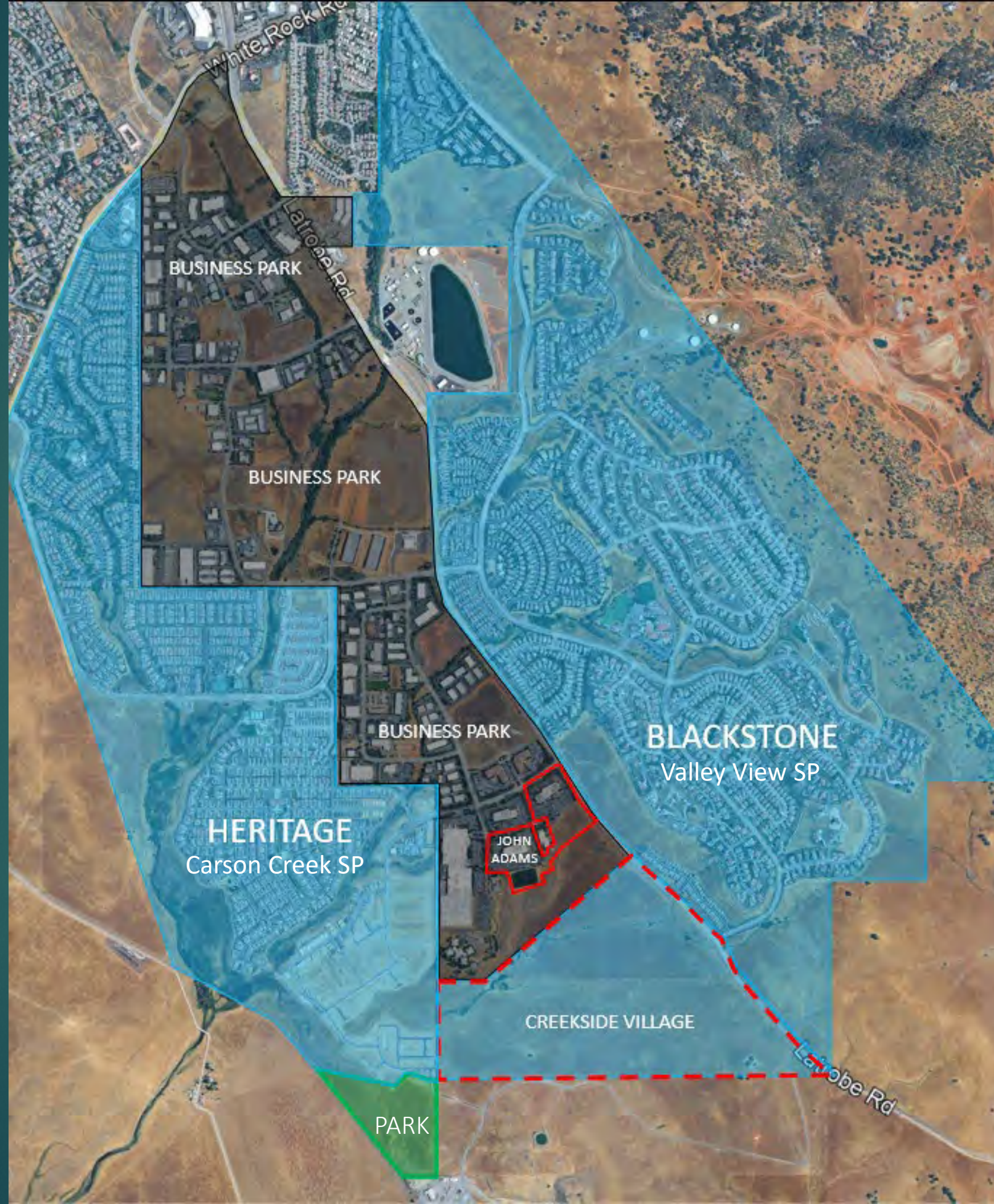


CREEKSIDE VILLAGE SPECIFIC PLAN



EL DORADO COUNTY PLANNING COMMISSION
NOVEMBER 12, 2025





Business Park History of Slow Absorption

- Why has the Business Park not built out?
- County recognized Business Park struggles in 2016
- Owners Association recognized over supply of land in 2018

