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## Creekside Village SP - PC Meeting 11/12/25

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**From** Jeff Kernen <jkernen@edhcsd.org>  
**Date** Mon 11/10/2025 5:11 PM  
**To** Planning Department <planning@edcgov.us>

 1 attachment (252 KB)  
Creekside Village SP\_EDHCSD Comments\_w Attachments.pdf;

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Hello-

Please see the attached comment letter from EDHCSD.

Thank you,



**EL DORADO HILLS**  
COMMUNITY SERVICES DISTRICT

**Jeff Kernen, MCRP**

*Principal Planner*

1021 Harvard Way, El Dorado Hills, CA 95762

Direct Phone: (916) 614-3214

[jkernen@edhcsd.org](mailto:jkernen@edhcsd.org) | [www.edhcsd.org](http://www.edhcsd.org)



November 10, 2025

El Dorado County Planning Commission  
2850 Fairlane Court  
Placerville, CA 95667  
[creeksidevillagesp@edcgov.us](mailto:creeksidevillagesp@edcgov.us)

RE: **Creekside Village Specific Plan**

Dear Planning Commissioners,

The El Dorado Hills Community Services District ("District") appreciates this opportunity to provide comments for the Creekside Village Specific Plan (CVSP). Below are the District's comments regarding the proposal.

#### **PER PROJECT APPLICATION**

The Creekside Village Specific Plan – Reduced Impact Alternative (CVSP-RIA) proposes development of approximately 208 acres of land with a mix of residential (maximum 763 dwelling units), parks, optional neighborhood commercial, and open space land uses.

The District provided specific comments regarding different iterations of this project in 2020 and 2023 (Attachments A & B). These attachments contain prior written comments regarding District policies on parkland dedication, acceptable parkland, and maintenance funding are spelled out, as well as requests for annexation. The District understands that the applicant is not proposing to be annexed into the District boundary. The District is also tasked with providing park and recreation services to residents of El Dorado Hills.

The District looks forward to providing future park and recreation opportunities as part of the CVSP. Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3214 or [jkernen@edhcsd.org](mailto:jkernen@edhcsd.org)

Best regards,

*Jeff Kernen*

Jeff Kernen  
Principal Planner  
El Dorado Hills Community Services District



**El Dorado Hills**  
Community Services District

October 28, 2020

Gina Hamilton, Project Planner  
El Dorado County Planning Department  
2850 Fairlane Court  
Placerville, CA 95667

RE: **TM20-0002 CREEKSIDE VILLAGE TENTATIVE SUBDIVISION MAP**  
*(Winn Ridge Investments, LLC / CTA Engineering & Surveying)*

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request for comments on the above referenced project. The District has reviewed the information provided regarding the applicant's request of a Tentative Subdivision Map. The District has the following comments:

#### **COUNTY ZONING FOR RESIDENTIAL PER PROJECT APPLICATION**

The Project Application references the Creekside Village Specific Plan to convert 207.91 acres of Research and Development located within the El Dorado Hills Business Park to 676 single family residential lots, two large-lot parcels with potential for an additional 250 units, open space, El Dorado Irrigation District lift station, and 3 designated parks lots.

#### **PARKLAND DEDICATION & IMPACT FEE REQUIREMENTS**

Per District Policy 6110.10, All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in lieu thereof (Quimby), or by District Board authorization, follow a combination of these alternatives.

Application of all Parkland Dedication requirements shall follow the El Dorado County Subdivision Ordinance and be consistent with the project.

The below provides the requirements for project development related to acceptable parklands:

#### **PARKLAND DEDICATION AND DEVELOPMENT STANDARDS**

Per District Policy 6110.10, park dedication amounts shall be determined as a result of calculation based on the legislated rate of 5 acres per 1000 population project yield. Population is calculated at the rate of 3.3 persons for single family subdivisions and 2.8 for multi-family subdivisions on a per parcel basis.

