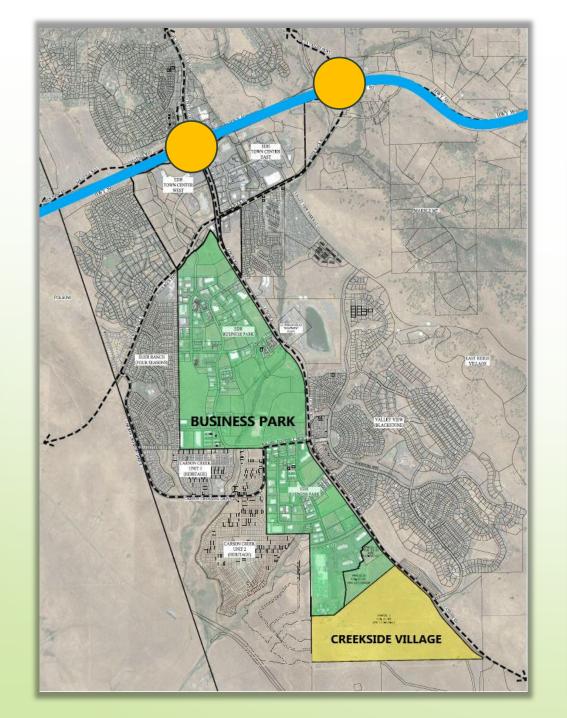# CREEKSIDE VILLAGE
# Project Initiation (J-6)



EL DORADO COUNTY BOARD OF SUPERVISORS

November 5, 2019

George Carpenter

WINN COMMUNITIES

- Successful communities throughout Sacramento Region including Folsom, El Dorado Hills & Cameron Park

- Recent successes include The Pavilion Memory Care and Bass Lake Hills

BUSINESS PARK

CREEKSIDE VILLAGE

CREEKSIDE VILLAGE

Entrance 4
Investment Blvd.

Latrobe Road

207 Acres

# BUSINESS PARK DE-ANNEXATION

- March 2018 - Business Park Vote to De-annex

- **78%** of Landowners Voted

- **92%** Voted In Favor Of De-annexation

- <u>WHY</u>?

  - Slow Absorption – Oversupply Of Land

  - High Vacancy Rates

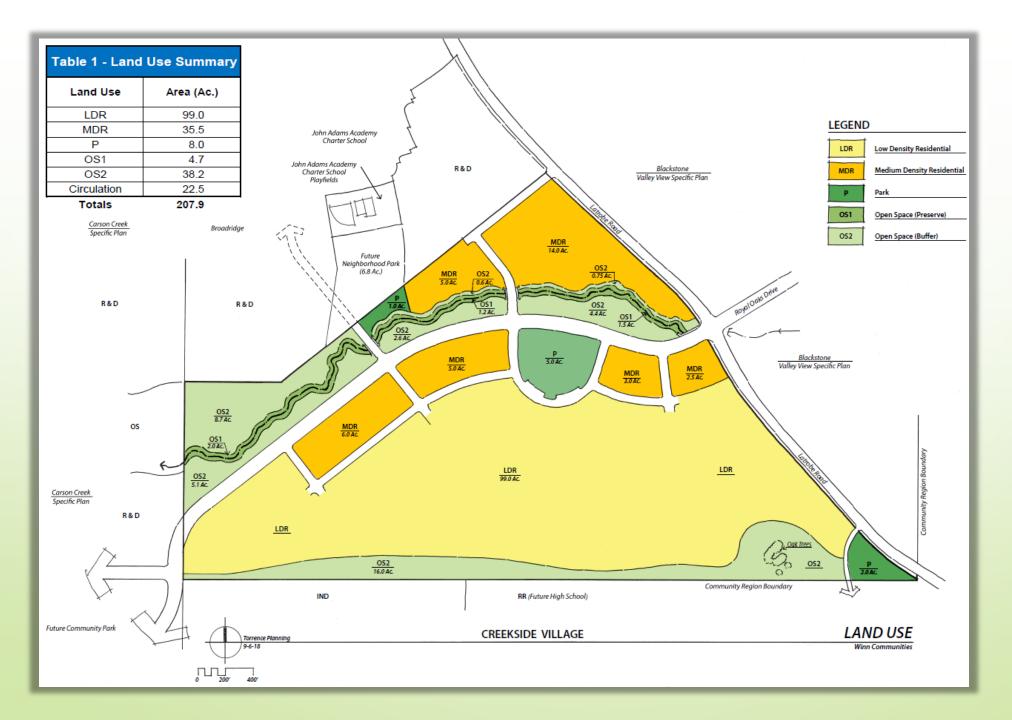  - Understood Winn's plans for de-annexed property