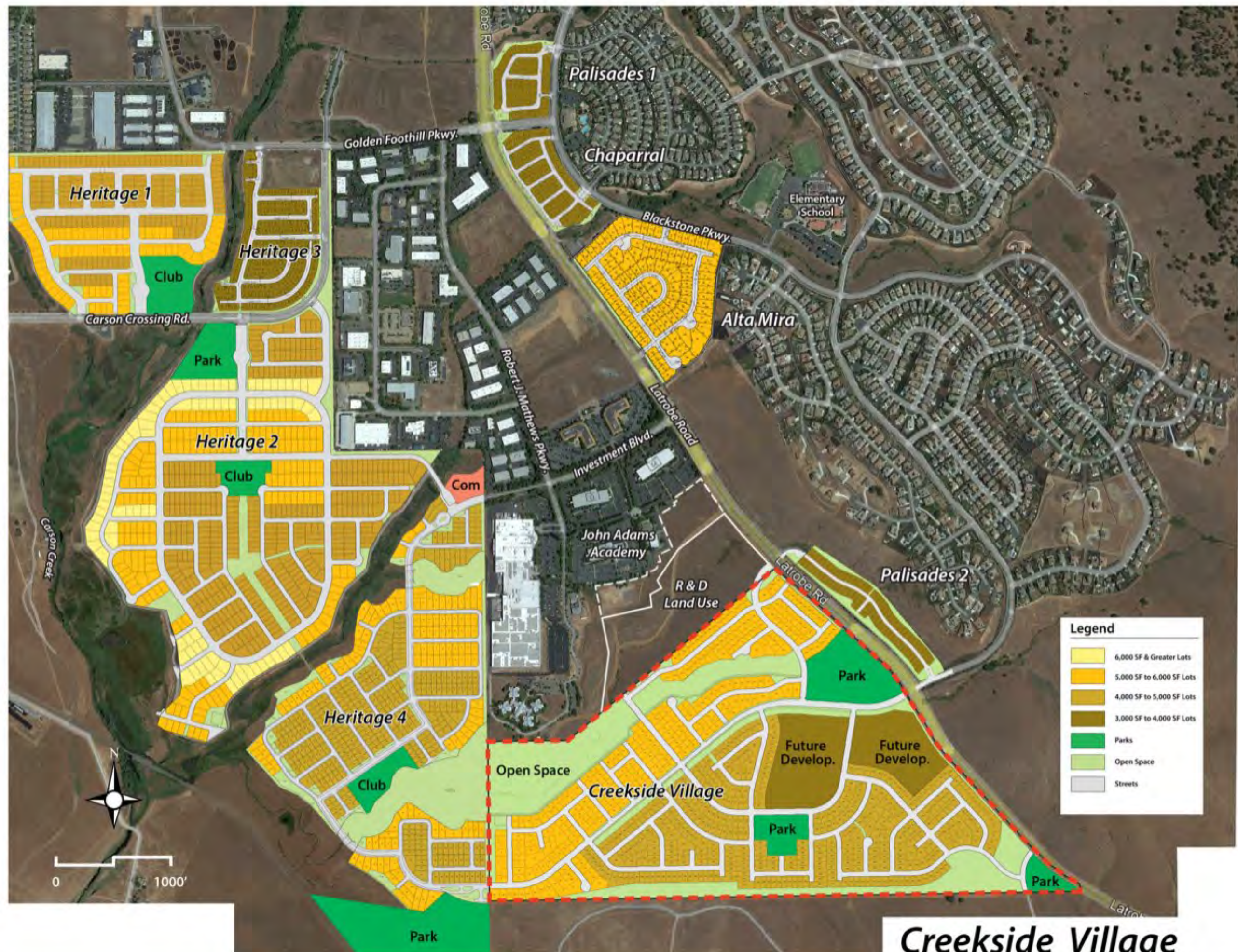
Why Housing?

- Addresses housing demand
- Provides mix of housing types
- Community integration with residential

Project References

(For purposes of presentation)

<u>Draft EIR Technical Name (Units)</u>		<u>Simplified Name</u>
Original Proposed Project (918)	=	Original Plan
Reduced Impact Alternative (763)	=	Preferred Plan



CVSP Preferred Plan Considerations

- School District Limited Capacity
- Local Traffic
- Impacts to Sensitive Resources

