State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:	09–01292026-005
STATE CLEARINGHOUSE NUMBER *(If applicable)*	2020110052

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
EDC PLANNING & BUILDING DEPT	ande.flower@edcgov.us	01/29/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
EL DORADO	FW2026-0005

PROJECT TITLE

CREEKSIDE VILLAGE SPECIFIC PLAN PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
WINN COMMUNITIES	ande.flower@edcgov.us		(530) 621-5908
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
2850 FAIRLANE COURT	PLACERVILLE	CA	95667

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$4,227.50	$ $4,227.50
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ $4,277.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Mary Hill	Janelle K. Horne Recorder-Clerk, by Mary A Hill, Dpty

Notice of Determination **Form C**

FILED
JAN 2 9 2026
JANELLE K. HORNE, Recorder-Clerk
By

To: County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

From: County of El Dorado
Planning & Building Department
2850 Fairlane Court
Placerville, CA 95667

Subject:
Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Creekside Village Specific Plan Project		Winn Communities
Project Title		**Project Applicant**
2020110052	Ande Flower	(530) 621-5908
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone Extension

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: A General Plan Amendment, Rezone, Specific Plan, and Tentative Subdivision Map that would provide for the development of a maximum of 763 dwelling units, including 614 dwelling units ranging from 4 to 8 dwelling units per acre (du/ac) on approximately 117 acres, and 149 dwelling units on 21.3 acres with a density of 5-12 du/ac. The proposed General Plan Amendment would amend the County of El Dorado General Plan to change the project site general plan land use designation from Research & Development (R&D) to Adopted Plan (AP). The requested Rezone would change the zoning of the project site from R&D to Creekside Village Specific Plan (CV-SP). The Specific Plan would provide regulations for development of approximately 208 acres of land with a mix of residential, parks, optional neighborhood commercial, and open space land uses. The Tentative Subdivision Map would approve the creation of 763 single-family residential lots within the CVSP. Of the 763 single-family residential lots, a maximum of 150 units would be developed as conventional homes, with the remaining lots dedicated to Active Adult age-restricted units. The project 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. These potential commercial uses would require future approval of a Conditional Use Permit and a PD. There would be two additional Neighborhood Parks, 4.4 and 2.2 acres in size. A total of 44.4 acres would be designated for Open Space Buffer and Open Space Preserve. The remainder of the project site would be dedicated to landscaping, public facilities, and roadway infrastructure.

The Board of Supervisors approved the above described project on January 27, 2026 and has made the following determinations regarding the above described project:

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures ☒ were ☐ were not made a condition of the approval of this project.
4. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the record of project approval is available to the General Public at the County of El Dorado Planning & Building Department, 2850 Fairlane Court, Placerville, CA 95667.

	January 29, 2026	Planning Manager
Signature (Public Agency)	*Date*	*Title*

ande.flower@edcgov.us	(530) 621-5908
Email	*Phone*