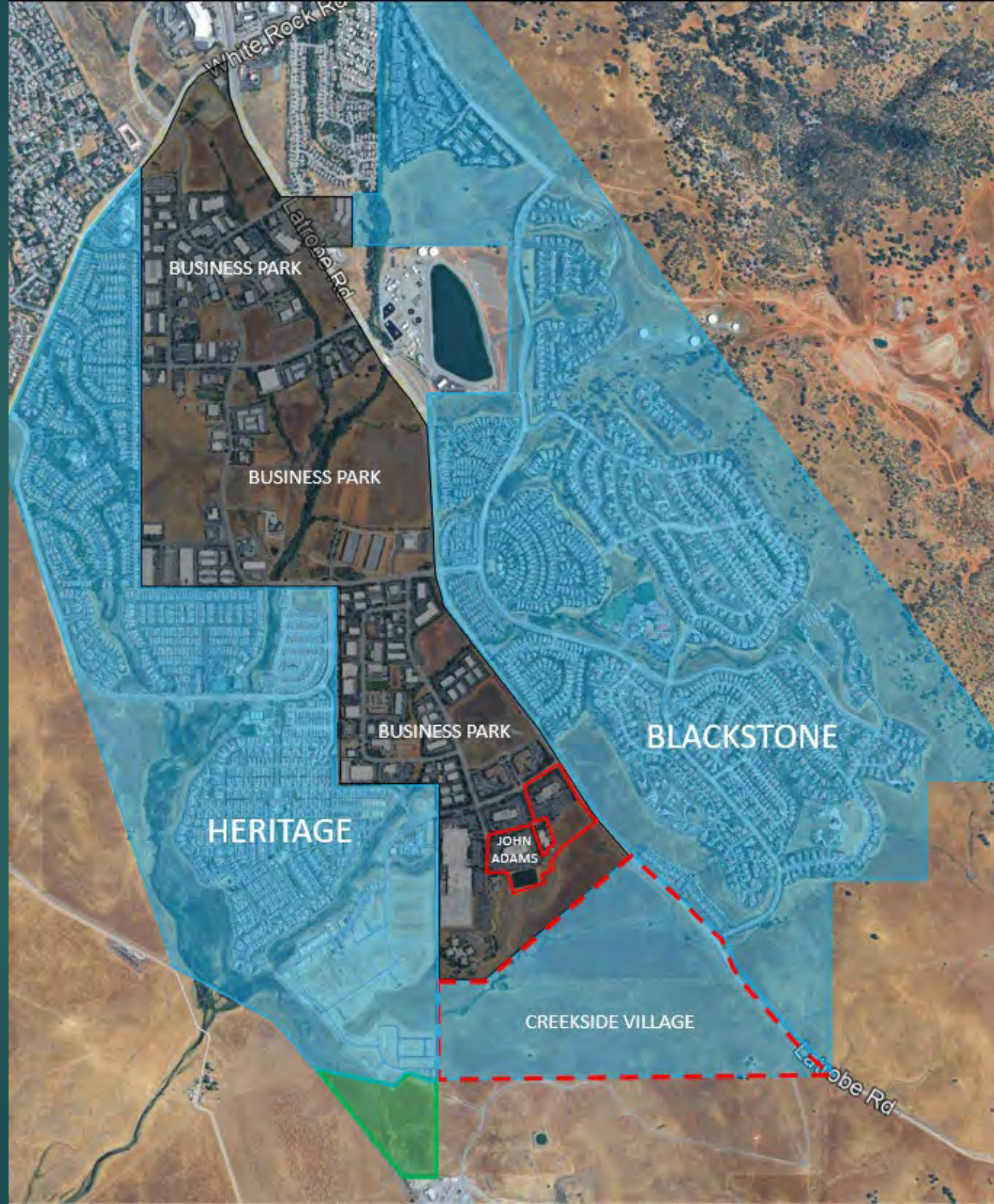


CREEKSIDE VILLAGE SPECIFIC PLAN



EL DORADO COUNTY PLANNING COMMISSION
INFORMATIONAL MEETING
July 10, 2025



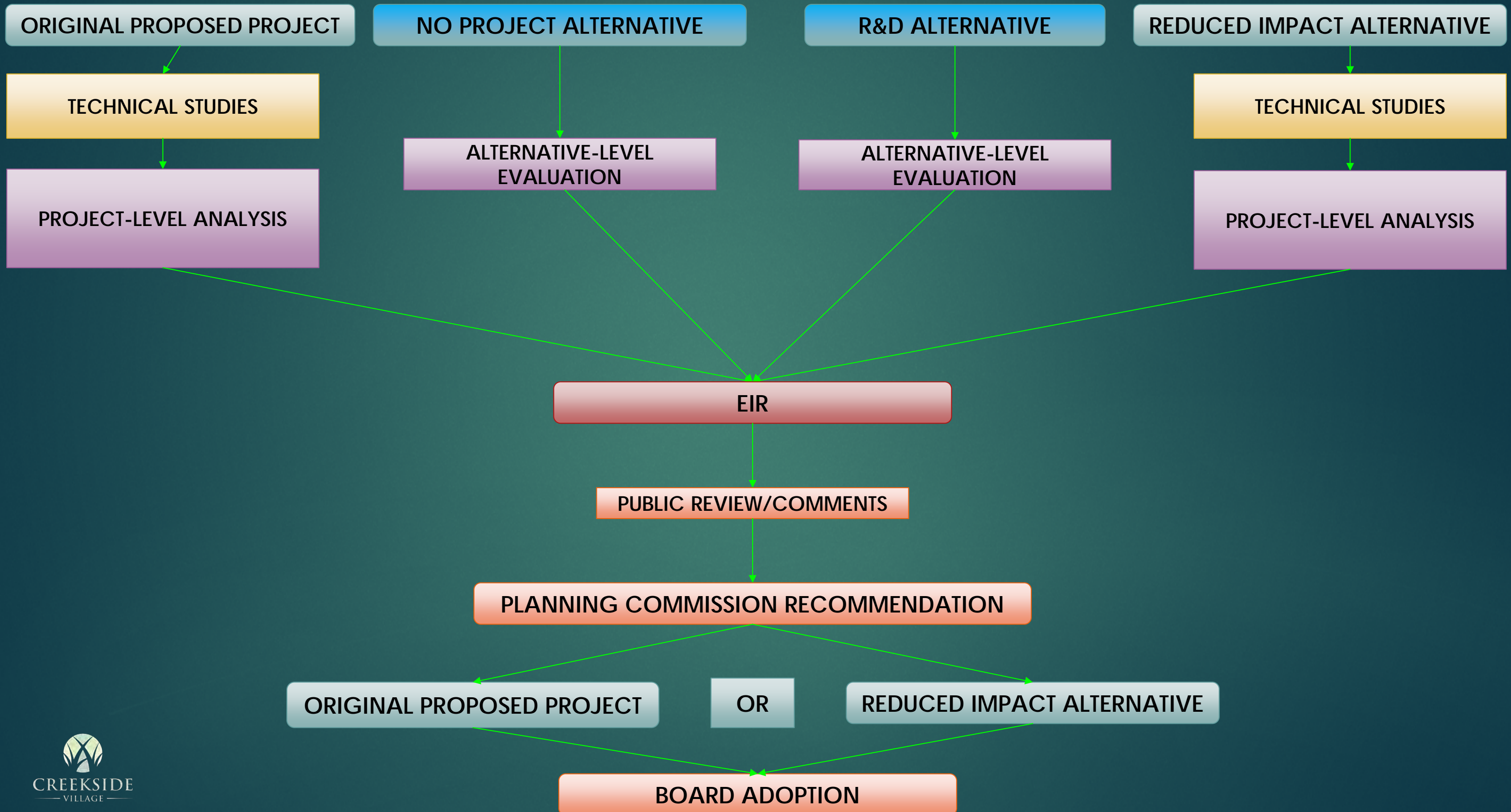
CREEKSIDE VILLAGE PROJECT CHRONOLOGY

- SUBMITTED INITIAL APPLICATION FEBRUARY 2019
- POLICY J6 HEARING & EIR SCOPING MEETING NOVEMBER 2020
- DECEMBER 2020 TO OCTOBER 2021 – PREPARING TECHNICAL STUDIES
- CVSP PROJECT ON HOLD IN OCTOBER 2021