School District Constraints

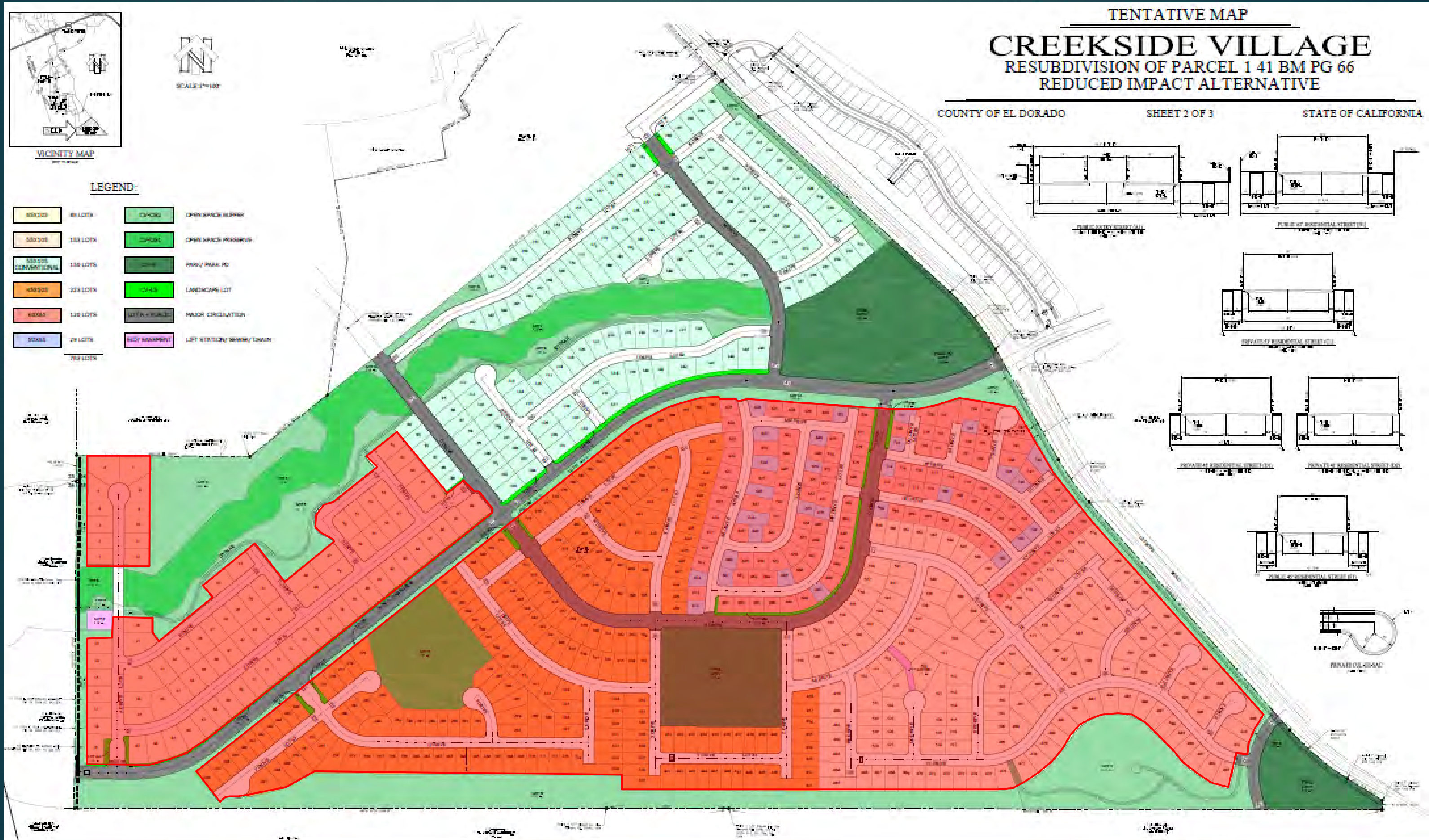
Latrobe Elementary (Grades TK-3)



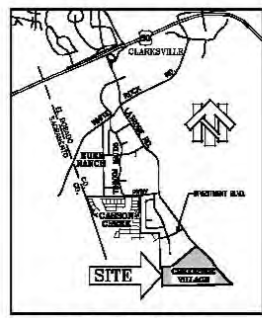
Millers Hill School (Grades 4-8)



Preferred Plan: Age-Restricted Villages (in red overlay)



Preferred Plan



VICINITY MAP
NOT TO SCALE



SCALE: 1"=100'

LEGEND:

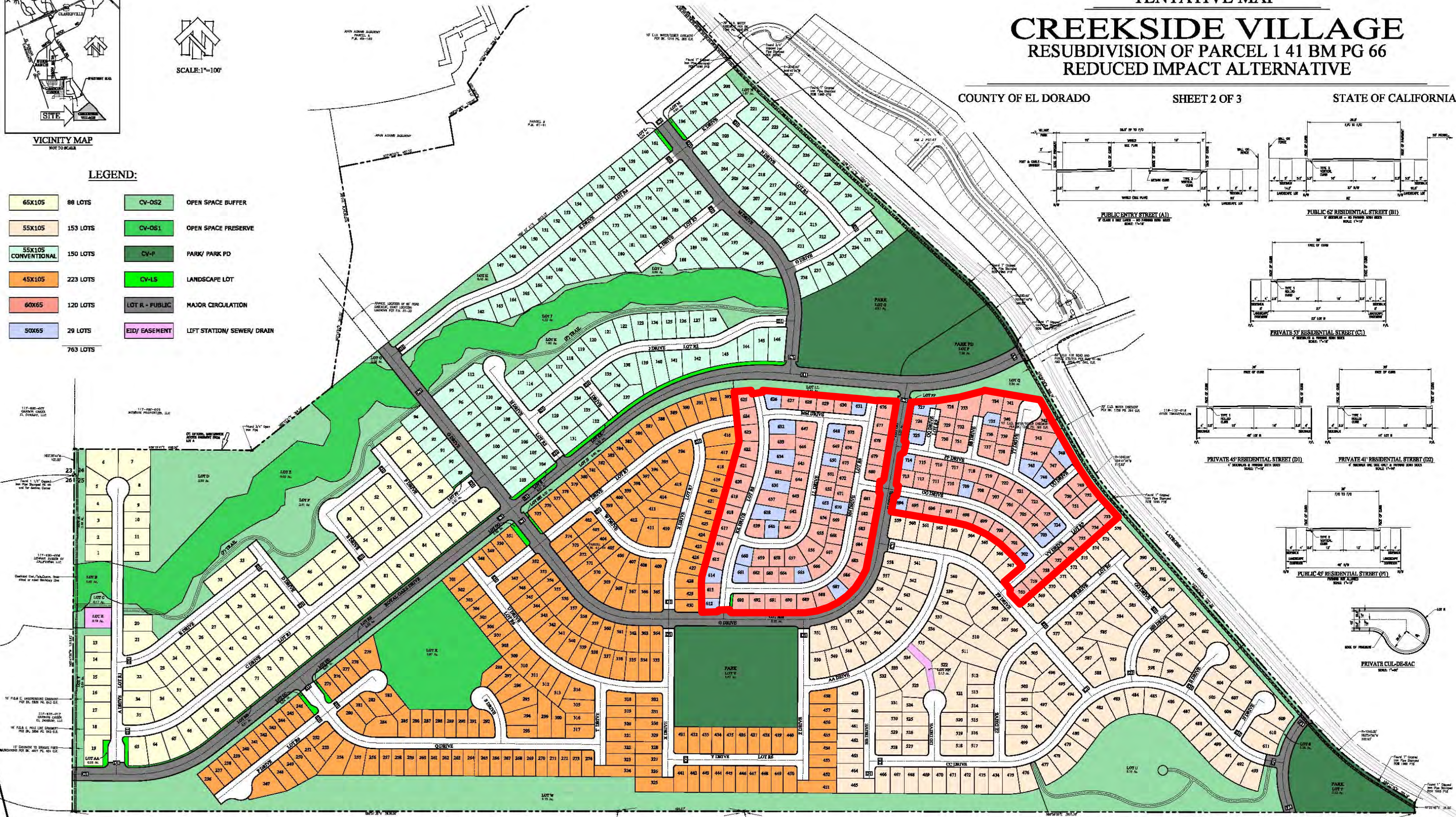
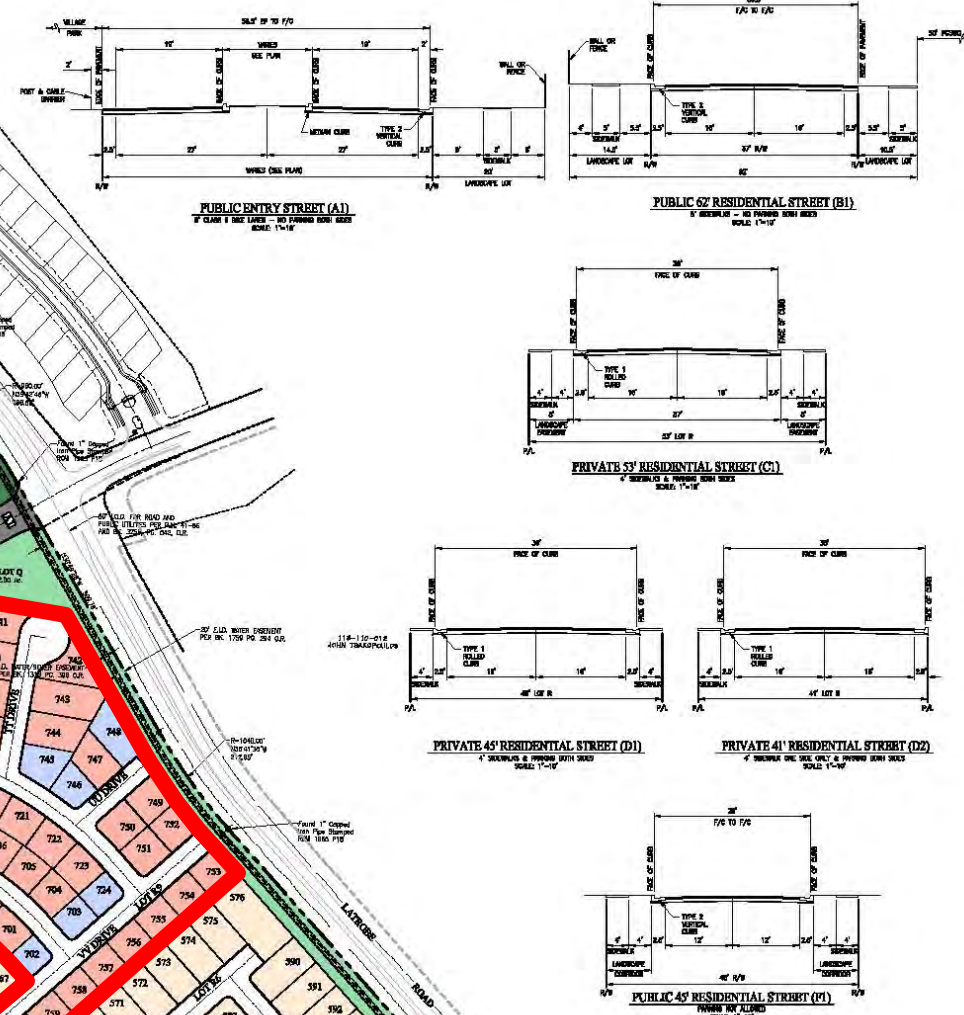
65X105	88 LOTS	CV-OS2	OPEN SPACE BUFFER
55X105	153 LOTS	CV-OS1	OPEN SPACE PRESERVE
55X105 CONVENTIONAL	150 LOTS	CV-P	PARK/ PARK PD
45X105	223 LOTS	CV-LS	LANDSCAPE LOT
60X65	120 LOTS	LOT R - PUBLIC	MAJOR CIRCULATION
50X65	29 LOTS	EID/ EASEMENT	LIFT STATION/ SEWER/ DRAIN
	763 LOTS		