# SUITABILITY OF PROPOSED LAND PLAN

- Lack of housing for business park employees, other local businesses, young families and current residents wanting to downsize

- Housing not found in El Dorado Hills

- Flat site by EDH standards

- Limited environmental constraints

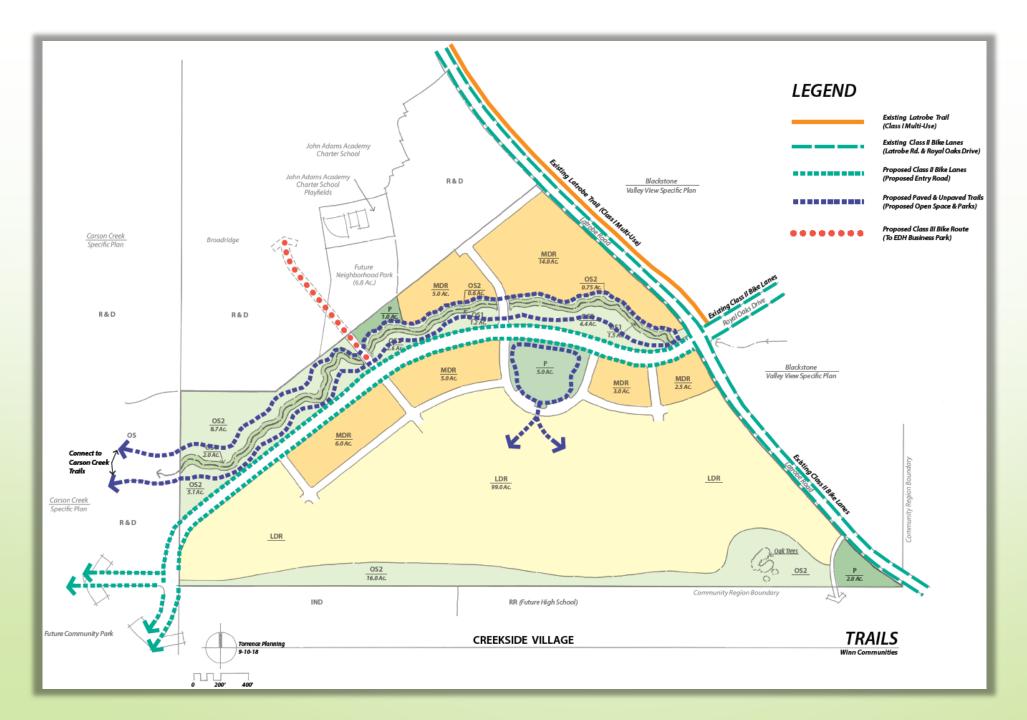- Opportunity to serve the missing middle

