

Planning Commission Workshop

Creekside Village Specific Plan



JULY 10, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Presentation Overview

1. General Plan Overview
2. Summary of Proposed Creekside Village Specific Plan
3. Reduced Impact Alternative
4. General Status of Environmental Review Process
5. Next Steps



Presentation Overview

- Today is an Informational Workshop, which is not a required meeting.
- No recommendations are being sought, nor do any actions need to be taken.
- Today's goal is to collect questions and concerns from the public and planning commissioners to better inform subsequent documentation.
- Future Planning Commission hearings for the Specific Plan proposal will include specific:
 - Staff reports,
 - Presentations,
 - Comment periods,
 - Deliberations, Discussions, and
 - Planning Commission Recommendations for the Board of Supervisors.



1. General Plan Overview



Function of General Plans

- Constitution of a community expressing the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private.
- Establishes community's land use, circulation, environmental, economic, and social goals, and policies as they relate to future growth and development.
- General plans provide a basis for local government decision-making, including decisions on development approvals and exactions.
- State law requires annual reviews of general plans and the opportunity to amend general plans four times a year to address changed conditions.

Guiding Provisions of the El Dorado County General Plan

- General Plan identifies the long-range direction and policy for the use of land within the County through the “Statement of Vision,” “Plan Strategies,” “Plan Concepts,” and “Plan Objectives.”
 - Includes balance of protection of the County’s environmental, agricultural and rural quality with economic, jobs, and housing growth
 - Recognizes urban growth in designated Community Regions
 - Promotes growth that retains natural resources, reduces infrastructure costs, reflects character of a community, and fully funds its onsite services
 - Allow for a diverse mix of land use types for economic growth

