



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

[www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

---

### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

#### BUILDING

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

#### PLANNING

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

### LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

## NOTICE OF SECOND SCOPING MEETING AND EARLY CONSULTATION WITH PUBLIC FOR DRAFT ENVIRONMENTAL IMPACT REPORT

On November 6, 2020, El Dorado County as lead agency issued a Notice of Preparation for the **Creekside Village Specific Plan Project** (General Plan Amendment GPA20-0001, Rezone Z20-0005, Specific Plan SP20-0001, Tentative Map TM20-0002) ("Project") (State Clearinghouse No. 2020110052) in the El Dorado Hills area. A scoping meeting was held pursuant to the California Environmental Quality Act ("CEQA") Guidelines (14 California Code of Regulations) section 15082 on November 19, 2020. A thirty-day comment period was provided consistent with the requirements of CEQA and environmental review for the Project commenced. In October 2021, the applicant requested the Project application be placed on hold and, on July 19, 2023, the applicant requested El Dorado County to resume processing the application. To avoid confusion and comply with CEQA Guidelines section 15082(e) requiring that a single State Clearinghouse identification number be used for all environmental documents on a project, El Dorado County will continue to prepare the Draft Environmental Impact Report for the Project with State Clearinghouse identification number 2020110052.

CEQA Guidelines section 15083 provides that a lead agency may engage in early consultation with the public and "[t]his early consultation may be called scoping." The applicant has also requested early consultation with the public to receive feedback from the community. Therefore, a second scoping meeting and early consultation with the public will be held on **Tuesday, September 26, 2023**, from 6:00 to 7:30 PM at the El Dorado Hills Fire Station 85 Conference Room, 1050 Wilson Boulevard in El Dorado Hills. In addition to attending in person, attendees may also observe and participate remotely with the following link: <https://us06web.zoom.us/j/85750667220>. Attendees may also participate and join by phone: 1-530-621-7603 or 1-530-621-7610 (Webinar ID: 857 5066 7220).

The previously issued Notice of Preparation, including a description of the Project, maps showing the location of the Project south of Highway 50, west of Latrobe Road, and south of Investment Boulevard in the El Dorado Hills area (APN 117-010-032 and a portion of APN 117-010-031; previously numbered APN 117-010-012), and probable environmental effects of the Project, is available at: <https://www.edcgov.us/planning>. The project applicant proposes to develop a 918-unit residential community located on an approximately 208-acre site. The Project remains consistent with the description in the Notice of Preparation with minor revisions, including

the addition of an approximately 1.8-acre neighborhood commercial area in response to requests from the community to add a small neighborhood commercial component and the removal of 8 proposed units. The project would include 115.8 acres of single-family low-density residential development, 20.8 acres of single-family medium-density residential development, 13.6 acres of parks, 44.8 acres of open space preserves and buffers, 1.8 acre of neighborhood commercial, and 11.1 acres of roadways.

At the second scoping meeting and early public consultation, El Dorado County will receive verbal comments regarding the Project and scope and content of the Draft Environmental Impact Report and answer general questions regarding the environmental process. Written comments may also be provided no later than 5:00 PM on Thursday, October 12, 2023, and should include "Creekside Village NOP Comment" in the subject line. Written comments may be sent to:

Anna Leanza, Senior Planner  
County of El Dorado Planning Division  
2850 Fairlane Court  
Placerville, CA 95667  
Email: [creeksidevillagesp@edcgov.us](mailto:creeksidevillagesp@edcgov.us)

El Dorado County is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact Planning Services at 530-621-5355 or via e-mail, [planning@edcgov.us](mailto:planning@edcgov.us).