

# Board of Supervisors Hearing

## Creekside Village Specific Plan

### Reduced Impact Alternative project

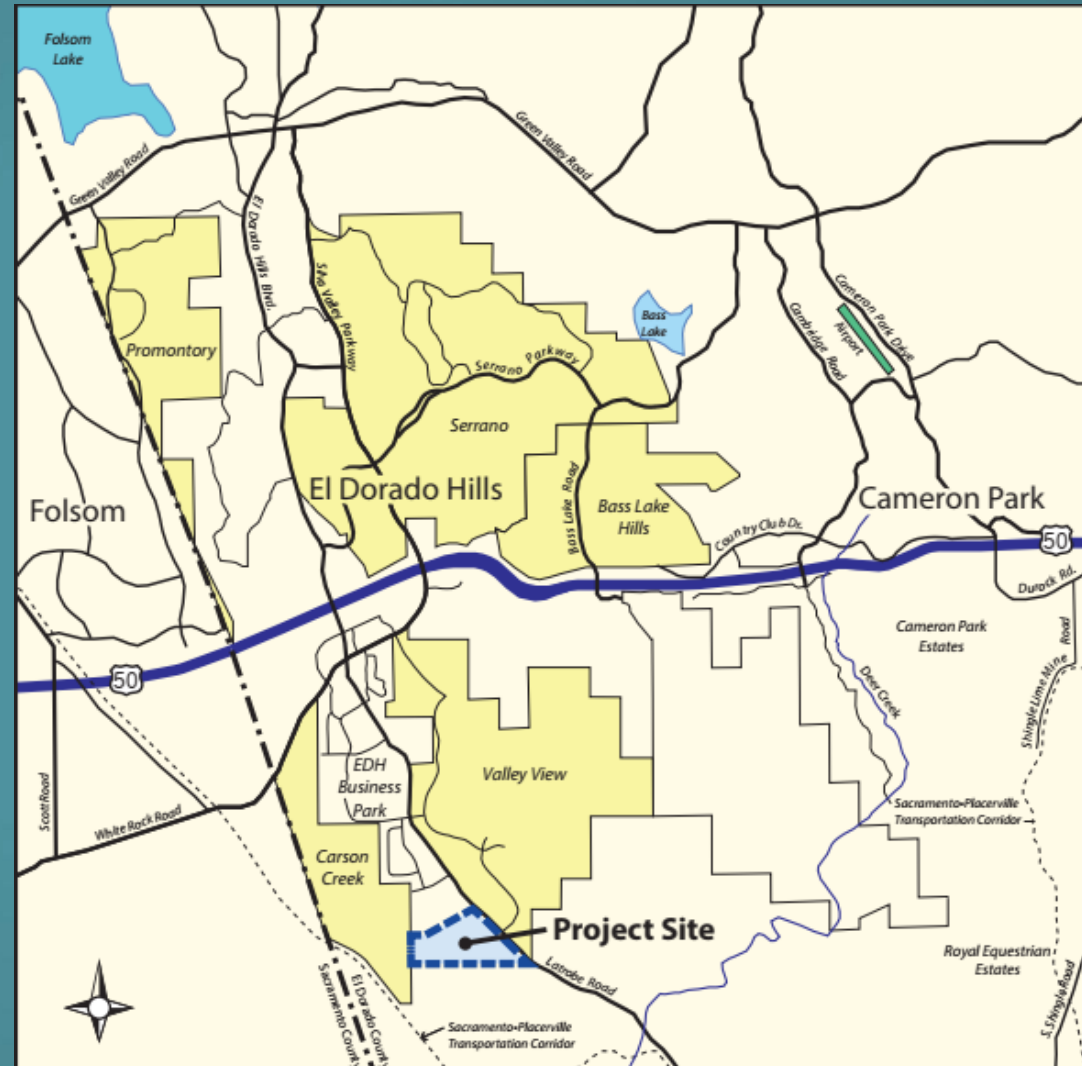
JANUARY 27, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