2. Proposed Creekside Village Specific Plan

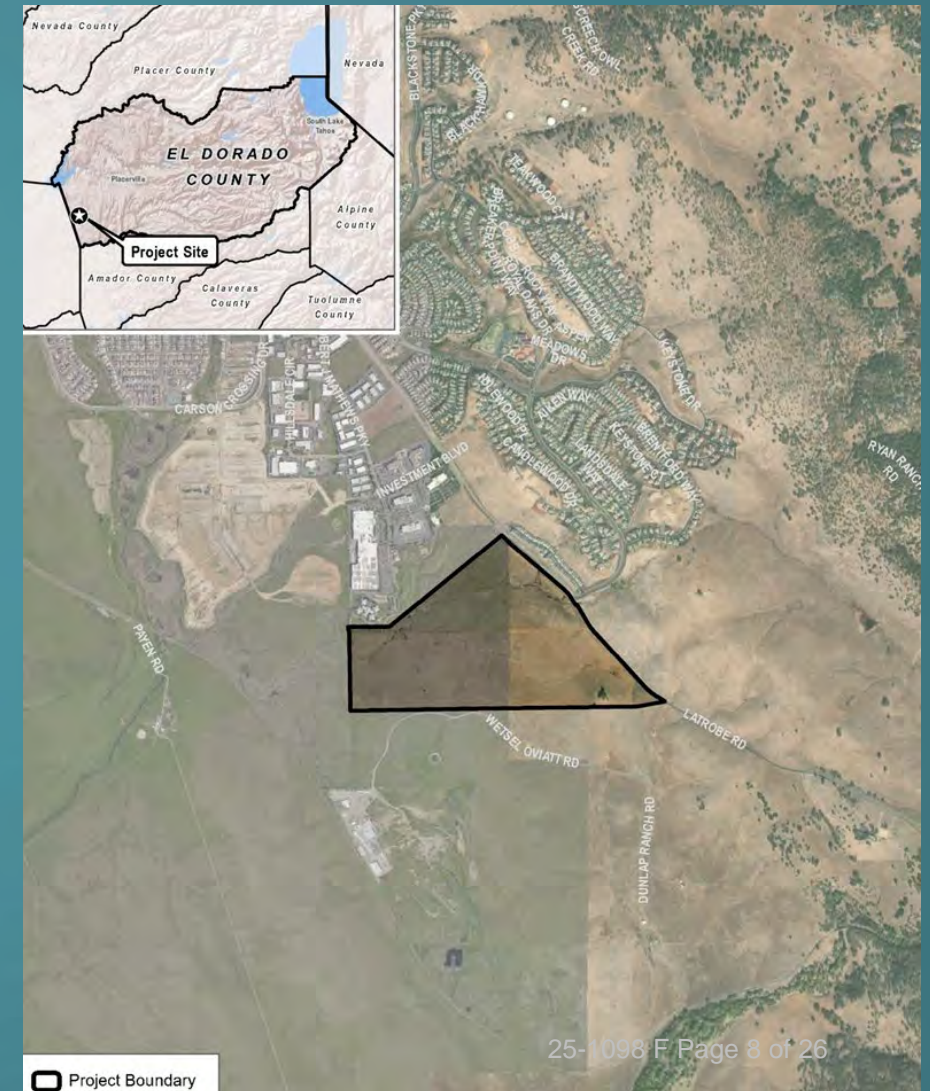
Applicant: Winn Communities

**Application File Nos: GPA20-0001, Z20-0005, SP20-0001, TM20-0002,
DA24-0002**



Creekside Village Specific Plan Area

- 208-acre project site is located on the west side of Latrobe Road, south of Investment Boulevard, directly adjacent to the southern boundary of the EDH Business Park.
- Access to U.S. Highway 50 is approximately 3 miles to the north.
- 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.



Creekside Village Specific Plan Overview

(Original Proposed Project)

- Proposed General Plan Amendment and Rezone to establish a Specific Plan for a new community consisting of the following land uses:
 - Up to 918 dwelling units (with an age-restricted 55+ “Active Adult” option)
 - 1.8 acres of neighborhood commercial
 - Option for converting the 1.8 acres to park uses if neighborhood commercial is not adopted as part of the Specific Plan
 - 13.6 acres of parks
 - 44.8 acres of open space

Proposed Creekside Village Specific Plan

Land Use Designations

- Proposed General Plan Amendment to establish a Specific Plan with the following land use designations:
 - Single Family Low Density (4-8 du/ac) – 115.8 acres
 - Single Family Medium Density Planned Development (5-12 du/ac) – 20.8 acres
 - Neighborhood Commercial – 1.8 acres
 - Village Park – 7.0 acres
 - *If no Neighborhood Commercial, then 8.8 ac*
 - Neighborhood Park – 2.2 acres
 - Neighborhood Park – 4.4 acres
 - Open Space Preserve – 9.1 acres
 - Open Space Buffer – 35.7 acres
 - Project Roadways – 11.1 acres