- PROJECT FRONTIER (2022 – 2023) (DIFFERENT APPLICANT)
- PROJECT FRONTIER WITHDRAWN MAY 2023
- COMMUNITY STAKEHOLDERS REACHED OUT MAY 2023
- CVSP PROJECT RE-INITIATED JULY 2023

PROJECT ENVIRONMENTAL PROCESS

(ORIGINAL PLAN)

(PREFERRED PLAN)



PROJECT REFERENCES

(FOR PURPOSES OF POWERPOINT PRESENTATION)

DRAFT EIR TECHNICAL NAME (Units)

SIMPLIFIED NAME

ORIGINAL PROPOSED PROJECT (918)

=

ORIGINAL PLAN

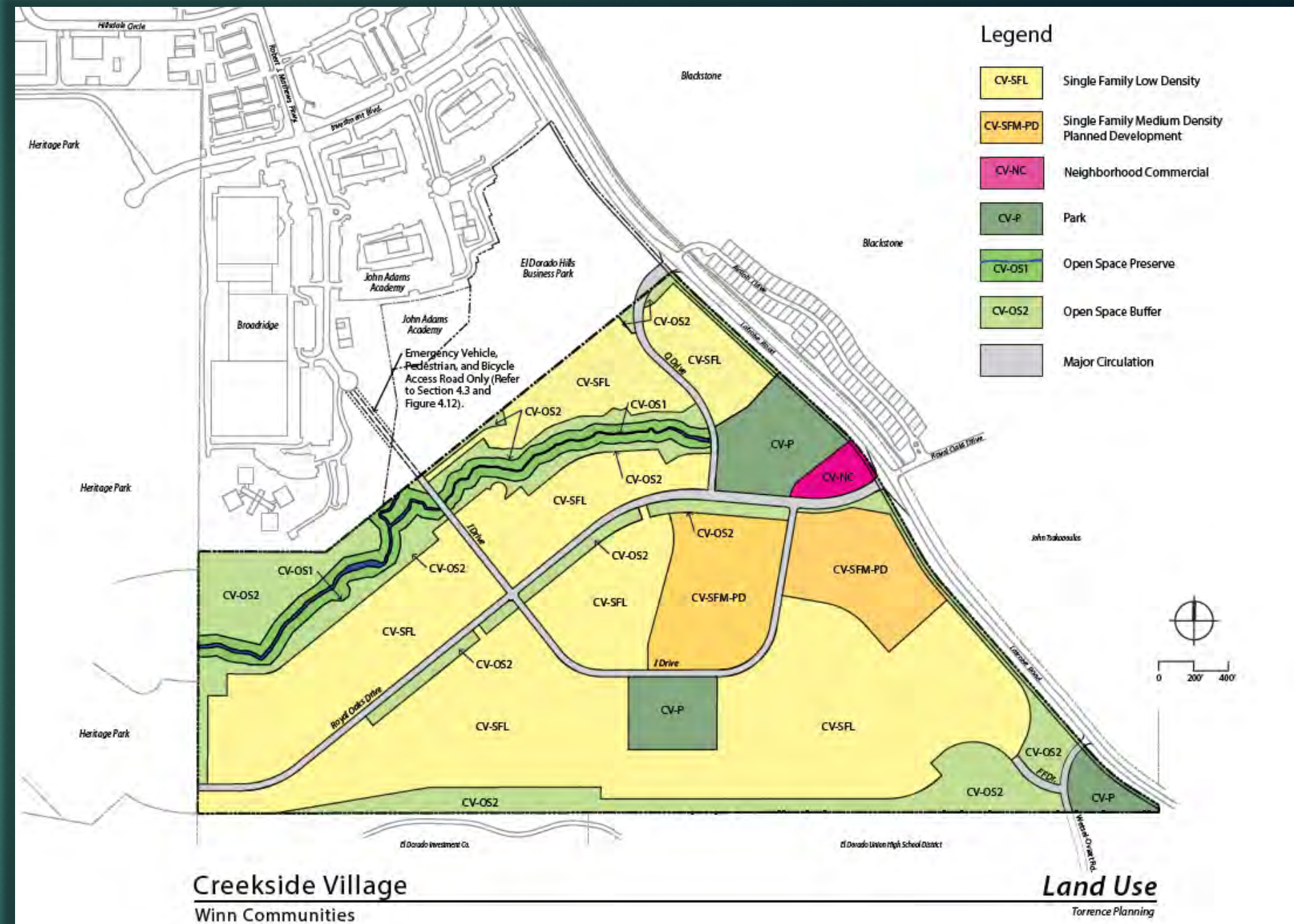
REDUCED IMPACT ALTERNATIVE (763)