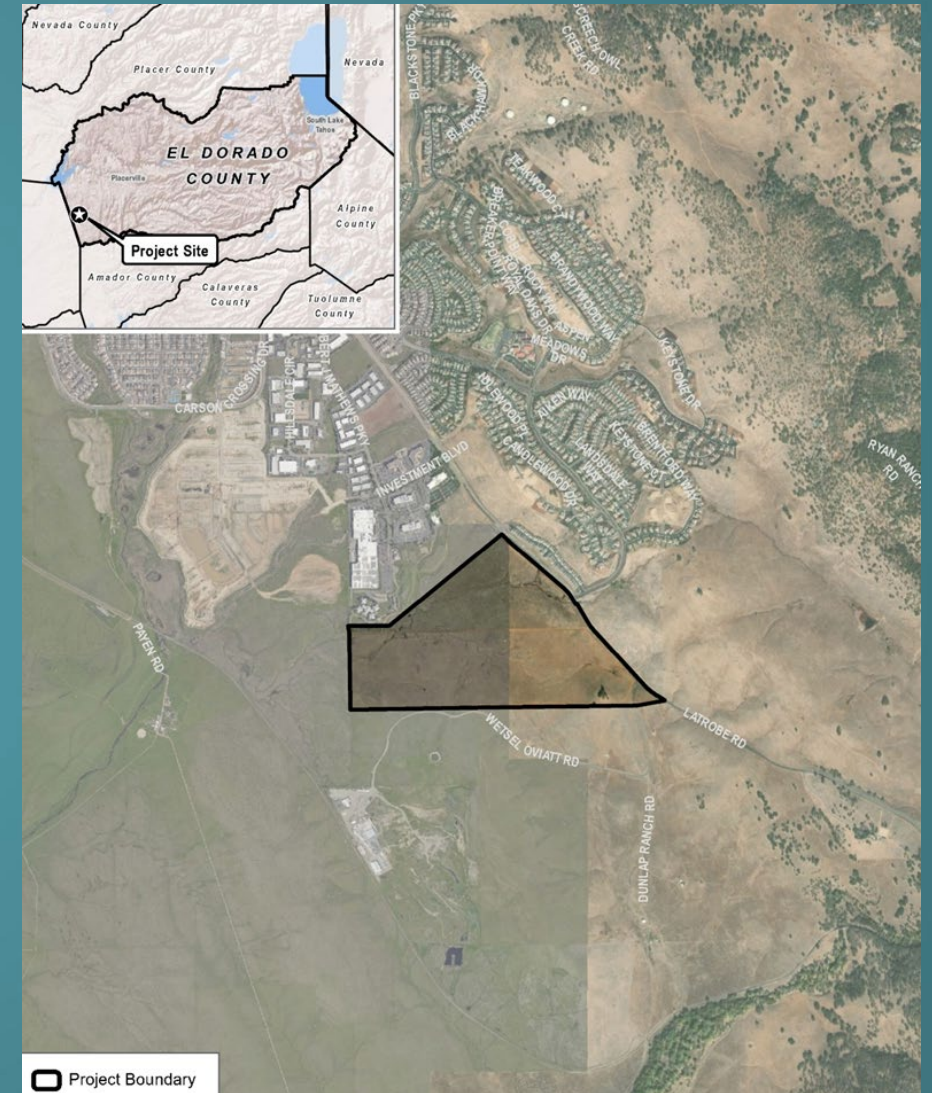
# Project Location

- 3 miles south of U.S. Highway 50
- Carson Creek Specific Plan is to the west, Valley View Specific Plan is to the east.
- EDH Business Park is to the north.



# Creekside Village Specific Plan Area

- 208-acre vacant project site.
- The project site consists of Assessor's Parcel Number (APN) 117-010-032 and a portion of APN 117-720-012.
- Site consists of undeveloped rolling annual grasslands and has historically been used for grazing.





# Existing Site Conditions

- De-annexed from the El Dorado Hills Business Park in 2018;
- Carson Creek Specific Plan is to the west, Valley View Specific Plan is to the east.



# Proposed Creekside Village Specific Plan Reduced Impact Alternative Project

- Certify the Final Environmental Impact Report and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program;
- General Plan Amendment to change the site from Research & Development (R&D) to Adopted Plan (AP);
- Rezone of the site from R&D to Specific Plan (SP);
- Adoption of the Creekside Village Specific Plan - Reduced Impact Alternative (CVSP-RIA) for development of approximately 208 acres of land with a mix of residential (maximum 763 dwelling units), parks, optional neighborhood commercial, and open space land uses;
- Approval of a Tentative Subdivision Map for individual dwelling units within the CVSP-RIA.
- Approval of the project Fiscal Impact Analysis (FIA)
- Adoption of the project Public Facilities Financing Plan (PFFP)