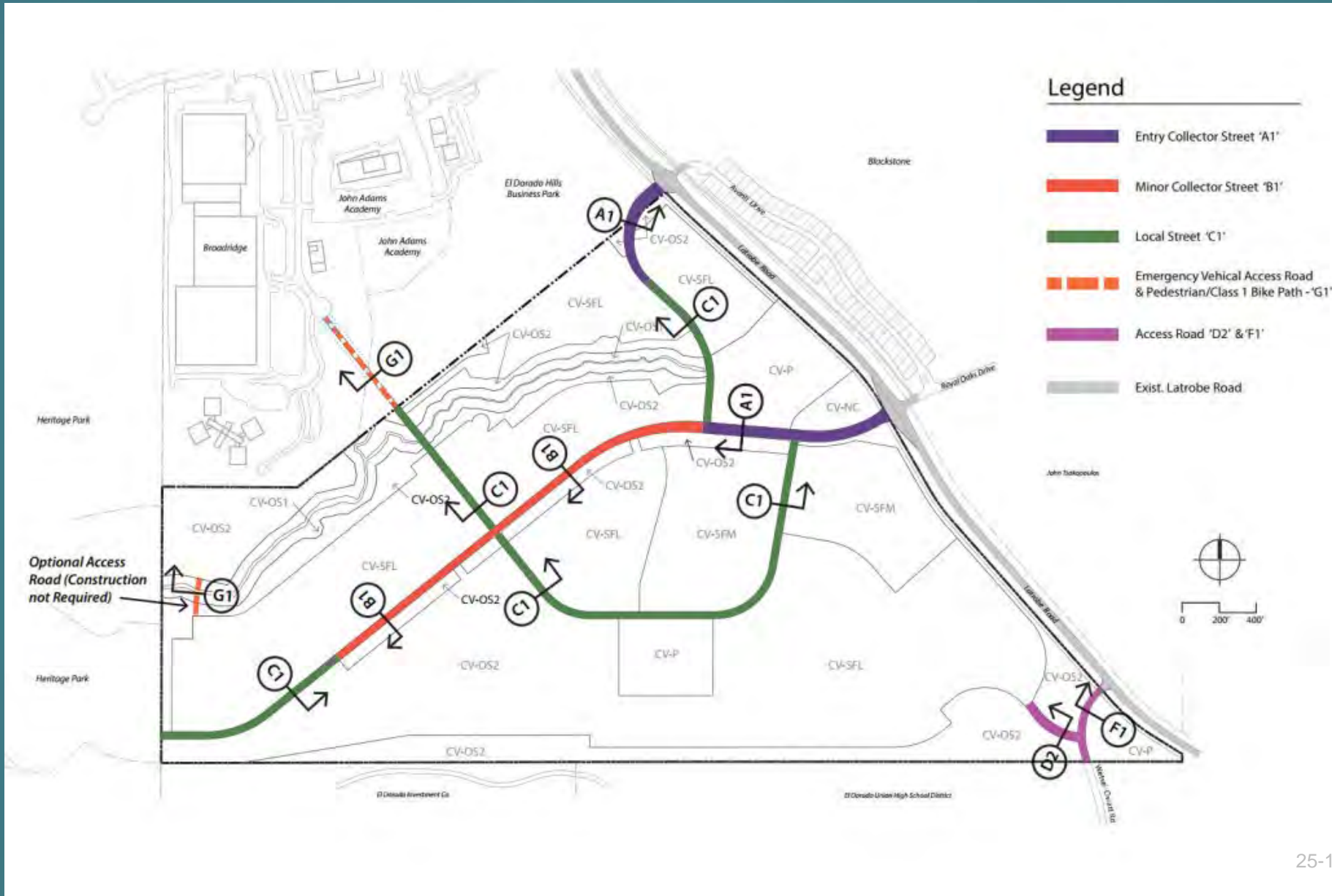


Proposed Creekside Village Specific Plan

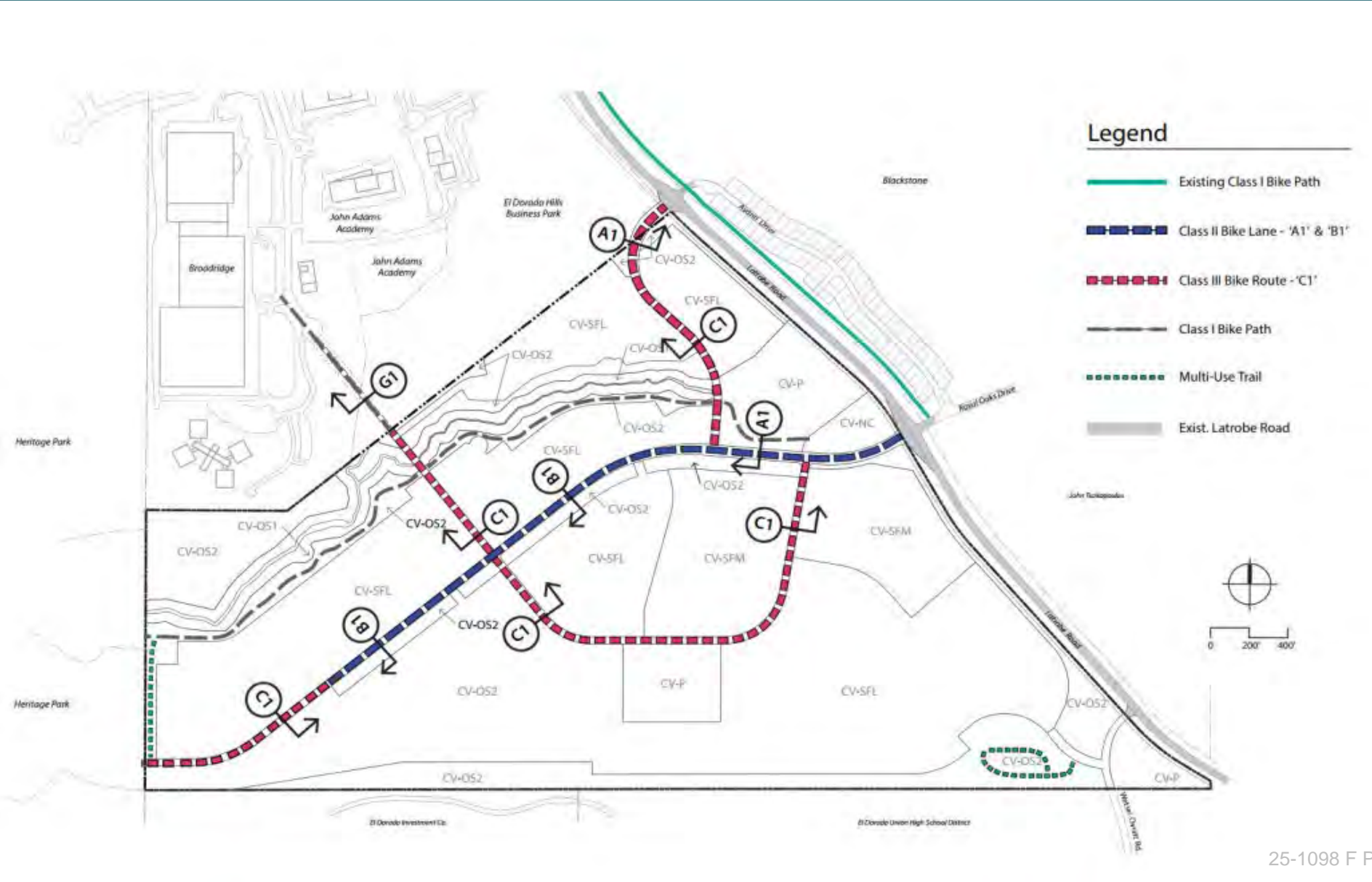
Other Entitlement Requests

- Certification of the Creekside Village Specific Plan EIR
- Approval of the Mitigation Monitoring and Reporting Program
- General Plan Amendment
- Creekside Village Specific Plan Adoption
- Rezone
- Tentative Map approval, including small and large lots
- Development Agreement approval