TENTATIVE MAP CREEKSIDE VILLAGE RESUBDIVISION OF PARCEL 1 41 BM PG 66 REDUCED IMPACT ALTERNATIVE

COUNTY OF EL DORADO

SHEET 2 OF 3

STATE OF CALIFORNIA



Benefits of Active Adult Housing

- Significantly Lower Traffic
- Local Spending / Economy
- Lower Public Service Costs
- Diversify Housing Market

Connected System of Trails & Parks

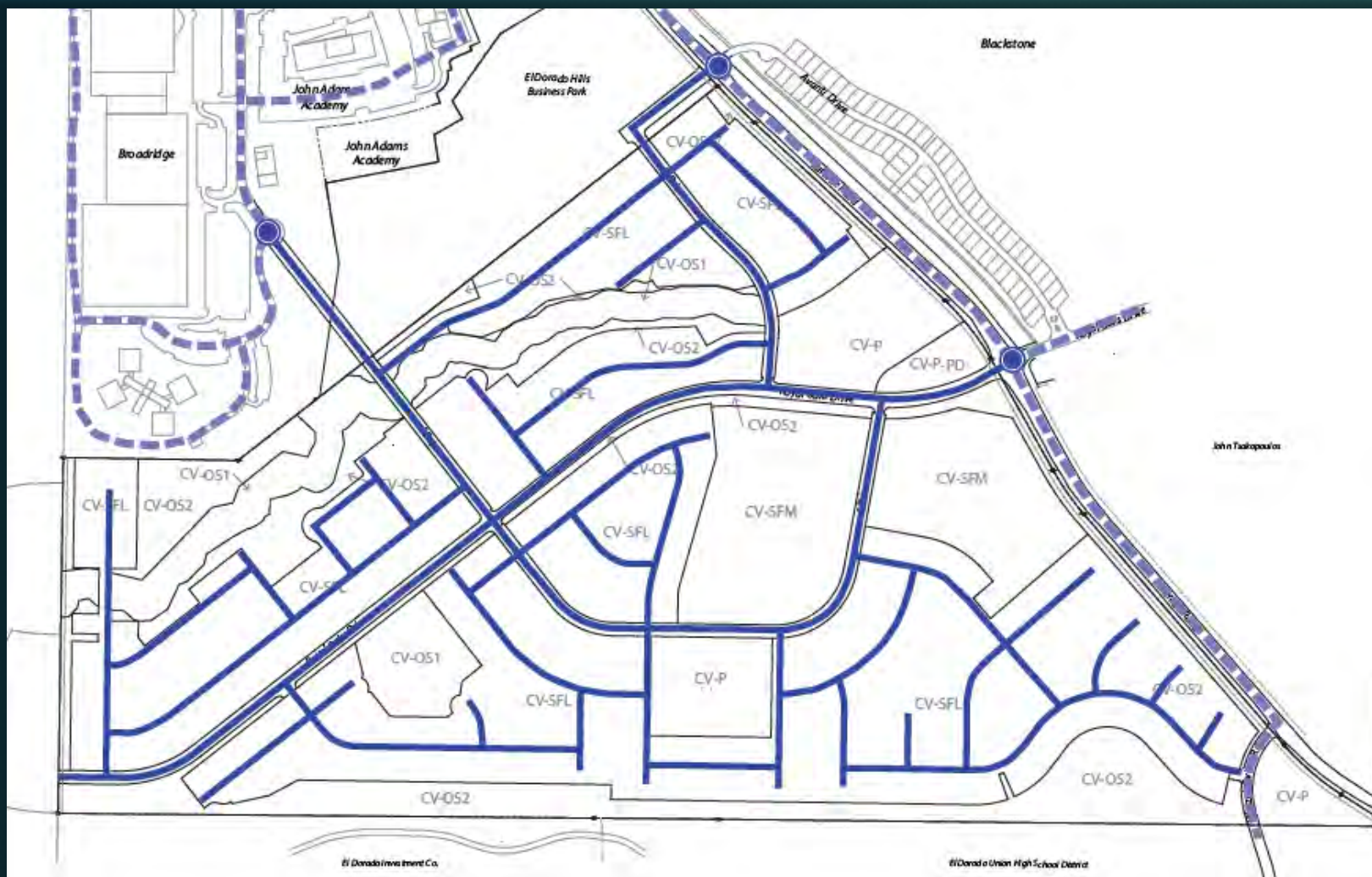


Attractive Amenities for Existing Residents



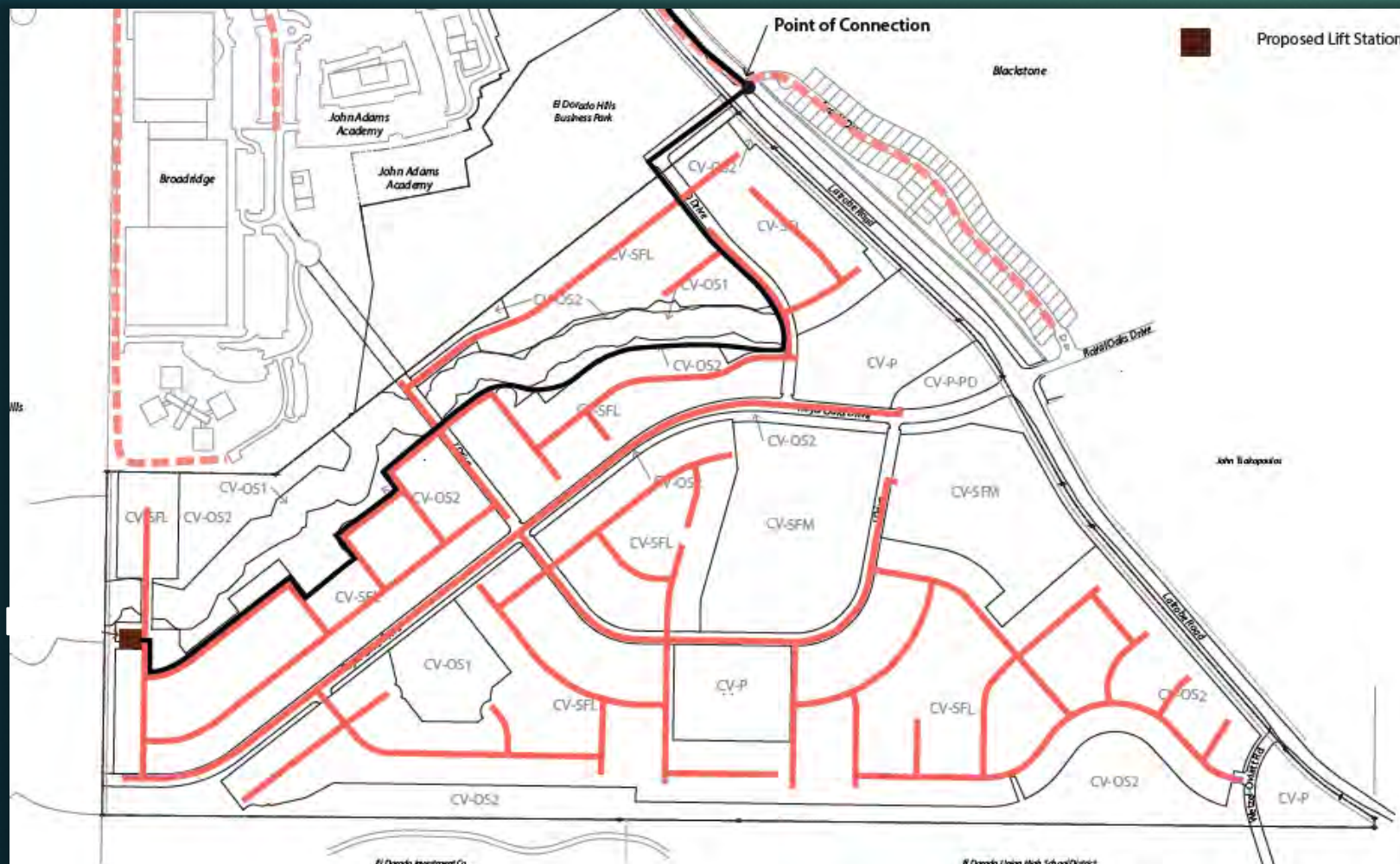
WATER

- EID confirmed existing water supply to serve the project
- R&D or Industrial uses 499 ac-ft/yr
- Original Project 918 homes use 475 ac-ft/yr
- Reduced Impact Alternative less homes (763) and Active Adult (less demand)



SEWER

- EID confirmed treatment capacity
- Project includes sewer lift station on-site
- Construction of Sewer Force Main to EID Plant



Significant Biological Resources Preserved



Preserved Natural Drainage



Preserved Natural Drainage



Planning Commission Questions From Informational Meeting

- Is the project consistent with the General Plan?
- Does the project have a development agreement?
- Will transit services be available to residents?