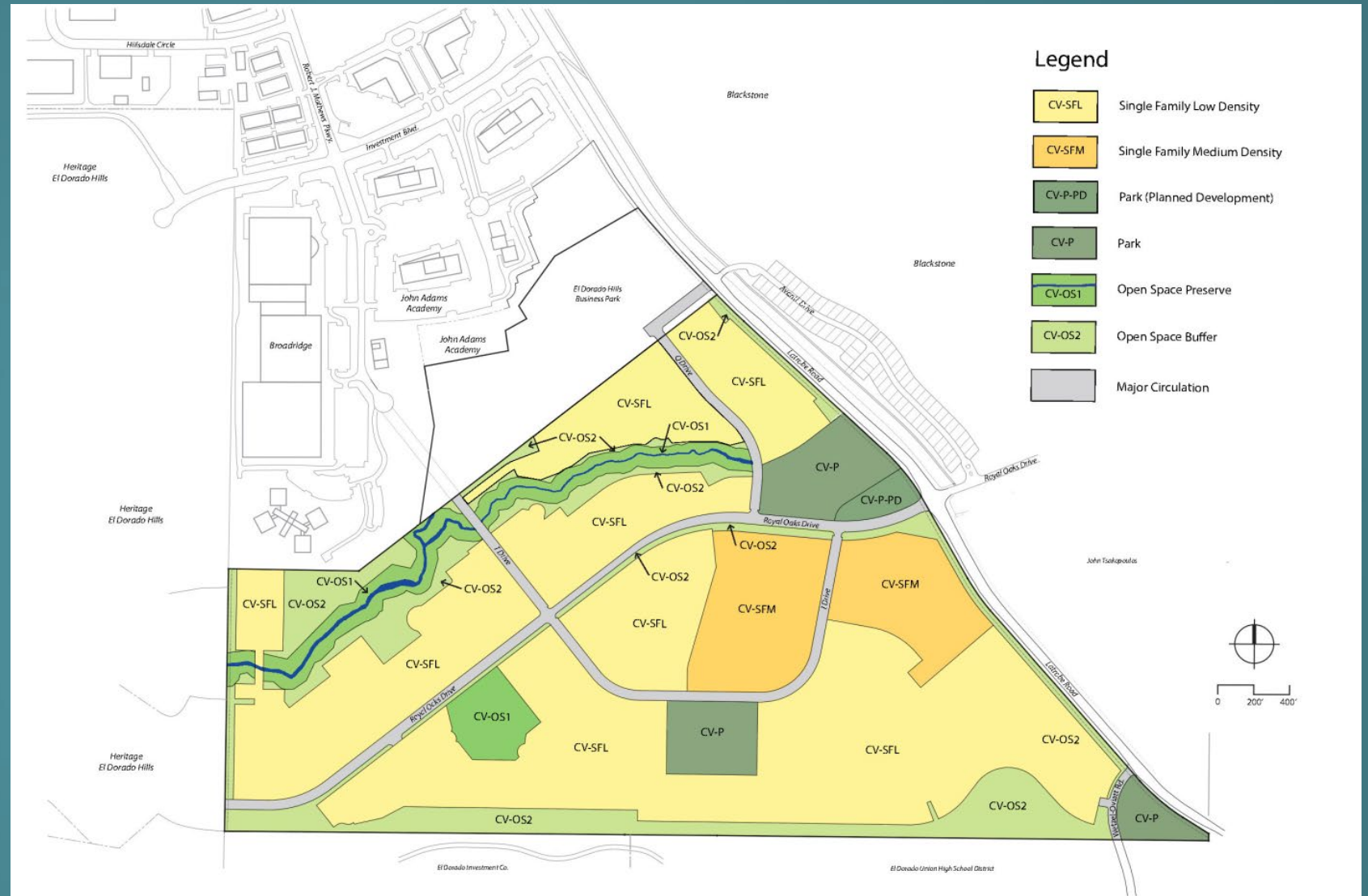
# Proposed Land Use Summary

CVSP RIA Land Use Summary				
Land Use	Land Use Designation	Acres	Approximate Dwelling Units	Approximate Density (du/ac)
<b>Residential</b>				
SF Low Density	CV-SFL	117.0	614	4-8
SF Medium Density	CV-SFM	21.3	149	5-12
	CV-SFM-PD	0	0	
<i>Subtotal</i>		138.3	763	
<b>Public Facilities – Parks</b>				
Village Park	CV-P	5.9		
	CV-P-PD	1.6		
Neighborhood Park	CV-P	2.2		
Neighborhood Park	CV-P	4.4		
<i>Subtotal</i>		14.1		
<b>Open Space</b>				
Open Space Preserve	CV-OS-1	13.5		
Open Space Buffer	CV-OS-2	30.9		
<i>Subtotal</i>		44.4		
<b>Roads</b>				
Project Roadways (Right-of-Way)		11.1		
<b>Total</b>		<b>207.9</b>	<b>763</b>	