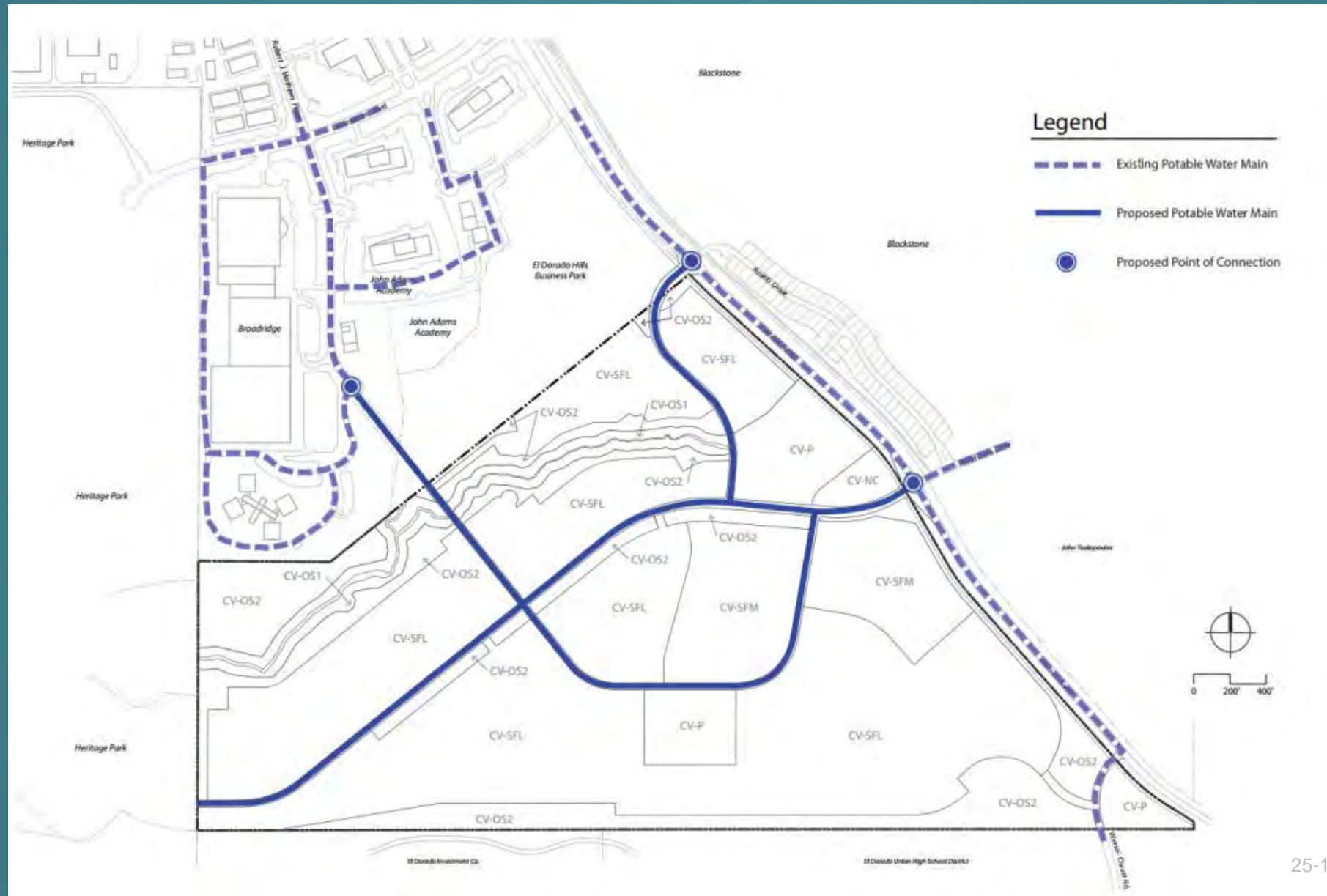
Proposed Circulation System



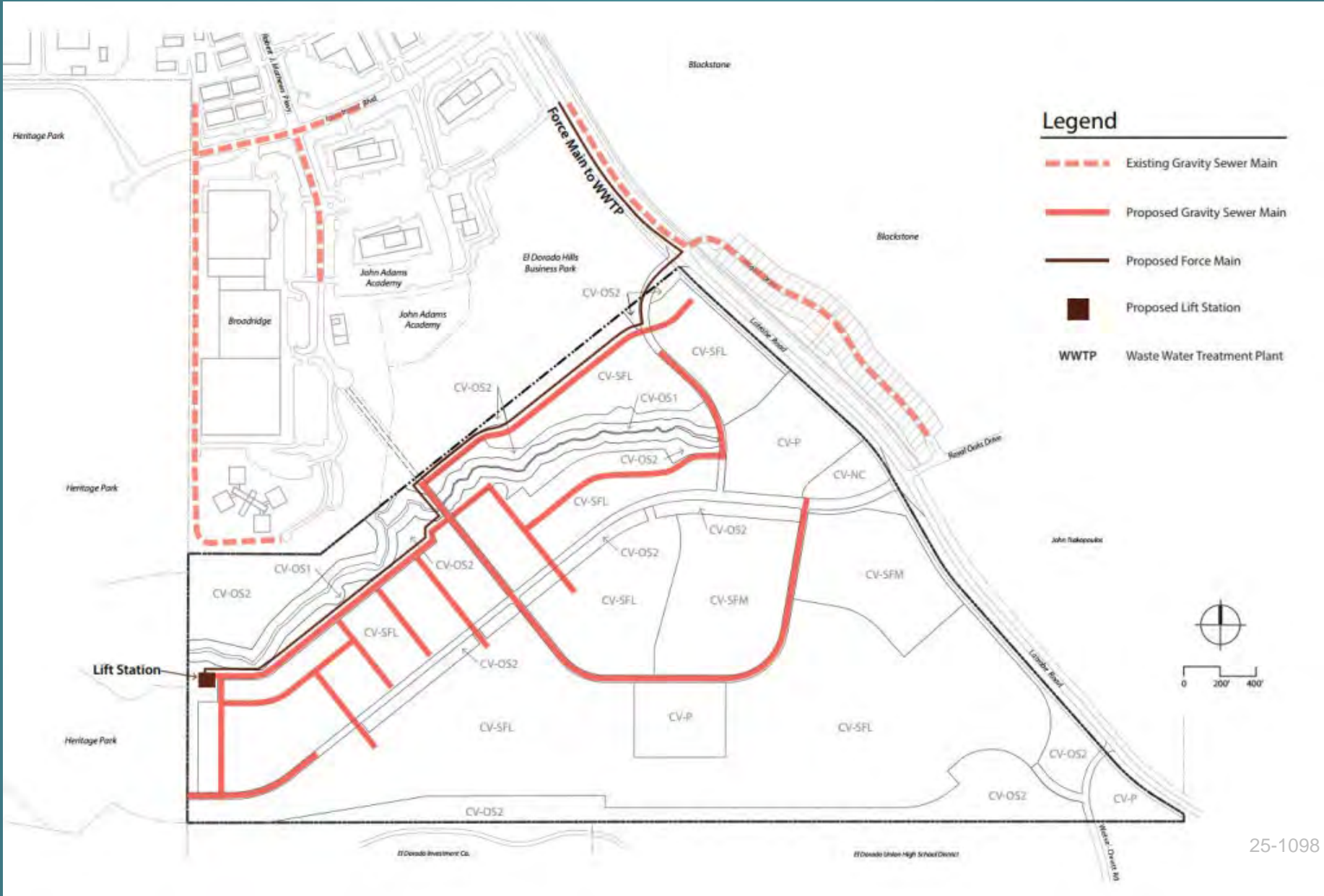
Proposed Trails and Bikeways



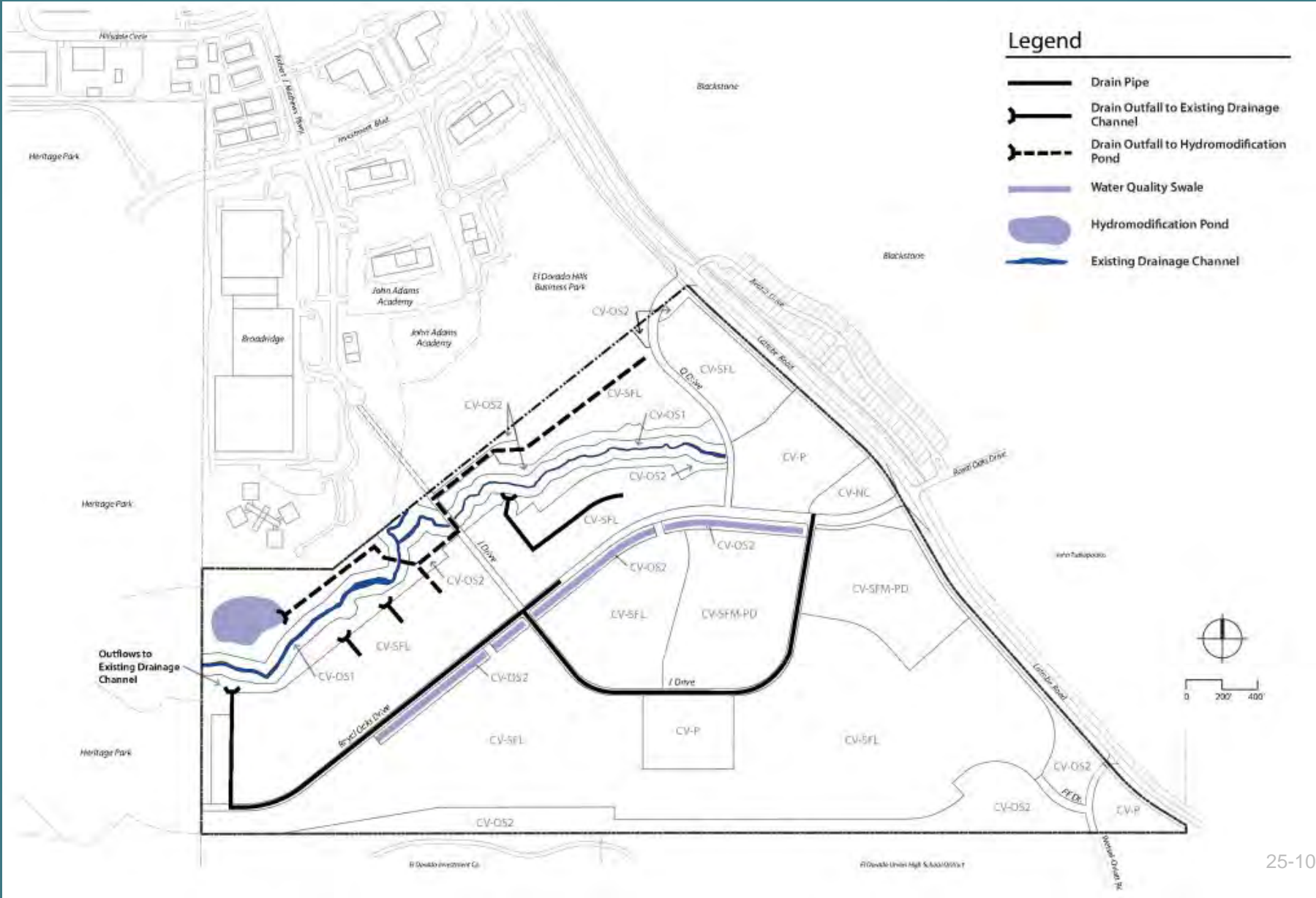
Proposed Water Infrastructure



Proposed Wastewater Infrastructure



Proposed Drainage Infrastructure



3. Reduced Impact Alternative (RIA)

- RIA developed due to Tribal consultation process and discussions with the Latrobe School District
- Evaluated at a project-specific level of detail, the same as the proposed project in the Draft EIR
- Impacts to Tribal Cultural Resources (TCRs) would be reduced to a less-than-significant level.
- Reduces the total number of residential units from 918 to 763
 - Limits the number of conventional housing units to a maximum of 150 with the remainder restricted to Active Adult
 - County staff intends to recommend the RIA for approval as it is the land use plan preferred by both the Tribes and the Latrobe School District.



Reduced Impact Alternative Land Use Plan

- Single Family Low Density (4-8 du/ac) – 117 acres
- Single Family Medium Density (5-12 du/ac) – 21.3 acres
- Village Park – 7.5 acres
- Neighborhood Park – 2.2 acres
- Neighborhood Park – 4.4 acres
- Open Space Preserve – 13.5 acres
- Open Space Buffer – 30.9 acres
- Project Roadways – 11.1 acres

