

CREEKSIDE VILLAGE SPECIFIC PLAN

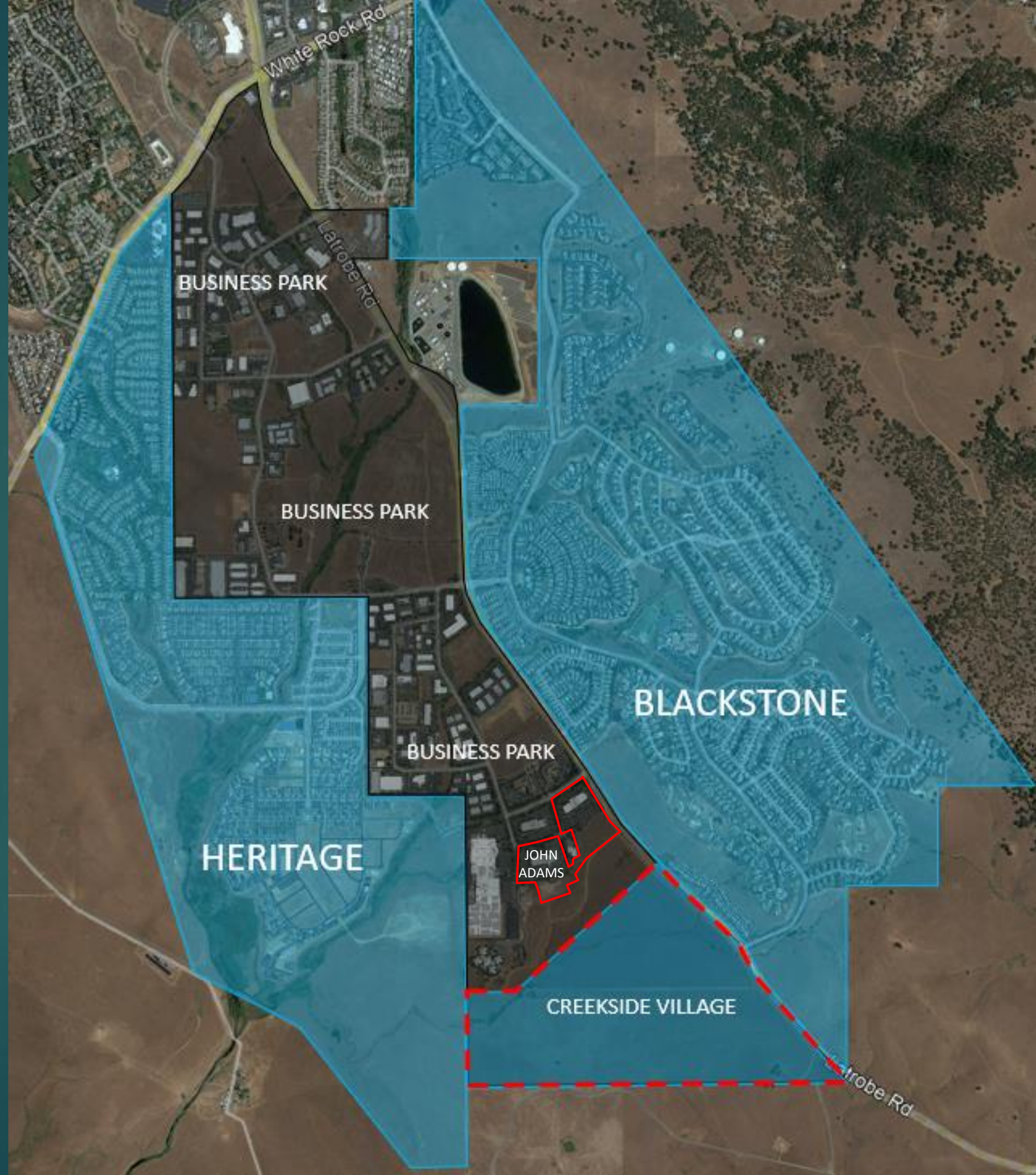
PROJECT UPDATES



CREEKSIDE
— VILLAGE —

EL DORADO HILLS APAC MEETING

January 8, 2025



BUSINESS PARK