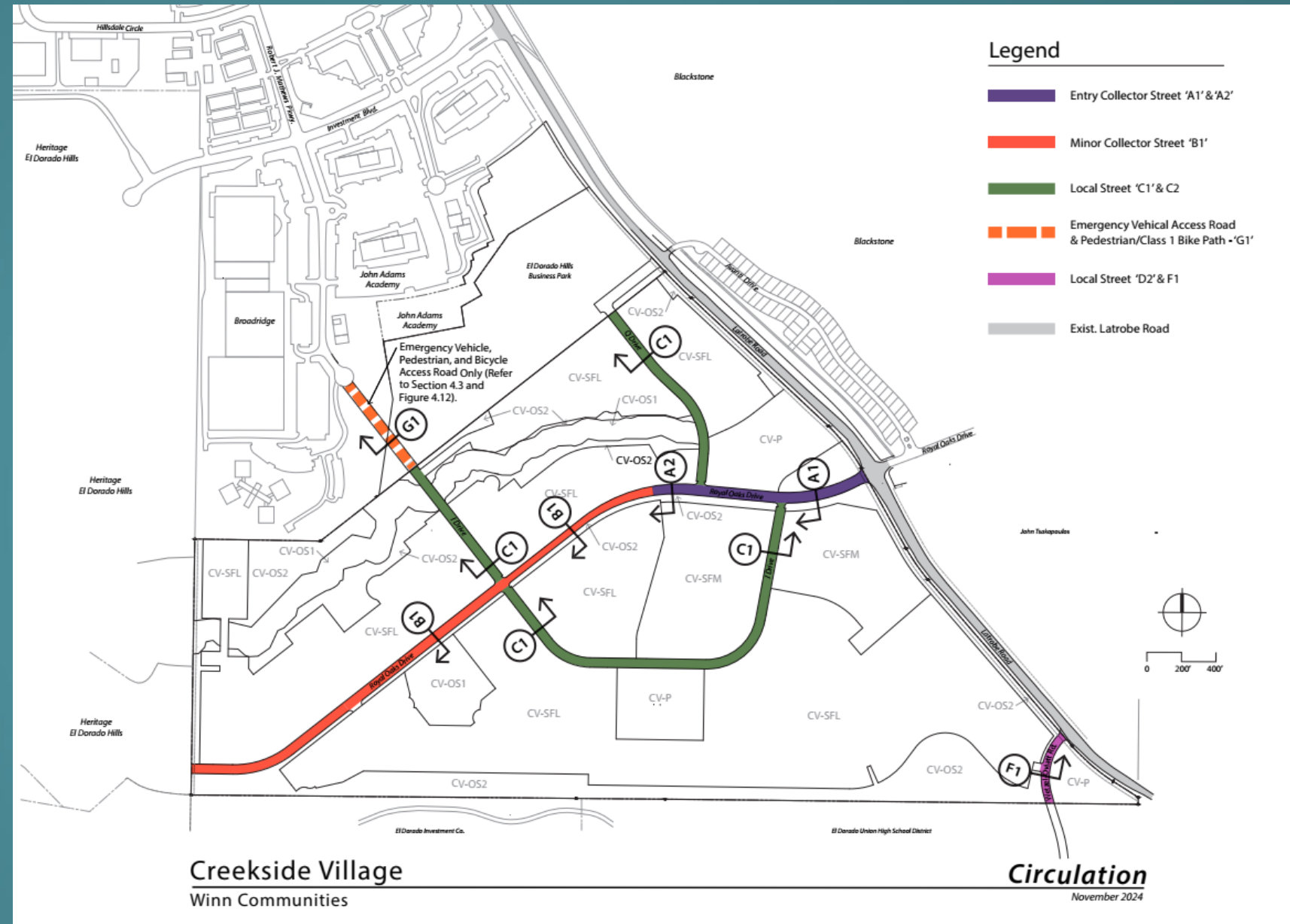
# Proposed Land Use Plan





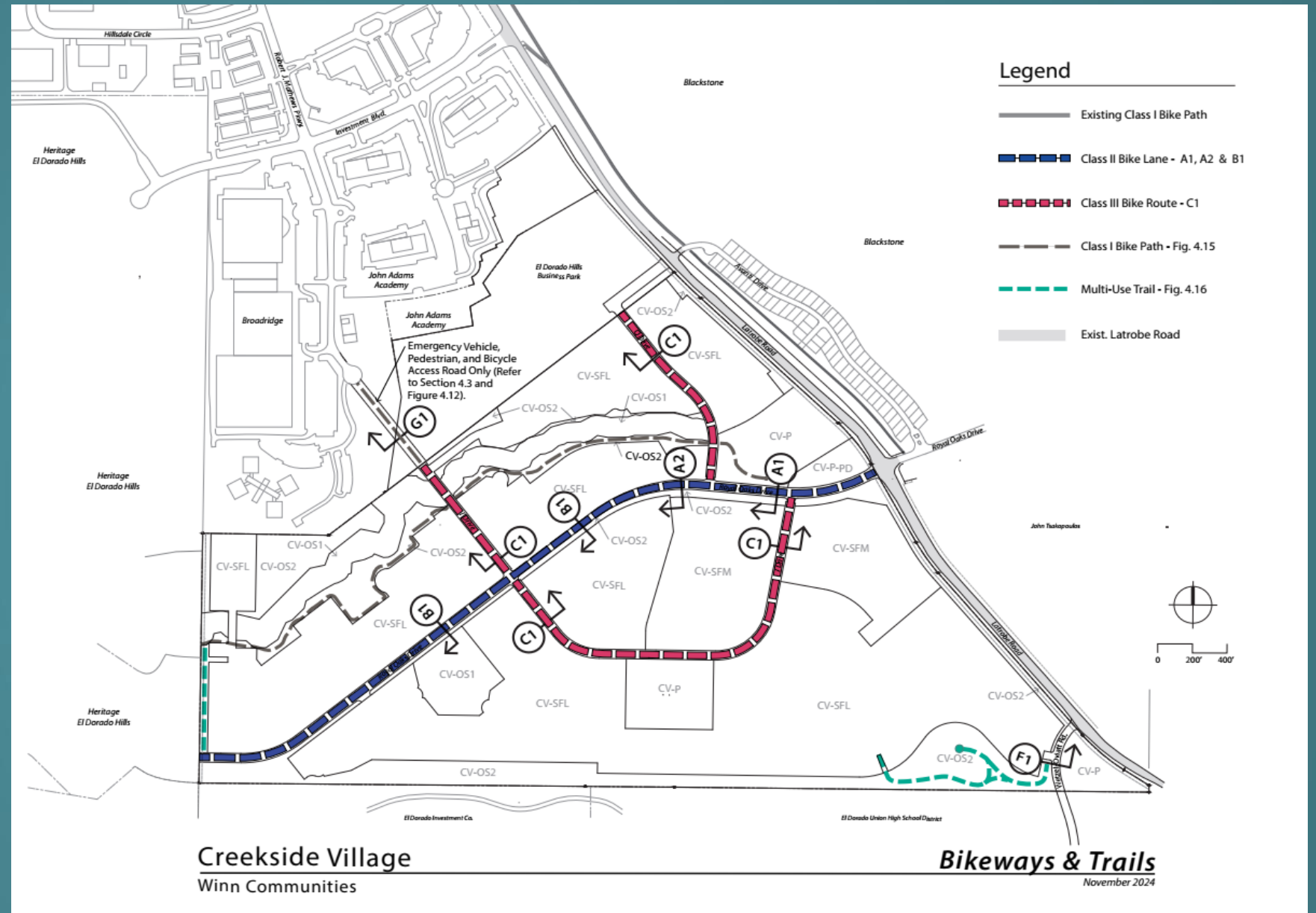
# Proposed Circulation

- Two access points to Latrobe Road
- Connect to Heritage at Carson Creek to the west
- Non-vehicular and emergency access to northwest into EDH Business Park