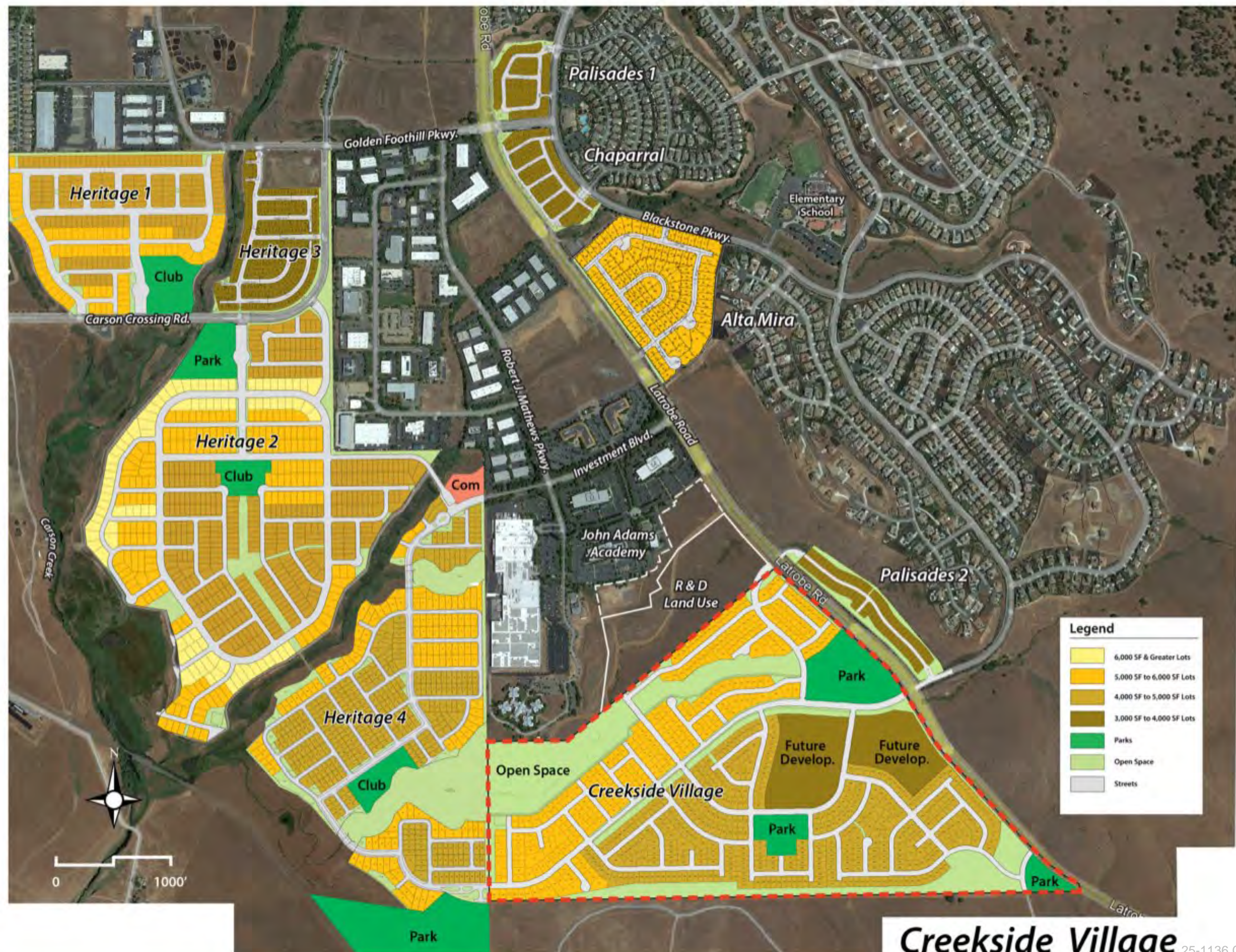
=

PREFERRED PLAN

ORIGINAL PLAN

- 918 Single Family Homes
- 115.8 acres of Low Density
- 44.8 acres of Med Density
- 13.6 acres of Parks
- 44.8 acres of Open Space
- 1.8 acres of Neighborhood Commercial