Outreach Efforts

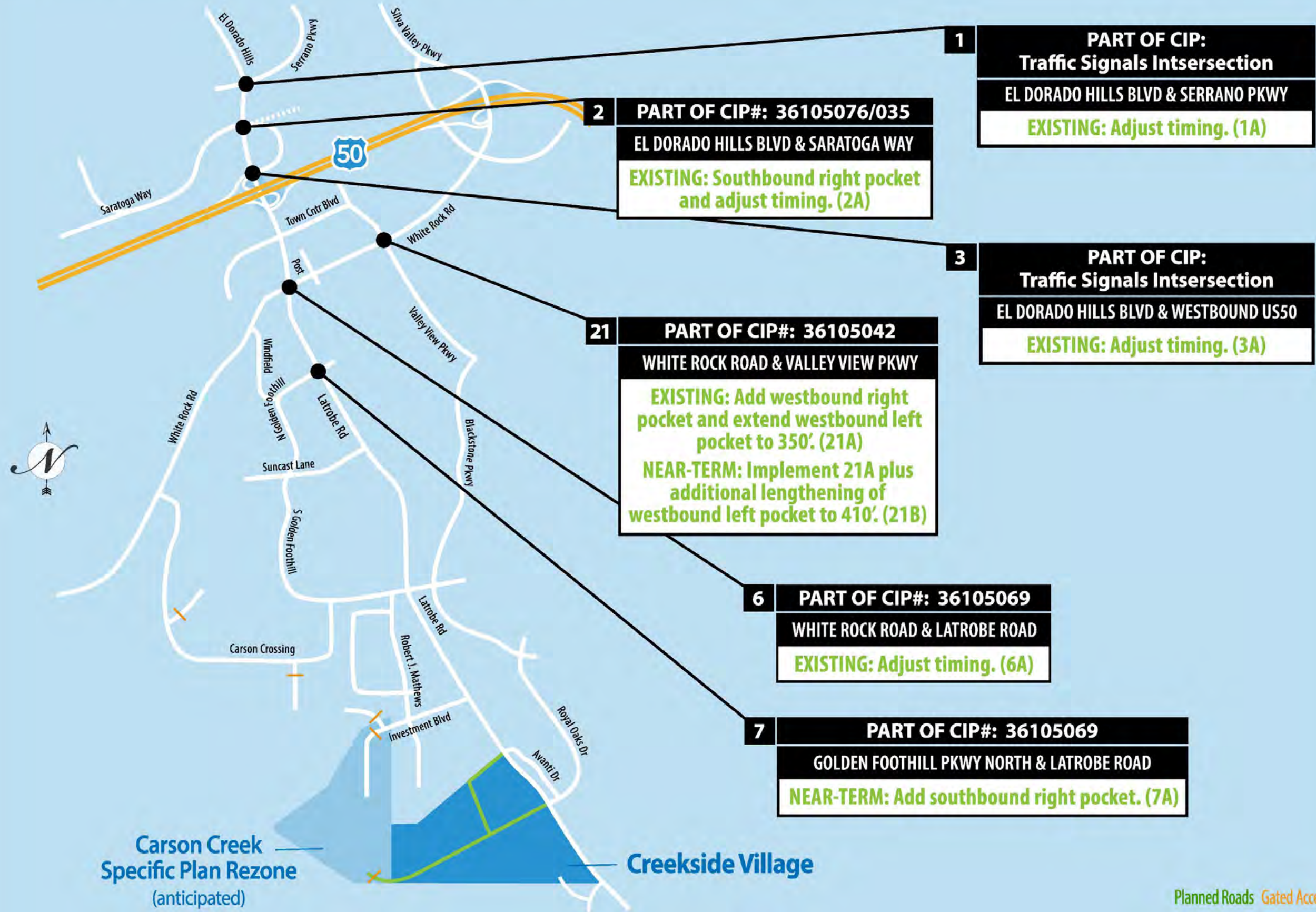
- **June 28, 2023** – Blackstone HOA
- **July 12, 2023** – Heritage HOA
- **July 18, 2023** – El Dorado Hills APAC
- **July 20, 2023** – EDH Business Park Board of Directors
- **July 21, 2023** – John Adams Academy
- **August 24, 2023** – El Dorado Hills Community Services District
- **September 20, 2023** – El Dorado Hills APAC
- **September 28, 2023** – El Dorado Hills Fire Department
- **October 3, 2023** – Biological Site Walk with members of the Blackstone HOA, Heritage HOA, and Citizens in Support of El Dorado Hills
- **December 1, 2023** – Tribal Cultural Resources Site Walk with County and Tribal Representatives
- **December 21, 2023** – El Dorado Hills Fire Department
- **January 3, 2024** – El Dorado Hills Fire Department
- **January 12, 2024** – Latrobe School District
- **February 9, 2024** – Tribal Cultural Resources Meeting with County and Tribal Representatives
- **March 15, 2024** – Tribal Cultural Resources Site Walk with County and Tribal Representatives
- **April 12, 2024** – El Dorado Hills APAC Transportation Sub-Committee
- **June 4, 2024** – El Dorado Hills APAC Environmental Sub-Committee
- **July 31, 2024** – Met w/ Tribal Representatives
- **October 22, 2024** – Met w/ Tribal Representatives
- **November 12, 2024** – Met w/ Tribal Representatives
- **December 6, 2024** – Site Walk with Tribal Representatives
- **January 8, 2025** – El Dorado Hills APAC
- **April 30, 2025** – El Dorado Hills APAC Transportation Sub-Committee
- **July 9, 2025** – El Dorado Hills APAC Presentation
- **September 10, 2025** – EDC PC Informational Meeting
- **October 22, 2025** – El Dorado Hills APAC Presentation
- **November 6, 2025** – Blackstone HOA
- **TBD** – Heritage Community Group



