comment letter submitted by APAC to the Planning Commission submitted to the Board, we wanted to provide our response to those comments and make sure they are part of the record. Let me know if you have any questions.

Thanks,
Tony



Anthony Gon
Project Manager

p: 916.930.0925 ext. 7 m: 707.695.5888 f: 916.930.0927
a: 555 University Avenue, Ste. 180, Sacramento, CA 95825

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Public Comment BOS Rcvd 1/16/26

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**Winn Ridge Investments, LLC
c/o Winn Communities
555 University Avenue, Suite 180
Sacramento, CA 95825**

November 11, 2025

Via Email Only

Chairman Robert Williams
and Members of the El Dorado County Planning Commission
2850 Fairlane Court
Placerville, CA 95667

**RE: Creekside Village Specific Plan
Response to Recommendations and Conditional Support of EDH APAC**

Dear Commissioners:

We wanted to acknowledge the efforts and respond to the recommendations and conditional support of the El Dorado Hills Area Planning Advisory Committee (“EDH APAC”) for approval of the Creekside Village Specific Plan Reduced Impact Alternative (“CVSP-RIA”). As noted in the letter from EDH APAC, our team has collaborated with EDH APAC since 2018 and regularly attended and presented at EDH APAC meetings. Engagement with EDH APAC has been extremely valuable in refining our project. Our team appreciates the contributions EDH APAC makes to ensure that development in the El Dorado Hills area is responsible and reflects the values of the community. Since formation in the early 1980s, EDH APAC has been an active community organization in El Dorado Hills and the dedication of time from its leadership and members (who are all volunteers) provides meaningful recommendations that we trust the El Dorado County (“County”) Planning Commission and Board of Supervisors will consider.

The closing comment in section 7 of the EDH APAC letter warrants particular emphasis. After considering the proposed General Plan amendment from Research and Development (“R&D”) to allow residential development, EDH APAC notes: “Community members in the area adjacent to the project have observed that with the CVSP proximity to other residential developments, as well as the El Dorado Union High School District property, that the **R&D Zoning is outdated for the CVSP parcel.**” As landowners, we concur and find it particularly important that the County consider the General Plan amendment in light of how the surrounding community has developed.

Section 4 of the EDH APAC letter details the conditional areas of concerns and recommendations of the EDH APAC in approving the CVSP-RIA. As we have through the many years of collaboration with EDH APAC, we have considered each of their recommendations and the remainder of this letter responds to each recommendation and provides additional clarification. While we do not believe revisions to the Conditions of Approval (“COAs”) or mitigation measures are necessary to address EDH APAC’s concerns, we recognize the level of detailed review EDH APAC performs and believe their concerns warrant robust responses that explain how the concern is addressed through the proposed COAs and Mitigation Monitoring and Reporting Program (“MMRP”).

Chairman Robert Williams
And Members of the El Dorado County Planning Commission
November 11, 2025
Page 2

Recommendation 4.A – Transportation and Concurrency (Traffic & Access)

EDH APAC recommends a concurrency timing for signalization of the Latrobe Road/Royal Oaks Drive intersection prior to issuance of the 200th residential building permit.

Applicant Response: We concur that concurrency of this primary access is important and note that COA 23.a provides: “Extension of Royal Oaks Drive from Latrobe Road through the project site with a signal-controlled intersection at Latrobe Road/Royal Oaks Drive. The Royal Oaks Drive extension shall be completed and the traffic signal shall be operational prior to the issuance of the first certificate of occupancy.” Under the COA as proposed, the signalization will occur prior to the first certificate of occupancy and thereby ensure that the signal is operational before the first new resident.

EDH APAC recommends that a Transportation Mitigation Payment Plan be submitted to identify funded off-site improvements and ensure proportional participation.

Applicant Response: As drafted and after collaboration with Department of Transportation, we have agreed in COA 24 to fully fund the offsite improvements required to maintain the appropriate Level of Service, which include signal timing analysis for the identified intersections, additional striping at the Investment Boulevard-Latrobe Road intersection, and an all-way stop-controlled intersection at White Rock Road and Carson Crossing. While the project’s contribution toward these improvements could be limited to its fair share under legal limitations, because the improvements are not currently in the County’s Capital Improvement Program (“CIP”) that ensures collection of the remaining funds in excess of the project’s fair share, we have agreed to fully fund and implement these improvements. If the improvements are added to the CIP, the cost of the improvements would be identified, and the project’s fair share would be calculated consistent with the nexus study supporting the CIP and Traffic Impact Fee (“TIF”). All other offsite improvements addressed in the Traffic Impact Study will be implemented through the CIP, and the adopted TIF nexus study identifies and calculates the project’s fair share. Based on the current fee, the project will pay approximately \$13,307,120 in TIF fees, with fees for each new home being paid with each building permit.