Creekside Village

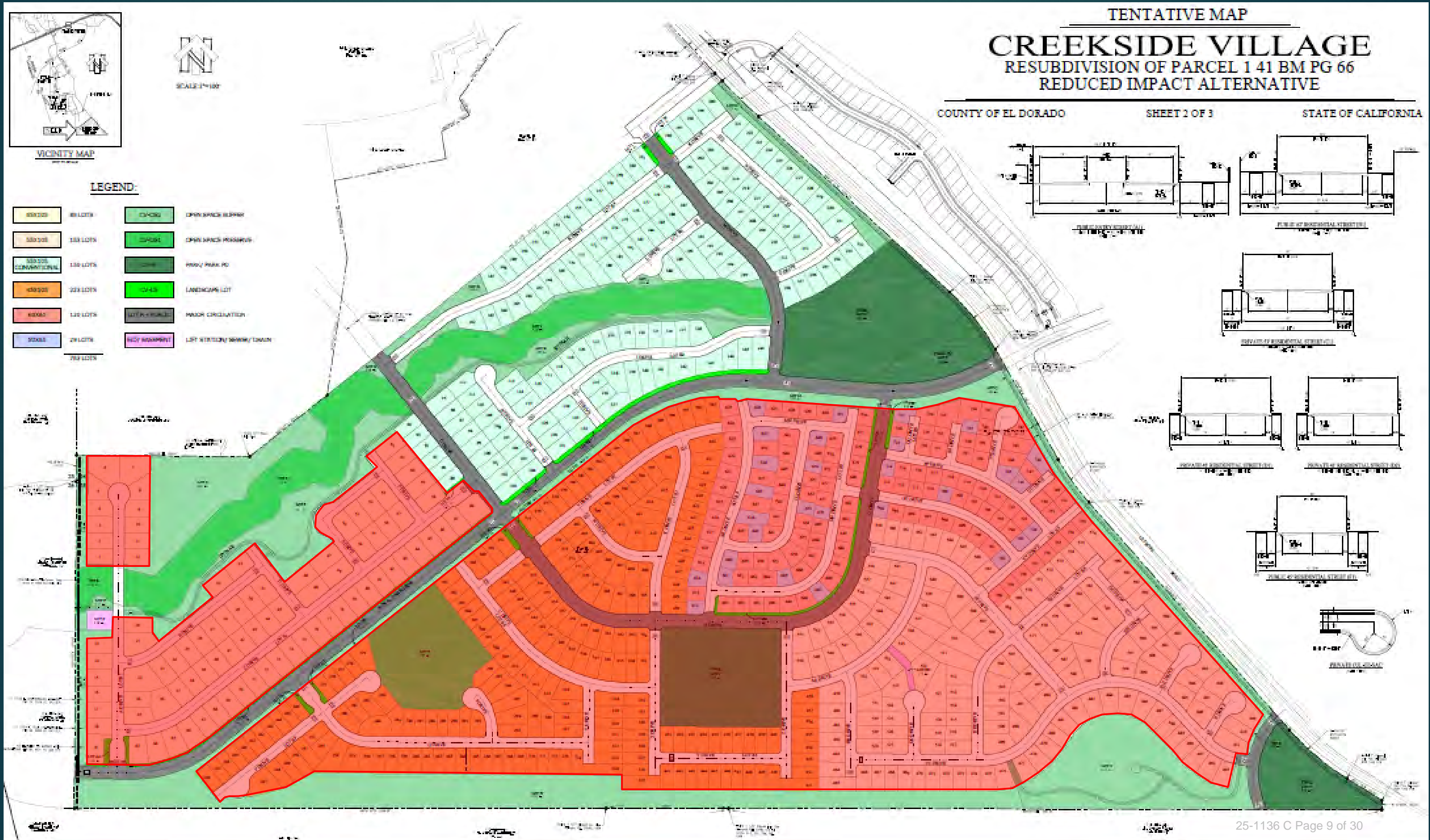
CVSP ORIGINAL PLAN CONSIDERATIONS

➤ *SCHOOL DISTRICT LIMITED CAPACITY*

➤ *LOCAL TRAFFIC*

➤ *IMPACTS TO SENSITIVE RESOURCES*

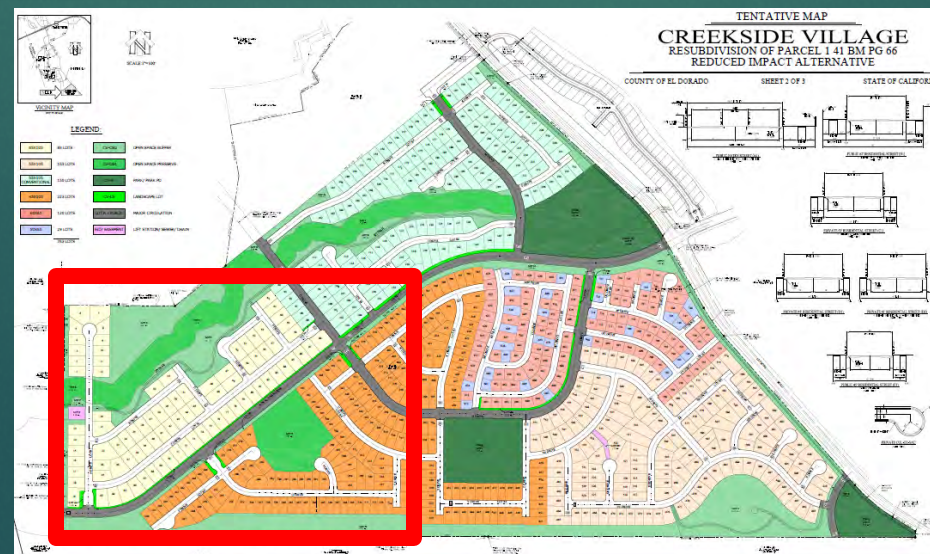
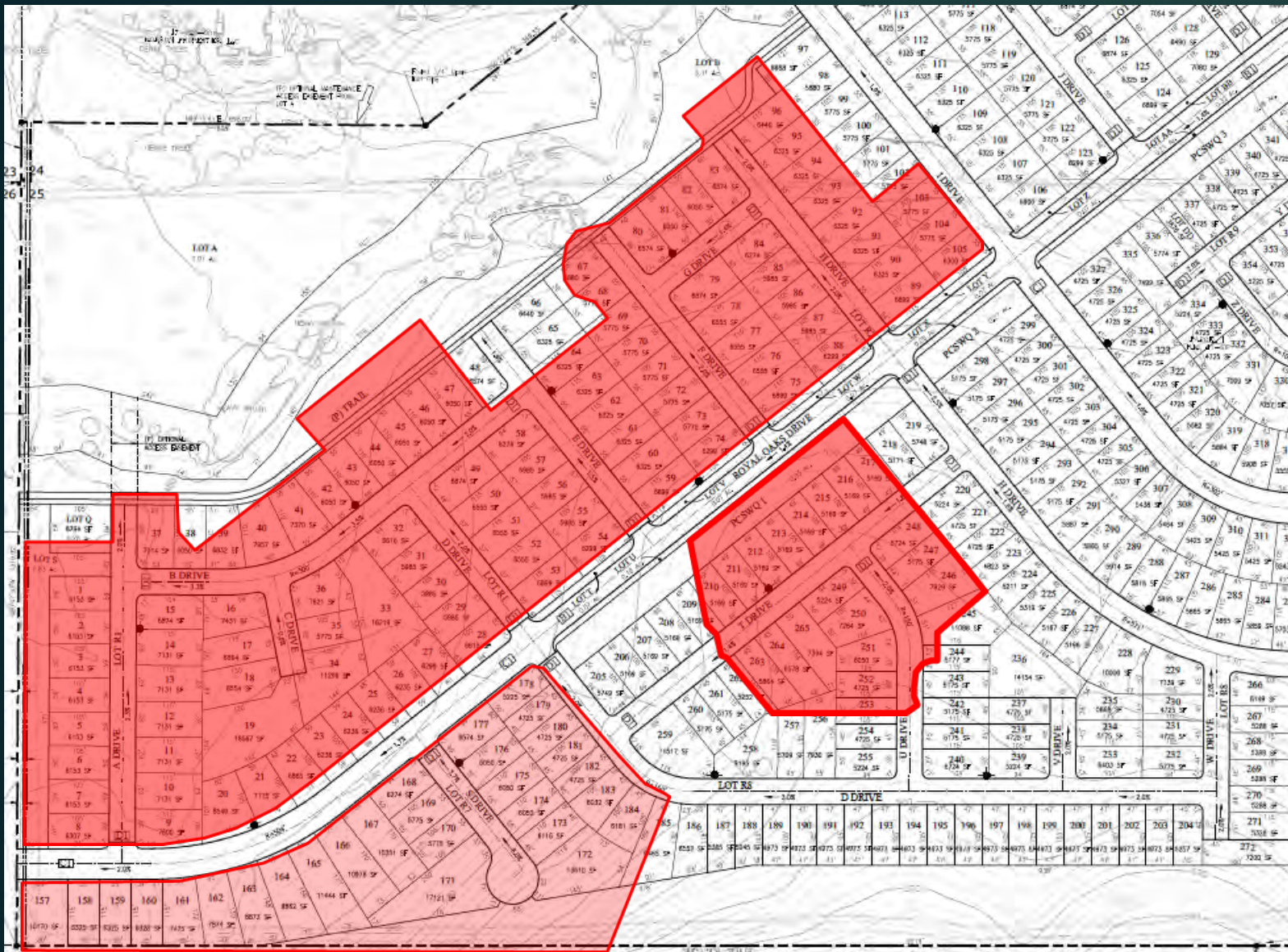
PREFERRED PLAN: AGE-RESTRICTED VILLAGES



