

#39 BOS Rend 1/27/26



Outlook

LATE DISTRIBUTION

DATE

1/27/26

Creekside Development

From Kevin Corrigan <kmcmc@att.net>

Date Tue 1/27/2026 11:33 AM

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

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Dear EDC Board of Supervisors,

I would like to express my support for the proposed rezoning and general plan amendment to allow this project to move forward. It is time for our community to start supporting landowners and responsible development.

The proposed plan is complimentary to existing development in the area and will generate much needed revenue, retail sales and employment in the area.

I have yet to hear advantages and potential revenues from proponents and planning commission if current zoning for R&D, warehousing and light industrial upheld. I would expect some type of justification and benefit statement from the planning commission and our elected representatives. El Dorado County needs revenue generating development now to fund our services and infrastructure.

Best regards,

Kevin Corrigan  
7079 Black Hawk Drive  
El Dorado Hills  
925-548-1747

#39 BOS Rnd 1/27/26



Outlook

Today's 1pm meeting re: creekside village proposal in El Dorado Hills

From Carol Burroughs <bmpcab@icloud.com>

Date Tue 1/27/2026 11:27 AM

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

LATE DISTRIBUTION

DATE

1/27/26

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To whom this concerns,

I currently live in the Heritage at Carson Creek development in El Dorado Hills. I know that at today's 1pm Board of Supervisors meeting the new Creekside Village development adjacent to me is on the agenda.

I am unable to attend this meeting but wanted to submit my personal comment about this new proposal. I am 70 years old and retired from law enforcement and have lived in El Dorado County since 2013. I enjoy living in El Dorado Hills. I am for this new development going in as this is a beautiful part of the county that others want to enjoy. I am concerned about the traffic issues this added population will bring to Latrobe Rd. since it is only a 2 lane road now.

I trust there is a system in place to discuss this down the road (pardon the pun). But for my voice I wish for the proposed Creekside Village development to move forward.

Thank you for your time.

Carol Burroughs  
362 Sunbella St  
El Dorado Hills

925 640-1574  
Caburro55@gmail.com

BOS Rcvd 1/27/26 #39



## Support Housing Development Over Warehouse Expansion

From Ian Wyatt <iwyatt1202@yahoo.com>

Date Tue 1/27/2026 10:20 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>

ATTACHMENT DISTRIBUTION

### This Message Is From an Untrusted Sender

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Dear Members of the Board of Supervisors,

I am writing in strong support of approving the proposed housing development by Winn Communities and opposing the potential placement of additional warehouse facilities at this site.

This location is already surrounded by residential communities to the west and east, with open space to the south. Expanding housing in an area that is already residential in nature is a logical and compatible land-use decision. In contrast, introducing large-scale warehouse development would be inconsistent with the surrounding character and would significantly impact nearby neighborhoods.

Housing development brings substantially lower traffic impacts than warehouse and logistics operations, which generate constant heavy truck traffic, employee shift changes, and delivery activity throughout the day and night. Homes mean predictable, localized vehicle trips—not 24/7 industrial traffic patterns. Housing also ensures quieter nighttime conditions, preserving the peace and safety of surrounding communities.

The proposed housing plan includes parks, trails, and open spaces that will be accessible to all county residents, not just those living in the development. These amenities enhance quality of life, promote outdoor recreation, and support the county's long-term goals for healthy, connected communities.

Additionally, new residents contribute broadly to multiple tax categories that benefit the county—property taxes, local sales taxes, and service-related revenues—while also

supporting local businesses, schools, and community services. This diversified and stable tax base strengthens the county's financial future far more than a single-use warehouse project.

I wanted to provide an important additional point for your consideration regarding the proposed housing site.

This land was previously de-annexed from the business park through a vote of the business park members themselves, with an overwhelmingly high percentage in favor of de-annexation. This decisive outcome reflects a clear and deliberate intent by those directly involved that the property no longer be designated for business park or industrial uses.

That action demonstrated broad recognition that the site is better suited for non-industrial purposes and aligns more appropriately with surrounding residential uses and open space.

Given this history and the strong level of support behind the de-annexation, approving a housing development—rather than reverting to warehouse or industrial use—would honor both the will of the business park members and the long-term vision for this area.

I respectfully urge you to prioritize people-centered development by approving the housing project and rejecting warehouse expansion at this site. Our community needs places to live, gather, and thrive—not more industrial traffic and noise.

Thank you for your time and consideration.

Sincerely,  
Ian Wyatt



Outlook

#39

## Carson Creek Specific Plan

LATE DISTRIBUTION

DATE 1/27/26

From Marcia Whitaker <marciawhitaker@aol.com>

Date Tue 1/27/2026 11:51 AM

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

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Thank you for your time and consideration.