Parkland requirements for this phase of 676 single family units are 11.15 acres, but based on calculations for the full buildout of 926 single family units, designated/dedicated parkland should be 15.28 acres.

Additionally, trails and trail connectivity is a critical component of the overall project design and supports the goals established by the EDH Community through the District's Master Plan. Trails

are assets eligible to be considered as components of the overall parkland dedication required of the project.

As an alternative to parkland dedication, per District Policy 6110.20, where Quimby fees are paid in lieu of land dedication; the sum owed shall be determined by District staff by consulting with the County Assessor's Office, County Planning Department and/or an approved private appraiser, as authorized by ordinance.

Per District Policy 6110.30, the amount of park land to be dedicated shall be calculated on the basis of the subdivision's dwelling unit yield as determined from the approved tentative map or the final map should the yield increase. Also per District Policy 6110.40, staff shall inspect and evaluate all proposed park land dedications to determine suitability of the subdivider's offering. The District will confer jointly with the County to determine the amount of park land to be dedicated within the subdivision and its most suitable location.

### **LAND SUITABLE FOR PARKLAND DEDICATION**

Per District Policy 6110.60, land suitable for dedication as an active recreation site (park land) shall include the following important elements to take into consideration:

- Minimum desirable park site size is normally three (3) acres for purposes of economical maintenance and procuring adequate land for the development of multi-purpose fields.
- Active recreational pursuits, such as team field sports, game courts, and activity buildings require predominantly level land, 2% slope. Land with a greater slope, up to 20% of the site, may be acceptable where it has utility for picnicking or other passive recreation activities and when it complements usable park area (2% slope) or when it appears consistent with uses proposed for a special purpose park site. All parks improved for active recreation purposes (i.e., ball fields, hard courts, etc.) shall be graded to a maximum 2% slope within areas proposed for such uses.
- Site shall be free and clear of surface and overhead utility line easements which contain design, maintenance or operation constraints or place the public at unreasonable risk. Where easements unavoidably occur, only those compatible to the intended active recreation development, will be allowed for consideration as an acceptable dedication.
- A neighborhood park, to the extent practicable, shall be centrally located within its residential service area and easily accessed by pedestrian or light vehicular traffic. Typical amenities include children's play apparatus, hard court, a multi-purpose turfed area and suitable landscaping.
- Village/area parks shall generally provide recreation facilities needful by a larger community segment. These may be located on more significant transportation routes and shall furnish adequate parking. Ample hard courts, including tennis, larger field areas, group picnic facilities and a larger, more complex play apparatus for children, is customary.
- Drainage courses, or dedications near or adjacent to hazardous or noxious material's sites are not acceptable. Flood plains are generally not accepted, unless the site's potential risk's are fully mitigated at the subdivider's risk and expense.

Private parks (neighborhood parks behind development gates) are eligible for a portion of parkland credit per County Subdivision Ordinance and District policy, and are not eligible for park impact fee reduction, as the park impact fee imposed is for public parks, not private parks.

### **COMMUNITY FACILITIES DISTRICT (CFD)**

The District requires as a Condition of Approval a funding mechanism be formed, such as a Community Facilities District (CFD) for the ongoing maintenance of parks, trails and pathways, open space, landscaping, lighting and other common or public areas prior to approval of the final map. This project will be conditioned to be annexed into District's Master CFD 2019-01 to satisfy this condition.

The applicant shall also coordinate with the District in forming a component of CFD 2019-01 which will serve as a back-up funding mechanism ("Shell") to the Homeowner's Association ("HOA") for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls, entry, monuments, private recreation facilities, and other common or public areas. Developer to pay all formation costs.

### **ANNEXATION**

The proposed project is entirely within the boundaries of the El Dorado Hills Business Park, therefore it will be necessary that the project de-annex from the business park and annex into El Dorado Hills Community Services District.

Per District policy 1110.10 property shall not be annexed to the District unless such property is simultaneously annexed to the El Dorado Hills County Water District (if it is not already part of such District). Also upon annexation, the District shall negotiate to receive the highest possible tax revenue exchange or distribution, but to accept no less than 10% of the tax revenue generated within said territory (policy 1110.20).