Recommendation 4.B – Fire Safety and Wildfire Residence (WUI Area)

EDH APAC recommends that a COA require a funding mechanism for long-term maintenance of the Wildfire Fuel Reduction Zone (“WFRZ”).

Applicant Response: We believe the assurances EDH APAC seeks to ensure adequate long-term maintenance funding and enforcement exist through existing regulations, COAs, and the MMRP. COA 15 requires compliance with the approved Creekside Village Fire Safe Plan (“Fire Safe Plan”) and COA 2 requires compliance with all mitigation measures in the MMRP. Mitigation Measure WF-2 requires implementation of the Fire Safe Plan, including that “[r]eliable on-going sources of funding shall be established and acceptable to the El Dorado Hills Fire Department prior to the recording of the final map for the project.” Mitigation Measure WF-2 and the MMRP provide that the El Dorado Hills Fire Department shall verify and enforce these requirements. Therefore, the project will be required to establish and demonstrate the adequacy of long-term maintenance funding “prior to the issuance of the first building construction permit issued by

Chairman Robert Williams
And Members of the El Dorado County Planning Commission
November 11, 2025
Page 3

the County.” In addition, section VII.D of El Dorado Hills Fire Department Standard W-002 (Wildland Urban Interface Fire Protection Plans) provides: “Prior to June 1st each year the property owner or their representative shall demonstrate to the satisfaction of the AHJ and CAL FIRE that the project [1] complies with all relevant provisions of the Fire Safe Plan; and [2] that all fire hazards in the development have been mitigated.” In addition, section VII.E of Standard W-002 provides: “Fire Safe Plans shall be reviewed and updated by the property owner no less than once every five calendar years after its original approval to ensure that the project complies with all current regulations and requirements for existing developments. The AHJ and CAL FIRE shall review and approve this plan update prior to its use.” Collectively, the COAs, MMRP, and Standard W-002 ensure that long-term maintenance of the WFRZ will be funded and compliance with the Fire Safe Plan, including any revisions in required updates, will be enforced.

EDH APAC recommends that EVA E be constructed, inspected, and accepted prior to the first residential occupancy permit.

Applicant Response: In coordination with Department of Transportation, the timing of EVAs is addressed in the last paragraph of COA 23, which provides: “[T]he Emergency Vehicle Access or a secondary access shall be completed at the timing deemed necessary by the El Dorado Hills Fire Department. Based on the phasing of development, a temporary Emergency Vehicle Access may be provided, if acceptable to and approved by the El Dorado Hills Fire Department.” We believe this language addresses the timing concern EDH APAC raises and provides for the El Dorado Hills Fire Department to evaluate the phasing of development and ensure adequate emergency access based on the phasing. For example, the phase of development connecting to EVA E may occur later in development and thus a different EVA may be more appropriate until the phase of development connected to EVA E occurs.

EDH APAC recommends that the El Dorado Hills Fire Department be provided with direct authority to inspect and abate within the WFRZ with costs recoverable.

Applicant Response: The El Dorado Hills Fire Department independently has the ability to inspect, enforce, abate, and recover costs within the WFRZ, including but not limited to the enforcement authority in El Dorado Hills Fire Department Standard W-001 (Hazardous Vegetation on Unimproved Parcels), California Health & Safety Code sections 13879 and 14875, El Dorado County Code Chapter 8.09 (Vegetation Management and Defensible Space), California Fire Code Chapter 49, and enforcement of the Fire Safe Plan.

Recommendation 4.C – Tribal Cultural Resources (TCRs) and Open Space Protection

EDH APAC recommends that a recorded permanent conservation easement be recorded over the Open Space Preserve areas.

Applicant Response: The Open Space Preserve areas, including the restriction against future development, have been developed in collaboration with the consulting Tribes. Approval of CVSP-RIA, including the small lot tentative map and Specific Plan, will prohibit future development or disturbance of the Open Space Preserve areas. These restrictions along with private agreements with the Tribes to provide access have been determined adequate by the County and Tribes to preserve the TCRs.

Chairman Robert Williams
And Members of the El Dorado County Planning Commission
November 11, 2025
Page 4

EDH APAC recommends that all tribal monitoring be completed by certified Tribal Monitors with County oversight, not HOA/Residents.

Applicant Response: Mitigation Measure TC-2 (Tribal Monitoring) was developed in collaboration with consulting Tribes and requires the applicant to retain the services of a UAIC Certified Tribal Monitor. The MMRP also provides: “[w]ritten documentation of compliance with TCR-2 shall be submitted to El Dorado County Planning and Building Department prior to start of construction.” COA 2 requires compliance with the MMRP.

