

Planning Commission Hearing

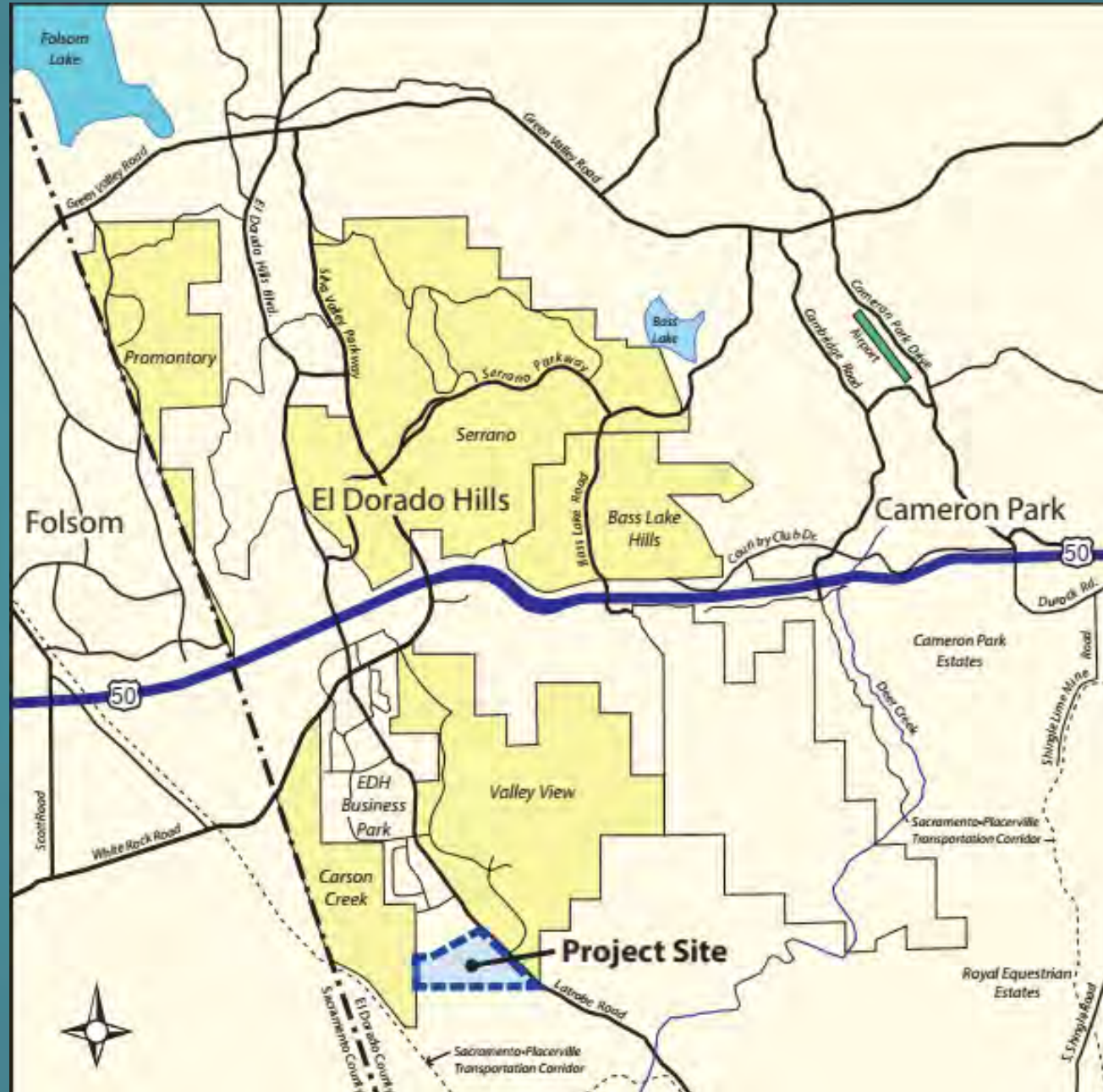
Creekside Village Specific Plan



NOVEMBER 12, 2025

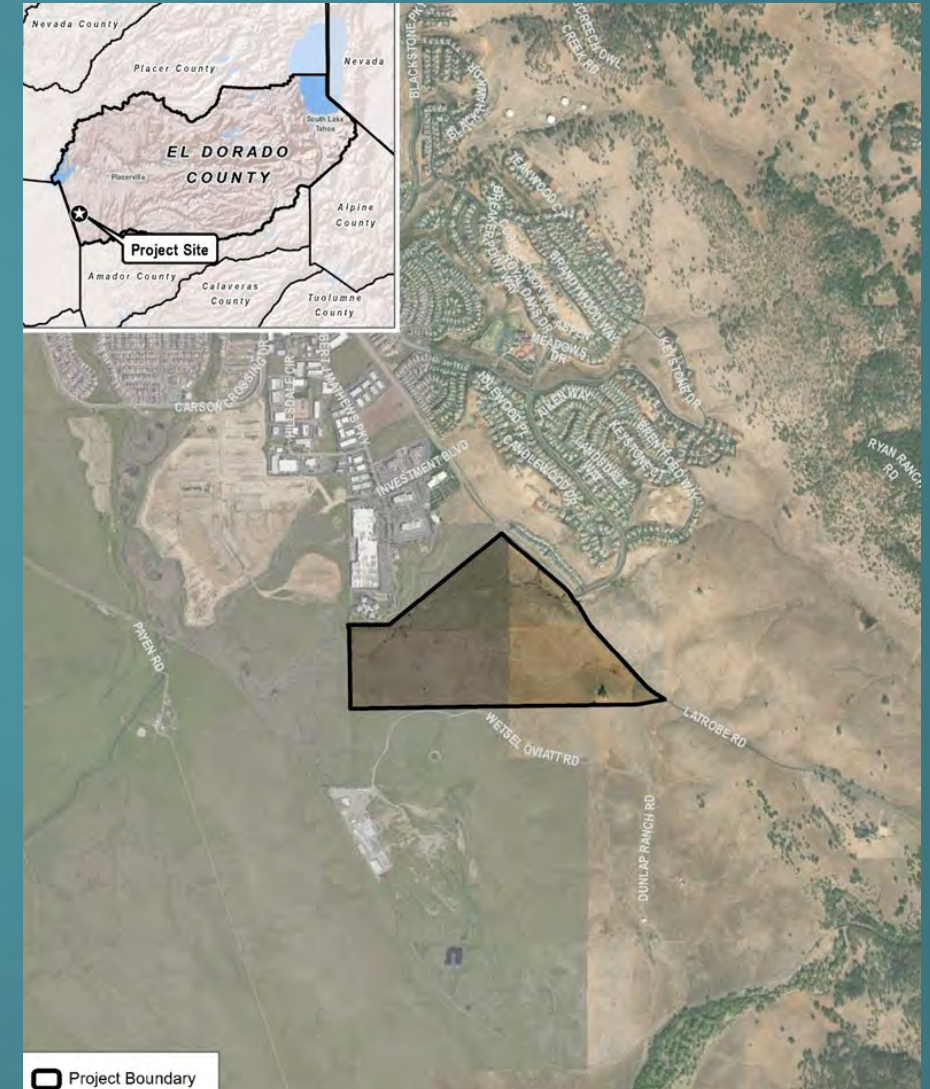
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Project Location



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.



Existing Site Conditions

- Approximately 208-acre vacant project site;
- 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

- 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.