BUSINESS PARK

BUSINESS PARK

BLACKSTONE

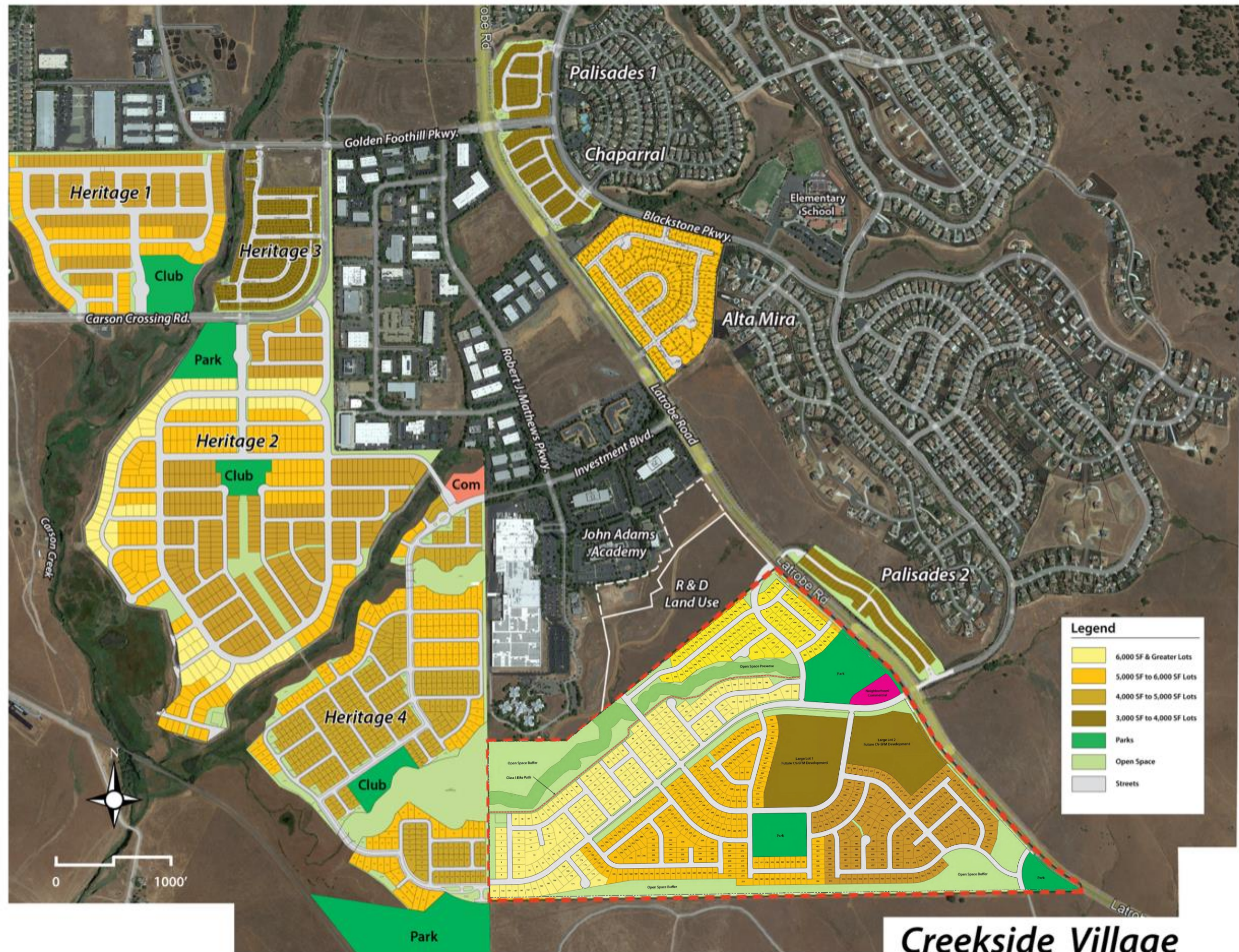
HERITAGE

JOHN
ADAMS

CREEKSIDE VILLAGE



CREEKSIDE
VILLAGE



Creekside Village

WHY REVISE THE PLAN?