# PROPOSAL

- General Plan Amendment

- Specific Plan

- Tentative Subdivision Map

- Annexation to El Dorado Hills Community Services District
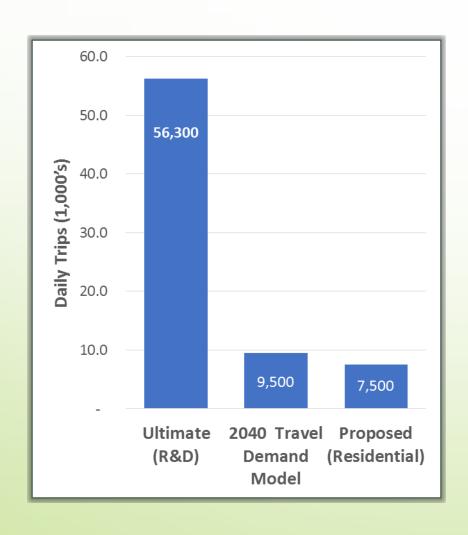
- Environmental Impact Report

## Table 1 - Land Use Summary

| Land Use | Area (Ac.) |
|----------|-----------|
| LDR | 99.0 |
| MDR | 35.5 |
| P | 8.0 |
| OS1 | 4.7 |
| OS2 | 38.2 |
| Circulation | 22.5 |
| **Totals** | **207.9** |

**LEGEND**

| | |
|---|---|
| LDR | Low Density Residential |
| MDR | Medium Density Residential |
| P | Park |
| OS1 | Open Space (Preserve) |
| OS2 | Open Space (Buffer) |

CREEKSIDE VILLAGE

CREEKSIDE VILLAGE

John Adams Academy Charter School

John Adams Academy Charter School Playfields

Carson Creek Specific Plan

Broadridge

Future Neighborhood Park (6.8 Ac.)

R & D

R & D

R & D

R & D

Blackstone Valley View Specific Plan

Latrobe Road

Royal Oaks Drive

Blackstone Valley View Specific Plan

MDR 14.0 Ac.

MDR 5.0 Ac.

OS2 0.6 Ac.

OS2 0.75 Ac.

P 1.0 Ac.

OS1 1.2 Ac.

OS2 4.4 Ac.

OS1 1.5 Ac.

OS2 2.6 Ac.

P 5.0 Ac.

MDR 5.0 Ac.

MDR 3.0 Ac.

MDR 2.5 Ac.

OS2 8.7 Ac.

OS

OS1 2.0 Ac.

MDR 6.0 Ac.

LDR 99.0 Ac.

LDR

OS2 5.1 Ac.

Carson Creek Specific Plan

R & D

LDR

Oak Trees

OS2

P 2.0 Ac.

Community Region Boundary

OS2 16.0 Ac.

Community Region Boundary

Future Community Park

IND

RR (Future High School)

Torrence Planning 9-6-18

0    200'    400'

LAND USE

Winn Communities

CREEKSIDE VILLAGE

TRAILS
Winn Communities

# PRELIMINARY TRAFFIC STUDY

- Reviewed 13 intersections, and US 50 segments in 2019 and 2029 plus project conditions

- Early Conclusions:

  - Significantly less traffic than what General Plan allows

  - No anticipated freeway level-of-service deficiencies

  - Potential for improved levels of service

  - Mitigation - Carson Crossing Rd/Golden Foothill Pkwy: all-way stop

- Full study in EIR to look at additional intersections and suggest appropriate mitigation measures