Proposed Land Use Summary

CVSP RIA Land Use Summary

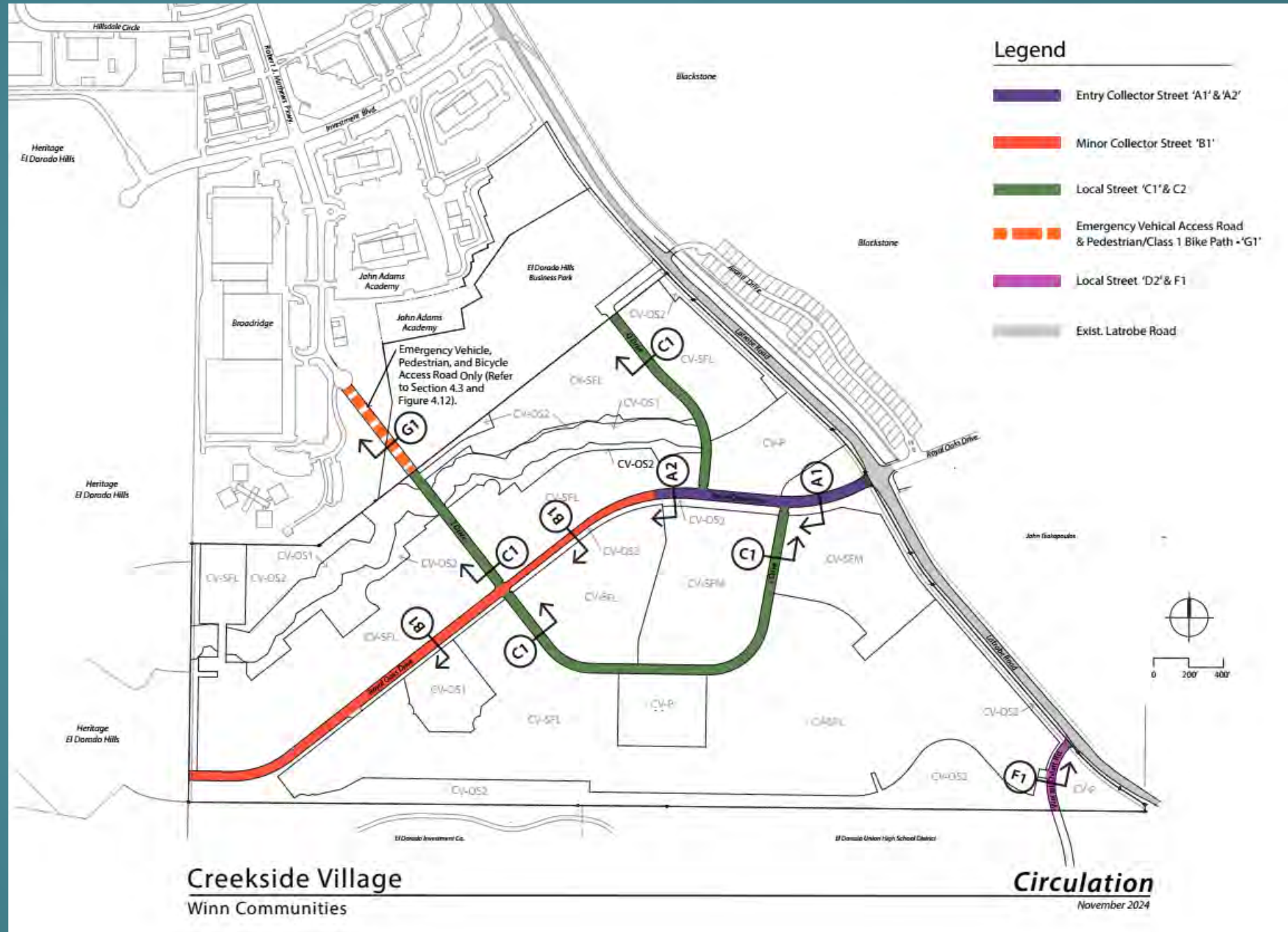
Land Use	Land Use Designation	Acres	Approximate Dwelling Units	Approximate Density (du/ac)
Residential				
SF Low Density	CV-SFL	117.0	614	4-8
SF Medium Density	CV-SFM	21.3	149	5-12
	CV-SFM-PD	0	0	
<i>Subtotal</i>		138.3	763	
Public Facilities – Parks				
Village Park	CV-P		5.9	
	CV-P-PD		1.6	
Neighborhood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