AVOIDANCE AREAS & UPDATED LOTTING

ORIGINAL PLAN

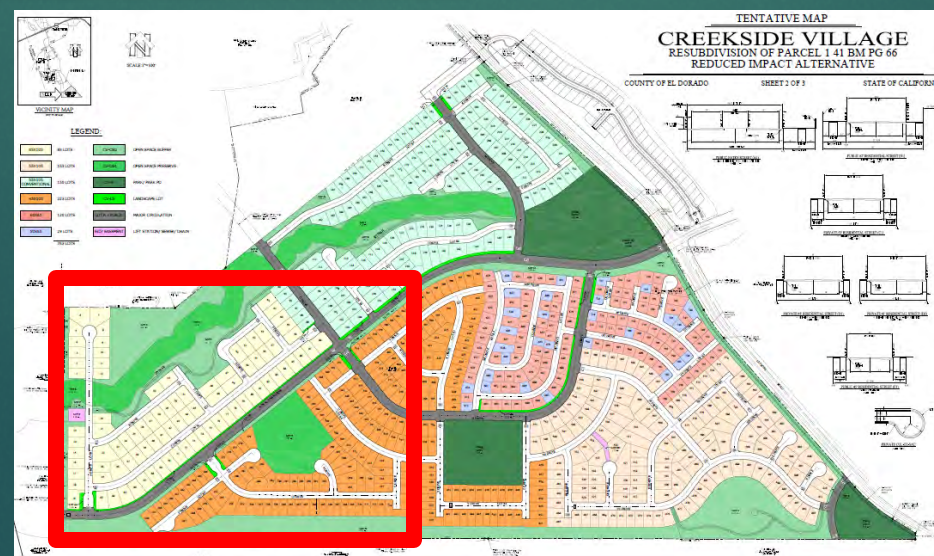
PREFERRED PLAN



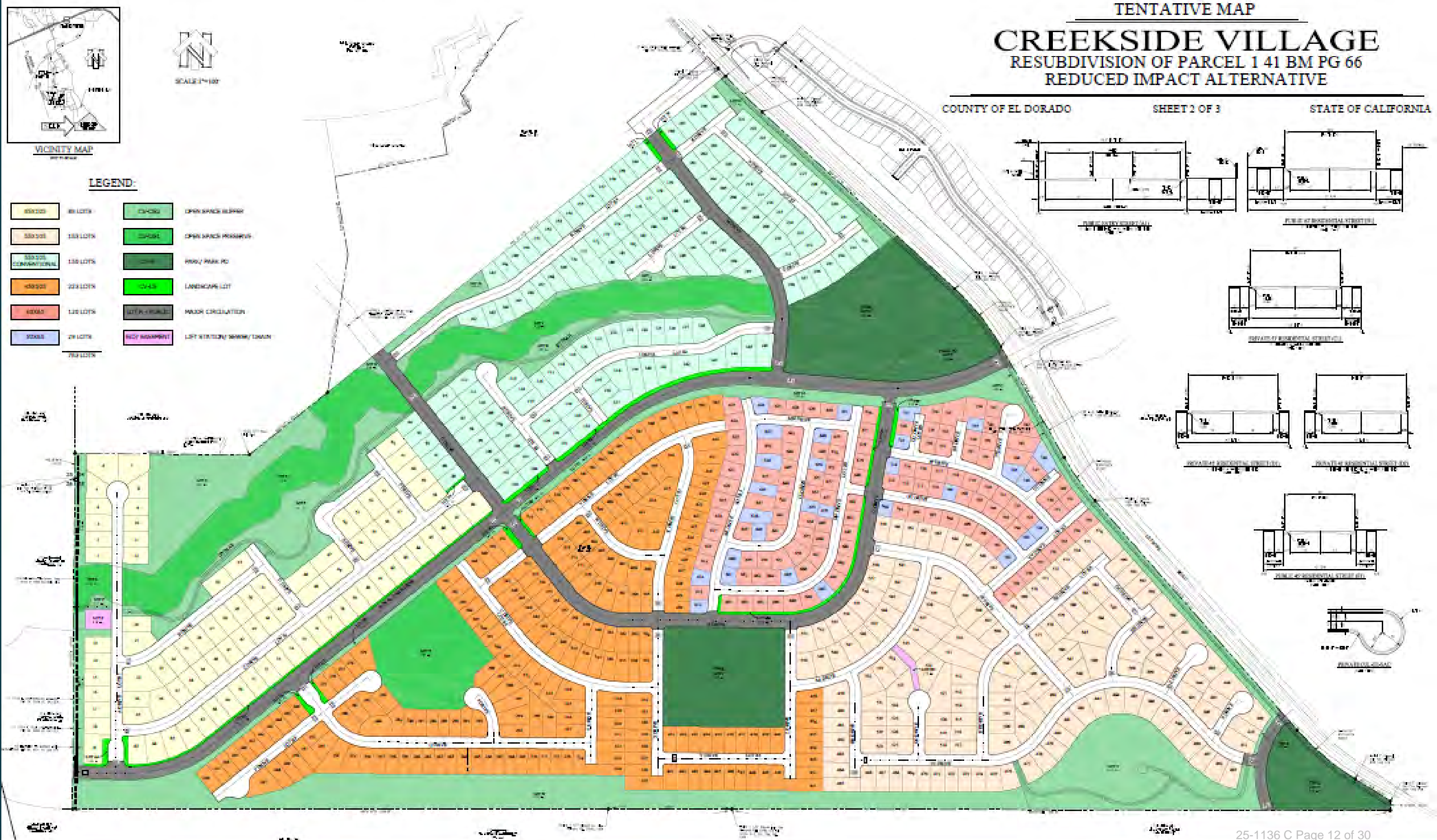
AVOIDANCE AREAS & UPDATED LOTTING

ORIGINAL PLAN

PREFERRED PLAN



PREFERRED PLAN



CONNECTED SYSTEM OF PARKS & TRAILS

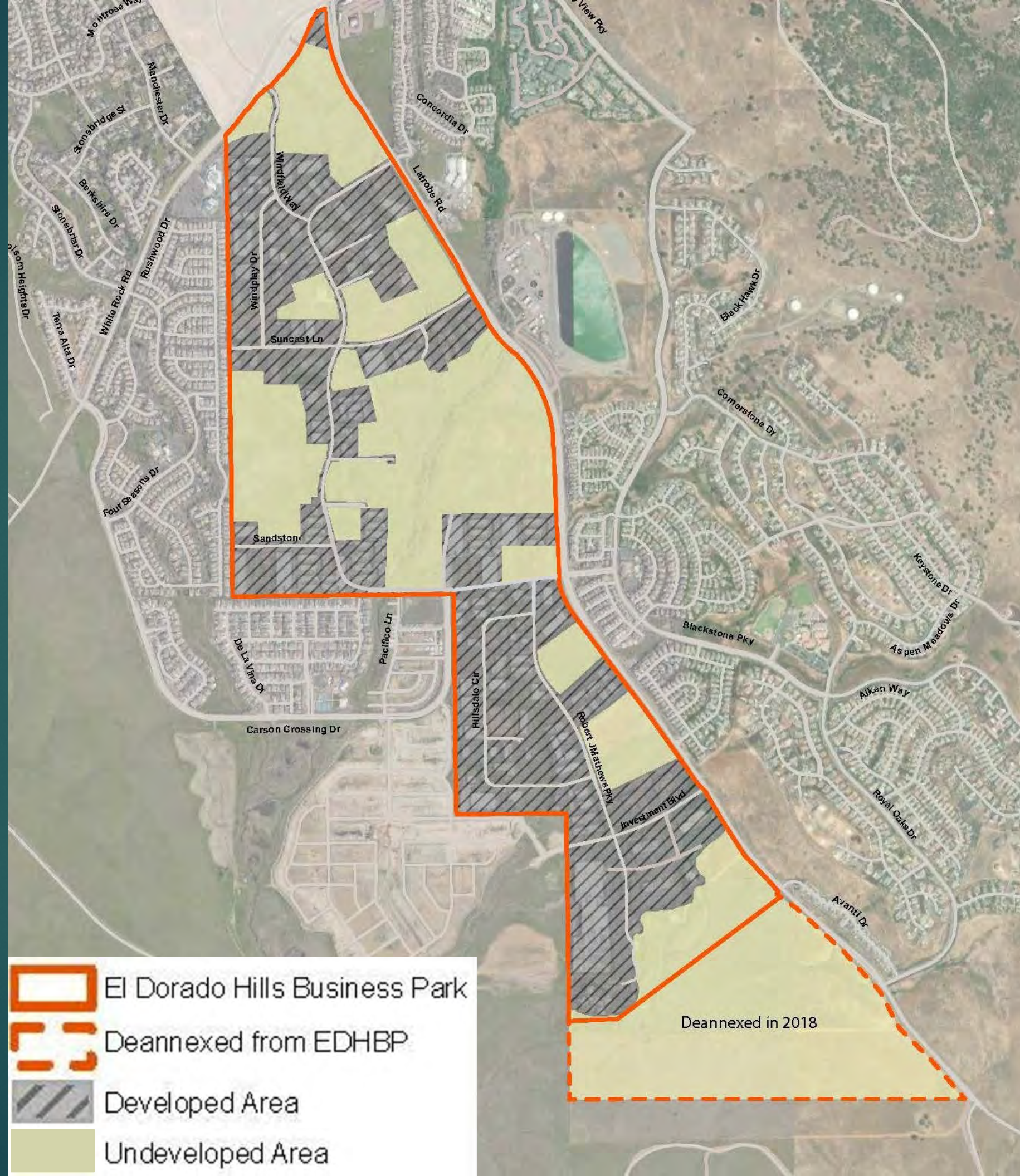


ATTRACTIVE AMENITIES FOR EXISTING RESIDENTS



BUSINESS PARK HISTORY OF SLOW ABSORPTION

- El Dorado Hills Business Park established in 1982
- 1982 to 2025: 330 of 832 acres were developed (7.5ac/yr)
- Last 10 years only 37 acres were developed (3.7ac/year)
- Current rate of absorption 70+ years for buildout of Park