Sincerely,  
Marcia Whitaker  
Resident on Avanti Drive

#39



Outlook

## Creekside village

From Sharon Everest <shareverest@gmail.com>  
Date Tue 1/27/2026 12:15 PM  
To BOS-District I <bosone@edcgov.us>

RECIPIENT DISTRIBUTION

DATE 1/27/26

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Dear Members of the Board of Supervisors

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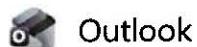
I respectfully urge you to prioritize people-centered development by approving the housing project and rejecting warehouse expansion at this site. Our community needs places to live, gather, and thrive—not more industrial traffic and noise.

Thank you for your time and consideration.

Sincerely,

Sharon Everest

#39 BOS Recd 1/27/26



## Creekside Development Plan

LATE DISTRIBUTION

From Sierra <sierraknapp@yahoo.com>

DATE

Date Tue 1/27/2026 6:23 AM

To 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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I am writing to voice to my objection to massive warehouses being built in the Creekside Village plan, specifically in the area south of John Adams school, where the Amazon warehouse was halted (rightfully). While other warehouses may not be quite as massive, it will be the same predicament that Amazon would've brought: hundreds to thousands of exhaust belching semi trucks, polluting the surrounding air and environment, destroying the seasonal creek and associated plant and animal life, putting excessive weight on roadways that will cause premature damage, and significantly jamming up already busy traffic.

While I would prefer nothing to be built in this specific area, I would much prefer a housing development - provided it doesn't include multiple stories high apartment buildings.

Thank you ,

Sierra Robert  
6068 Louis Way, EDH



Outlook

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## RE: Creekside Development Plan

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**From** BOS-District III <bosthree@edcgov.us>

**Date** Tue 1/27/2026 8:06 AM

**To** Sierra <sierrakknap@yahoo.com>; 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>

Hello,  
Your email has been received in District 3.  
Thank you,

**Kathy Witherow**

Assistant to Supervisor Brian K. Veerkamp, District 3

Board of Supervisors, County of El Dorado

Phone: (530) 621-5652



**From:** Sierra <sierrakknap@yahoo.com>

**Sent:** Tuesday, January 27, 2026 6:22 AM

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

**Subject:** Creekside Development Plan

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I am writing to voice to my objection to massive warehouses being built in the Creekside Village plan, specifically in the area south of John Adams school, where the Amazon warehouse was halted (rightfully). While other warehouses may not be quite as massive, it will be the same predicament that Amazon would've brought: hundreds to thousands of exhaust belching semi trucks, polluting the surrounding air and environment, destroying the seasonal creek and associated plant and animal life, putting excessive weight on roadways that will cause premature damage, and significantly jamming up already busy traffic. While I would prefer nothing to be built in this specific area, I would much prefer a housing development - provided it doesn't include multiple stories high apartment buildings. Thank you,

Sierra Robert  
6068 Louis Way, EDH



Outlook

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## Creekside Village

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From Vickie Ronzone <vickienjeffrey@gmail.com>

Date Tue 1/27/2026 9:06 AM

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

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As a homeowner in Heritage Carson Creek, my husband and I are opposed to Creekside Village.

1. Congestion on Latrobe Rd is terrible already, we don't need more houses.
2. Value of homes, what are the home values around here, from what I know they have gone down.
3. Water, what is the plan for water and sewer? Is there a plan or just in the talking stage.
4. What about the animals,  
the quality of life, the environment?
5. I really believe this is a bad idea, more thought needs to happen before a decision is made.
6. At this time we think the property should stay with the current zoning as Research and Development.

Thank you for really taking time and hearing what we think about more congestion and the other items.

Vickie Weiand Ronzone

Jeffrey Ronzone

#39 26-0084  
BOS Recd 1/27/26



## NO ON CREEKSIDE VILLAGE Public Comment: Winn Matter – Support for Commercial/Warehouse Use

From Alexis Moore <alexismoore7495@gmail.com>

Date Tue 1/27/2026 5:45 AM

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

Cc BOS-District II <bostwo@edcgov.us>

DISTRIBUTION

DATE 1/27/26

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I'm resending my public comment, as I did not get confirmation.

No on CREEKSIDE Village! Let's stick with the general plan. We need more commercial that creates jobs in the local community for which I've lived my entire life. And in my teens, it was a struggle to find a job. And this was in the 90s, now job openings are scarce in EDH and now, with the EDH, business park literally becoming nothing more than a residential complex versus the light industrial/commercial it was planned to be it's even more important that there's commercial in the area rather than more housing.

Don't fall for the hype in Blackstone are against the commercial project as it is being spear headed by a few v the majority. As a Blackstone resident I can tell you with certainty that we need commercial, not more expensive homes that no one can afford, but those from the bay area and elsewhere. there's no benefit to the community having more housing. But there is a benefit by having more commercial.