Proposed Land Use Plan



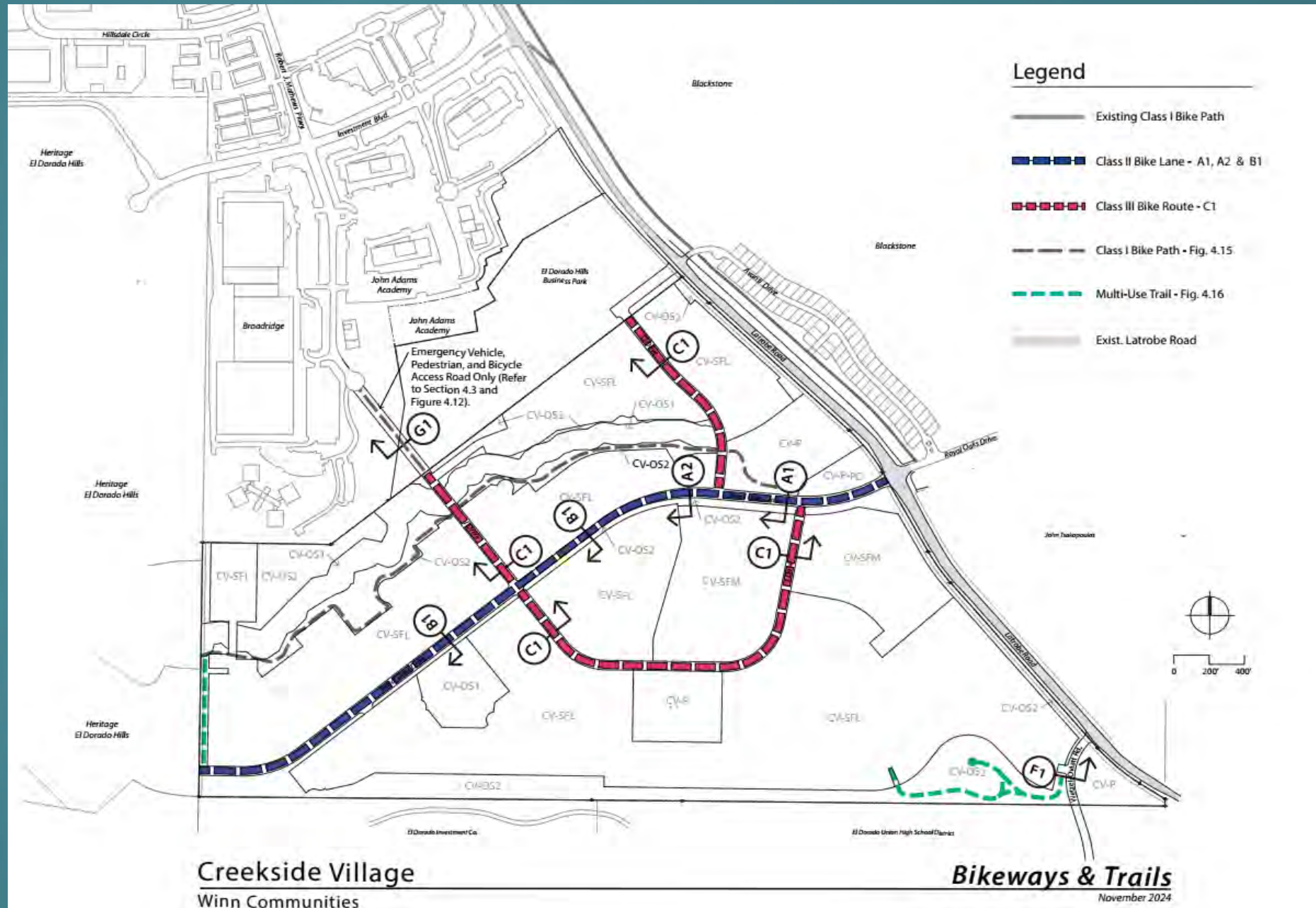
Proposed Circulation

- 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



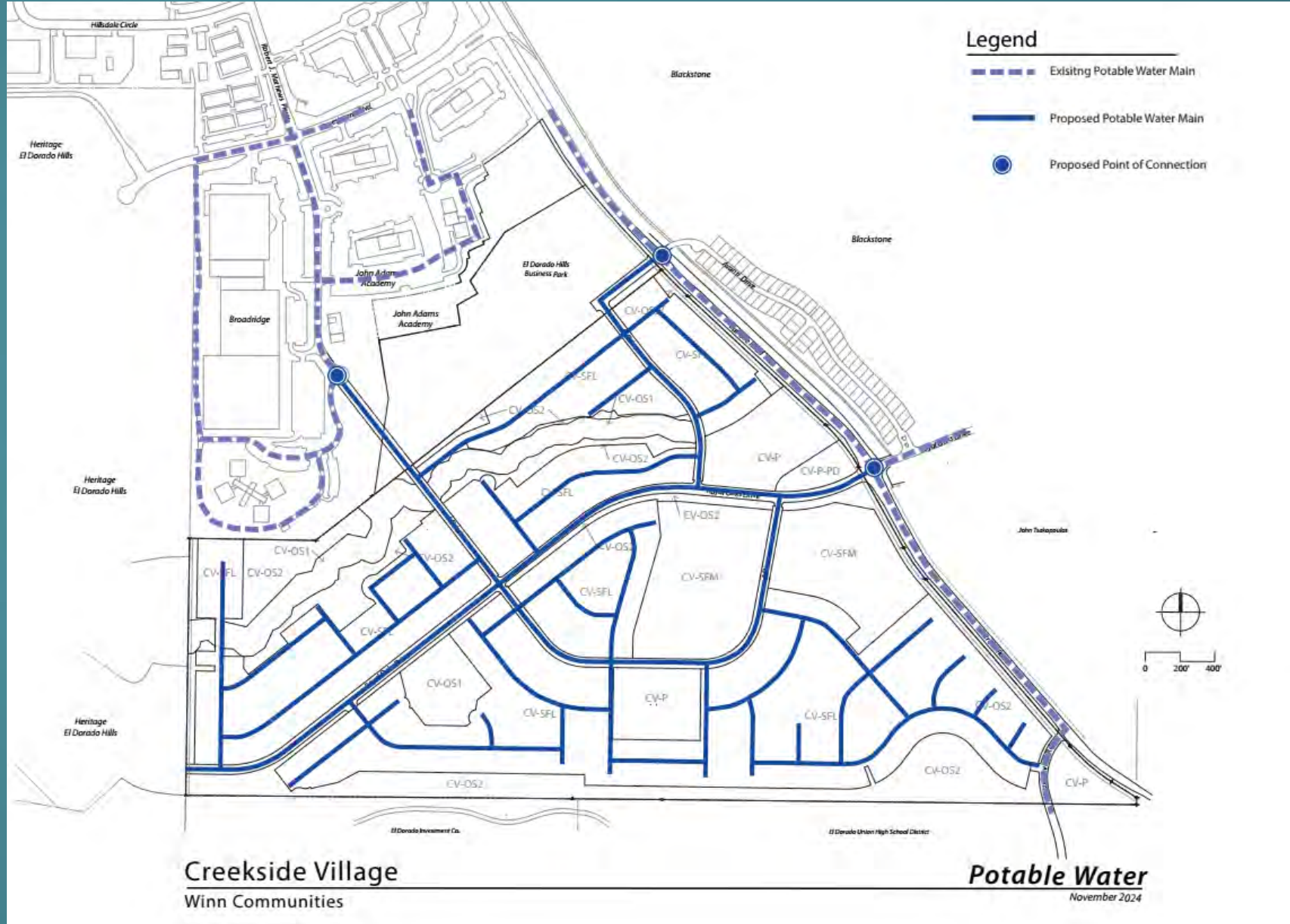
Bikeways & Trails

- 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



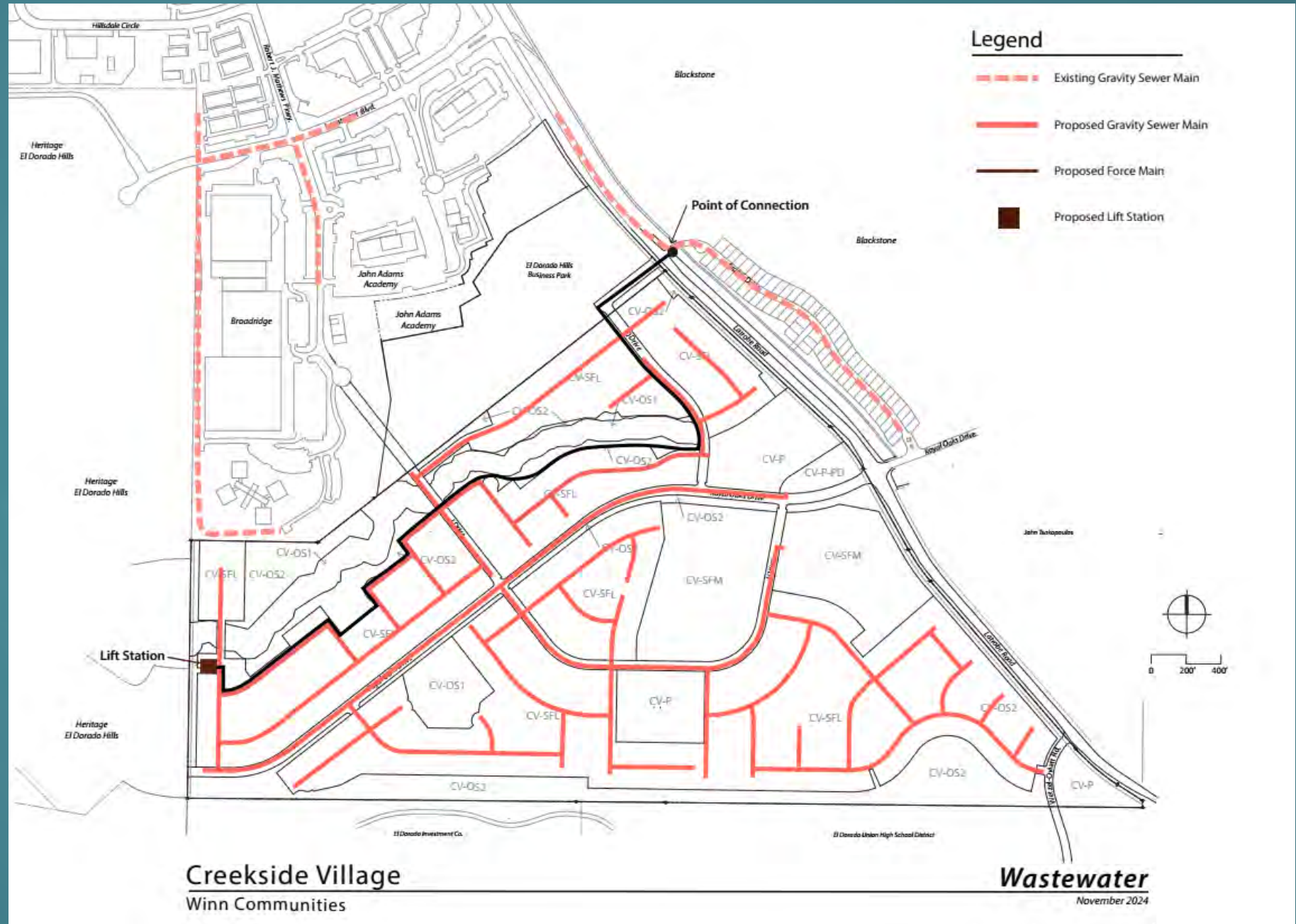
Utilities – Potable Water

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



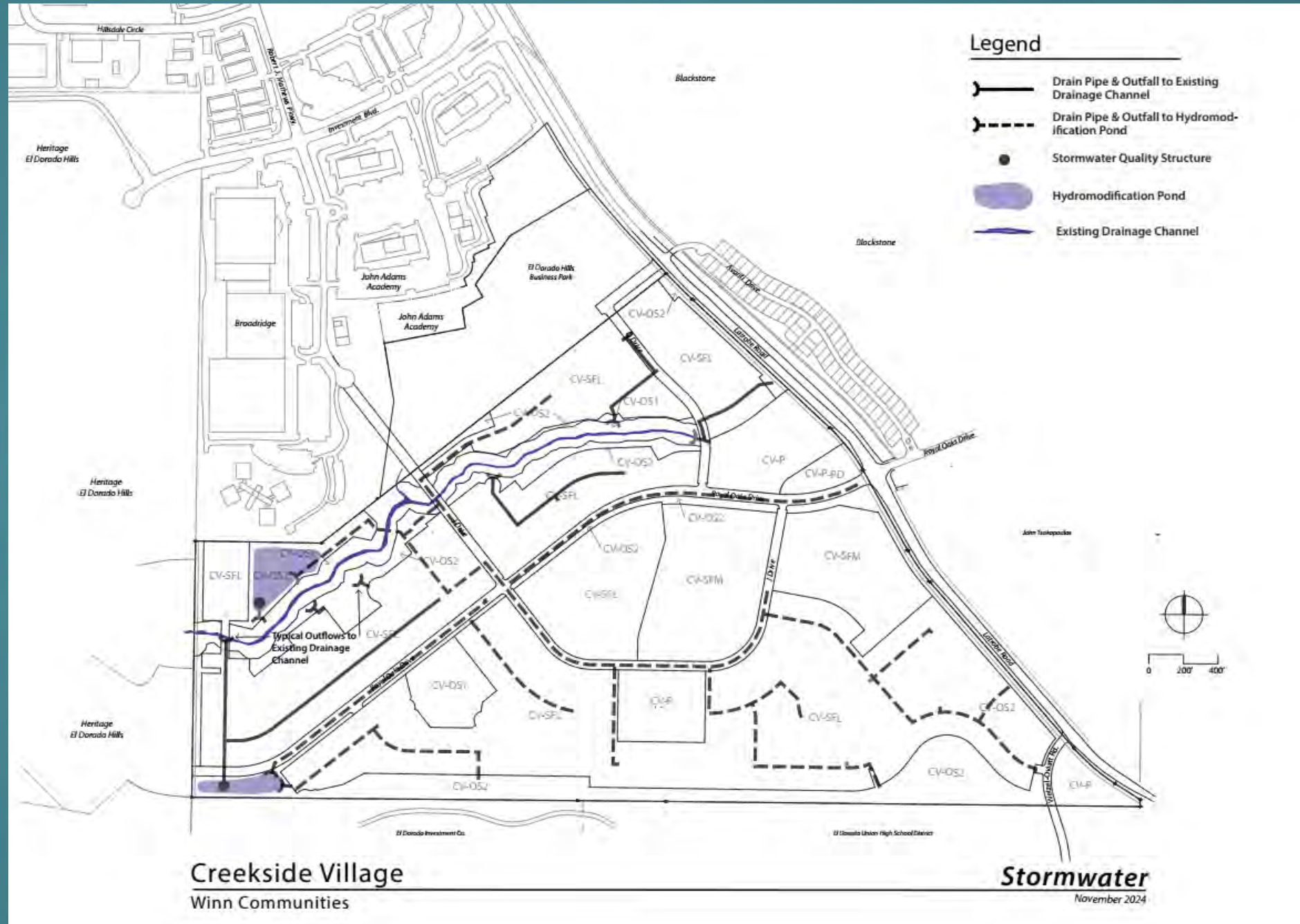
Utilities – Wastewater

- 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

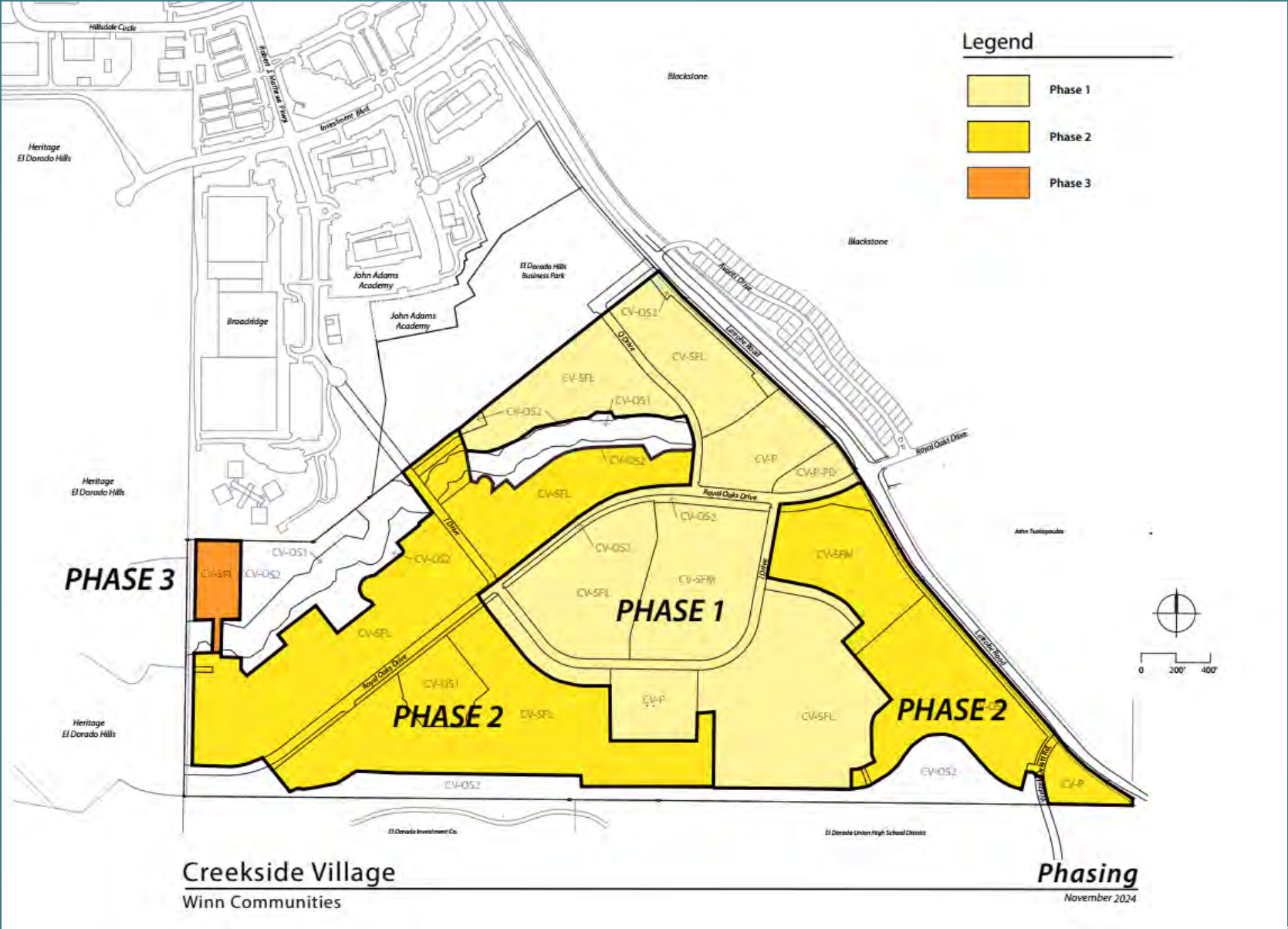


