

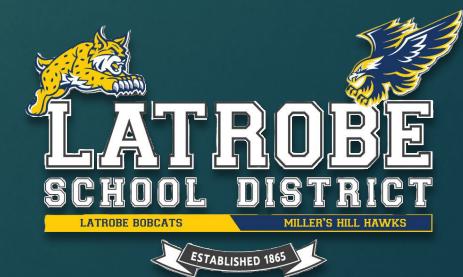
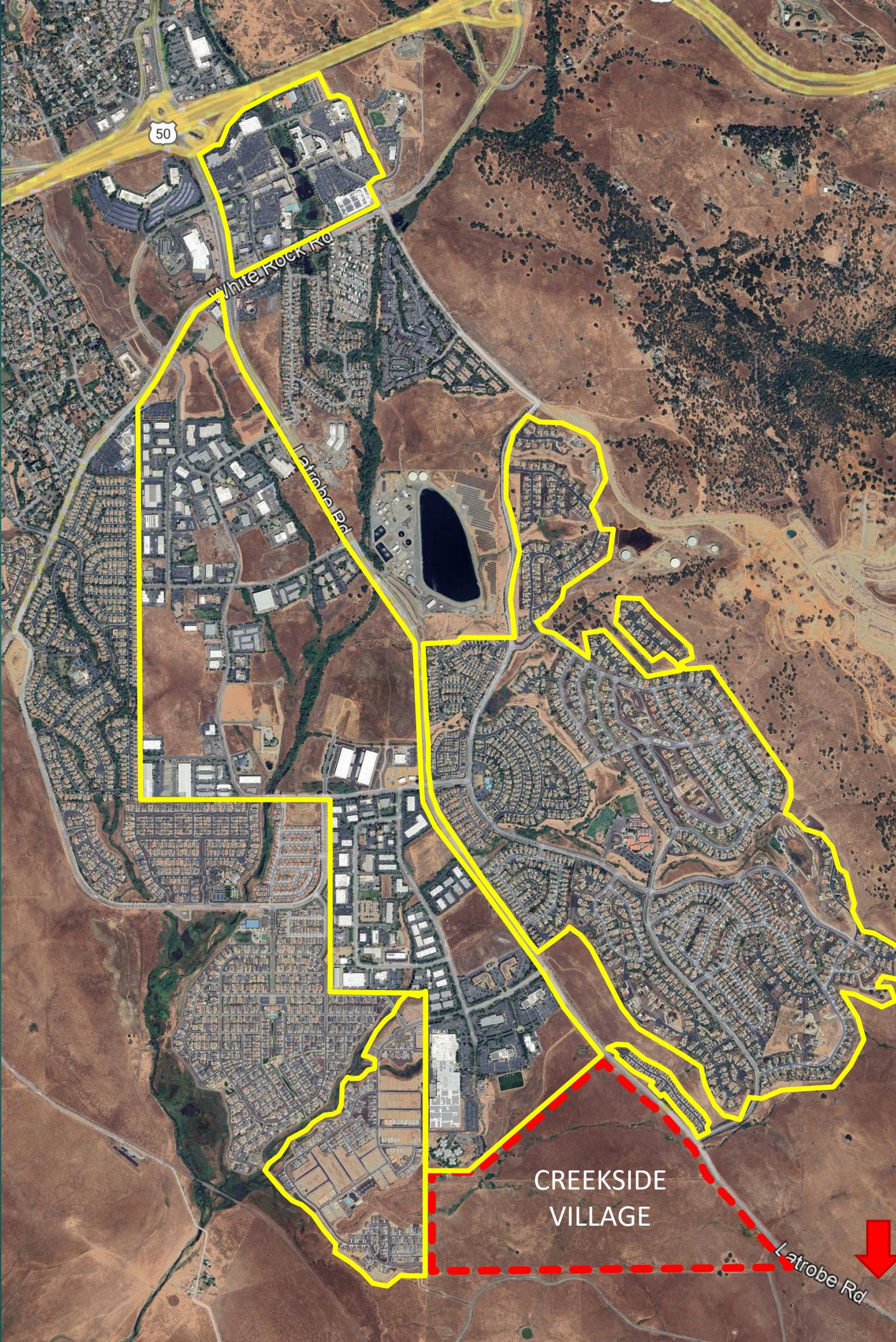
# CREEKSIDE VILLAGE SPECIFIC PLAN