Those proponents of city hood should also feel the same as without commercial. You don't have a city, you have a bedroom community. So they also should be in support of the commercial build out pursuant to the general plan's guidelines that was passed.

----- Forwarded message -----

From: **Alexis Moore** <alexismoore7495@gmail.com>

Date: Thursday, January 22, 2026

Subject: : Public Comment: Winn Matter – Support for Commercial/Warehouse Use

To: " <edc.cob@edcgov.us>

**Subject: Public Comment: Winn Matter – Support for Commercial/Warehouse Use**

Dear Board of Supervisors and Clerk of the Board,

I am writing to express my strong support for the **commercial warehouse project** and my **opposition to the Winn housing proposal**.

Maintaining the commercial designation is essential to stay **in accordance with the General Plan**. This project provides vital economic benefits and infrastructure that residential development cannot offer. I urge the Board to uphold the existing plan and move forward with the commercial project as intended.

Sincerely,

Alexis Moore

2080 Larkstone Place

El Dorado Hills, CA 95762

District 2

#@

BOS rec'd 1/27/26 #39  
26-0084



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

From Nicole Smith <nicole@xory.net>

Date Mon 1/26/2026 4:41 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>

DATE

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As an El Dorado Hills resident and John Adams Academy parent, I urge your Board to approve Creekside Village and rezone the project site to allow for the new residential community. The proposed Creekside Village community is the appropriate use for this project site that sits between two residential communities, a thriving school, and a potential new school.

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. As the environmental impact report 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.

Creekside Village reflects thoughtful planning with new trails connecting Heritage and Blackstone, open space, and a new public park. It will also provide a pedestrian connection to the Business Park that can be utilized by John Adams Academy for cross-country, mile runs, and other outdoor activities.

Creekside Village will also have substantially less traffic than R&D uses and will not bring industrial trucks down Latrobe Road that could occur under existing zoning. With the addition of active adult housing, traffic is reduced even further.

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!

- Nicole Smith  
John Adams Academy Parent

#39 26-0084 BOS Rcvd  
1/27/26



## Creekside Village Specific Plan - Letter of Support

From timlee@landmarkdevteam.com <timlee@landmarkdevteam.com>

Date Mon 1/26/2026 4:44 PM

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

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1 attachment (37 KB)

Letter of Support - Creekside Village Specific Plan.pdf;

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Please see attached Letter of Support

January 24, 2026

Board of Supervisors  
County of El Dorado

Re: GPA20-001/A20-0005/SP20-0001/TM20-0002/Creekside Village Specific Plan

Dear Supervisor,

My wife and I have been residents of El Dorado County since 1989 and have lived in El Dorado Hills since 1998. We moved to the community of Blackstone in 2019.

We have watched EDH grow over the years and are grateful that we choose to live here. The schools, parks, streets and shopping are all excellent. Town Center offers many entertainment and dining options. While traffic is starting to get heavy around Town Center/US 50 interchange during commute times, it is thankfully, not yet gridlock.

We are writing to give our support to the proposed Creekside Village Specific Plan. Our community has worked closely with the developer, Winn Communities in order to achieve a thoughtfully planned residential community.

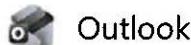
We respectfully request your YES vote to adopt the Creekside Village Specific Plan as detailed in the Notice of Public Hearing.

Sincerely,



Timothy & Pamela Lee  
822 Candlewood Drive  
El Dorado Hills, CA 95762

BOS Read 1/27/26  
#39 26-0084



## BOS Meeting Comment 01/27/26

From Lauren Lerza, Psy.D. <drlerza@gmail.com>  
Date Mon 1/26/2026 8:41 PM  
To BOS-Clerk of the Board <edc.cob@edcgov.us>

1 attachment (101 KB)  
L. Lerza Board of Directors Letter.pdf;

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DATE

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Hello,

Please see attached comment for the Board of Supervisors meeting scheduled for 01/27/2026.

Thank you,  
Dr. Lauren Lerza

--

Thank you,  
Lauren Lerza, Psy.D.  
Licensed Psychologist  
Lic: PSY31651  
(916) 936-0084

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January 26, 2026

## **Opposition to the Proposed Creekside Development – Insufficient Mitigation**

Dear Members of the Board of Supervisors,

I am writing to formally oppose the proposed Creekside development in El Dorado Hills due to the inadequacy of the current mitigation plan to address measurable impacts to school capacity, infrastructure, and traffic conditions At Latrobe Elementary School and Millers Hill Middle School. As a parent of children attending Latrobe Elementary School and as a neuropsychologist, I am particularly concerned about these impacts for a number of reasons. First, because of my professional understanding and research shows that overcrowded learning environments and increased class sizes negatively affect children's cognitive development, attention, behavior, and academic outcomes especially in elementary years.