For complete District policy guidelines, please see Policy Guide Services 6000 – Facility Development on our website at [www.eldoradohillscsd.org/about/administration-finance.html](http://www.eldoradohillscsd.org/about/administration-finance.html)

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3236.

Best regards,

*Tauni Fessler*

Tauni Fessler  
Director of Parks and Planning  
El Dorado Hills Community Services District

September 20, 2023



Anna Leanza, County Planner  
[anna.leanza@edcgov.us](mailto:anna.leanza@edcgov.us)  
El Dorado County Planning and Building Department  
Planning Division  
2850 Fairlane Court, Building C  
Placerville, CA 95667

RE: **GPA20-0001/SP20-0001/Z20-0005/TM20-0002 – CREEKSIDE VILLAGE (George Carpenter/Winn Ridge Investments, LLC/CTA Engineering & Surveying)**

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request to review and comment on the above referenced project. Below are comments and conditions to be addressed.

### **PER PROJECT APPLICATION**

The Creekside Village General Plan Amendment proposes a development of 676 single-family dwelling units (low and medium density); 14.3 acres of parks; 46.3 acres of open space with walking trails, bike paths, and neighborhood parks; a community center; and two (2) unparcelled large lots for the future development of 250 single family homes (total of 926 homes) on the property identified as APN 117-010-012, consisting of 207.91 acres.

### **PARKLAND DEDICATION & IMPACT FEE REQUIREMENTS**

#### District Policy 6110.10

All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in lieu thereof (Quimby), or by District Board authorization, follow a combination of these alternatives.

Application of all Parkland Dedication requirements shall follow the El Dorado County Subdivision Ordinance and be consistent with the project.

The District's policies below provide the requirements for project development related to parkland dedication formulas and in-lieu options, as well as details regarding land **suitable** for acceptable parklands dedication:

### **PARKLAND DEDICATION AND DEVELOPMENT STANDARDS**

#### District Policy 6110.10

Park dedication amounts shall be determined as a result of calculation based on the legislated rate of 5 acres per 1000 population project yield. Population is calculated at the rate of 3.3 persons for single family subdivisions and 2.8 for multi-family subdivisions on a per parcel basis.

#### District Policy 6110.20

As an alternative to parkland dedication, where Quimby fees are paid in lieu of land dedication; the sum owed shall be determined by District staff by consulting with the County Assessor's Office, County Planning Department and/or an approved private appraiser, as authorized by ordinance.

#### District Policy 6110.30 and 6110.40

The amount of park land to be dedicated shall be calculated on the basis of the subdivision's dwelling unit yield as determined from the approved tentative map or the final map should the yield increase. Also, per District Policy 6110.40, staff shall inspect and evaluate all proposed park land dedications to determine the suitability of the subdivider's offering. **The District will confer jointly with the County to determine the amount of park land to be dedicated within the subdivision and its most suitable location.**

### **LAND SUITABLE FOR PARKLAND DEDICATION**

#### District Policy 6110.60

Land suitable for dedication as an active recreation site (park land) shall include the following important elements to take into consideration:

1. Minimum desirable park site size is normally three (3) acres for purposes of economical maintenance and procuring adequate land for the development of multi-purpose fields.
2. Active recreational pursuits, such as team field sports, game courts, and activity buildings require predominantly level land, 2% slope. Land with a greater slope, up to 20% of the site, may be acceptable where it has utility for picnicking or other passive recreation activities and when it complements usable park area (2% slope) or when it appears consistent with uses proposed for a special purpose park site. All parks improved for active recreation purposes (i.e., ball fields, hard courts, etc.) shall be graded to a maximum 2% slope within areas proposed for such uses.
3. Site shall be free and clear of surface and overhead utility line easements which contain design, maintenance or operation constraints or place the public at unreasonable risk. Where easements unavoidably occur, only those compatible to the intended active recreation development, will be allowed for consideration as an acceptable dedication.
4. A neighborhood park, to the extent practicable, shall be centrally located within its residential service area and easily accessed by pedestrian or light vehicular traffic. Typical amenities include children's play apparatus, hard court, a multi-purpose turfed area and suitable landscaping.
5. Village/area parks shall generally provide recreation facilities needful by a larger community segment. These may be located on more significant transportation routes and shall furnish adequate parking. Ample hard courts, including tennis, larger field areas, group picnic facilities and a larger, more complex play apparatus for children, is customary.
6. Drainage courses, or dedications near or adjacent to hazardous or noxious material's sites are not acceptable. Flood plains are generally not accepted unless the site's potential risks are fully mitigated at the subdivider's risk and expense.

Private parks (neighborhood parks behind development gates) are eligible for a portion of parkland credit per County Subdivision Ordinance and District policy, and are not eligible for park impact fee reduction, as the park impact fee imposed is for public parks, not private parks.

The proposed tentative subdivision creates 926 single-family dwelling units (which includes 250 single family homes on two (2) unparcelled large lots for future development), that yields a population of 3,055.8 persons. **Using the 5 acres per 1,000 persons formula, the required park land dedication to the EDHCSD is 15.28 acres of land.** The applicant can also satisfy this requirement by way of Quimby fees paid in lieu of land dedication.

Specifically, the Tentative Map proposes 14.3 acres of parks located on Lot K (8.80 acres), Lot O (2.23 acres) – both along Latrobe Road, and Lot P (3.3 acres). Is it the intent of the applicant to dedicate this parkland on the current Tentative Map to the District as part of the parkland dedication requirements? Any parkland dedication agreements must **receive Board of Director's review and approval** prior to acceptance and processing by the General Manager.

## **DISTRICT BOUNDARY**

Annexation into the El Dorado Hills Community Services District boundary is required as a Condition of Approval.

## **COMMUNITY FACILITIES DISTRICT (CFD)**

Additionally, as a Condition of Approval, prior to the approval of the project's Final Map, annexation into the following Community Facilities Districts (CFDs) is required:

### **El Dorado Hills Community Services District Master CFD 2019-01**

Annexation into the District's Master CFD 2019-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of future parks, trails and pathways, open space, landscaping, lighting and other common or public areas owned/maintained by the District within the District's service boundary.

For complete District Policy guidelines, please see Policy Guide Services 6000 – Facility Development on our website at [www.eldoradohillscsd.org/about/administration-finance.html](http://www.eldoradohillscsd.org/about/administration-finance.html)

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3214.

Best regards,

*Jeff Kernen*

Jeff Kernen  
Principal Planner  
El Dorado Hills Community Services District

cc:

George Carpenter, Winn Ridge Investments, LLC, [georgemcarpenter@comcast.net](mailto:georgemcarpenter@comcast.net)  
CTA Engineering & Surveying, David Crosariol, [dcrosariol@ctaes.net](mailto:dcrosariol@ctaes.net)





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## RE: Planning Commission Nov 12-13 Public Hearing Creekside Village Specific Plan - EDH APAC Project Review Findings

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**From** George Carpenter <George@winncommunities.com>

**Date** Tue 11/11/2025 9:14 AM

**To** Bob Williams <Bob.Williams@edcgov.us>; Jeff Hansen <Jeff.Hansen@edcgov.us>; David Spaur <David.Spaur@edcgov.us>; Tim Costello <Tim.Costello@edcgov.us>; Patrick Frega <Patrick.Frega@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>; George Turnboo <George.Turnboo@edcgov.us>; Greg P. Ferrero <Greg.Ferrero@edcgov.us>; Joe H. Harn <joe.harn@edcgov.us>; Karen L. Garner <Karen.L.Garner@edcgov.us>; Rafael Martinez <Rafael.Martinez@edcgov.us>; El Dorado Hills Area Planning Advisory Committee <info@edhapac.org>; Planning Department <planning@edcgov.us>; Cameron W. Welch <Cameron.Welch@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Tony Gon <tony@winncommunities.com>; Breann M. Moebius <bmoebius@hsmlaw.com>; Gene Endicott <gene@endicottcommunications.com>; John Davey <jdavey@daveygroup.net>; Jefferson B. Billingsley <Jefferson.Billingsley@edcgov.us>; Corinne Resha <cresha@dudek.com>

 1 attachment (379 KB)

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

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### This Message Is From an External Sender

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Good morning.

