



Agenda Item #4 - Planning Commission Meeting 11/12/2025

From kminsley47@gmail.com <kminsley47@gmail.com>

Date Sun 11/9/2025 3:35 PM

To Planning Department <planning@edcgov.us>

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Dear Cameron Welch,

I'm writing to support the approval of the 4 subjects within the agenda item #4 of the 11/12/2025 Commission Meeting:

1. I am in favor of the proposed amendment to change the site from R&D to Adopted Plan.
2. I am in favor of rezoning the site from R&D to Creekside Specific Plan.
3. I am in favor of adopting the Creekside Village Reduced Impact Alternative plan.
4. I am in favor of approving the subdivision map for SFH lots.

A community of single-family homes is immensely preferable to any other options that R&D zoning allows. Winn Communities has mitigated my concern about increased traffic by apportioning the majority of homes to age-restricted. Having this lovely development, which includes SFH, will bring more families to this region where residents, including children and senior adults, can enjoy the picturesque beauty and serenity of El Dorado Hills.

I believe that the proposed Amazon mega-warehouse project in spring of 2023 on this parcel was, not only an extremely poor choice, but poorly handled as well. In the early stages of planning, County staff failed to properly identify any major fiscal benefits to the County. And, of course, the nearby residents would have been negatively impacted in so many obvious ways. I want to be assured that the County will not repeat any similar egregious proposal, therefore, I support the zoning change, as well as, the lovely residential project on the agenda. I would appreciate your consideration of my comments when evaluating this agenda item.

Respectfully,
Kimberly Insley
621 Idlewood Pl
El Dorado Hills, CA 95762

El Dorado Hills Area Planning Advisory Committee <https://edhapac.org>



"Non-Partisan Volunteers Planning Our Future Since 1981" 1021 Harvard Way, El Dorado Hills, CA 95762

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Saturday November 8, 2025

El Dorado County Planning Commission

2850 Fairlane Court, Placerville, CA 95667

ATTN: Clerk of the Planning Commission

RE: Creekside Village Specific Plan GPA20-0001 Z20-0005 SP20-0001 TM20-0002

Honorable Planning Commissioners,

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to offer the following Project Review Findings regarding the Creekside Village Specific Plan.

The project applicants have fostered a multi year open dialog with EDH APAC, with some initial consultations dating back to 2017/18. Additionally, the applicants have made numerous presentations at public EDH APAC meetings over as many years as their project has been refined to the current proposal before you. The applicants have also conducted several additional discussions, outreach, and feedback sessions with EDH APAC Standing Environmental and Transportation subcommittees. The applicant's commitment to public engagement, and the receptive nature of the discussions have led to a better proposed project for the El Dorado Hills community.

In the findings below "EDH APAC" refers to the EDH APAC Creekside Village Specific Plan review subcommittee.

El Dorado Hills Area Planning Advisory Committee (EDH APAC)

Project Review Findings and Conditional Support

Creekside Village Specific Plan (CVSP) – Reduced Impact Alternative (RIA)

Planning Commission Hearing Date: November 12–13, 2025

Finding: Conditional Support

1. Introduction

The **El Dorado Hills Area Planning Advisory Committee (EDH APAC)** is a volunteer, community-based organization formed in 1981 to review and provide public input on development projects within the El Dorado Hills area. EDH APAC's mission is to promote informed public participation and constructive feedback to County decision-makers regarding proposed land use and planning actions.

This report represents the Committee's independent review and findings regarding the **Creekside Village Specific Plan (CVSP)** project, based on analysis of the Final Environmental Impact Report (FEIR), Staff Report, Conditions of Approval (COAs), and other relevant County documentation.

2. Executive Summary

EDH APAC issues a finding of **Conditional Support** for the **Reduced Impact Alternative (RIA)** of the Creekside Village Specific Plan, as recommended by County Planning Staff.

This determination acknowledges the applicant's and County's collaboration since 2018, resulting in a substantially improved project that reduces environmental impacts and improves community compatibility.

The RIA, identified in the FEIR as the **Environmentally Superior Alternative**, achieves significant improvements by:

- Avoiding significant and unavoidable impacts to **Tribal Cultural Resources (TCRs)** and **Air Quality (Reactive Organic Gases – ROG)**;

- Reducing population and **Vehicle Miles Traveled (VMT)** by up to 57% relative to the base project; and
- Enhancing consistency with CEQA's objectives for environmentally responsible development.