CHANGING WORKPLACE ENVIRONMENT

CONSTRAINTS

- Low Market Rents
- Vacancy Rates
- R&D Zoning/Uses
- Land Costs/
Development Fees
- Change Workplace
Environment

RE-VISIONING

- Broader Mix of Uses
- Improved Connection to
Community
- Enhanced Connection to
Alternative Transportation
- Increased Flexibility of Zoning

DE-ANNEXATION

- Business Park Owners Voted to
De-annex 208 acres in 2018
- 78% of Landowners Voted
- 92% Voted to De-annex
- WHY?
 - Slow Absorption
 - Reduce Supply
 - High Vacancy Rates
 - Low Rents

HOUSING IS BEST USE OF LAND

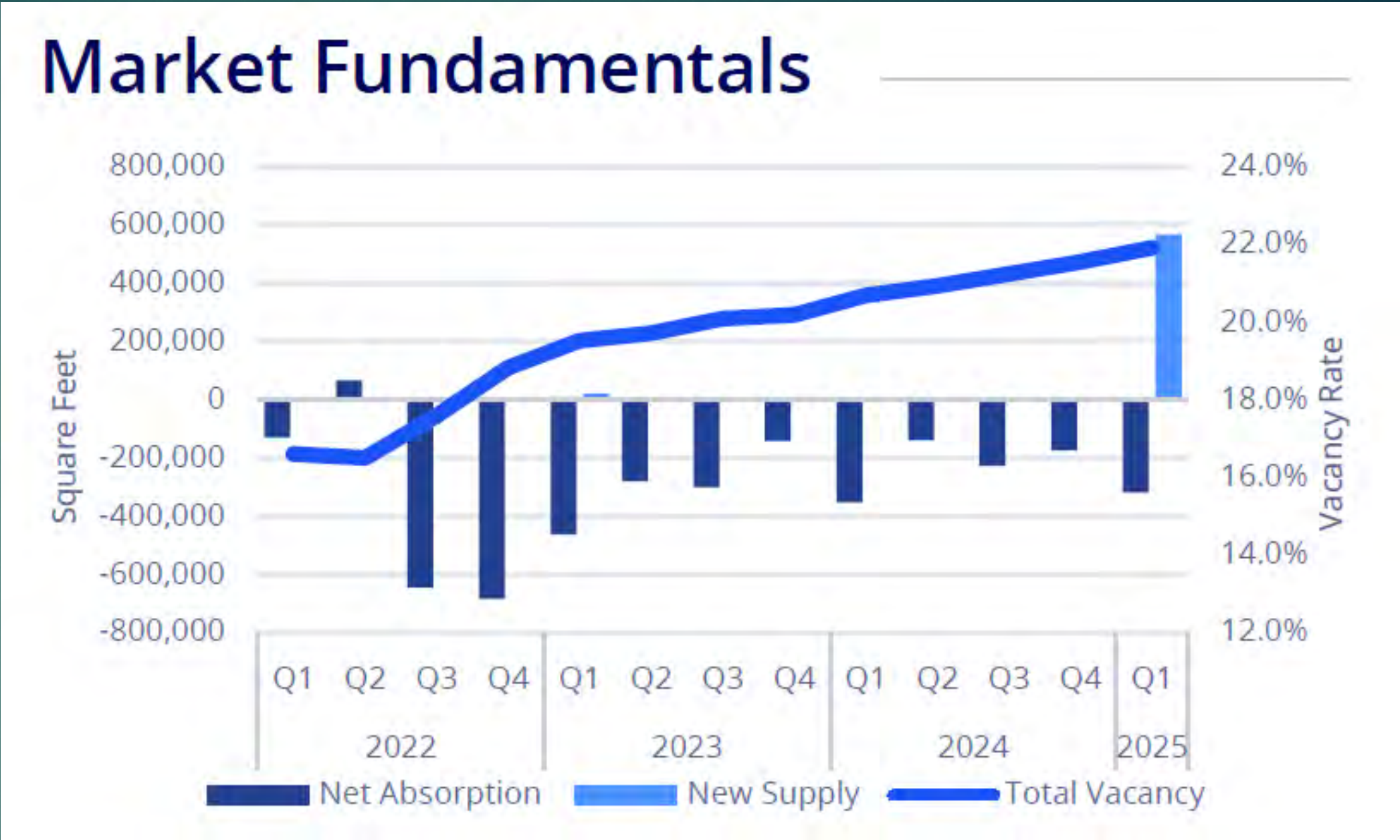
OFFICE MARKET DOES NOT SUPPORT DEVELOPMENT OF SITE

REGIONAL VACANCY RATES:

➤	HIGHWAY 50 EAST	33.2%
➤	EL DORADO	20.3%
➤	HIGHWAY 50 WEST	19.3%
➤	FOLSOM	12.8%



REGIONAL OFFICE MARKET DETERIORATION



“The vacancy rate increased 122 basis points year-over-year to 21.9% surpassing the previous high watermark from Q4 2011”

