

*Public Comment #17
BOS Recd. 3-11-24*

From: George Carpenter <George@winncommunities.com>
Sent: Monday, March 11, 2024 2:13 PM
To: John Hidahl; George Turnboo; Wendy Thomas; Lori Parlin; Brooke Laine
Cc: Tiffany Schmid; Rafael Martinez; BOS-Clerk of the Board
Subject: Board of Supervisors March 12, 2024 Agenda Item #17
Attachments: Letter to W Thomas and Board re Road to West (final signed 2).pdf

Please see the attached letter regarding Item #17 on tomorrow's Board agenda.

George Carpenter
Winn Communities
(916) 343-2401

Please note that I have switched back to an "@winncommunities.com" email address.

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

March 11, 2024

Via email only

Chair Wendy Thomas
And Members of the Board of Supervisors
El Dorado County
330 Fair Lane, Building A
Placerville, California 95667

Re: Board of Supervisors March 12, 2024 Agenda Item #17 – Direction to Staff to Analyze a Preferred Route Alignment for New Roadway from Latrobe Road to the Sacramento County Line

Chair Thomas and Members of the Board:

I am writing on behalf of Winn Ridge Investments, LLC, which owns the property where the Creekside Village Specific Plan is currently proposed and which site was where Dermody Properties proposed Project Frontier. This property is located at the south end of the El Dorado Hills Business Park.

We support agenda item #17 where the Board is being asked to provide staff direction to analyze a preferred route alignment for a new roadway to connect Latrobe Road to the Sacramento County line south of the El Dorado Hills Business Park. We also support the Board directing staff to prepare an environmental analysis of the proposed alignment and return to the Board with a proposed general plan amendment to add the new roadway alignment to the General Plan.

However, we continue to hear that one of the alternatives to be analyzed by staff runs through our proposed Creekside Village project. We do not support any approach that has such a roadway being analyzed through our property, even if it is ultimately a rejected alternative. We understand staff is required to study a reasonable range of alternatives as part of this environmental review, but it is not required to consider every conceivable alternative. Staff can fulfill its CEQA obligations without including an alignment thru our property. There are multiple other alignments available for consideration.

Creekside Village is a proposed new community which will include a variety of new home types designed for a range of home buyers and will emphasize walkability, pedestrian connectivity and interaction with neighbors. Such a roadway (likely to be four or six lanes) through Creekside Village completely ruins the plan's circulation system, which is based on minor collectors and local residential streets supporting low traffic volumes, providing direct access to adjacent properties, and limiting through traffic. Such a roadway also completely disrupts our residential land plan with its class 1 and class 2 bike trails that are supposed to promote connectivity and facilitate pedestrian and bicycle travel to destinations within the specific plan area and outside the plan area as well. We even have some lots that front on to the road. The roadway through Creekside Village

Chair Wendy Thomas
And Members of the Board of Supervisors
El Dorado County
March 11, 2024
Page 2

would require a significant redesign, which will likely lead us to conclude a residential project is not the right land use here.

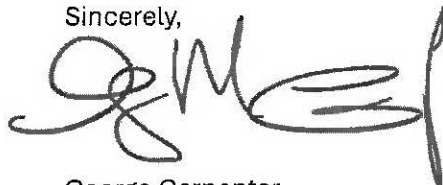
Since May 2023, when Project Frontier was formally withdrawn, we have had numerous community meetings with HOA groups, community leaders, and APAC. Along the way, we heard over and over that people could support a residential project like Creekside Village because it would be better than a large industrial facility (like Project Frontier), with its truck traffic and large buildings. So we committed to the community that we would put the staff and financial resources into an effort to pursue a residential project consistent with what is currently being evaluated by the County. The County is nearing completion of an administrative draft environmental impact report, and we anticipate a draft EIR being released for public review and comment in early summer of 2024.

We committed to our neighbors that we would pursue this project diligently so that they would have certainty sooner regarding the future land use of this property. If the County decides to study an alignment through the Creekside Village project, it will force us to consider putting a hold on our entitlement process since we would not want to spend any more money on a project if the County could choose an alignment that would run through our property and conflict with residential uses. Such an action would make much of our past and future expenditures for the Creekside Village entitlements throw away dollars. To date we have spent nearly \$1.4 million on planning, entitlements, studies and permitting for the project. I would also note that we plan on meeting with the El Dorado Hills APAC in the next month to go over the status of our project and some of the project's technical studies, and we are arranging a much wider community meeting shortly thereafter to provide the broader community more detail about the proposed Creekside project. These meetings would need to be put on hold given the uncertainty of this roadway concept.

I ask the Board to provide specific direction to staff not to consider an alignment thru the proposed Creekside Village project. There has been some preliminary discussion about an alignment that follows the Wetsel-Oviatt Road alignment which intersects Latrobe Road near our project. We are willing to work with staff to look at a future alignment along Wetsel-Oviatt Road.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'G Carpenter', written in a cursive style.

George Carpenter
Vice President
Winn Communities

cc: Tiffany Schmid, County Chief Administrative Officer (via email)
Rafael Martinez, Director, County Department of Transportation (via email)