CREEKSIDE
— VILLAGE —

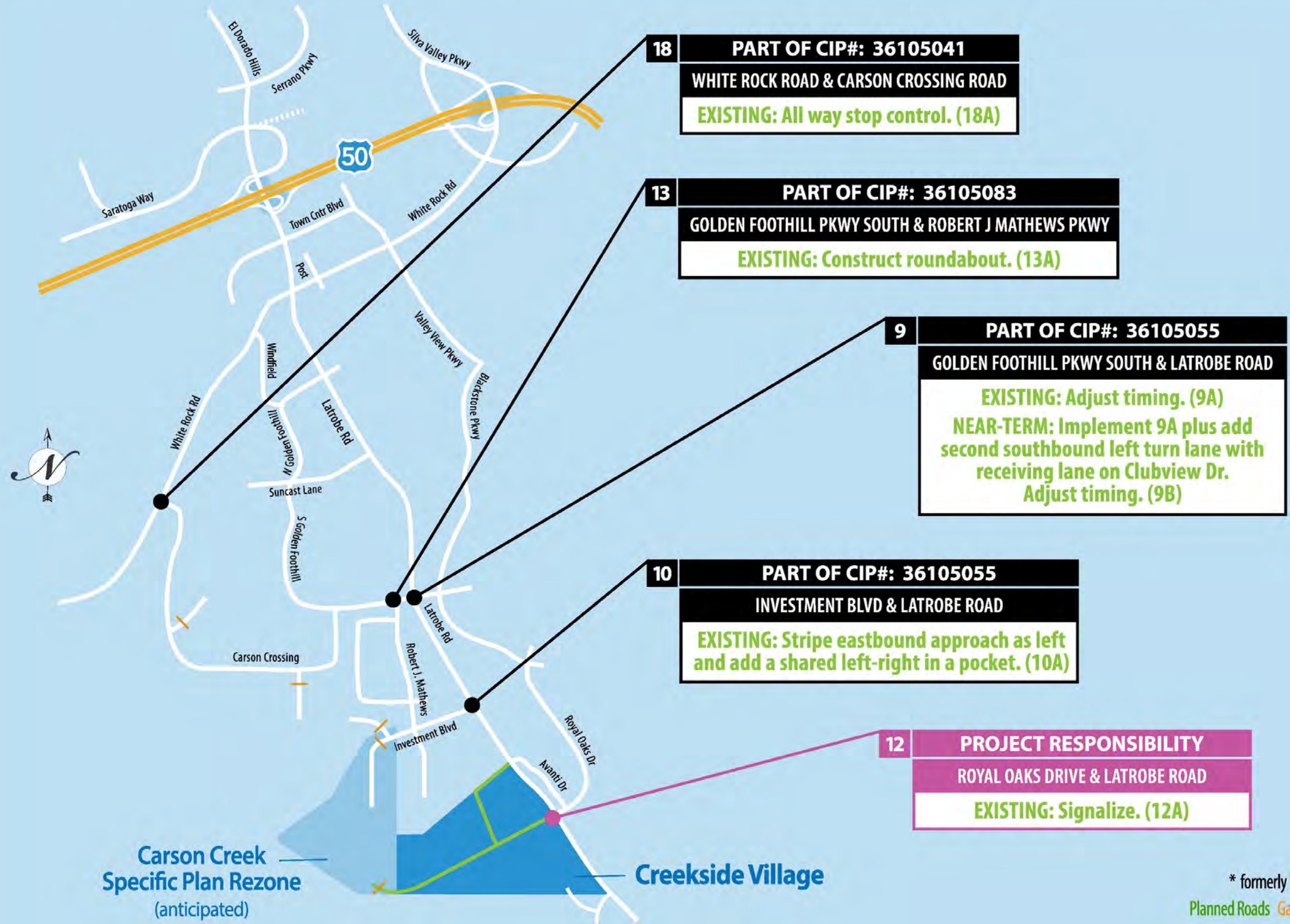
Questions?

Creekside Village REDUCED IMPACT IMPROVEMENTS (North of Suncast Lane)



Planned Roads Gated Access

Creekside Village REDUCED IMPACT IMPROVEMENTS (South of Suncast Lane)



* formerly 72 Latrobe
Planned Roads Gated Access