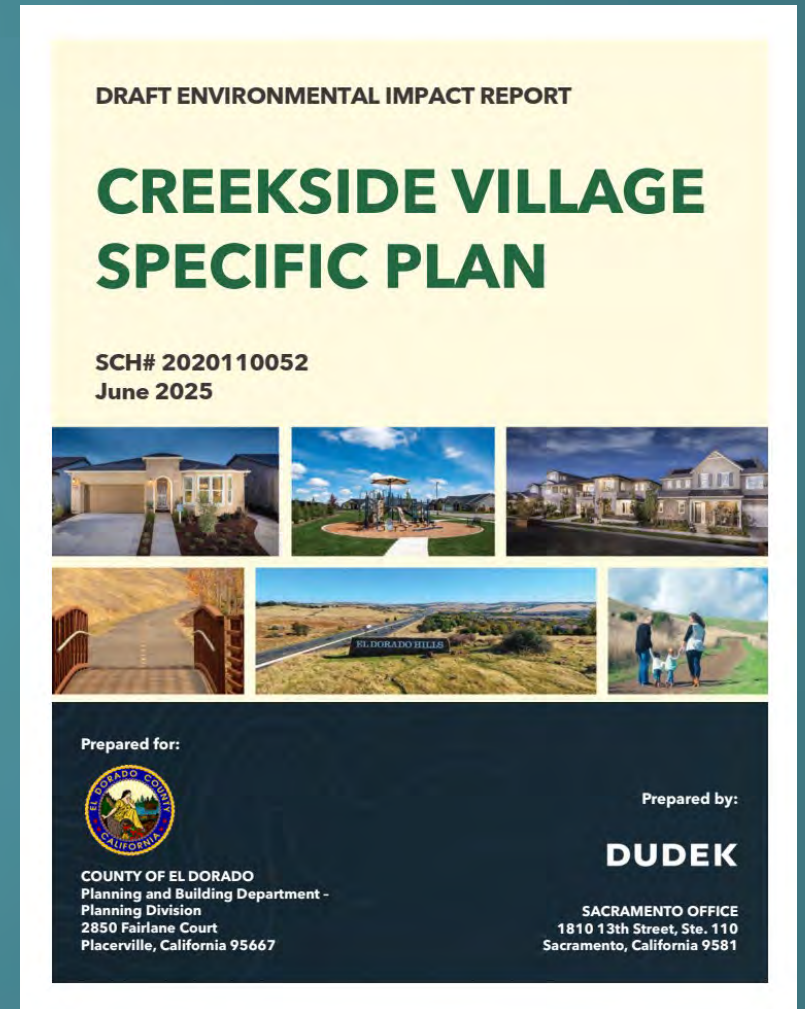


4. General Status of Environmental Review Process



CEQA Process: EIR Process Overview

- Notice of Preparation (NOP) of Draft Environmental Impact Report (Draft EIR) released November 6, 2020
- NOP Scoping Meeting held on November 19, 2020
- Second NOP Scoping Meeting on September 26, 2023
- Draft EIR released June 20, 2025, public comment period begins
- Draft EIR public comment period ends August 19, 2025
- Final EIR will include responses to comments, text changes to the Draft EIR, and the Mitigation Monitoring and Reporting Program (MMRP)



Environmental Impact Areas Addressed in the CVSP Draft EIR

- Aesthetics/Visual Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, and Paleontology
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use, Population and Housing
- Noise
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Significant and Unavoidable Impacts

- **Project and Cumulative:**

- Aesthetics (scenic vistas and visual character)
- Air Quality (conflict with air quality plan, net increases if criteria air pollutants, and expose sensitive receptors to substantial pollutant concentrations)
- Tribal Cultural Resources (substantial adverse change in the significance of a tribal cultural resource and significant cumulative impact related to tribal cultural resources, including Native American human remains)
 - *Would be reduced to a less than significant level under the Reduced Impact Alternative*

Alternatives Evaluated

- Alternative 1: No Project/No Development Alternative
- Alternative 2: Zoning Consistent Alternative
- Alternative 3: Reduced Impact Alternative

5. Next Steps



Next Steps

- Draft EIR Public Comment period will close on August 19, 2025
- After close of Draft EIR comment period, the Final EIR will be prepared and will include responses to comments, text changes to the Draft EIR, and the MMRP.
- Project will be scheduled for a future Planning Commission meeting date. At that time, the Planning Commission will hold a public hearing to receive public comments and be asked to provide a recommendation for the project to the Board of Supervisors. Recommendations could be, but not limited to, approving the original proposed project, approving the proposed Reduced Impact Alternative, or denial of the original proposed project and/or the proposed RIA.
- The Board of Supervisors will consider the proposed project at a subsequent Board of Supervisors hearing.
- Additional public noticing will be sent out for both the subsequent Planning Commission hearing and the Board of Supervisors hearing.

Thank You!