- *SCHOOL DISTRICT IMPACTS*
- *LOCAL TRAFFIC IMPACTS*
- *SENSITIVE RESOURCES*
- *HOUSING MIX & LOTTING*

HOMESITES AND TRAFFIC

<u>PROPOSED PROJECT</u>	
Single Family Homes	918
Vehicle Trips per day	10,040

<u>REDUCED IMPACT ALTERNATIVE</u>	
Single Family	763
Vehicle Trips per day	4,147

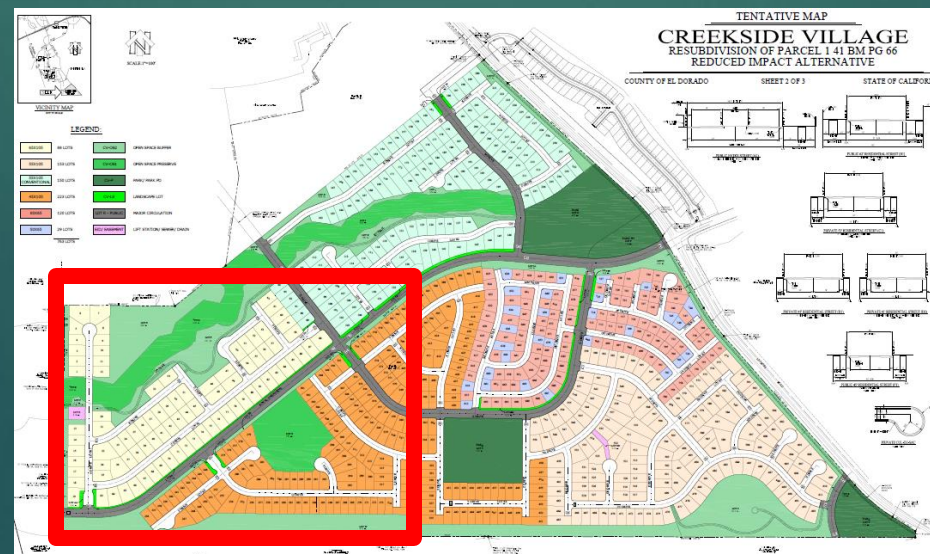
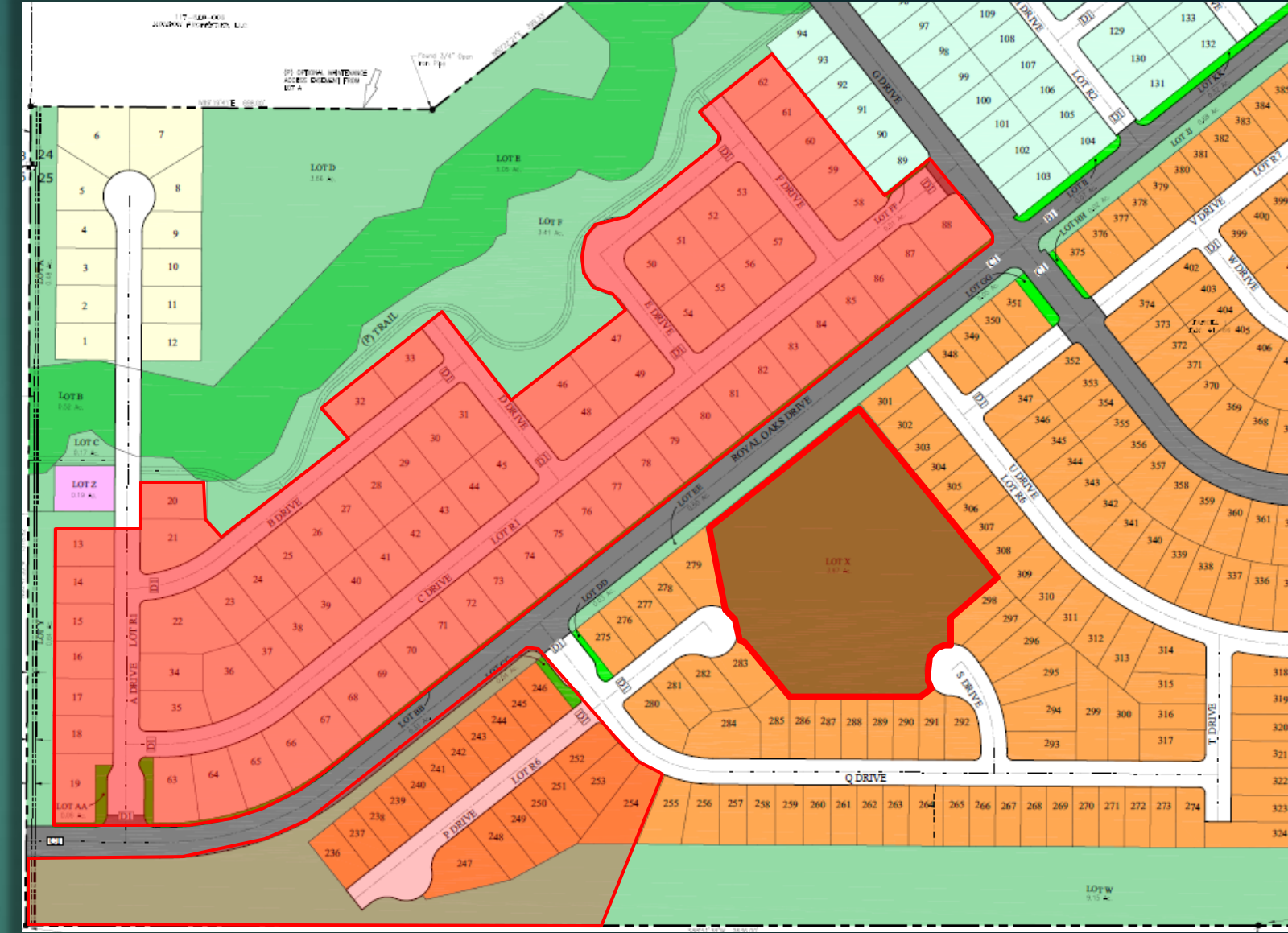
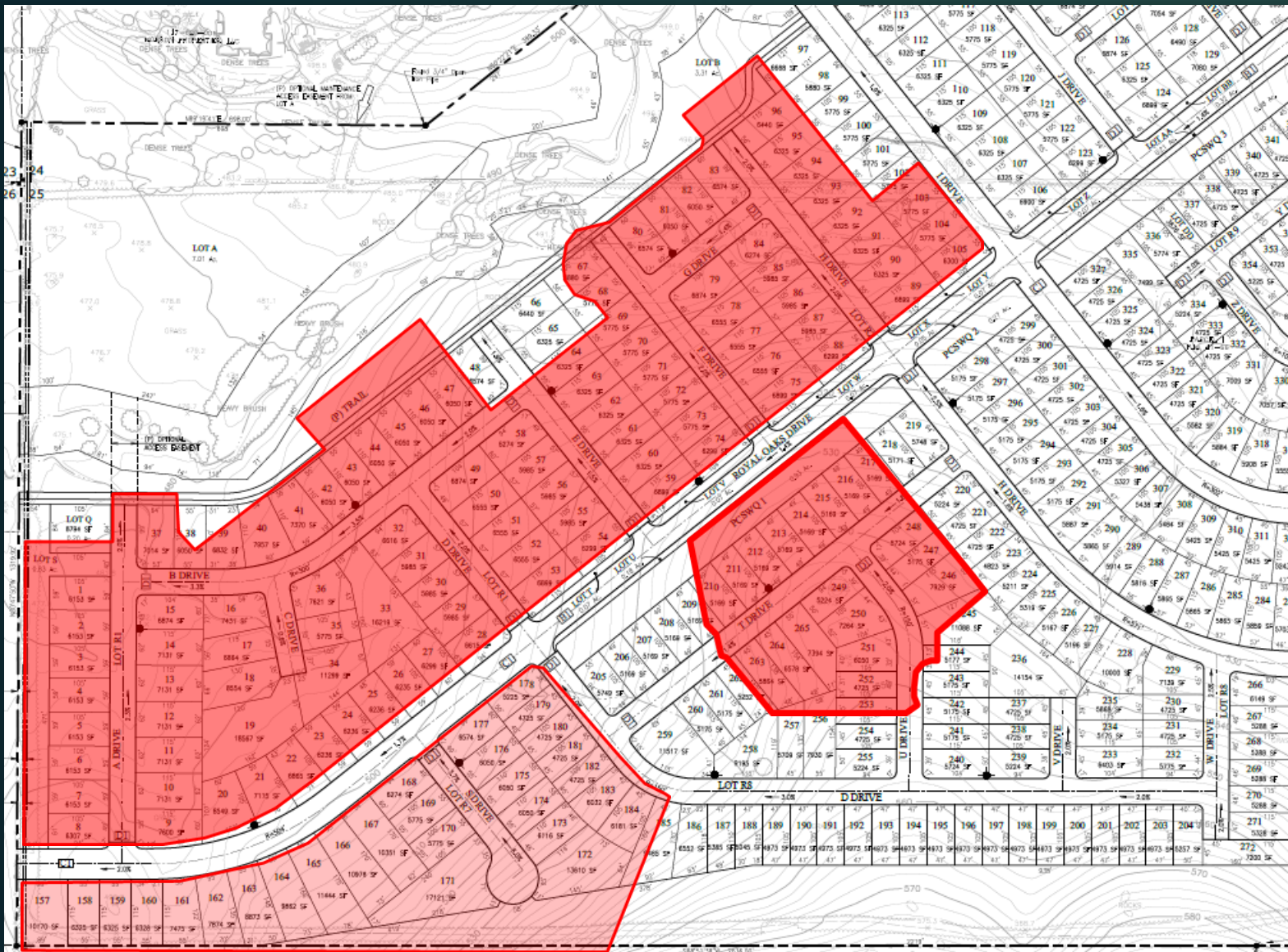
59% Reduction in Daily Trips

