

Creekside Village Conceptual Review

**Pre-Application PA19-0001
Applicant: Winncrest Communities**

*November 5, 2019
Board of Supervisors*



Request

- Pre-Application File No. PA19-0001
- Conceptual Review per BOS Policy J6
 - Private development
 - General Plan Amendment, new Specific Plan, Specific Plan Amendment
 - Result in a residential density of 50 dwelling units or more
 - No entitlements; no formal actions
 - BOS feedback on project

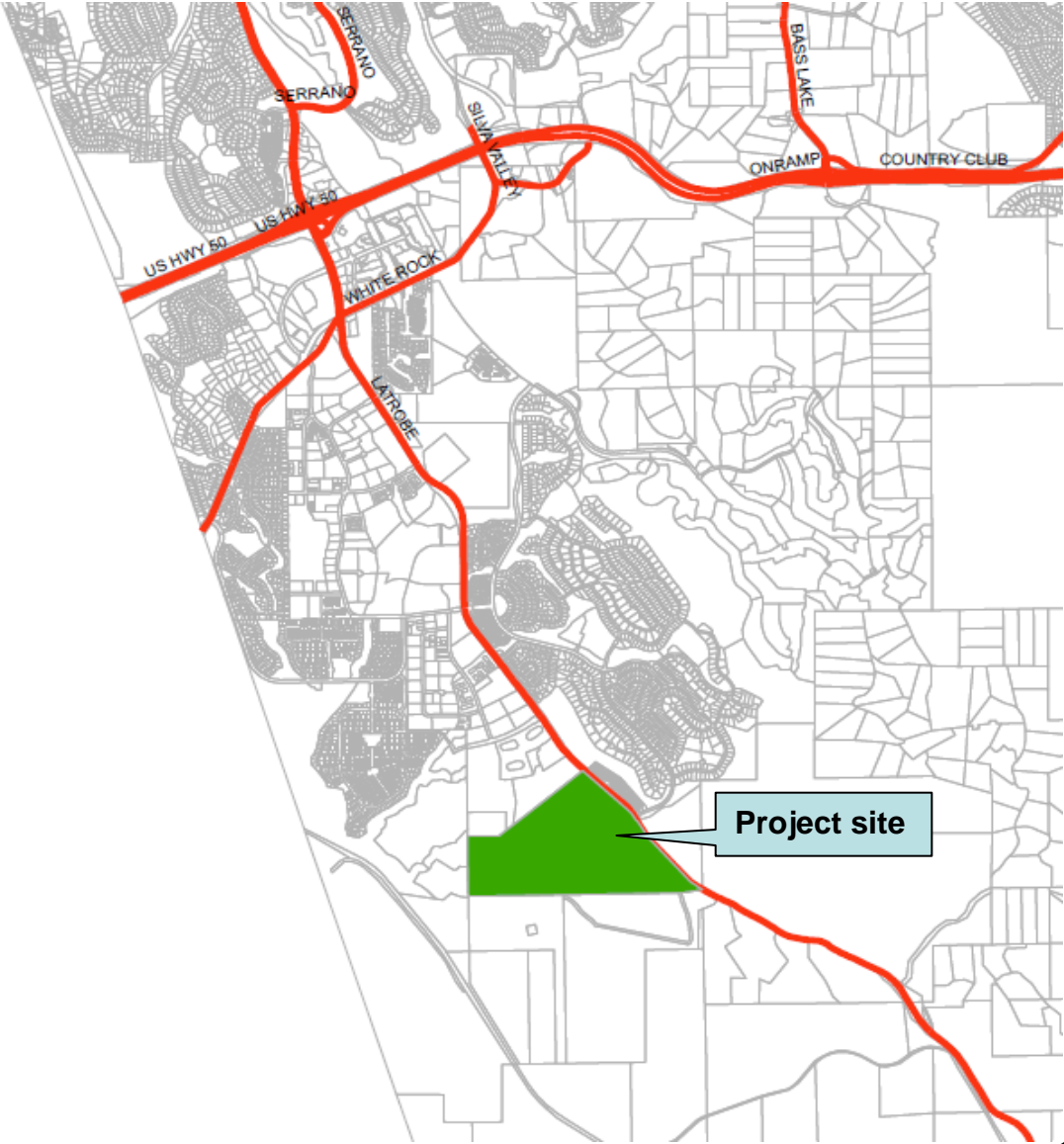


Conceptual Review Details

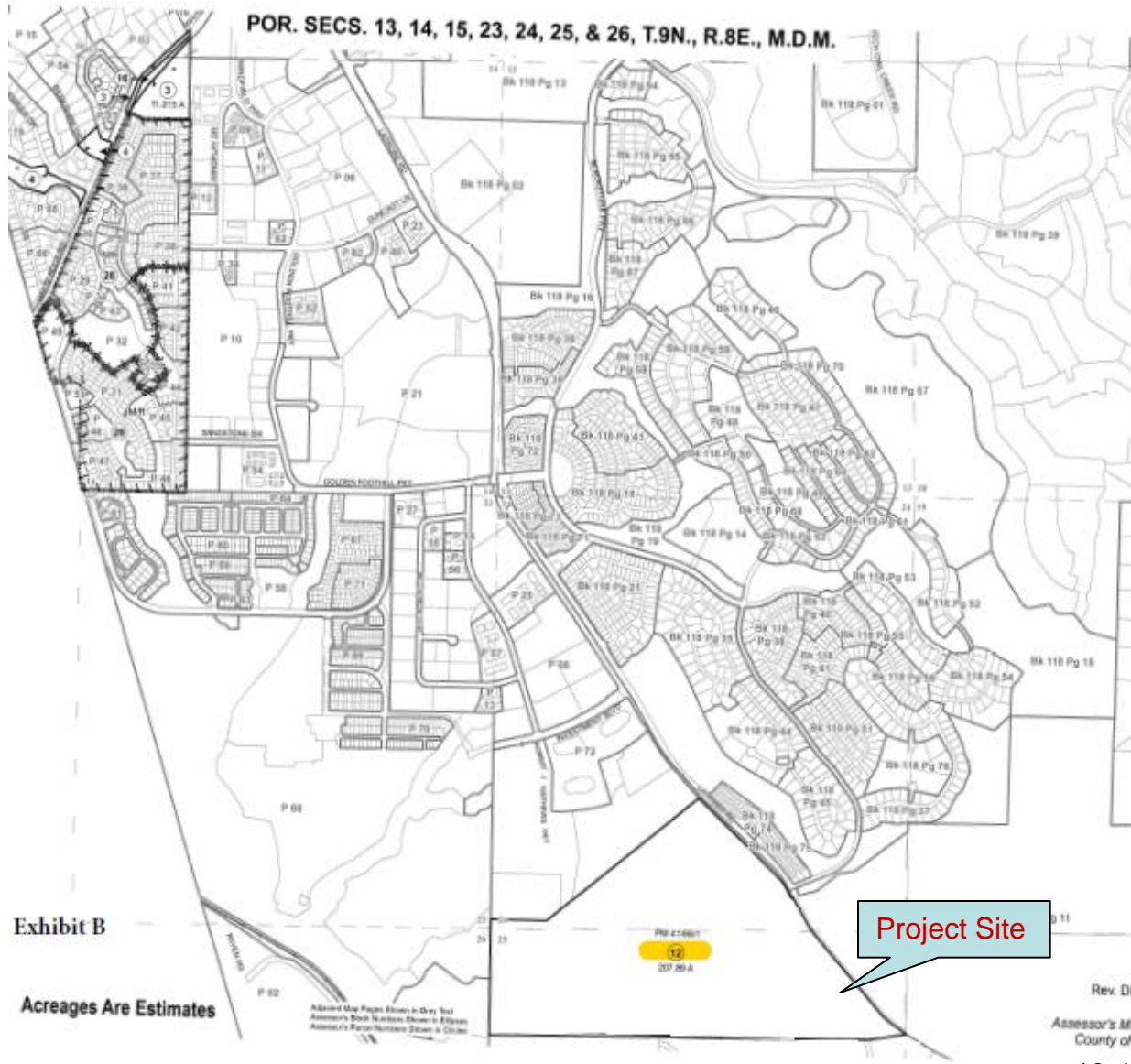
- Conceptual Review of:
 - Proposed Specific Plan (Creekside Village) in the El Dorado Hills area
 - 208-acre property de-annexed from El Dorado Hills Business Park Owners Association (2018)
 - Range of 700 to 900 medium-and low-density residential dwelling units



