



US Army Corps
of Engineers®

PUBLIC NOTICE

Applicant:
George Carpenter
Winn Communities

Published: **May 15, 2026**
Expires: **June 14, 2026**

Sacramento District
Permit Application No. SPK-2021-00475

TO WHOM IT MAY CONCERN: The Sacramento District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: George Carpenter
Winn Communities
555 University Avenue
Suite 180
Sacramento, California 95825-6500

AGENT: Eric Christensen
Environmental Science Associates
1901 Harrison Street
Suite 1300
Oakland, California 94612-3574

WATERWAY AND LOCATION: The project would affect waters of the United States associated with the Creekside Village Project. The approximately 238.0-acre project area is located on the west side of Latrobe Road, south of Investment Boulevard in Sections 24 and 25, Township 9 North, Range 8 East; at Latitude 38.611906° and Longitude -121.050047°; in El Dorado Hills, El Dorado County, California.

EXISTING CONDITIONS: The 238.0-acre total project area includes a 213.0-acre site for the Creekside Village development and a 25.0-acre offsite improvement area that stretches approximately 1.5 miles along Latrobe Road. The project area is situated in the low Sierra Nevada foothills with elevations ranging from approximately 476 feet to 642 feet above sea level. The topography is characterized by rolling hills consisting primarily of annual grassland dominated by non-native grasses and forbs. There is a small grove of blue oaks (*Quercus douglasii*) in the southeast corner of the project area. Developed portions of the offsite improvement project area include paved roads, sidewalks, and associated infrastructure.

This office previously completed an approved jurisdictional determination of the project area (DA number SPK-2021-00475). Approximately 7.57 acres of aquatic resources are present within the project area including 5.50 acres of waters of the U.S. and 2.07

acres of aquatic resources that are not waters of the U.S. Jurisdictional waters of the U.S. in the project site include approximately 0.54 acres of palustrine scrub-shrub wetlands, 1.32 acres of palustrine emergent wetlands, and 3.64 acres of stream channel. The project area generally drains from east to west through a series of unnamed stream channels. These channels merge into a single unnamed channel just west of the project area boundary, which then flows to Carson Creek approximately 3,000 feet west of the project area.

PROJECT PURPOSE:

Basic: The basic purpose of the project is housing.

Overall: The Corps has not yet made a final determination on the overall project purpose. The applicant identified the following project objectives:

1. Create a residential community with a variety of new single-family homes designed for a range of buyers of all ages in a desirable location with access to community amenities, employment opportunities, schools, and entertainment.
2. Provide multi-modal connectivity and trails between adjacent residential communities to the east and west and allow for development of land uses more compatible with the surrounding residential communities.
3. Provide a range of housing types that will allow current and future El Dorado Hills employers to attract and retain employees.
4. Provide housing near existing retail businesses and services within the El Dorado Hills Business Park that will generate new customers to support existing retailers while keeping tax revenues in El Dorado County.
5. Create a community with a linked system of complete streets, bike paths, sidewalks and trails that promote walkability and neighbor interaction.
6. Create a pedestrian network that connects residents to employment and commercial centers, schools, and recreational facilities inside and outside the new community.
7. Create a community identity by preserving existing natural features (i.e., oak trees and drainage elements) and integrating those features into the development in a way that enhances the aesthetic and natural character of the community.
8. Provide parks, open space and trails as a focal point for the proposed community with a full range of active and passive recreational uses.

PROPOSED WORK: The applicant requests authorization to permanently fill 1.96 acres of waters of the U.S. to construct the Creekside Village Project. The project would

develop approximately 208.0 acres of land with a mix of residential (conventional and age-restricted) units, neighborhood parks, open space land uses, and off-site utility improvements. The project would develop approximately 114.8 acres of single family low-density residential development, 21.3-acres of single-family medium density residential development, three parks totaling 14.8 acres, 46.1 acres of open space preserves and buffers, and 10.8 acres of roadway. The project would result in the permanent loss of 0.73 acres of wetlands and 1.23 acres of stream channel previously determined by this office to be waters of the U.S.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The proposed project has been through numerous design iterations that have resulted in avoidance and minimization of potential adverse effects to waters of the U.S. Open space preserves and buffers were incorporated into the project design to protect and preserve on-site drainages and seasonal wetlands. The Open Space Buffer land use designation would encompass 36.2 acres of natural open space areas and hillsides located along the western, northern, and southern borders of the site, as well as along Royal Oaks Drive. To further reduce impacts to waters of the U.S., planned lots within the proposed project were replotted compared to earlier iterations of the project design.