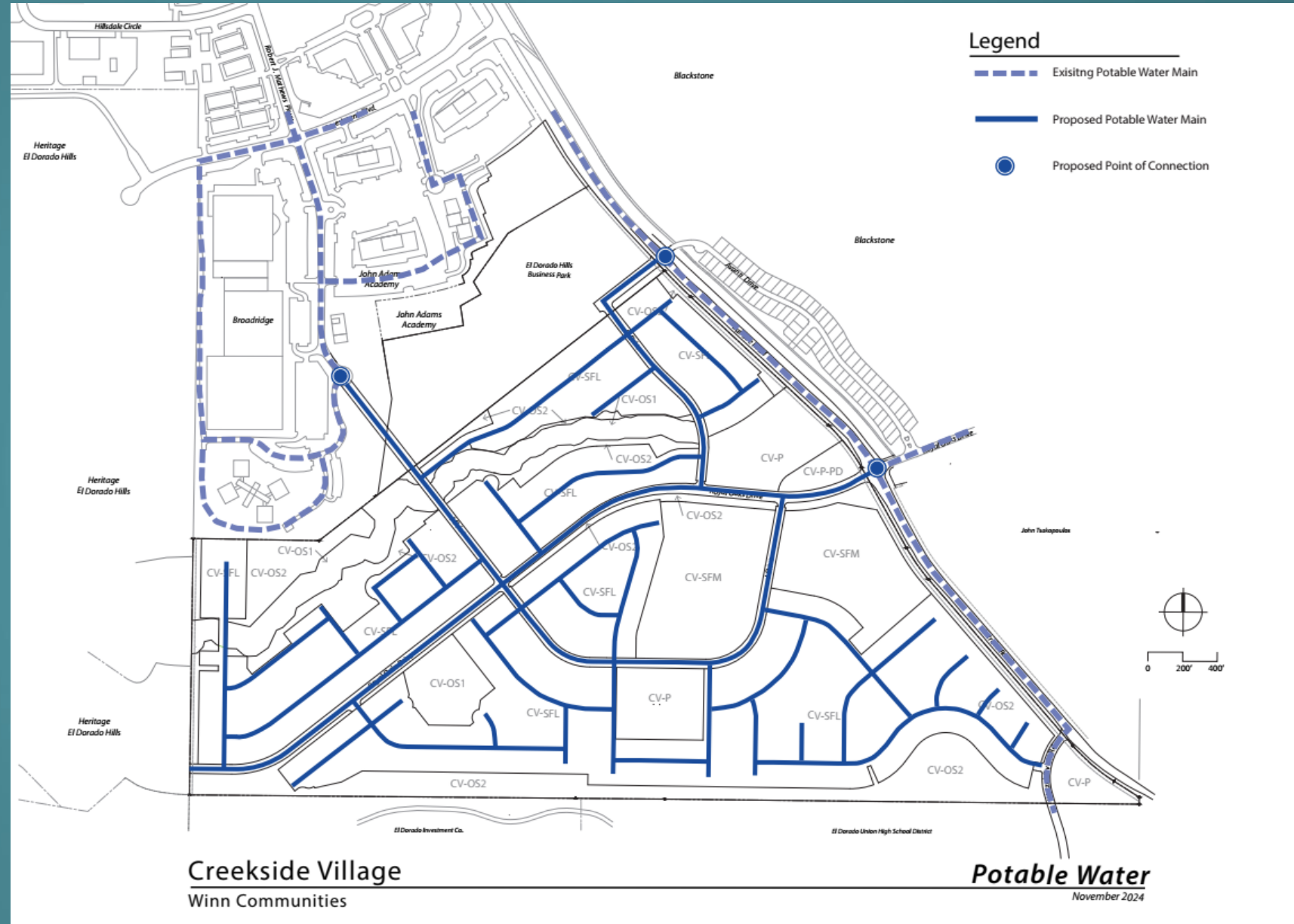
# Bikeways & Trails

- Class I Bike Paths
- Class II Bike Routes
- Class III Bike Lanes
- Connections to proposed trails within the plan area and adjacent regional trail systems