The mitigation plan currently proposed does not adequately offset the projected 35–54 percent increase in student enrollment associated with this development. Latrobe Elementary and Millers Hill already operate at or near capacity across essential shared facilities, including cafeterias, gymnasiums, parking lots, well water, septic systems, and student drop-off areas. These facilities are fully utilized under current enrollment and cannot absorb additional students without reducing access, instructional time, or safety margins. The argument has been made that the school once accommodated a similar enrollment number does not represent a sustainable or appropriate baseline for permanent, development-driven growth.

As one example, Latrobe Elementary and Miller's Hill students participate each year in a winter program held in the Miller's Hill cafeteria/gymnasium. I have attended this event for over seven years for my nephews and nieces before my kids attended the school. Despite being a valued community tradition, the facility cannot accommodate all current families: parking is insufficient, seating is limited, and many parents are required to stand outside until their child's grade performs. This is just one example that demonstrates the existing facilities already fall short of meeting current demand, let alone accommodating an additional 45–70 projected students and their families.

Additionally, there are currently no approved, funded, or scheduled capital improvement projects to expand permanent school infrastructure in proportion to the anticipated growth from the Creekside development. The school district's only current planned infrastructure improvement will add a TK classroom, but this is primarily due to the increased eligibility for children across the state rather than to help accommodate local growth. Historically, funding for improvements that comes from developments lags enrollment growth by multiple years, meaning our children would experience overcrowded conditions well before mitigation is realized. Further, the projected amount developer fees (approximately two million dollars) will not be enough to implement realistic and critical infrastructure to accommodate the students (gymnasium, cafeteria space, parking lots, etc.)

I am also concerned about public awareness and notification. Parents whose children will be directly impacted were notified only five days ago (01/22/26). Given the scale of the projected enrollment increase and its direct effect on existing students and families, it is important for the Board of Supervisors, which is responsible for representing county constituents, be aware that affected families were not informed in a timely manner that would allow for meaningful engagement. The school board seems to be assuming a role in determining what is best for our children, which may not fully reflect the perspectives of parents and the community. So, while the school district has given formal support for this project, parents have not been given the opportunity to do so and that in and of itself should be reason for reconsideration.

Further, school district boundaries and capacity planning were established based on existing zoning and residential density. The proposed mitigation plan does not reconcile these planning assumptions with the scale of the Creekside development.

Traffic mitigation is similarly insufficient. Latrobe Road already experiences congestion during peak commute and school drop-off periods. The addition of hundreds of new residential vehicle trips without proportional infrastructure improvements will further degrade safety and level-of-service conditions.

While the mitigation plan may satisfy minimum procedural requirements, it does not prevent foreseeable, daily impacts to our students currently enrolled. For our children, this means reduced educational quality, overcrowded facilities, reduced access to shared facilities, and less safe arrival and dismissal conditions.

The Board of Supervisors is responsible for ensuring that development approvals do not impose unmitigated and disproportionate burdens on existing residents. The Creekside mitigation plan does not meet that standard.

I respectfully request that the Board deny approval of the Creekside development for the mentioned reasons.

Sincerely,  
Dr. Lauren Lerza

Members of the Board of Supervisors, thank you for the opportunity to speak.

Residents understand that growth is inevitable, and we support development that is consistent with county planning goals and protects public health and safety. What we do not support is the placement of large-scale industrial warehousing in areas intended for residential or mixed community use.

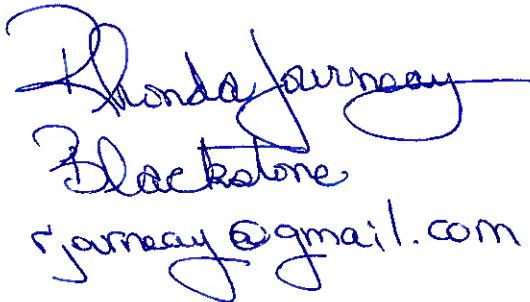
Housing development brings families, workforce stability, and long-term community investment. Industrial warehousing, by contrast, brings heavy truck traffic, diesel emissions, noise, roadway damage, and public safety risks—impacts that fall directly on nearby residents and county infrastructure. These are not temporary concerns; they are ongoing operational impacts that affect air quality, traffic congestion, emergency response times, and overall quality of life.

County residents have been clear that they do not want their neighborhoods transformed into freight corridors. This is not opposition to economic development. It is a request for responsible land-use decisions that align with county general plans, environmental health standards, and the voices of the people who live here.

We respectfully ask the Board to prioritize housing and community-serving development over industrial warehousing in residential-adjacent areas, and to ensure that land-use decisions reflect long-term public health, infrastructure capacity, and community input—not short-term industrial convenience.

County leadership has a responsibility to protect residents' health and safety. We urge you to do so by rejecting industrial warehousing in favor of development that truly serves the community.

Thank you.

  
Rhonda Jarmay  
Blockstone  
jarmay@gmail.com