Compare to General Plan build out of R&D Uses
with 23,450 Vehicle Trips per day

AVOIDANCE AREAS & UPDATED LOTTING

PROPOSED PROJECT

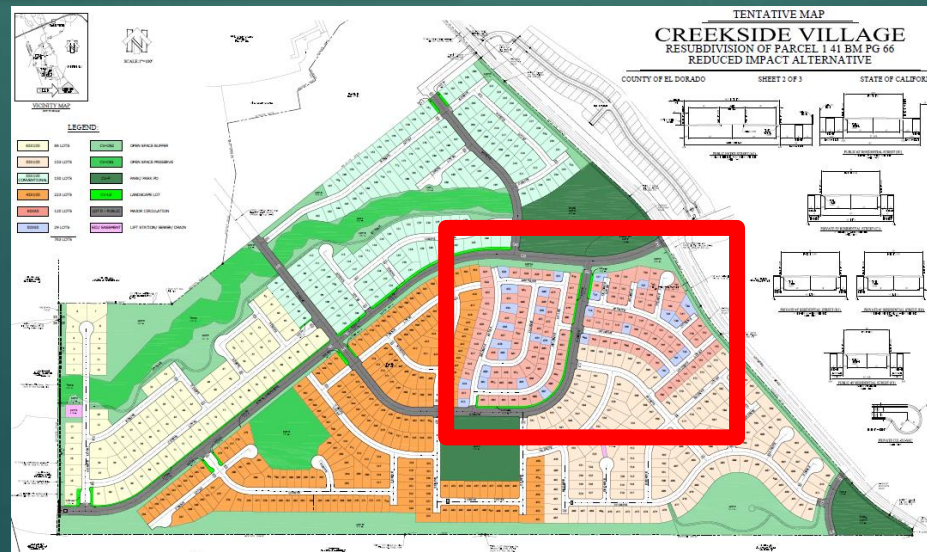
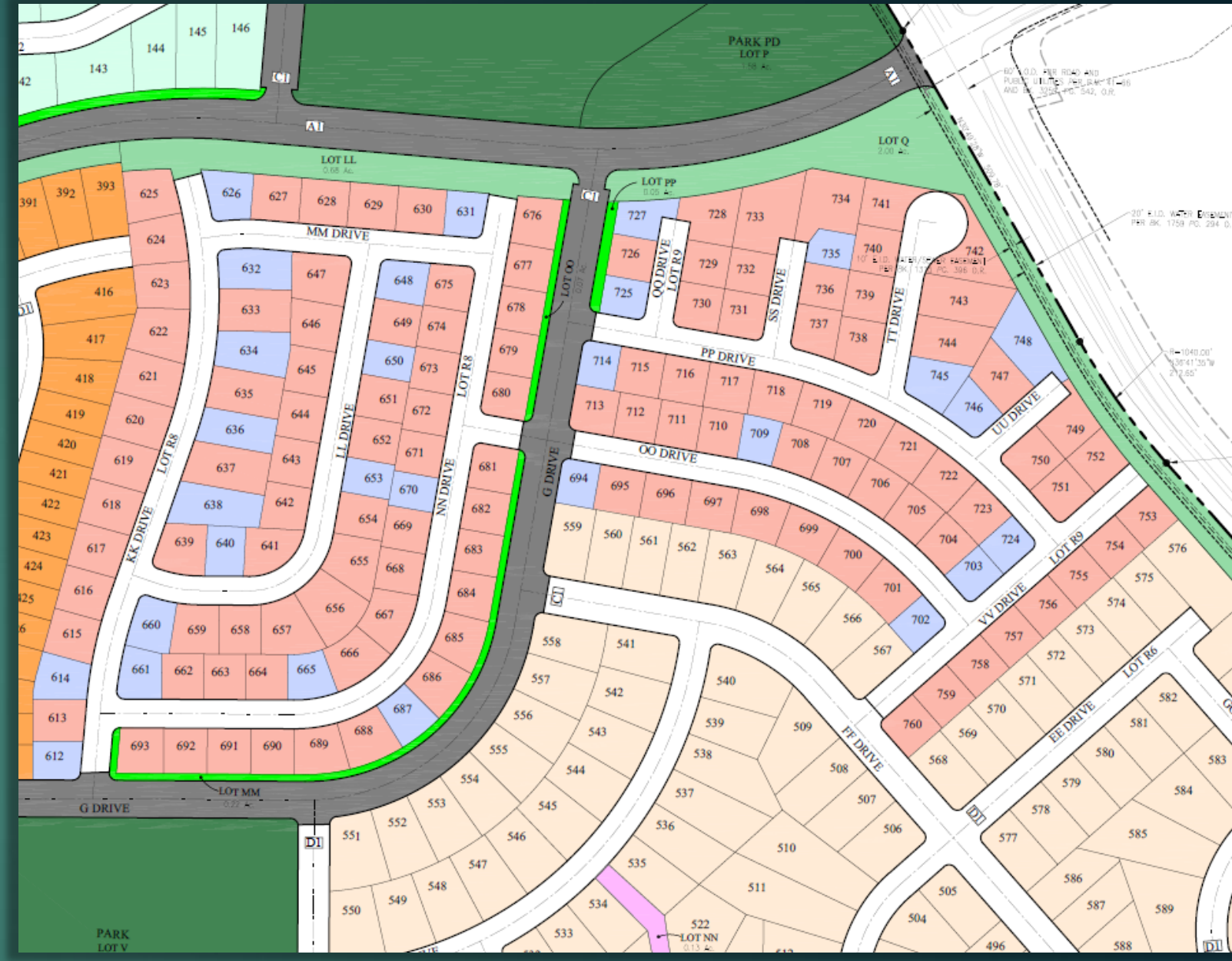
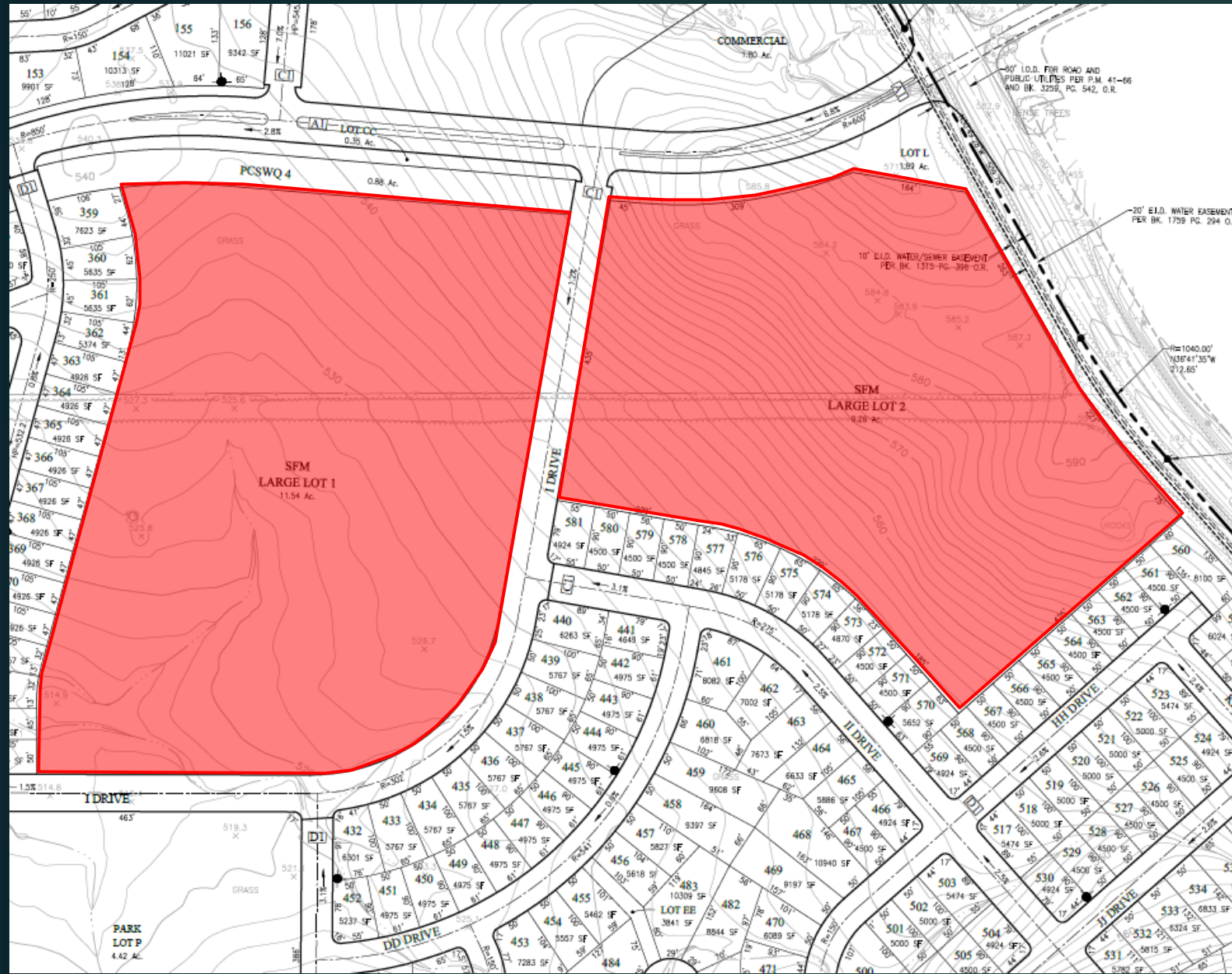
REDUCED IMPACT ALTERNATIVE