This is an email to the El Dorado County Planning Commission in response to the El Dorado Hills APAC Project Review Findings. In the interest of time, I have "responded to all" from the original APAC email and included a handful of other staff members on this email.

George Carpenter  
Winn Communities  
(916) 343-2401

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

**Sent:** Sunday, November 9, 2025 9:18 AM

**To:** Planning Department <planning@edcgov.us>; Cameron Welch <cameron.welch@edcgov.us>; Bob Williams <bob.williams@edcgov.us>; Jeff Hansen <jeff.hansen@edcgov.us>; David Spaur <david.spaur@edcgov.us>; tim.costello@edcgov.us; Patrick Frega <patrick.frega@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>; george.turnboo@edcgov.us; greg.ferrero@edcgov.us; joe.harn@edcgov.us; Karen L. Garner <karen.l.garner@edcgov.us>; Rafael Martinez <rafael.martinez@edcgov.us>

**Subject:** Planning Commission Nov 12-13 Public Hearing Creekside Village Specific Plan - EDH APAC Project Review Findings

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 November 12-13 2025 Public Hearing on the Creekside Village Specific Plan project.

EDH APAC has had the benefit of years-long discussions and engagement with the project applicant. The applicant has provided numerous public discussions 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.

Respectfully,  
John Davey  
Chair

**El Dorado Hills Area Planning Advisory Committee**

1021 Harvard Way  
El Dorado Hills CA 95762  
<https://edhapac.org>  
[info@edhapac.org](mailto:info@edhapac.org)  
916 936-3824

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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”).

#### **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 200<sup>th</sup> 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

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.

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.

#### **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”).

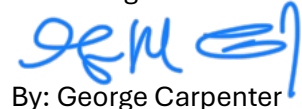
*Applicant Response:* We have had extensive discussions about annexation to the EDH CSD with surrounding community members, the EDH CSD, and the County. The Draft EIR examined potential impacts under both scenarios (i.e., the CVSP-RIA applies for and is annexed to the EDH CSD or the CVSP-RIA is not annexed 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 EDH 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



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## Creekside Village in EDH

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**From** mkeerd@comcast.net <mkeerd@comcast.net>  
**Date** Tue 11/11/2025 7:35 PM  
**To** Planning Department <planning@edcgov.us>  
**Cc** Karen L. Garner <Karen.L.Garner@edcgov.us>

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Dear Cameron Welch,

I am reaching out in support of the Creekside Village Preferred Plan that is being proposed by Winn Communities for EDH.

This project makes much more sense than the previously proposed Amazon warehouse proposal from 2023.

Situated at the south end of the EDH Business Park, the project is bordered by residential developments on the east and west sides.

An elementary school is on the north side and the local school district owns the property adjacent to the south side, with plans for a future high school.

Residential development makes much more sense here than commercial.

Additionally my understanding is that the current business park was initially developed in the 1980's and it is still far from reaching anywhere near capacity.

There are many, many open lots with for sale signs and vacant buildings with available for lease billboards.

With the changes in work habits and many jobs now done remotely, office space is no longer in high demand.

A residential project like the one proposed by Winn Communities makes sense for this location. They have attended community meetings at Blackstone, presented their ideas and listened to our feedback.

The latest Preferred Plan reduced the homes from 918 down to 763. This would also help reduce traffic concerns on Latrobe Rd which is only 2 lanes at that point.

