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## Creekside Village Rezone/Application Approval

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**From** ROGER A BAILEY <sacrab3@comcast.net>

**Date** Fri 11/7/2025 1:34 PM

**To** Planning Department <planning@edcgov.us>

 1 attachment (11 KB)

Carson Creek Village wd 2.docx;

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Dear Commissioners

My name is Roger Bailey and I am submitting to you my thoughts on Creekside Village Rezone/Application Approval that will be reviewed and discussed on Wed Nov12.

Attached our my thoughts and reasons both should be approved.

Thank you  
Roger Bailey

Nov 7, 2025

To: El Dorado County Planning Commissioners

Subject: Rezoning and Approval of Creekside Village

My name is Roger Bailey and I am a resident of EDH/Heritage Community

I want to voice my support for both the rezoning and approval of Creekside Village. Since the failure of Project Frontier for building warehouses structures on this property, I have actively been following the development of this project and found the Winn Developers to be the most engaging and reputable people to relate to.

Why to approve the rezoning;

1. This property is now surrounded by residential properties, To the South and West is Heritage Development of +55 community, to the East is Blackstone community and to the South is property owned by a school district with intention of building a high school on that property. There is also 30 acres to the west that is suppose to be future park. Knowing a park is planned there for residents, a rezoning from RD makes more sense than having warehouses next to a park.
2. Why would you keep this centrally located parcel as RD when surrounded by residential homes and a future high school.
3. If it does remain RD, then all these communities will be impacted by increased noise/pollution from the warehouses that will be built there. You could have multiple 99ft high block warehouses instead of a quite residential community with parks. Currently if you drive around the business park there are a lot of for lease signs that have been there a long time. The recently two recently built warehouses by Gateway are vacant. With this economy, no telling when they and other open buildings will be occupied.
4. There is a large business warehouse located east of the Heritage community now that runs 24/7 with constant noise to the extent that Heritage had to have extra sound proofing windows added to the home.
5. For the Heritage community, Lennar was successful in convincing the county to change their parcels from RD to residential to build their +55 communities. This should be the same standard for Winn Property.
6. RD should not be backing up to a future high school south of the parcel.
7. In 2018 the Business park owners voted to deannex the property from the Business park so that housing could be built.
8. Something is going to be built on that property, either warehouses, which will require flat land, or homes which can be graded to the existing land. If people are against anything being built there, then they need to buy the land and put it in a land conservatory. This will result in no income to the county, in form of property taxes and local growth from new residences.

I encourage the commission to rezone the property to residential and avoid the next Project Frontier.

Why to approve Creekside Village:

1. This is a well thought out development that has sought input from the neighboring communities from the beginning after the Project Frontier fiasco ended.
2. Winn has had multiple meetings with Blackstone, Heritage, and Four Seasons for input regarding problems and solutions. Their goal is to be transparent and accountable
3. Since these homes will be in the Latrobe School district, they met with them and reconfigured the housing mix to meet the school district's current resources. This resulted in a decrease of home being built and a large +55 designed homes. This also improved the projected traffic in the area.
4. They met with Tribal Groups and was informed that there were culturally significant areas on the parcel. As a result Winn has sectioned off that area for preservation instead of having in graded over as warehouse construction probably would
5. They have reduced their number of houses from +900 to +700 from listening to the stakeholders.
6. They are working with DOT for improved traffic and roads that were recognized in their traffic studies. Lennar and Winn are working together on signaling for Latrobe entrance. No matter what goes on this property, there will be increased traffic. The goal is to manage it with DOT.
7. EID is fully supportive of this project and has water and sewer available.
8. This Project will complete the residential fill in of housing with no more warehouses constructed up against homes with constant noise and light pollution. We don't want another Project Frontier.
9. The CEQA provided by the developer is open for review and shows the detail they went to show how committed they are to getting this project right.

I encourage the commission to approve this project for the good of the community

Sincerely

Roger Bailey  
EDH  
[sacrab3@comcast.net](mailto:sacrab3@comcast.net)



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## Creekside Village proposal

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**From** Bonni Bergstrom <bzbergstrom@comcast.net>

**Date** Fri 11/7/2025 10:33 AM

**To** Planning Department <planning@edcgov.us>

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Hello Mr. Welch,

As residents of the Blackstone development in El Dorado Hills my husband and I would like to let the El Dorado County Planning Commission know that we wholeheartedly SUPPORT APPROVAL of the Creekside Village current project proposal. The overall traffic impact and environmental impact are relatively minor. The ongoing need for housing would be positively affected. The Creekside Village proposal is a very good use of the land...much better than R&D or huge warehouses!

If you have any questions about our request for the Planning Commission's approval for Creekside Village, please contact me at (925) 890-0702 or my email.

Thanks for your consideration of our request,  
Bonni Bergstrom and  
Jim Bergstrom  
5153 Brentford Way  
El Dorado Hills, CA 95762

Sent from my iPhone