

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/22

ALL IN THE YEAR 2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 22nd day of OCTOBER, 2025

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF PUBLIC MEETING

NOTICE OF SPECIAL MEETING AND PUBLIC HEARING OF THE EL DORADO COUNTY PLANNING COMMISSION FOR THE CREEKSIDE VILLAGE SPECIFIC PLAN PROJECT

The County of El Dorado Planning Commission will hold a special meeting and public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on Wednesday, November 12, 2025, no earlier than 1:00 p.m., to consider the following: GPA20-0001/Z20-0005/SP20-0001/TM20-0002/Creekside Village Specific Plan. If the Planning Commission determines, in its sole discretion, that it needs more time to consider public testimony and/or to deliberate, the public hearing and/or deliberation will continue at the regularly scheduled Planning Commission meeting of Thursday, November 13, 2025, at 8:30 a.m. Final action by the Planning Commission on the Creekside Village project may occur on either Wednesday, November 12th (Special Meeting), or Thursday, November 13th (Regular Meeting), dependent on the time the Planning Commission requires for the hearing and deliberation.

The County of El Dorado Planning Commission public hearing will consider and make a recommendation to the Board of Supervisors on the following: GPA20-0001/Z20-0005/SP20-0001/TM20-0002/Creekside Village Specific Plan submitted by Winn Communities to request the following: 1. Amend the existing General Plan land use designation from Research and Development (R&D) to Adopted Plan (AP); 2. Rezone from Research and Development (R&D) to Specific Plan (SP); 3. 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; 4. Subdivision of a 208-acre portion of two existing lots that total 232 acres into: 763 residential lots ranging in size from 3,250 square feet to 14,008 square feet, fourteen (14) landscaping lots totaling 1.35 acres, a. four (4) park lots totaling 14.09 acres, b. seventeen (17) open space buffer lots totaling 30.72 acres, c.

four (4) open space preserve lots totaling 13.49 acres, d. two (2) EID/HOA lots totaling 0.25 acres, e. one (1) 0.19-acre lot for a lift station, and f. nine (9) lots totaling 30.21 acres for in-tract private roads; and 5. A recommendation on certification of a Final EIR (SCH# 2020110052) and adoption of CEQA Findings and Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. The property, identified by Assessor's Parcel Numbers 117-010-032 and a portion of 117-720.012, consisting of 208 acres, is located approximately 3 miles south of U.S. Highway 50 (US 50) on the west side of Latrobe Road, in the El Dorado Hills area, Supervisorial District 2. (County Planner: Cameron Welch, Cameron.Welch@edcgov.us)

Agenda and Staff Reports are available approximately two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edcgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any email or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary

October 22, 2025
10/22

15291



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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Planning:

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2. Rezone from Research and Development (R&D) to Specific Plan (SP);
3. 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;
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 - a. 763 residential lots ranging in size from 3,250 square feet to 14,008 square feet,
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 - h. nine (9) lots totaling 30.21 acres for in-tract private roads; and
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