Please approve their rezoning efforts from R&D to residential.

Thank you for your consideration in the matter.

Sincerely,  
Mati Keerd  
242 Candlewood Ct  
El Dorado Hills, CA 95762





Outlook

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## Creekside Village Agenda Item 25-1836

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**From** Kevin Corrigan <kmcmcl@att.net>

**Date** Wed 11/12/2025 5:27 AM

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

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Dear Planning Commission Members,

I would 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.

Best regards,

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



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## 11-12-25 Planning Commission #4. 25-1836 - 1:00 pm Hearing

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**From** Sue Taylor <suetaylor530@gmail.com>

**Date** Wed 11/12/2025 8:34 AM

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

 1 attachment (434 KB)

SOC Comments PC\_11-12-2025.pdf;

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See Comments attached.

Thank you,

Sue Taylor

11-12-25

We, Save Our County, ask that the Planning Commission DENY this project to consider General Plan Amendment GPA20-0001/ Rezone Z20-0005/ Specific Plan SP20-0001/ Tentative Subdivision Map TM20-0002/ Creekside Village Specific Plan- Reduced Impact Alternative request the following entitlements:

1. Amendment of the County of El Dorado General Plan to change the project site from Research & Development (R&D) to Adopted Plan (AP);
2. Rezone of the project site from R&D to Creekside Village Specific Plan (CV-SP);
3. Adoption of the Creekside Village Specific Plan - Reduced Impact Alternative (CVSP-RIA) for development of approximately 208 acres of land with a mix of residential (maximum 763 dwelling units), parks, optional neighborhood commercial, and open space land uses; and
4. Approval of a Tentative Subdivision Map for individual single-family lots within the CVSP-RIA. The property, identified by Assessor's Parcel Numbers 117-010-032 and a portion of 117-720-012, consisting of 208 acres, is located approximately 3 miles south of U.S. Highway 50 (US 50) on the west side of Latrobe Road, in the unincorporated community of El Dorado Hills, submitted by Winn Communities/ George Carpenter;

Also, it should not be the County Planning Staff's position to recommend projects that are in complete opposition of the County's General Plan. This property in question was designated as Research and Development (R&D) in order to provide high-tech jobs in a campus type setting ensuring a high quality, aesthetic environment. Besides providing for high-tech jobs, research and development land use was designated in this corridor in order to create a reverse traffic pattern with the residential parcels and night skies since the job centers would be closed, generally by 5 p.m. Per the April 17, 2025 bae urban economics memorandum: For 2023, the Housing Growth share in El Dorado Hills is 80.5% and Job Growth Share in El Dorado Hills is 22.1%. These percentages are assuming that the land use will remain as designed by the 2004 General Plan. El Dorado Hills needs to retain their few job centers that they have left.

The art of planning should protect property and property values by separating incompatible land uses. As you see the from the 2004 land use map below, the proposed project's plan area is adjacent to other Research and Development and Industrial properties. Also, lands designated as R&D can only be located in Community Regions and Rural Centers. In Rural Regions, no additional land shall be designated for R&D uses and with existing R&D in rural regions the land use is constrained to uses which only support on-site agriculture, timber resource production, mineral extraction, or other resource utilization. So, the availability of land for R&D is very limited and per the description in the General Plan, "This designation is highly appropriate for the business park/employment center concept" meaning R&D was specially designated for this location in El Dorado Hills. The anxiety of adjacent residents to this parcel is the misinterpretation of the Planning Department allowing storage units and warehousing to be the primary use of these properties. Such ventures are either commercial or



approved plan sent a clear signal that accepted standards and procedures apply to community development.

Our county is lacking in high-tech jobs. We ask that the Planning Commission deny this project by not following the staff recommendations for actions 1 & 2, that undermine the expectation of our General Plan.

