



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150

<https://www.eldoradocounty.ca.gov/Home>

Placerville Office:

Building:
(530) 621-5315
bldgdept@edcgov.us

Placerville Office:

Planning:
(530) 621-5355
planning@edcgov.us

Placerville Office:

Code Enforcement:
(530) 621-5999
cdacode.enforcement@edcgov.us

South Lake Tahoe Office:

All Services:
(530) 573-3330
plan-buildSLT@edcgov.us

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CREEKSIDE VILLAGE SPECIFIC PLAN (State Clearinghouse No. 2020110052)

Date: June 20, 2025
To: Interested Agencies and Individuals
From: Planning and Building Department – Planning Division

The County of El Dorado Planning and Building Department – Planning Division (County), as the Lead Agency, prepared a Draft Environmental Impact Report (DEIR) for the proposed Creekside Village Specific Plan (CVSP or project). The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq).

DOCUMENT AVAILABILITY AND REVIEW PERIOD: This DEIR is available for public and agency review for a 60-day period **beginning June 20, 2025, and ending August 19, 2025.** The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation. Comments pertaining to the environmental impact analysis, criteria and thresholds, mitigation measures and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR. The Final EIR will include copies of the comments received during the comment period and the County's responses to comments pertaining to the environmental review and DEIR. A subsequent scheduled public hearing will be conducted on the project upon completion of the Final EIR when the County considers action on the project. The County must certify the Final EIR prior to project approval. If you wish to be notified of that hearing date, please provide your name and mailing address to the Planning and Building Department.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667

El Dorado County Library
345 Fair Lane
Placerville, CA 95667

El Dorado County Library
7455 Silva Valley Parkway
El Dorado Hills, CA 95762

Cameron Park Library
2500 County Club Drive
Cameron Park, CA 95682

Planning Division Website

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

All written public and agency comments on the DEIR must be received by 5:00 PM on **August 19, 2025**, and should be directed to: County of El Dorado Planning and Building Department – Planning Division, **Attention: Cameron Welch, 2850 Fairlane Court, Placerville, CA 95667**. Please include the name of the contact person of your agency, if applicable. Comments may be submitted via email to **creeksidevillagesp@edcgov.us**. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format. Comments may also be delivered in person to the Planning and Building Department at the address listed above.

PROJECT INFORMATION

PROJECT TITLE: Creekside Village Specific Plan

PROJECT APPLICANT: Winn Communities
555 University Avenue, Suite 180
Sacramento, CA 95825

PROJECT LOCATION:

The project site includes approximately 208-acres within an unincorporated area of the County in the community of El Dorado Hills located in the western foothills, approximately 25 miles east of downtown Sacramento and 18 miles west of the City of Placerville. The project site is located on the west side of Latrobe Road, south of Investment Boulevard, directly adjacent to the southern boundary of the El Dorado Hills 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.

PROJECT DESCRIPTION:

The CVSP or proposed project consists of a Specific Plan application with the County to develop approximately 208 acres of land with a mix of residential, parks, neighborhood commercial, and open space land uses in the community of El Dorado Hills. The project site is located on the west side of Latrobe Road, south of Investment Boulevard, directly adjacent to the southern boundary of the El Dorado Hills Business Park (see project location figure). The CVSP provides for the development of up to 918 dwelling units (with an age-restricted 55+ “Active Adult” option), 1.8 acres of neighborhood commercial, 13.6 acres of parks, and 44.8 acres of open space. There would also be an option for converting the 1.8 acres of neighborhood commercial to park uses if neighborhood commercial is not adopted as part of the Specific Plan. The CVSP would include a coordinated circulation system that provides for efficient vehicular travel, bikeways, pedestrian pathways, and sufficient space for emergency access and evacuation. Off-site infrastructure improvements would also be required to implement the CVSP including connection to dry utilities, off-site water connections, construction of a new force sewer main, and off-site roadway improvements (please refer to the DEIR for a more detailed project description and associated figures also available at the following website: <https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Environmental-Impact-Report-EIR-Documents/Creekside-Village-Specific-Plan-DEIR>

REDUCED IMPACT ALTERNATIVE:

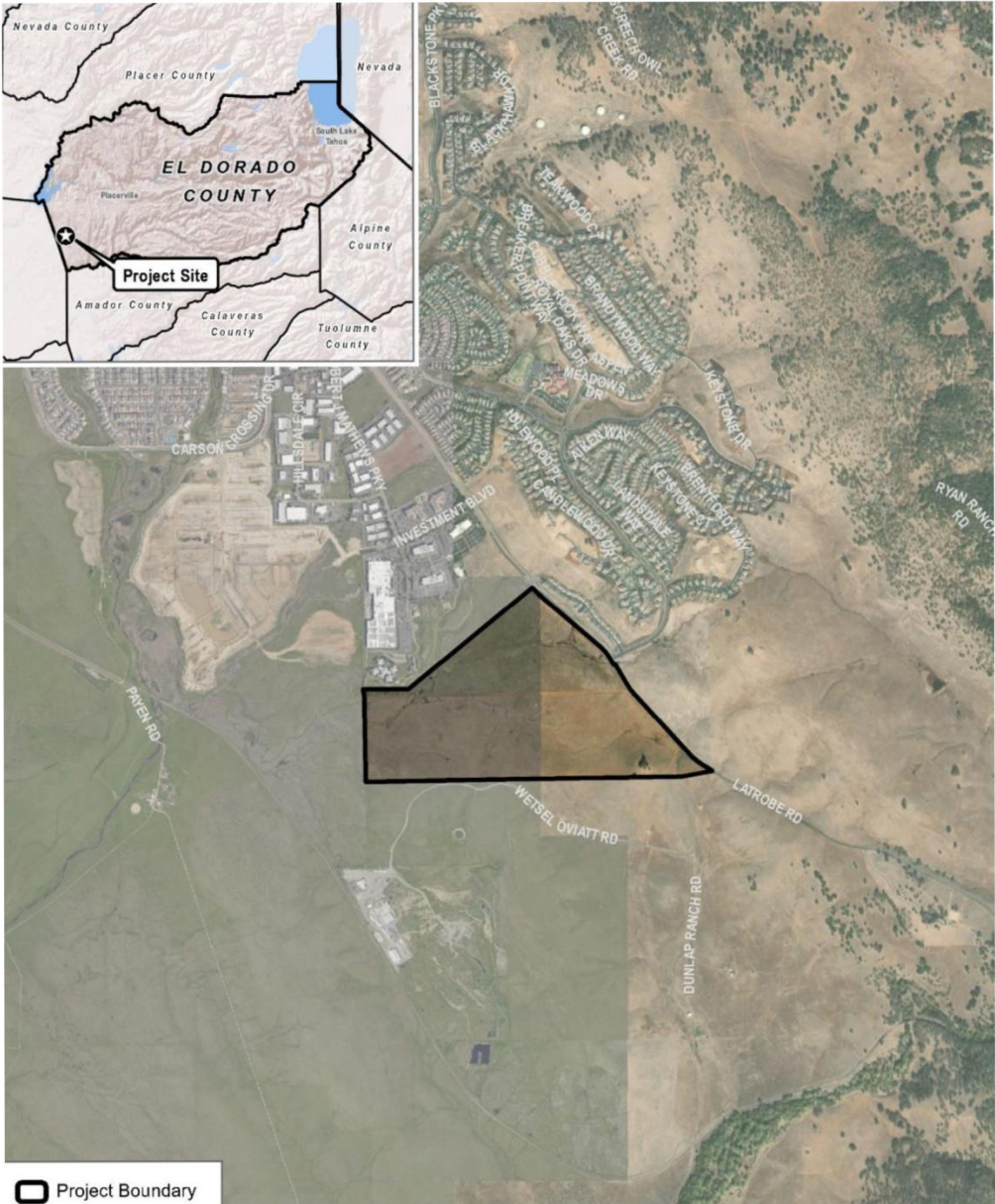
Preparation of an EIR requires the lead agency, in this case the County, to consult with local Native American Tribes (Tribes) that are traditionally and culturally affiliated with the project area regarding the presence of tribal cultural resources (TCRs). Through the consultation process with local Tribes, it was revealed TCRs exist within the site and would be impacted by the project and could not be avoided. In addition, the Latrobe School District indicated during preparation of the DEIR that its existing schools could not absorb the increase in students generated by the project and requested a reduction in the number of conventional housing units. To address potential significant impacts, an EIR is required to evaluate an alternative that would avoid or lessen environmental impacts while still meeting most of the objectives of the project. In collaboration with the Tribes and Latrobe School District, a new land use plan, the Reduced Impact Alternative (RIA), was developed which avoids impacts to TCRs and reduces the total number of residential units from 918 to 763, including limiting the number of conventional housing units to a maximum of 150 with the remainder restricted to Active Adult. The RIA proposes a 7.5-acre Village Park with 1.6 acres of the park containing a Planned Development (PD) overlay designation that could allow for neighborhood commercial uses to serve the plan area, similar to the proposed project. These potential commercial uses would require approval of a separate Conditional Use Permit and Planned Development. There would be two additional Neighborhood Parks, 4.4 and 2.2 acres in size for a total of 14.1 acres in parks and 44.4 acres in open space. Given the ability to address significant impacts to TCRs and the concerns of the Latrobe School District, it was decided that the RIA should be analyzed at a project-specific level so that the County could ultimately approve the RIA instead of the proposed project.

This DEIR therefore evaluates the land use plan that was originally submitted by the applicant as the proposed project and also analyzes the RIA at the project-specific level, either of which could be approved by the County. Based on analysis completed at this time, County staff intends to recommend the RIA for approval because it avoids impacts to TCRs, reduces additional environmental impacts, and is the land use plan preferred by both the Tribes and the Latrobe School District.

ENVIRONMENTAL IMPACTS:

The DEIR determined that the proposed project would result in significant and unavoidable impacts to Aesthetics, Air Quality, and Tribal Cultural Resources, both at the project level and cumulatively. There are no feasible mitigation measures available to reduce these impacts to a less-than-significant level. However, all other project and cumulative impacts can be mitigated to less-than-significant level.

The RIA would avoid or reduce impacts in Air Quality, Biological Resources and Tribal Cultural Resources compared to the proposed project and would comply with all proposed project mitigation measures, as applicable.



Project Boundary