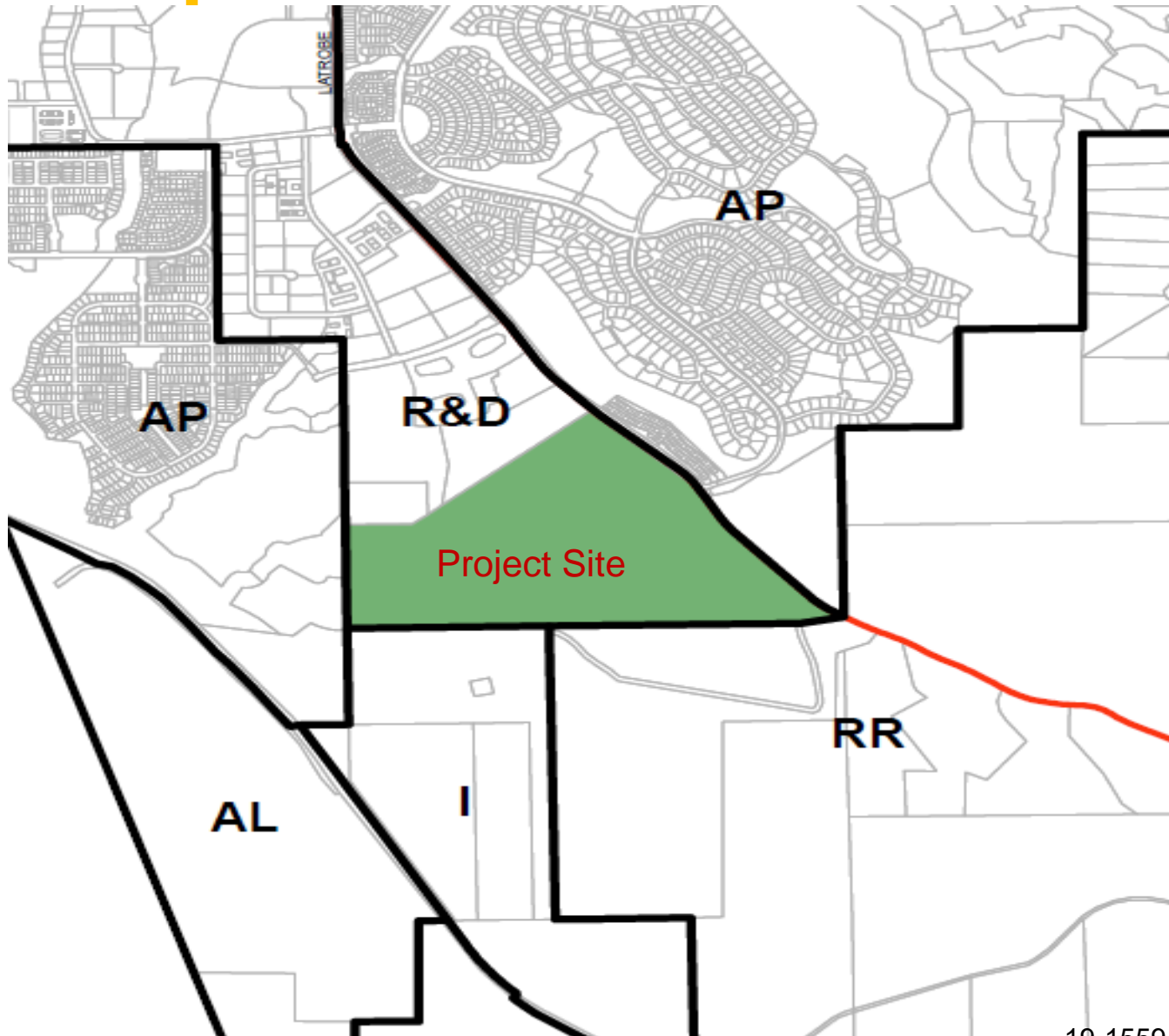
Conceptual Review- Location Map



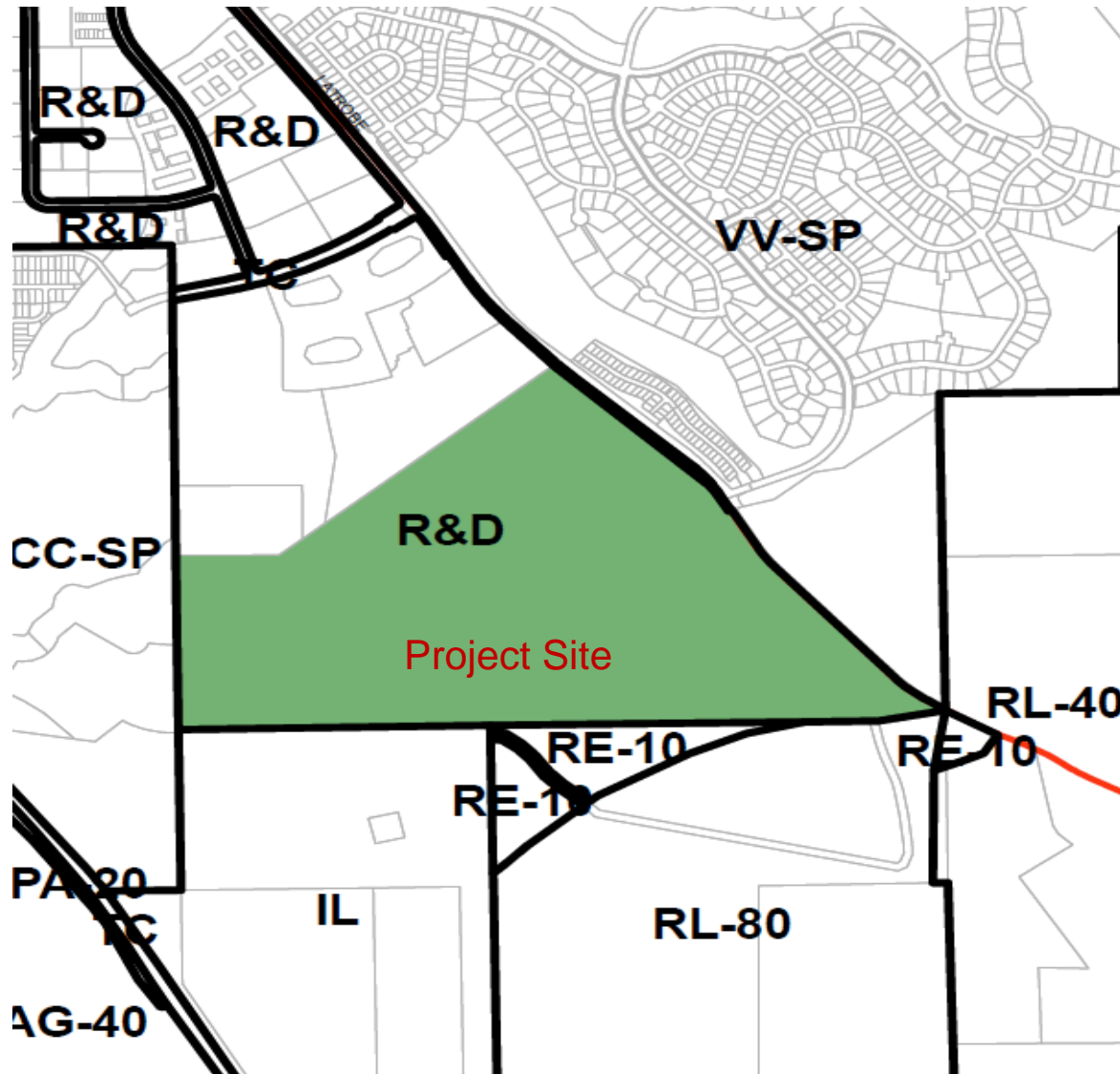
Conceptual Review- Assessor's Map



Conceptual Review- Land Use Map



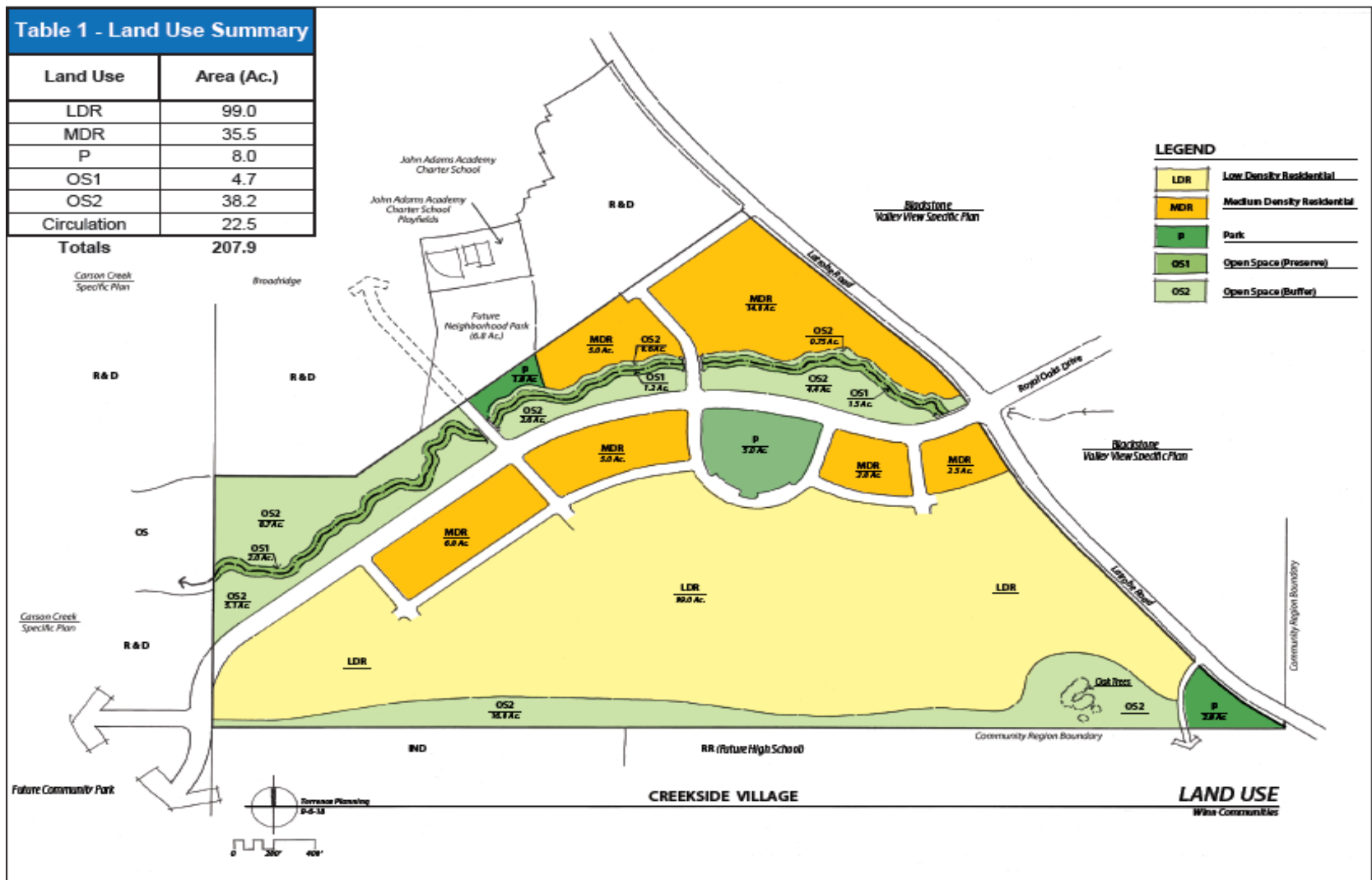
Conceptual Review- Zoning Map



Conceptual Review- Aerial Map



Conceptual Review- Preliminary Land Use Map



Analysis

- Potential Entitlements:
 - ✓ General Plan Amendment
 - ✓ Specific Plan
 - ✓ Planned Development
 - ✓ Tentative Maps
- Other supporting documents:
 - ✓ Environmental Impact Report (EIR)
 - ✓ Fiscal Impact Analysis
 - ✓ Public Facilities Financing Plan (PFFP)



Analysis

- Project is consistent with BOS Policy J6 Criteria, including:
 - ✓ Consistent with applicable General Plan policies
 - ✓ Utilize existing infrastructures
 - ✓ Range of housing density and type
 - ✓ Increase employment opportunities



Recommendation

- Find Conceptual Review for Creekside Village consistent with BOS Policy J6
- Provide Feedback to the applicant on the project