Respectfully,

Sue Taylor and  
Sue Taylor for Save Our County



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## Creekside Village comments

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From Gary Sturdivant <gesturdi@yahoo.com>

Date Wed 11/12/2025 11:38 AM

To gene@endicottcommunications.com <gene@endicottcommunications.com>; Planning Department  
<planning@edcgov.us>

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### This Message Is From an Untrusted Sender

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Dear Gene and Cameron,

While I have not studied the proposal extensively, I have two primary concerns.

The first is with the water supply. Given the continued expansion of homes and business development in El Dorado County, I am looking for all developments to consider the impact on the water supply that is shared across El Dorado Hills and beyond. It is not an infinite supply and I have seen the impact elsewhere when the supply is stretched too far. I am concerned that we are close to what is supportable with our current system, especially after the fires a few years ago damaged infrastructure, which pointed out the general issue.

The second concern is with traffic on Latrobe. With the section beyond Carson Creek two lanes, and it already showing stress certain time a day around Investment with the school traffic and the roadway itself showing signs of the pavement breaking down in sections, the addition of significantly more traffic in the section getting to Creekside Village (and especially during construction with the presense of numerous heavy trucks daily for several years) is going to overwhelm that portion of the road. I am hopeful that additional traffic and road wear has been accounted for and will be dealt with.

There are other minor concerns but I don't see a need to bring them up at this time. As background, however, my father was the Principal Planner for Santa Clara County from 1958 through 1990 (if I remember correctly when he retired), so I have a bit of related experience in county planning due to him discussing the challenges over the years with us. I see some of what is happening in El Dorado Hills as a parallel experience. We don't have the explosive growth the Bay Area had in that time and the land grabs the cities were making, but I see parallels in all the orchards that surrounded us when we first moved into San Jose disappearing over time, replaced by roads, homes, traffic, pollution, strains on resources and don't wish to see that repeated here.

Sincerely,  
Gary Sturdivant

**From:** [Joe H. Harn](#)  
**To:** [Bob Williams](#); [Jeff Hansen](#); [David Spaur](#); [Tim Costello](#); [Patrick Frega](#)  
**Cc:** [Ande Flower](#); [Karen L. Garner](#); [Jefferson B. Billingsley](#); [George Carpenter](#); [Rhiannon R. Guilford](#)  
**Subject:** Creekside Village Specific Plan Harn's email to Planning Commission dated 7-10-2025  
**Date:** Tuesday, November 11, 2025 11:10:53 AM

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FYI

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**From:** Joe H. Harn  
**Sent:** Thursday, July 10, 2025 9:30 AM  
**To:** Cameron W. Welch <Cameron.Welch@edcgov.us>; Karen L. Garner <Karen.L.Garner@edcgov.us>; Bob Williams <Bob.Williams@edcgov.us>; David Spaur <David.Spaur@edcgov.us>  
**Cc:** Jeff Hansen <Jeff.Hansen@edcgov.us>; Patrick Frega <Patrick.Frega@edcgov.us>; Tim Costello <Tim.Costello@edcgov.us>  
**Subject:** Creekside Village Specific Plan

Dear Commissioners,

This is not an endorsement of this application.

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.

My preliminary look at the Fiscal Impact Analysis for this project indicates that it will be positive financially for the County.

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

**From:** [Joe Harn](#)  
**To:** [Bob Williams](#); [Jeff Hansen](#); [David Spaur](#); [Tim Costello](#); [Patrick Frega](#); [Joe H. Harn](#)  
**Cc:** [Ande Flower](#); [Karen L. Garner](#); [Jefferson B. Billingsley](#); [George Carpenter](#); [Rhiannon R. Guilford](#)  
**Subject:** Creekside Village Specific Plan  
**Date:** Tuesday, November 11, 2025 2:37:48 PM

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**Dear Commissioners,**

**I support Winn Communities' proposed Creekside Village project.**

**It is my opinion, residential is the right land use for this property. This proposed General Plan Amendment will provide a degree of certainty to adjacent neighbors. Further, active adult housing will create less traffic impacts than other alternatives.**

**Joe Harn**