# Utilities – Potable Water

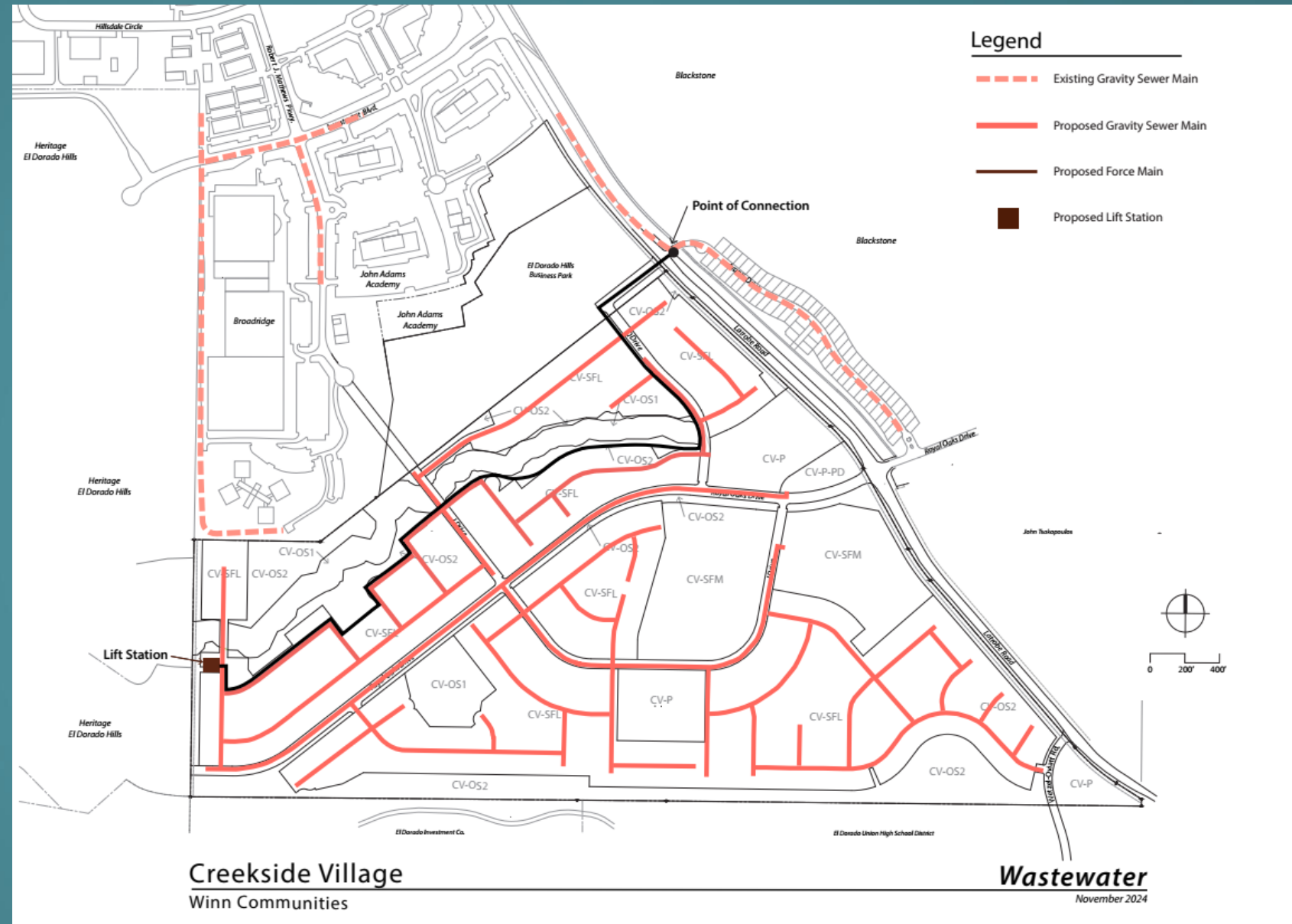
- Will be served by EID
- Will connect to existing infrastructure in Latrobe Road and within EDH Business Park