The applicant has prepared a Mitigation, Monitoring, and Reporting Program (MMRP) that outlines a detailed set of mitigation measures that would be implemented throughout the lifetime of the project. Additionally, a stormwater pollution prevention plan (SWPPP) would be prepared and implemented. A qualified SWPPP practitioner would be responsible for construction monitoring to ensure that the provisions of the SWPPP are effectively enforced. The SWPPP would include best management practices for sediment and erosion control and water quality protection such as installing fiber rolls or silt fencing to prevent sediment from entering surface waters; conducting all major construction activities involving excavation and spoils haulage during the dry season, to the extent practicable; grading and stabilizing spoils sites to minimize erosion; properly cleaning and maintaining all construction machinery to prevent spills and leaks; and prohibiting refueling, storage, servicing, or maintenance of equipment within 100 feet of aquatic resources.

COMPENSATORY MITIGATION: The applicant offered the following The applicant proposes to obtain 1.96 floodplain wetland mosaic re-establishment credits from the Johnson-Cosumnes Mitigation Bank. Johnson-Cosumnes Mitigation Bank is not yet a USACE-approved mitigation bank; therefore, use of this proposed bank for compensatory mitigation is contingent upon its formal USACE approval and the subsequent authorization of credit releases prior to permit issuance.

CULTURAL RESOURCES: The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim

guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and records and the latest published version of the National Register of Historic Places and initially determines that:

Historic properties (i.e., properties listed in or eligible for inclusion in the National Register of Historic Places), are present within the Corps' permit area; moreover, the undertaking may have an adverse effect on these historic properties. The Corps will initiate consultation with the SHPO and/or THPO.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), Essential Fish Habitat Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect the proposed monarch butterfly (*Danaus plexippus*). No other federally listed or proposed species are expected to be present in the project area.

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

The Corps has determined the proposal would have no effect on any Essential Fish Habitat (EFH). No EFH has been identified at the project location. Therefore, no consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996 is required.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water quality certification or a waiver, as required under Section 401 of the Clean Water Act from the Central Valley Regional Water Quality Control Board is required for this project. The applicant has submitted a 401 water quality certification application to the Central Valley Regional Water Board.

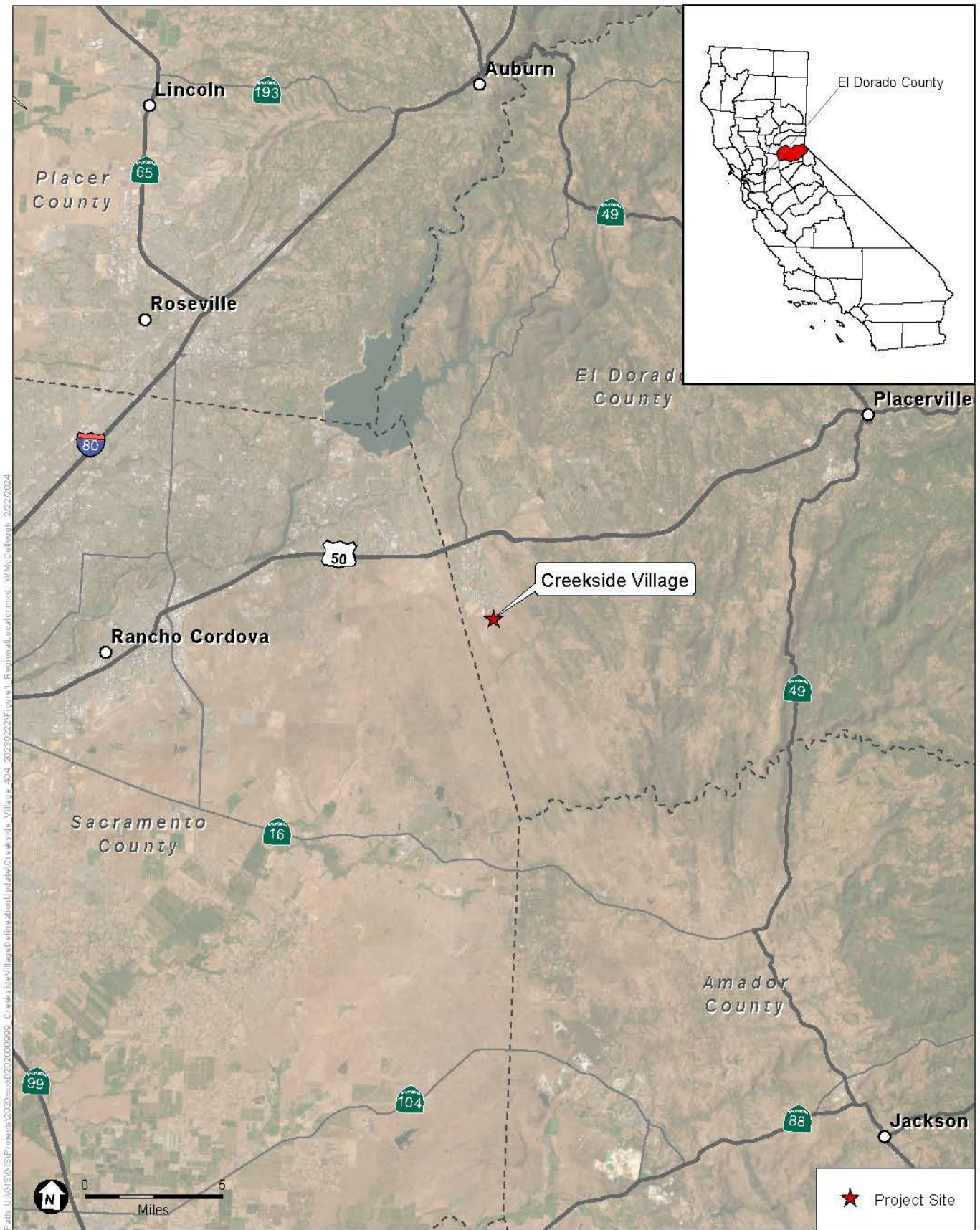
NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public's interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Sacramento District will receive written comments on the proposed work, as outlined above, until June 14, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Lauren Skube at lauren.m.skube@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Sacramento District, Attention: Lauren Skube, 1325 J Street, Room 860, Sacramento, California 95814-2922. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