CREEKSIDE  
— VILLAGE —

EL DORADO COUNTY BOARD OF SUPERVISORS  
JANUARY 27, 2026

- Heritage Carson Creek
- Blackstone Community
- Latrobe School District
- Business Park Owners
- Town Center



- El Dorado Hills APAC
- El Dorado Hills Chamber of Commerce

- Project Details
- Project Process
- Why Creekside is Good for the County
- Why Creekside is Good for the Community
- How Creekside Benefits Other Stakeholders

# Business Park & Site History

- Property Vacant for 44 Years
- Why has the Business Park Struggled?
- 2016 Board of Supervisors Recognizes Struggles
- Business Park Owners Re-Visioning
- Previous Owner De-Annexed Site 2018
- Winn Communities Purchased Property in 2018

# How Did We Get Here?

- Original Creekside submittal 2019
- Project Frontier 2022 to 2023
- Creekside re-initiated in July 2023



# Good for the County

- Good Planning
- Compatible Land Use
- Provides \$1M of Revenue Surplus to General Fund & Road Fund



# Good for Roadways

- HOA Maintains Projects Interior Roadways
- \$13M to County TIF program
- Yearly Surplus of \$290k to Road Fund
- Project Generates Significantly Less Traffic Especially During Peak Hours
- Royal Oaks at Latrobe Signalization & Traffic Improvements



## Good for the Business Park

- Potentially Developed by 2060's
- Experts Agree Park Oversized
- 92% of Business Park Owners Voted to De-annex in Favor of Housing
- Revisioning Designated Site for Housing
- More Customers for Existing Businesses in the Park





## Good for Local Businesses

- Significant Addition of Local Spending
- Strong Active Adult Income
- Steady Demand for Services
- Weekday Economic Activity & Commerce

## Good for Housing Market

- A House is a House
- Active Adult Buyers Free Up Local Homes
- Both Active Adult & Conventional
- Range of Housing Types



CREEKSIDE  
— VILLAGE —



## Good for Latrobe School District

- Direct Coordination Understanding Needs
- Preserves Existing Small School Culture
- Does Not Overburden Facilities
- Contributes to School Fees



## Good for Surrounding Communities

- Good for Homes in Blackstone
- Good for Homes in Heritage Carson Creek
- Multiple Outreach Meetings  
Positive Feedback
- Provides Certainty of Compatibility



# Good for Surrounding Communities

- No Rezone Stay R&D
- Flat 200+ Acre Site
- Potential Impacts



# Summary

- Good Planning / CEQA Process Template
- Generates \$1M Annually to General Fund
- Contributes \$13M to TIF Program
- Significantly Less Traffic than Alternatives
- Avoids Sensitive Resources
- Right Sizes the Business Park
- Leaves 250+ Acres for Development
- Residents that Support Local Businesses
- Increases Housing Supply / Diversifies Market
- Minimal Impact to Latrobe School District
- Parks, Trails & Open Space Amenities
- Listens to Community Input
- Eliminates Uncertainty of Land Use
- Minimizes Impacts to Adjacent Communities

# Public Outreach Effort

- **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 Subcommittee
- **June 4, 2024** – El Dorado Hills APAC Environmental Subcommittee
- **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 Subcommittee
- **July 9, 2025** – El Dorado Hills APAC Presentation
- **September 10, 2025** – EDC PC Informational Meeting
- **October 22, 2025** – El Dorado Hills APAC
- **October 30, 2025** – Heritage Community Group
- **November 6, 2025** – Blackstone Community Group
- **December 30, 2025** – Blackstone HOA
- **January 7, 2026** – Heritage Carson Creek Community
- **January 8, 2026** – El Dorado Hills Chamber GRC
- **January 21, 2026** – Blackstone HOA

# Supporters

- El Dorado County Planning Department  
(recommending approval)
- El Dorado County Chamber of Commerce
- El Dorado Hills APAC
- El Dorado Hills Business Park Owners
- El Dorado Hills Chamber of Commerce
- El Dorado Hills Town Center
- Blackstone Community Leadership
- Latrobe School District



CREEKSIDE  
— VILLAGE —

Questions?



## LEGEND:

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