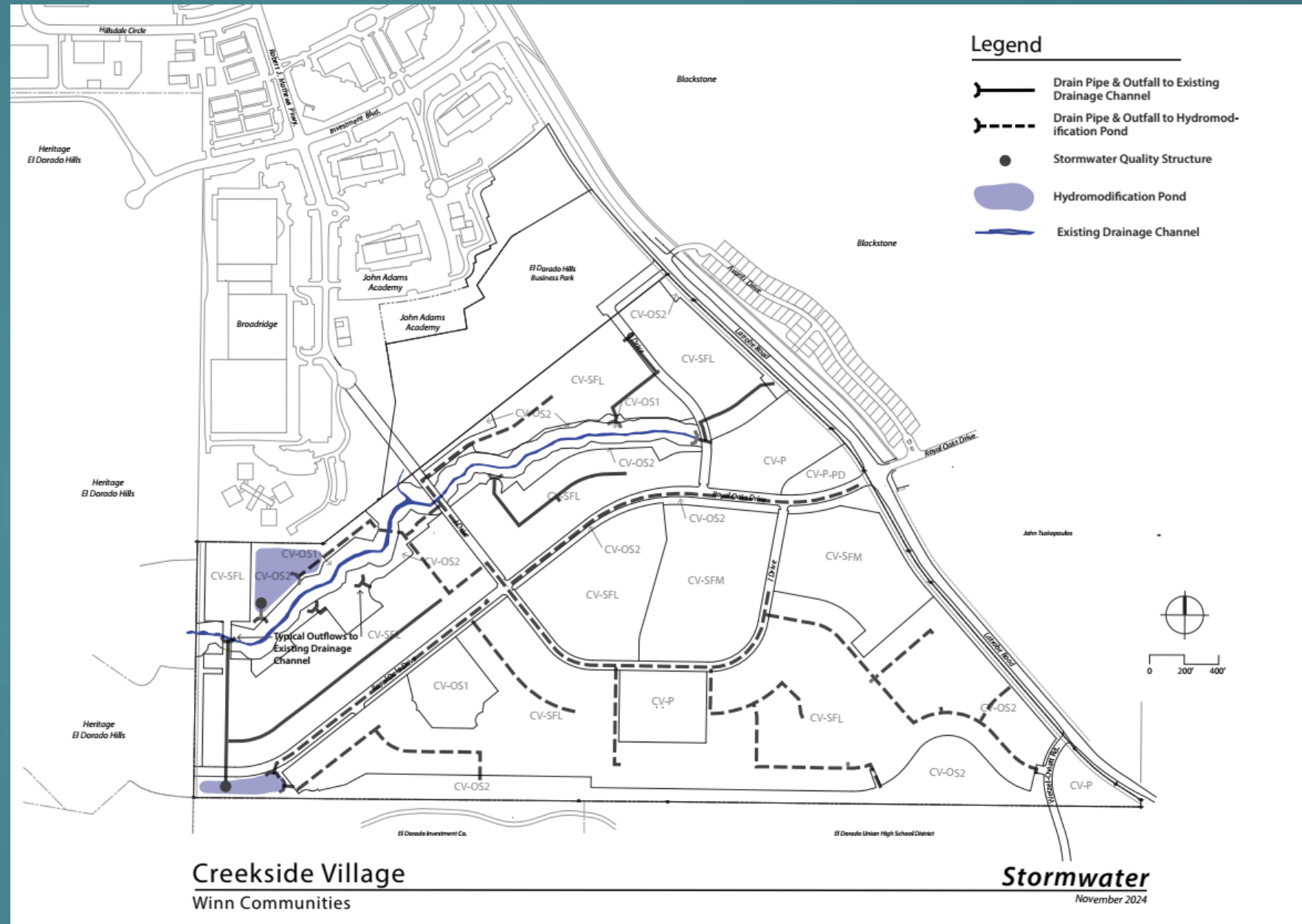
# Utilities – Wastewater

- Will be served by EID
- Will connect to existing infrastructure in Latrobe Road
- Lift station near western edge
- Proposed force main from lift station to point of connection