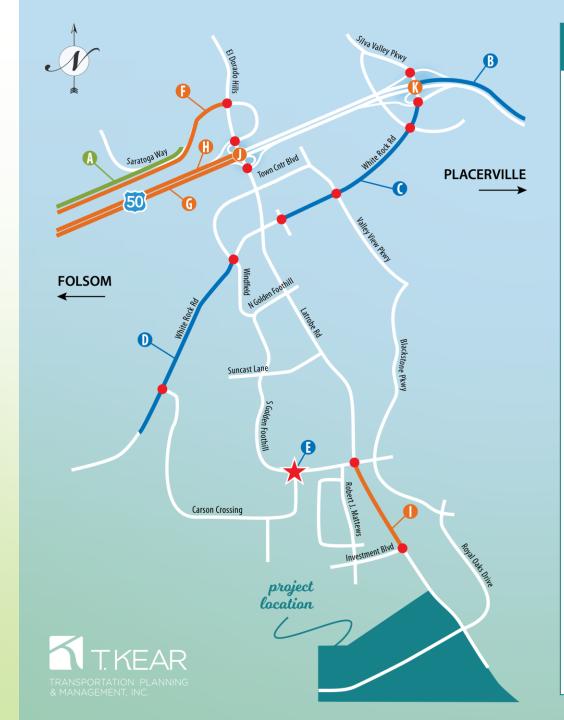# REDUCED CUMULATIVE TRIP GENERATION



Adopted General Plan
7,690 R&D Employees
5.0 million sf of building
56,289 Daily Trips

2040 Travel Demand Model
2,100 R&D Employees
1.37 million sf of building
9,515 Daily Trips

Proposed
~800 Homes,
No R&D Employment
7,552 Daily Trips

# Creekside Village
## WITH ADOPTED 2018 CIP PROJECTS SHOWN

### UNDER CONSTRUCTION

**A** 71324
**Saratoga Way Extension - Phase 1**
TIM Fee Zone 8
and Developer Advance
$15,478K

### FY 23/24 - 27/28 CONSTRUCTION

**B** 53117
**U.S. 50 Auxiliary Lane WB - Bass Lake Rd to Silva Valley Pkwy**
US 50 TIM Fee
$5.822K

**C** 72374
**White Rock Road Widening (2 to 4 lanes) - Post St to South of Silva Valley Pkwy**
TIM Fee Zone 8
$5,987K

**D** 72381
**White Rock Road Widening (2 to 4 lanes) - Windfield Way to Sacramento County Line**
TIM Fee Zone 8
$4,404K

**E** 66116
**Latrobe Connection**
TIM Fee Zone 8
$394K

### FY 28/29 - 37/38 CONSTRUCTION

**F** GP 147
**Saratoga Way Extension - Phase 2**
TIM Fee Zone 8
$3,311K

**G** 53125
**US 50 Auxiliary Lane Eastbound - El Dorado County Line to El Dorado Hills Blvd**
US 50 TIM Fee
$6,934K

**H** 53115
**US 50 Auxiliary Lane Westbound - El Dorado Hills Boulevard to Sacramento County Line**
US 50 TIM Fee/Blackstone
$5,976K

**I** 72
**Latrobe**
TIM Fee Zone 8
$8,355K

**J** 71323
**U.S. 50/El Dorado Hills Blvd Interchange Improvements - Phase 2B**
TIM Fee Zone 8
$9,196K

**K** 71345
**U.S. 50/ Silva Valley Pkwy Interchange - Phase 2 US 50 On Ramps and Auxiliary Lanes**
TIM Fee Zone 8
$8,156K

● **Intersections checked for not triggering CIP improvements**

★ **TIA will identify AWSC as condition of approval**

PLACERVILLE →
← FOLSOM

project location

T. KEAR
TRANSPORTATION PLANNING
& MANAGEMENT, INC.

CREEKSIDE VILLAGE

19-1559 F 12 of 16

# ANTICIPATED TRANSPORTATION BENEFITS

- Reduces cumulative trip generation

- Counter-commute trips help balance traffic flows and maybe improve levels of service along Latrobe Road and El Dorado Hills Blvd.

- Contributes over $20 million to TIM Fee program without necessitating an CIP expenditures through 2029

# CONSISTENT WITH J-6 CRITERIA

- Consistent with goal and objectives of general plan – analysis provided in our application

- Availability of infrastructure/services – met with agencies

- Meets all of the following goals and objectives:
  - Increases employment opportunities
  - Promotes housing of moderate income families
  - Opportunities to retain retail sales tax revenue
  - Protects/enhances agriculture and natural resource industries

# QUESTIONS?

# FOR MORE INFORMATION VISIT:

## [WWW.CREEKSIDEVILLAGE-EDH.COM](http://www.creeksidevillage-edh.com)