Conditional Support is contingent upon adoption of strengthened **Conditions of Approval (COAs)** and a robust **Mitigation Monitoring and Reporting Program (MMRP)** ensuring enforceability, concurrency, and long-term maintenance of mitigation measures.

3. General Findings and Rationale

EDH APAC commends the County and project applicant for responsiveness to community and environmental concerns. The Reduced Impact Alternative (RIA) reflects a balanced approach to development that reduces intensity and preserves environmental and cultural resources.

Key findings:

1. The RIA avoids or substantially lessens major impacts identified in the Draft EIR, particularly for **Air Quality** and **Tribal Cultural Resources** (FEIR Sections 3.3 and 3.13).
 2. The RIA aligns with County General Plan policies for **transportation concurrency**, **public safety**, and **open space preservation**.
 3. The RIA advances CEQA's intent for environmentally superior outcomes through meaningful mitigation.
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4. Conditional Areas of Concern and Required COA/MMRP Revisions

A. Transportation and Concurrency (Traffic & Access)

Area of Concern	Basis (FEIR/Staff Report)	EDH APAC Suggested COA Revision / Contingency
Concurrency Timing for Signalization	FEIR Response to Comment G-6 acknowledges that intersection improvements (Latrobe Road/Royal Oaks Drive) may be implemented through the 10-year Capital Improvement Program (CIP), potentially deferring necessary safety measures.	COA Amendment Required: The Latrobe Road/Royal Oaks Drive intersection signalization and related capacity improvements shall be completed and operational prior to the issuance of the 200th residential building permit . Reliance solely on the CIP is insufficient to ensure concurrency.
Funding Mechanism and Scope	FEIR notes reliance on County Traffic Impact Fee (TIF) program for fair-share contributions (cite: 2811).	COA Revision: Require a Transportation Mitigation Payment Plan submitted to County DOT identifying funded off-site improvements and ensuring proportional participation consistent with the Traffic Impact Study (TIS) findings (COA #24).

B. Fire Safety and Wildfire Resilience (WUI Area)

Area of Concern	Basis (FEIR/Staff Report)	EDH APAC Suggested COA Revision / Contingency
Fuel Management Funding (WF-2)	FEIR and Fire Safe Plan assign long-term maintenance of the Wildfire Fuel Reduction Zone (WFRZ) to the HOA (WF-2, WF-7), but without a perpetual funding mechanism (cite: 3980, 4566).	COA Amendment Required: Establish a Landscape and Lighting Maintenance District (LMD) or Community Services Area (CSA) to fund and maintain the WFRZ and Emergency Vehicle Access (EVA) routes. Enforcement authority should rest with El Dorado Hills Fire Department (EDH Fire) .

Emergency Vehicle Access (EVA E)	Emergency access connection to the Business Park (EVA E) is critical for evacuation redundancy (COA #24d, Exhibit U).	COA Amendment Required: EVA E shall be constructed, inspected, and accepted by EDH Fire prior to first residential occupancy.
Inspection and Enforcement Authority	HOA-only enforcement limits public agency oversight (cite: 2898, 3981).	COA Revision: Grant EDH Fire direct authority to inspect and abate within the WFRZ, with costs recoverable from the maintenance district.

C. Tribal Cultural Resources (TCRs) and Open Space Protection

Area of Concern	Basis (FEIR/Staff Report)	EDH APAC Suggested COA Revision / Contingency
Perpetual Preservation of TCRs	RIA avoids most TCR impacts by preserving sites within Open Space (TCR-2, TCR-3).	COA Amendment Required: Record a permanent conservation easement over Open Space Preserve areas containing TCRs. The easement must be held by a qualified third party (e.g., land trust or County).
Monitoring Oversight and Compliance	FEIR Section 3.13 and MMRP assign monitoring roles to Tribal Monitors and County (cite: 4470, 4485).	COA Clarification: Require all ground disturbance to be monitored by certified Tribal Monitors (UAIC/Wilton) under County oversight. HOA/residents shall not assume compliance responsibility.