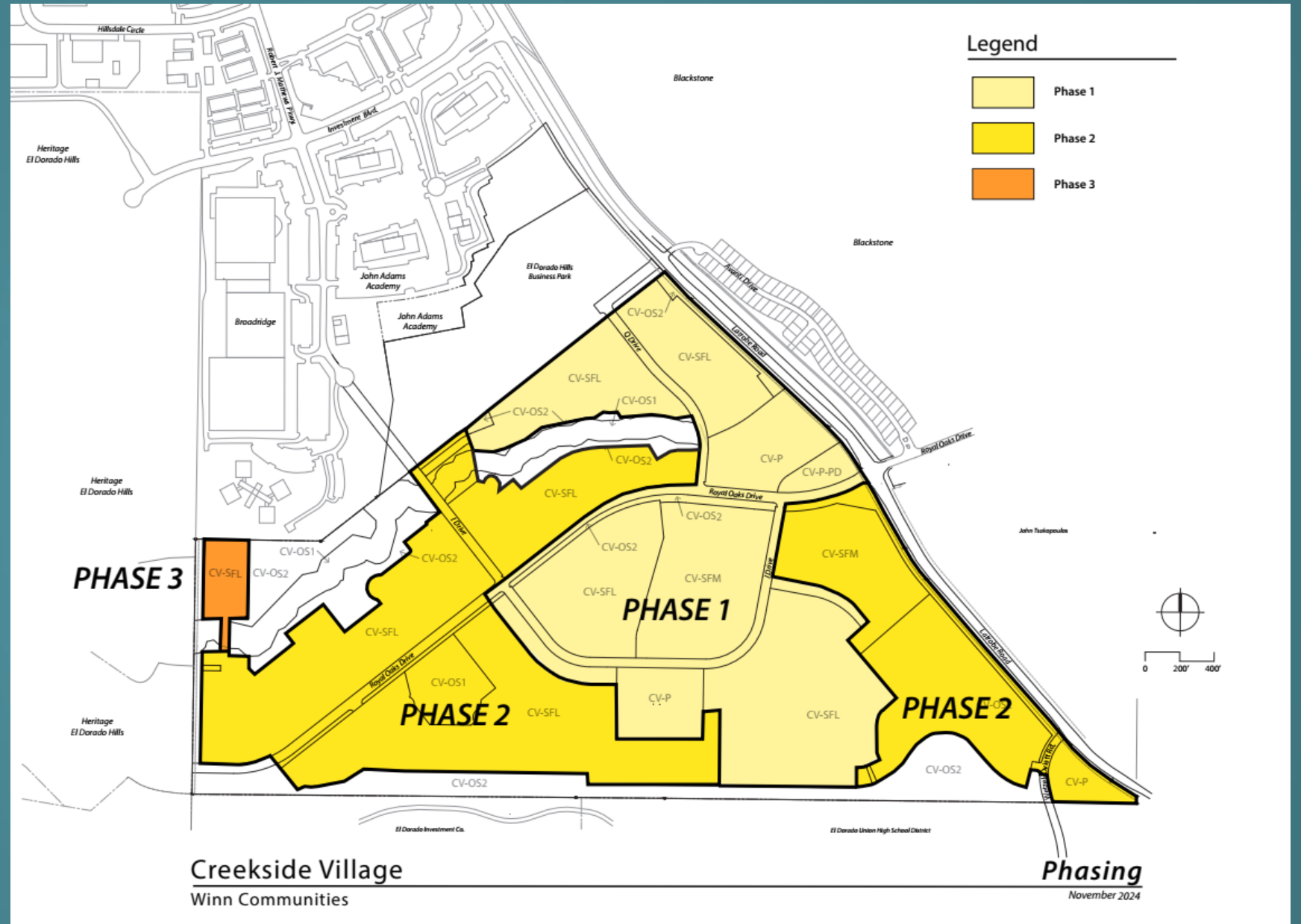


# Utilities – Stormwater

- Utilizes existing drainage channel
- Includes two hydromodification ponds



# Proposed Phasing





# Staff Analysis

## Function of a Specific Plan

- A tool for the systematic implementation of the general plan;
- May be general or detailed;
- May be developed in response to a single policy issue, or to address each applicable policy of the general plan;
- May diverge from the issues contained in the general plan into other subjects viewed by the community as being of relevance.

# Staff Analysis (cont.)

## Consistency with General Plan

- State law does not require perfect conformity.
- Requested GPA would change site from Research and Development (R&D) to the Adopted Plan (AP) designation.
- Decision of consistency is based on balancing consistency and proposed project.

# Fiscal Impact Analysis (FIA)

The FIA details the estimated fiscal impacts of the proposed project on the County General Fund and Road Fund:

- The project is anticipated to generate \$2,407,217 in General Fund Revenues compared to \$1,529,576 in General Fund expenditures.
  - **Surplus of \$1,150 per dwelling unit annually, or \$877,641 total annually**
- The project will generate \$290,987 in County Road Fund revenues compared to \$70,706 in County Road Fund expenditures.
  - **Surplus of \$289 per dwelling unit annually, or \$220,281 total annually**



# FIA (cont.)

FIA analysis includes initial net fiscal impacts estimated for the affected special districts, including EDH Fire Department:

- Project estimated to generate \$1,446,546 annually in tax revenues for the Fire Department compared to \$1,112,454 in annual expenditures.
  - **Net positive fiscal impact of \$438 per new residential unit annually, or \$334,092 annually.**

# Public Facilities Financing Plan (PFFP)

The PFFP identifies the costs of, and sets forth a strategy to finance, the backbone infrastructure and other public facilities required to serve the proposed land uses:

- Potential funding mechanisms include development impact fees, existing fee programs, and land-secured financing.
- Implementation of the PFFP will require applications for funding or payment into existing fee programs including but not limited to:
  - Potential formation of public financing districts or annexation into existing districts;
  - Development of administrative procedures and management plans;
  - Applications for financing.

# PFFP (cont.)

- The total buildout cost of the Project's backbone infrastructure and public facilities is estimated to be approximately \$38.9 million (in 2025 dollars).
- The Implementation Plan to fund backbone infrastructure and public facilities includes existing fee programs and a Community Facilities District (CFD).
- These fee programs for the project, at total buildout, are expected to total \$63,737,590:
  - Permit/Processing fees = \$6,647,506
  - Impact fees (traffic, rare plant mitigation, etc.) = \$15,702,946
  - Other jurisdiction fees (EID, school districts) = \$41,387,139
- This shows how no general fund revenues are required to build the project.



# Fire Safe Plan (FSP)

- The majority of the project site is in a Moderate Fire Severity Zone within a CAL FIRE Responsibility Area (SRA), with a small portion of the site within a High Fire Hazard Severity Zone.
- The FSP was reviewed and approved by CAL FIRE and the El Dorado Hills Fire Department.
- The FSP is included as Exhibit U of the Staff Report.

# Environmental Review

An EIR was prepared in accordance with CEQA

- Notice of Preparation (NOP) released on November 6, 2020;
- Scoping Meeting held on November 19, 2020;
- Application on hold from October 2021 through July 2023;
- Second Scoping Meeting held on September 26, 2023;
- Draft EIR released for public review on June 20, 2025;
- Draft EIR 60-day comment period closed on August 19, 2025;
- Final EIR received by State Clearinghouse on October 23, 2025.

# Environmental Review (cont.)

- Mitigation measures incorporated to reduce many potential adverse impacts to a less-than-significant level;
- Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact;
- Three project alternatives were evaluated, which would reduce some significant impacts.

# Environmental Review (cont.)

- Approval of the Reduced Impact Alternative (RIA) is requested.
- The only significant and unavoidable impact of the RIA is related to aesthetics.
- Findings of fact and statement of overriding considerations for the EIR have been prepared for the County's certification of the EIR.
- The statement of overriding considerations is required due to significant and unavoidable impacts that persist even with the implementation of mitigation measures and where there are no feasible alternatives.



# Recommendation

Two primary options are available for the Board's consideration for the proposed CVSP-RIA project :

1) The Planning Commission recommends the Board of Supervisors take the following action:

Recommend that the Board of Supervisors deny the entitlements in favor of a more comprehensive plan better aligned with the existing general plan and zoning; or

2) Staff recommends the Board of Supervisors consider approval, certification, and adoption action as originally presented to the Planning Commission. Applicable ordinances, resolutions, findings, and conditions of approval have been provided by staff. Actions to take for approval of the requested project may be stated aloud upon request of the Board.