MEDIUM DENSITY RESIDENTIAL LOTTING

PROPOSED PROJECT

REDUCED IMPACT ALTERNATIVE





COMMERCIAL LAND USE & LOTTING UPDATE

PROPOSED PROJECT

REDUCED IMPACT ALTERNATIVE



CIRCULATION IMPROVEMENTS

PROPOSED PROJECT

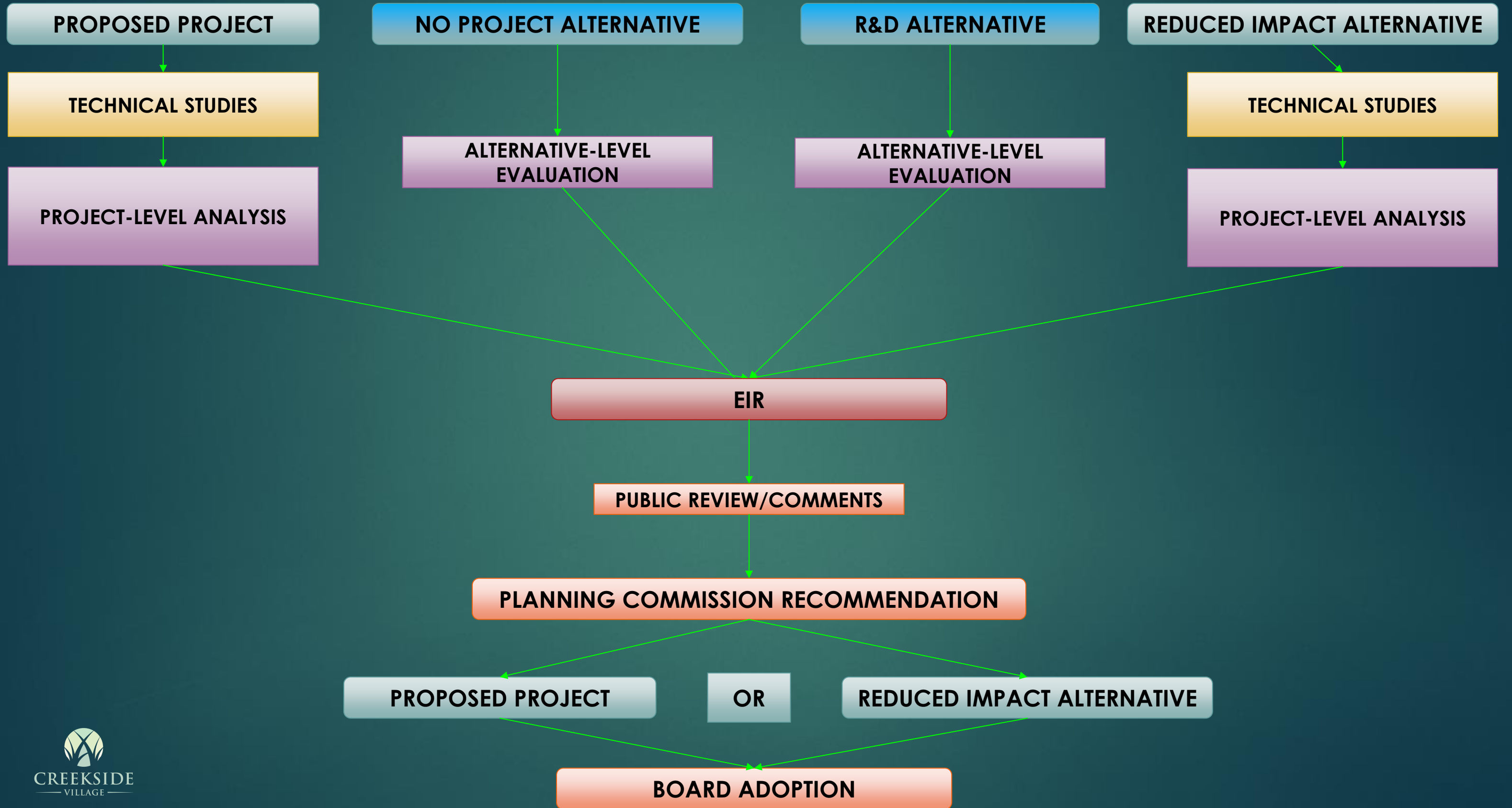
REDUCED IMPACT ALTERNATIVE



PARKS & TRAILS



PROJECT ENVIRONMENTAL PROCESS



ESTIMATED PROJECT SCHEDULE

- DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) Spring 2025
- PUBLIC REVIEW/COMMENT PERIOD (45 DAY) Spring 2025
- FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) Summer 2025
- PLANNING COMMISSION Fall 2025
- BOARD OF SUPERVISORS Fall 2025

QUESTIONS?



CREEKSIDE
— VILLAGE —