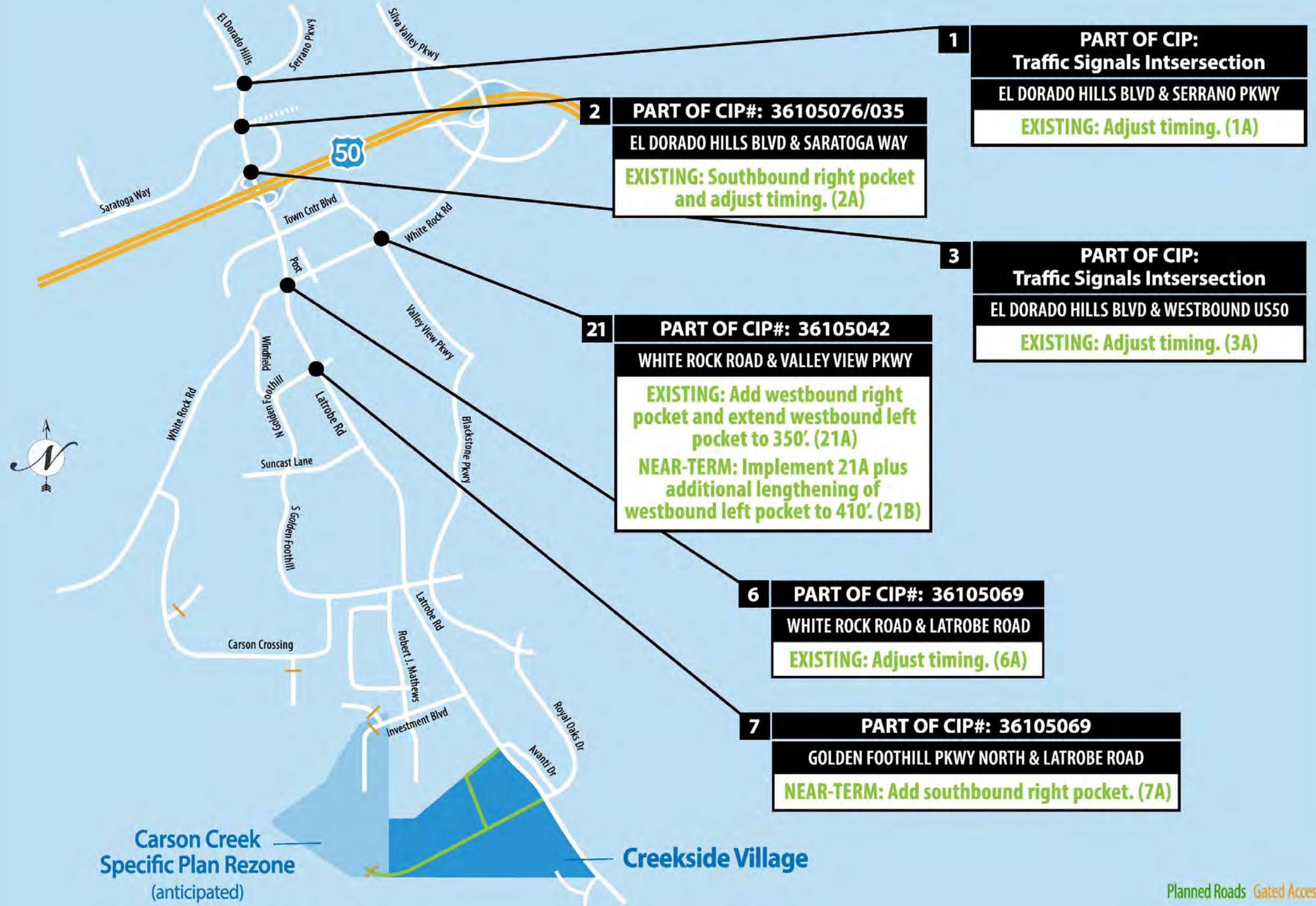


LAND USE TRAFFIC IMPACTS

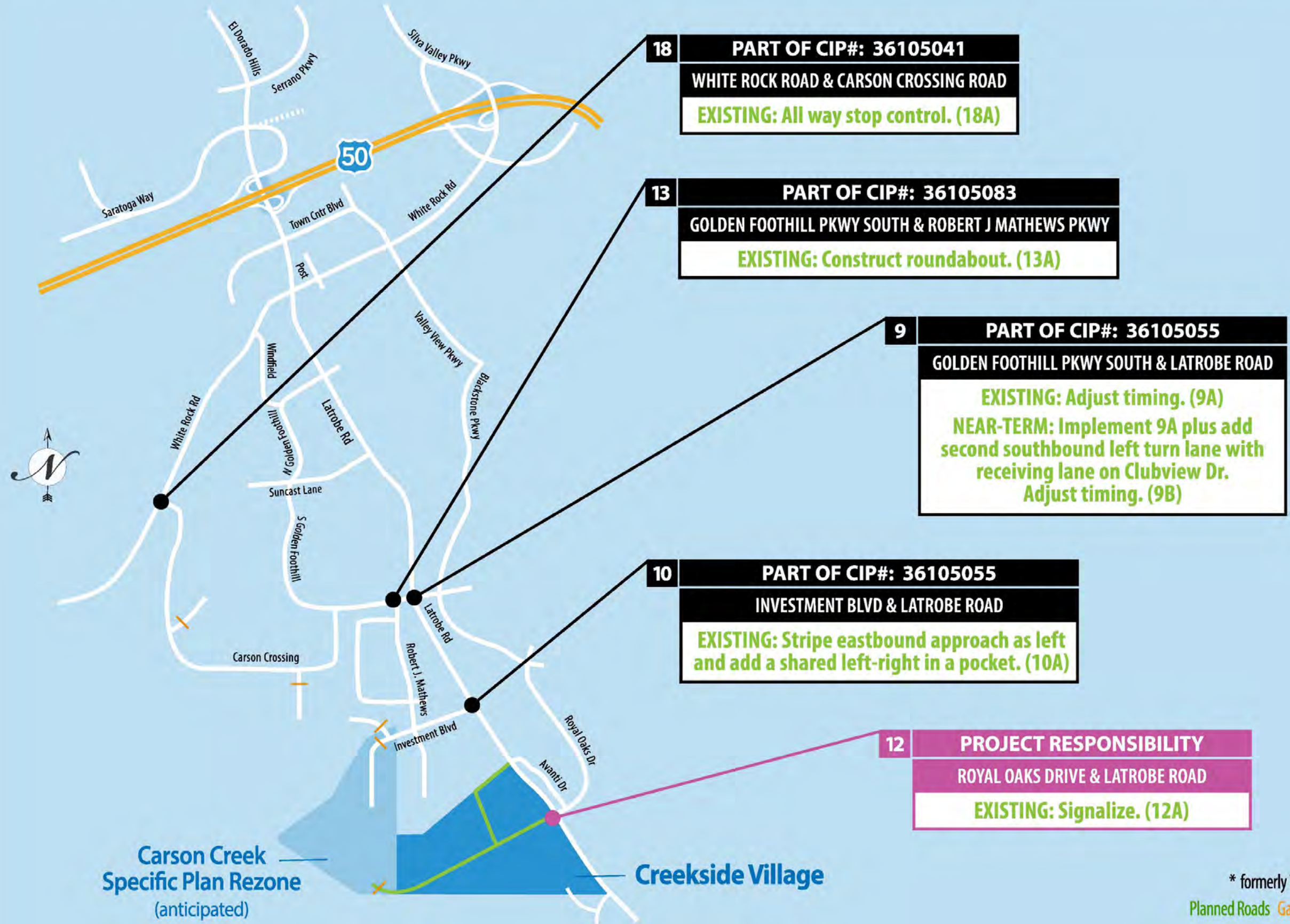
PREFERRED PLAN RESULTS IN SIGNIFICANTLY LESS DAILY TRIPS

<u>LAND USE</u>	<u>SQ FT or UNITS</u>	<u>DAILY TRAFFIC TRIPS</u>
R&D Industrial	4.5M Square Feet	50,170
Office/Campus	4.5M Square Feet	56,328
Original Plan (Conventional)	918 Homes	10,040
Preferred Plan (Active Adult/Conv)	763 Homes	4,147