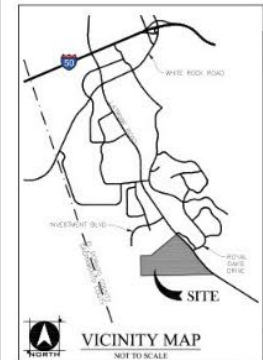


SOURCE: ESRI, 2023; Dermody Properties, 2020 ESA, 2024

Creekside Village

Figure 1
Regional Location

PLAN AREA PARCELS CREEKSIDE VILLAGE EL DORADO HILLS, CA



KEY FEATURES LEGEND:

- PROPERTY BOUNDARY
- CV-SFL SINGLE FAMILY - LOW DENSITY
- CV-SFM SINGLE FAMILY - MEDIUM DENSITY
- CV-P-PD PARK (PLANNED DEVELOPMENT)
- CV-P PARK
- CV-OS1 OPEN SPACE PRESERVE
- CV-OS2 OPEN SPACE BUFFER
- CV-OS3 MAJOR CIRCULATION

PLAN AREA PARCELS

ID	LAND USE	GROSS ACRES	DWELLING UNITS
1	CV-SFL	1.1	
2	CV-SFL	7.5	38
3	CV-P	4.7	
4	CV-P-PD	1.6	
5	CV-OS2	2.4	
6	CV-P	2.3	
7	CV-OS2	5.1	
8	CV-OS2	5.1	
9	CV-SFL	10.8	52
10	CV-P	4.4	
11	CV-SFM	9.4	47
12	CV-SFM	15.9	82
13	CV-OS2	1.4	
14	CV-SFL	10.5	46
15	CV-OS2	0.5	
16	CV-OS2	3.7	
17	CV-SFL	18.7	82
18	CV-OS2	4.0	
19	CV-OS2	6.7	
20	CV-SFL	6.7	
21	CV-OS2	0.1	
22	CV-OS2	1.2	
23	CV-OS2	0.7	
24	CV-OS2	0.3	
25	CV-OS1	4.2	
26	CV-SFL	6.0	47
27	CV-SFL	10.8	56
28	CV-OS1	1.7	
Subtotal		197.1	
Major Circulation		10.8	
Totals		207.9	729

PROJECT INFORMATION:

OWNER:
WINN RIDGE INVESTMENTS, LLC
610 UNIVERSITY AVENUE, SUITE 100
SACRAMENTO, CA 95825

APPLICANT:
WINN RIDGE INVESTMENTS, LLC
610 UNIVERSITY AVENUE, SUITE 100
SACRAMENTO, CA 95825

PLANNER/ENGINEER/SURVEYOR:
TSD ENGINEERING, INC.
710 ORCHARD DRIVE, SUITE 110
PULMONO, CA 95898
ALYN CANN, REGISTERED
PLANNING 00468070 - tsd-engineering.com

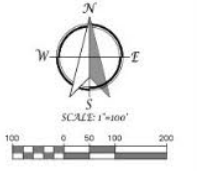
ASSIGNORS PARCEL NO.:
07-00-042
07-00-049
07-70-000

AREA:
307.3 ACRES

EXISTING ZONING:
RESEARCH AND DEVELOPMENT (RD)

PROPOSED ZONING:
RESIDENTIAL (RES)

NUMBER OF LOTS:
729



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SOURCE: TSD Engineering, Inc., 2026

Creekside Village

Figure 3
Enhanced Reduced Impact Alternative

