



Public Comment #34
County of El Dorado Clerk of the Board <edc.cob@edcgov.us>
BoS RWD 2/22/21

Public Comment Carson Creek Village Specific Plan

1 message

Robert Williams <bobw1800@gmail.com>
To: edc.cob@edcgov.us

Sun, Feb 21, 2021 at 2:23 PM

Honorable Member, Board of Supervisors - El Dorado County

The County Planning Staff report offers a good initial view of the proposed Carson Creek Village Special Plan development. A number of informational gaps exist. As a resident of the adjacent Heritage 55+ age restricted community, I request further information and clarification from the developer.

I believe the proposed rezoning from light industrial to mid-to-high density housing is a major land-use shift that has potentially significant impacts on Heritage Village and its neighbors at Four Season and Blackstone. The developer has not conducted an organized "reach-out" program to address the concerns of current residents.

Further, an unbiased analysis is needed to address the impacts to traffic, noise, environmental mitigation, schools, medical facility requirements, common trail utilization, wetland abatement, and related issues. The long-term economic impact of reducing land earmarked for potential employment is an open question. Given the current controversy surrounding the EDHCSD LLAD #39, full disclosure of the parkland dedication agreement should be forthcoming.

Finally, as Heritage Village residents are solely responsible for the heavy Mello-Roos Special Tax 2014-1, the County should consider an appropriate off-set to be paid by the new development. The Carson Creek Village development will likely put pressure on such infrastructure elements as Carson Crossing Road, wetland coverts, sewage and irrigation connections, public trails, communication and utility lines, special district fees (i.e. CSD and EDH Fire), and other CFD-2014-1 supported elements. The senior citizens of Heritage Village should not bear any direct or indirect associated cost. If the developer plans to utilize CFD funding, the disclosure is requested on the scope, financial structure and per parcel taxation levels.

Respectfully submitted,

George Robert (Bob) Williams
6512 Primavera Lane El Dorado Hills, CA 95762



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Re-zone of Property known as Carson Creek in the El Dorado Hills Business Park

1 message

DeAnn Smith <deann.smith@artruggedsystems.com>

Mon, Feb 22, 2021 at 10:52 AM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, BOS Three <bostthree@edcgov.us>, BOS Four <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Member of the Board of Supervisors:

Please see attached letter in regards to Re-zone of Property known as Carson Creek in the El Dorado Hills Business Park. Thank you.

Best regards,

ALPHA RESEARCH & TECHNOLOGY, INC.

DeAnn E. Smith

CEO/President

916-431-9340

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**LTR Carson Creek Re-zoning ART 02-22-2021.pdf**

107K

ART, inc.

February 22, 2021

County of El Dorado
330 Fair Lane
Placerville, CA 95667

Attention: Chairman John Hidahl
Supervisor George Turnboo
Supervisor Wendy Thomas
Supervisor Lori Parlin
Supervisor Sue Novasel

Subject: Re-zone of Property known as Carson Creek in the El Dorado Hills Business Park

Dear Members of the Board of Supervisors:

Alpha Research & Technology, Inc.(ART) is a Defense Contractor that has been located in the El Dorado Hills Business Park since March 1993 (28 years). In that time we have seen a lot of improvements in the El Dorado Hills area (Town Center, improved overpasses at El Dorado Hills Blvd/Latrobe and Silva Valley Road, Executive Housing, Senior Housing).

One thing that is missing is housing for some of my employees that commute from out of area, as they cannot afford the executive housing in El Dorado Hills. These employees are Engineers just out of College, Assembler, Electronic Technicians, and Administrative Support employees. My Granddaughter is a teacher at a Montessori school here in El Dorado Hills and this would be perfect for her as she is currently commuting to the Pocket area in Sacramento.

With the introduction of medium and high density middle housing this should help with employee retention as employees may live where they work and will not spend 1 to 2 hours of their days commuting as well as the expense. ART looks forward to the mixed use/residential and commercial. A place for employees to grab quick refreshments after walking on a beautiful path for their break or a quick lunch would be a plus for my employees and me.

Please consider our support of the re-zoning of Carson Creek. This re-zoning will help the El Dorado Hills Business Park to stay current with the Re-visioning Plan of the business park, which I understand that the Board of Supervisor's supports as well.

Best regards,

ALPHA RESEARCH & TECHNOLOGY, INC.