Utilities – Stormwater

- 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.

- Review Authority

- Board of Supervisors shall have review authority of original jurisdiction for specific plan applications, after review and recommendation by the Planning Commission (El Dorado County Zoning Code Chapter 130.56 [Specific Plans]).

Staff Analysis (cont.)

- Requirements for Approval

- Board of Supervisors may adopt a proposed specific plan under El Dorado County Zoning Code Section 130.56.030 only if it finds that the plan:
 - Is consistent with and implements the General Plan;
 - Is consistent with any applicable airport land use plan, in compliance with Public Utilities Code Section 21676; and
 - Will not have a significant effect on the environment or a statement of overriding considerations has been made for the proposed specific plan in compliance with the provisions of California Code of Regulations Section 15093 CEQA.

Staff Analysis (cont.)

- Consistency with General Plan and Housing Element Policy Provisions
 - State law does not require perfect conformity;
 - Decision of consistency is based on balancing consistency and proposed project;
 - CVSP project site is currently within the R&D land use designation;
 - Requested GPA would change site to the Adopted Plan (AP) designation.

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 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

FIA (cont.)

- FIA analysis includes initial net fiscal impacts estimated for the affected special districts, including EDHFD:
 - 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.

Staff Recommendation

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- Certify the Creekside Village Specific Plan (CVSP) Final Environmental Impact Report (SCH#2020110052) and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP);
- Adopt the General Plan Amendment (GPA20-0001), approve the Rezone (Z20-0005), adopt the Creekside Village Specific Plan – Reduced Impact Alternative (SP20-0001), and approve Tentative Subdivision Map for the Reduced Impact Alternative (TM20-0002), subject to the Findings and Conditions of Approval as presented in the staff report.