Recommendation 4.D – Environmental Oversight and Hydrology

EDH APAC recommends that a COA designate County DOT/Public Works as the annual inspection agency responsible for the storm drain, bioswale, and pond maintenance impacting the Carson Creek Preserve.

Applicant Response: COA 20 provides: “The project is subject to the provisions of the County Storm Water Ordinance and Drainage Manual regarding drainage and water quality.” COA 32 requires compliance with the County’s Phase II MS4 Permit and the County’s West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. As detailed in pages 3.8-9 to 3.8-14 of the Draft EIR, mandatory regulations require that drainage be adequately addressed and maintained during construction and for the life of the project, including that the County’s “Small MS4 Permit requires that maintenance agreements stay in place with each property (executed and then recorded with the County Clerk) to ensure permanent treatment control measures developed on site are properly maintained and/or repaired in accordance with the stormwater quality control plan.” Additionally, “the SWMP addresses assignment of responsibilities within the county for implementing stormwater management procedures and practices and training, public education and outreach, monitoring and research, program evaluation, and reporting activities.” The County therefore has existing rights of inspection and enforcement under the state regulatory program and Chapter 8.79 of the County Code.

EDH APAC recommends that EDH Fire and County OES serve as lead agencies for post-fire mitigation and re-entry assessment prior to residential return.

Applicant Response: This recommendation is implemented through mitigation measure WF-6, which provides: “Following any on-site wildfire during project build-out in areas where development may be affected by post-fire risks, a post-fire field assessment shall be conducted by an engineering geologist or civil engineer, in coordination with the El Dorado Hills Fire Department, to identify any areas that may be subject to increased risk of post-fire flooding, landslide or erosion. Any recommendations identified by the geologist to mitigate such risk shall be provided to the County, El Dorado Hills Fire Department, and the County Emergency Operations Center for consideration of the work necessary to allow safe re-entry and/or re-occupation of the affected area.” The MMRP further provides: “El Dorado County Planning and Building Department and El Dorado Hills Fire Department to verify compliance after a wildfire event prior to re-occupation.” COA 2 requires compliance with the MMRP.

Chairman Robert Williams
And Members of the El Dorado County Planning Commission
November 11, 2025
Page 5

Recommendation 4.E – Public Services and Local Governance

EDH APAC recommends that a new COA require the applicant to apply for annexation to the El Dorado Hills CSD (“EDH CSD”).

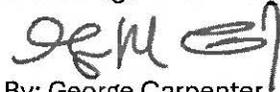
Applicant Response: We have had extensive discussions about annexation to the EDH CSD with surrounding community members, the EDH CSD, and the County. The Draft EIR examined potential impacts under both scenarios (i.e., the CVSP-RIA applies for and is annexed to the EDH CSD or the CVSP-RIA is not annexed to the EDH CSD). This flexibility was retained primarily in consideration of extensive community meetings and outreach that illuminated mixed feelings from the community about the benefits and risks of annexation to the EDH CSD, including its current litigation with the County, questions in the community regarding whether the development of recent surrounding parks met community needs, and mistrust of prior EDH CSD leadership, particularly the former General Manager. While we are optimistic that the EDH CSD can restore community trust and could potentially be the preferred option for parks and recreation, the current circumstances do not provide assurances necessary in light of community concerns to commit to apply for annexation at this time. Therefore we believe continued discussions with the community and EDH CSD are appropriate and will inform future decisions about annexation and park development, ownership, and maintenance. If the CVSP-RIA is not annexed into the EDH CSD, all CVSP-RIA parks would be privately maintained and funded, and waste services would be provided through the County’s franchise solid waste agreement. Even if privately maintained and funded, the approximately 9.68 acres of publicly accessible parks would remain open to the public as a new community amenity, and all maintenance obligations and costs would remain with the private HOA. Lastly, it is worth noting that inclusion within the EHD CSD sphere of influence does not require or guarantee annexation. El Dorado LAFCO Policy 4.5.3 states that “[i]nclusion within an agency’s sphere of influence does not assure annexation to that agency.”

EDH APAC acknowledges that the reduction in student generation achieved with the CVSP-RIA represents a substantial community benefit supporting RIA approval. *No response needed.*

In closing, we again commend EDH APAC for their continued commitment to thorough review of pending projects and hope that the clarifications provided address concerns noted in their letter. We are thankful for the EDH APAC’s decision to recommend approval of the CVSP-RIA after thoughtful consideration and believe their recommendation of approval is consistent with the overwhelming support we have heard through extensive community outreach.

Sincerely,

Winn Ridge Investments, LLC



By: George Carpenter

cc: John Davey, EDH APAC
El Dorado County Board of Supervisors
Joe Harn, Auditor-Controller
El Dorado County Planning and Department of Transportation Staff