DeAnn E. Smith
CEO & President



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Re: Re-zone of Property known as Carson Creek in the El Dorado Hills Business Park

1 message

Tom Hixson <tahixson@hotmail.com>

Mon, Feb 22, 2021 at 1:43 PM

To: County of El Dorado Clerk of the Board of Supervisors <edc.cob@edcgov.us>

Cc: Rod Weckworth <rod@weckworthgroup.com>

Member of the Board of Supervisors:

Please see attached letter in support of Re-zone of Property known as Carson Creek in the El Dorado Hills Business Park.

Thank you.

.. (tah) for:

Rod Weckworth

 **Weckworth pactrust support-letter-210222.pdf**
306K



February 22, 2021

County of El Dorado Board of Supervisors
2820 Fairlane court
Placerville, CA 95667

RE: Letter of Support of PacTrust Rezone Application

Dear county of El Dorado Board of Supervisors:
Weckworth Electric Group Inc. employs over 150 employees which is located in the El Dorado Hills Business Park strongly supports in favor of the County of El Dorado Board of Supervisors to allow PacTrust Rezone application to proceed.

We believe that the rezoning of the parcel will result in some remaining undeveloped land to greatly enhance the Business Park and El Dorado Hills Community. This rezoning would allow new employers to move to the park, allow current employers growth with their employees being able to live in El Dorado Hills with affordable housing, and many additional service amenities' available to them.

This proposed rezoning is consistent with the finding of the El Dorado Hills Revision Plan produced over the last several years at the urging of the County of El Dorado Board of supervisors.

Weckworth Electric Group Inc. Hopes you will consider approving the PacTrust rezone application to proceed.

Sincerely,

Weckworth Electric Group, Inc.


Rodney R. Weckworth
CEO



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Re: Re-zone of Property known as Carson Creek in the El Dorado Hills Business Park

1 message

Tom Hixson <tahixson@hotmail.com>

Mon, Feb 22, 2021 at 3:41 PM

To: County of El Dorado Clerk of the Board of Supervisors <edc.cob@edcgov.us>

Cc: Pam - Hixson <phixson@hotmail.com>

Member of the Board of Supervisors:

Please see attached letter in support of Re-zone of Property known as Carson Creek in the El Dorado Hills Business Park.

Thank you.

.. (tah) for:

Pam Hixson

All Pro Building

 **AP-Pac-Trust-Rezoning-Support-Ltr-210222.pdf**
690K

ALL PRO Building Services

P.O. Box 5347 El Dorado Hills, CA 95762-0007
916-933-0787

February 22, 2021

County of El Dorado
330 Fair Lane
Placerville, CA 95667

ATTN: Chairman John Hidahl
Supervisor George Turnboo
Supervisor Wendy Thomas
Supervisor Lori Parlin
Supervisors Sue Novasel

Subject: Re Zone of Property known as Carson Creek Village (PacTrust) property in the El Dorado Hills Business Park

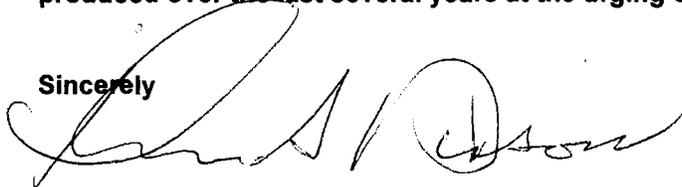
Dear Members of the Board of Supervisors:

All Pro Buildings services is a commercial contract maintenance company which located in the El Dorado Hills Business Park over the last 29 plus years, During this time we have seen growth and slow growth times for the El Dorado Hills Business Park. There have been many changes to the El Dorado Hills area over this time span much of which took place around the Town Center.

Several of our clients have asked us various questions. One being if there is a location to go within the business park for a quick bite to eat or snack as their employees do not have time to travel far for lunch. At the present time we know of only one, which can not handle all the customers that are currently in the park. There have been many inquiries about having work force housing within the business park that is not age restricted. As many of the clients have employees that are traveling long distances to come to work. We know several employees who have quit due to the traveling distance and not wanting to travel the 50 corridor. We believe with these changes the El Dorado Hills Business Park would be excellent potential for new businesses.

We are in support of the re-zoning of the Carson Creek Village (PacTrust) property . We feel these proposed changes would greatly benefit the business park, business owner and their employees. The proposed rezoning is consistent with the findings of the El Dorado Hills re-visioning plan produced over the last several years at the urging of El Dorado County Supervisors.

Sincerely



Tom Hixson
CFO