D. Environmental Oversight and Hydrology

Area of Concern	Basis (FEIR/Staff Report)	EDH APAC Suggested COA Revision / Contingency
Protection of Carson Creek Preserve	Hydrology/Water Quality MMRP (MM BIO-8, BIO-9) assigns maintenance to HOA (cite: 2678, 2714).	COA Amendment Required: Designate County DOT/Public Works as the annual inspection agency responsible for storm drain, bioswale, and pond maintenance impacting Carson Creek Preserve (cite: 2709, 3728).

Post-Fire Hazard Protocol	FEIR Mitigation Measure WF-6 (Post Fire Activities Plan).	COA Reinforcement: Confirm EDH Fire and County OES are lead agencies for all post-fire mitigation and re-entry assessment prior to residential return.
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E. Public Services and Local Governance

Area of Concern	Basis (FEIR/Staff Report)	EDH APAC Suggested COA Revision / Contingency
EDH CSD Annexation	Project located within EDH CSD Sphere of Influence (Staff Report Exhibit A).	New COA: Require the applicant to pursue annexation into EDH CSD to consolidate park, waste, and service responsibilities.
School District Enrollment	FEIR Section 5 estimates 99-student generation under RIA, mitigating Latrobe USD concerns.	Acknowledgment: Reduction represents a substantial community benefit supporting RIA approval.

5. Summary of Conditional Support

EDH APAC finds that the **Reduced Impact Alternative (RIA)** represents a substantially improved and environmentally responsible project compared to the base proposal.

Conditional Support is contingent upon:

- Full adoption of revised Conditions of Approval and MMRP provisions outlined herein;
 - Enforceable and perpetual funding mechanisms for all mitigation measures;
 - Concurrency of traffic and evacuation improvements with development phases; and
 - Oversight of environmental and safety resources by qualified public agencies.
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6. Formal Recommendation

The El Dorado Hills Area Planning Advisory Committee recommends that the **EI Dorado County Planning Commission** forward a recommendation to the **Board of Supervisors** to certify the Final Environmental Impact Report and approve the

Creekside Village Specific Plan – Reduced Impact Alternative (RIA), contingent upon full incorporation of the revised Conditions of Approval and MMRP provisions described herein.

7. Additional Concerns provided by El Dorado Hills Community members:

- **Evacuation Routes:**Community members have expressed concern about evacuation routes in the event of fire or emergency as Latrobe Rd will be a clear bottleneck. DOT has had discussions on “the road to the West”, but nothing is contemplated in the plan.
- **Royal Oaks Dr & Latrobe Rd Singalized Intersection:** It has been represented in the past that Lennar is responsible for the traffic signal at Royal Oaks (Carson Creek Heritage Project). Recent community discussions have suggested that the signalized intersection funding might be passing this requirement on to CSVSP.

Infrastructure funding requirements must remain with the project that generated the impact (e.g., Lennar's development) and obtained entitlements. EDH APAC believes this principle is essential if the obligation was established as a **condition of approval** based on the original traffic and infrastructure analysis for that specific project. Therefore, funding for the Royal Oaks Dr & Latrobe Rd signal should not be reassigned to the CSVSP project.

- **Alternative use of the RD zoning.** Community members in the area adjacent to the project have observed that with the CCSVSP 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 CCSVSP parcel. A frequent comment; “There is so much vacant space now in the existing RD zoned parcels. It is one of the most well thought out plans, and a developer who works with residents, values their input and incorporates their ideas. Unlike many other developers.”

8. Record References

- **FEIR Sections 3.3, 3.13, 5.0**
 - **FEIR Responses to Comments G-6, G-10, G-25, G-28, G-30, G-40, G-45, G-50**
 - **Mitigation Measures MM WF-2, WF-6, BIO-8, BIO-9, TCR-2, TCR-3**
 - **Staff Report Exhibits A, C, U (COA #15, #24, #29)**
 - **Transportation Impact Study (TIS)**
 - **Fire Safe Plan (FSP)**
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EDH APAC appreciates the opportunity to discuss, review, and provide findings on proposed development projects in El Dorado Hills.

Respectfully,

John Davey
Chair

El Dorado Hills Area Planning Advisory Committee
"Non-Partisan Volunteers Planning Our Future Since 1981"



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

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

Date Sun 11/9/2025 9:24 AM

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 1 attachment (321 KB)

EDH APAC Creekside Village Project Review Findings_Planning Commission Nov-12-2025_Hearing.pdf;

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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

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