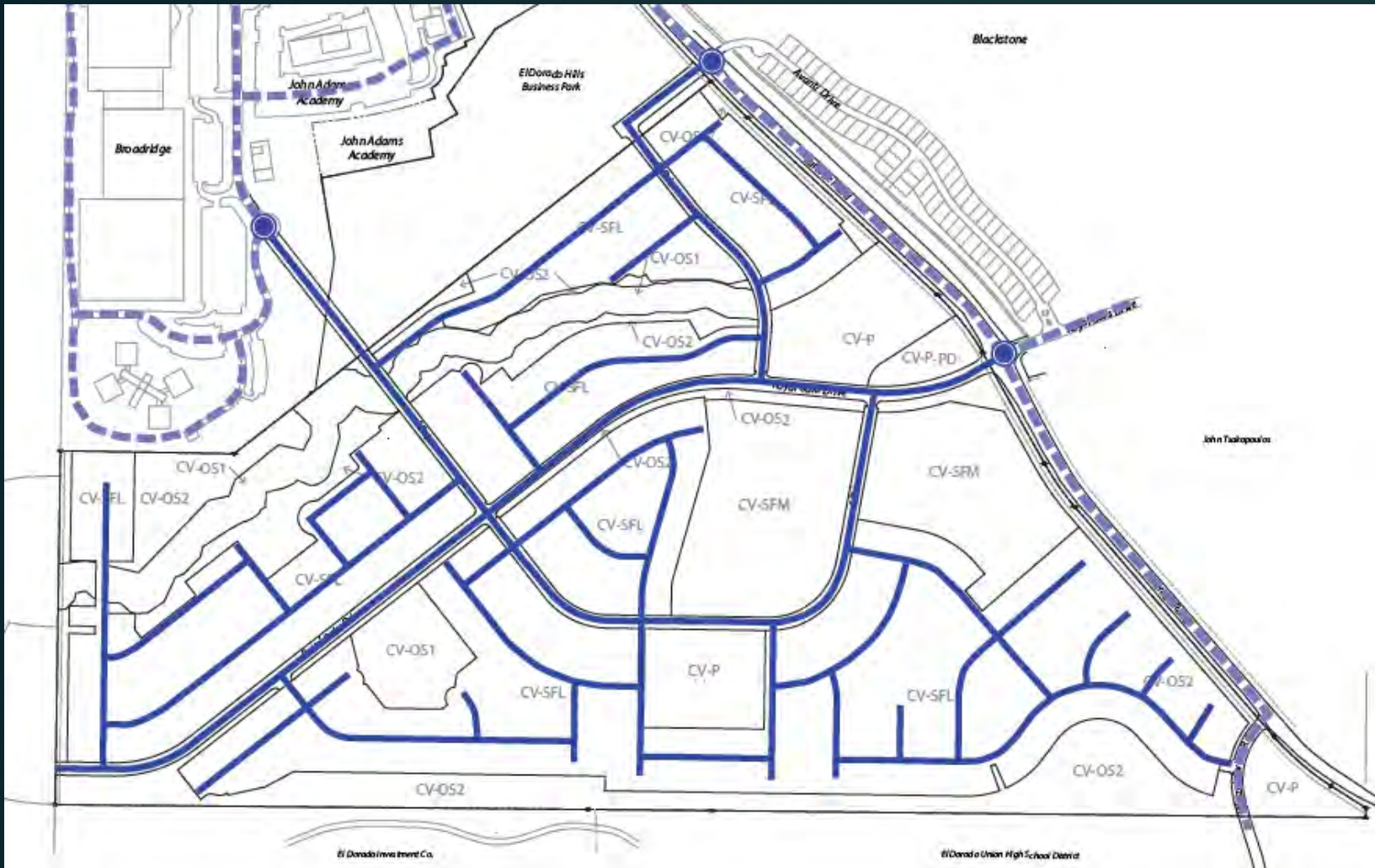
Creekside Village REDUCED IMPACT IMPROVEMENTS (North of Suncast Lane)



Creekside Village REDUCED IMPACT IMPROVEMENTS (South of Suncast Lane)

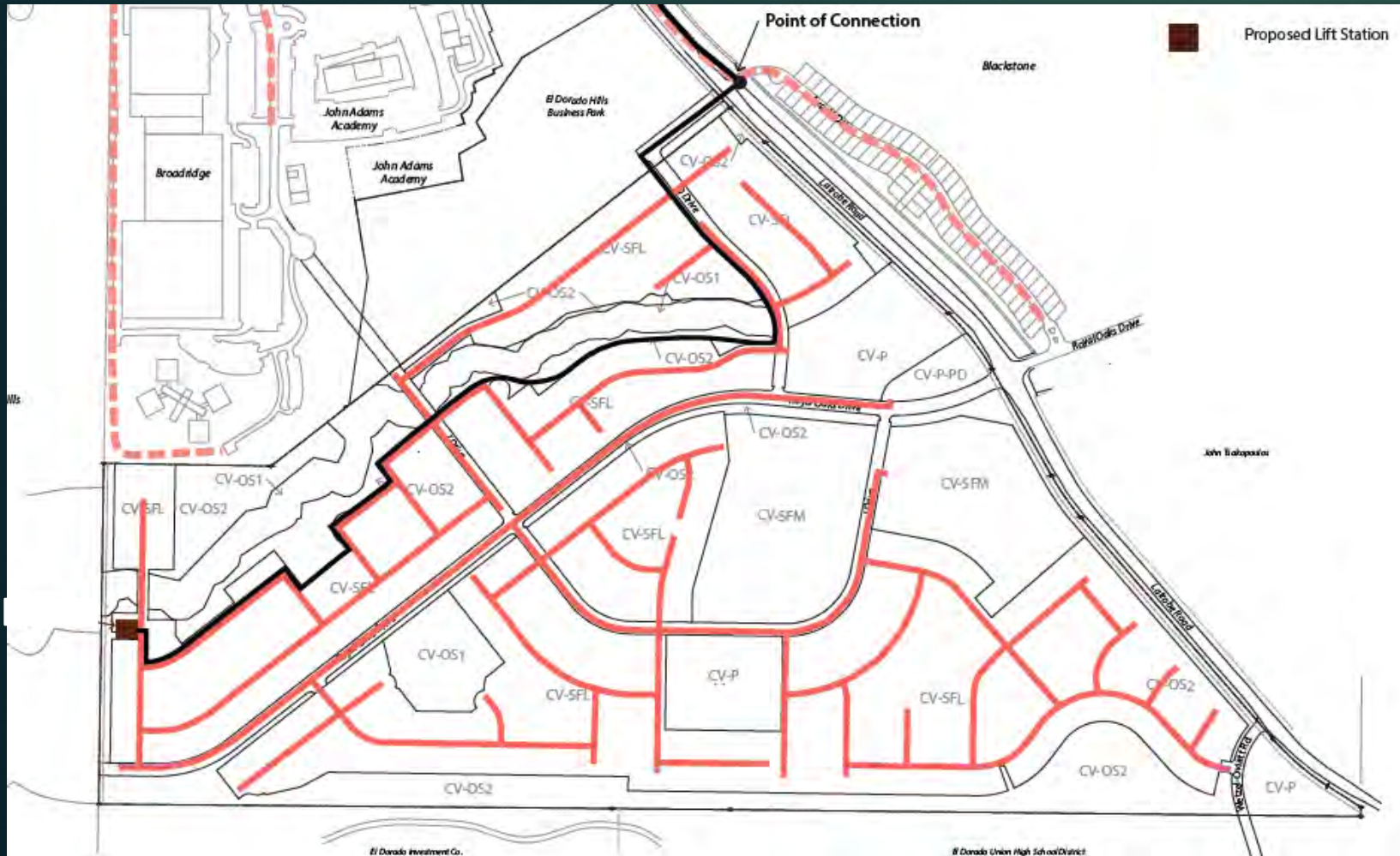


* formerly 72 Latrobe
Planned Roads Gated Access



WATER

EID CONFIRMED EXISTING WATER SUPPLY CAPACITY IS AVAILABLE TO SERVE THE PROJECT



SEWER

EID CONFIRMED TREATMENT CAPACITY PRPROJECT PROVIDES SEWER LIFT STATION ON-SITE AND FORCE MAIN

SIGNIFICANT BIOLOGICAL RESOURCES PRESERVED







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 Sub-Committee
- **June 4, 2024** – El Dorado Hills APAC Environmental Sub-Committee
- **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 Sub-Committee
- **Anticipated: August 13, 2025** – El Dorado Hills APAC

COMMENTS ON THE DEIR WILL NEED TO BE
SUBMITTED TO THE COUNTY IN WRITING



CREEKSIDE
— VILLAGE —

QUESTIONS?

TRADITIONAL PRODUCT – Active Adult & Conventional



SMALL LOT PRODUCT

