CREEKSIDE VILLAGE SPECIFIC PLAN **PROJECT UPDATES**



EL DORADO HILLS APAC MEETING January 8, 2025



BUSINESS PARK

BUSINESS PARK

BUSINESS PARK

1

1015

JOHN ADAMS

BLACKSTONE

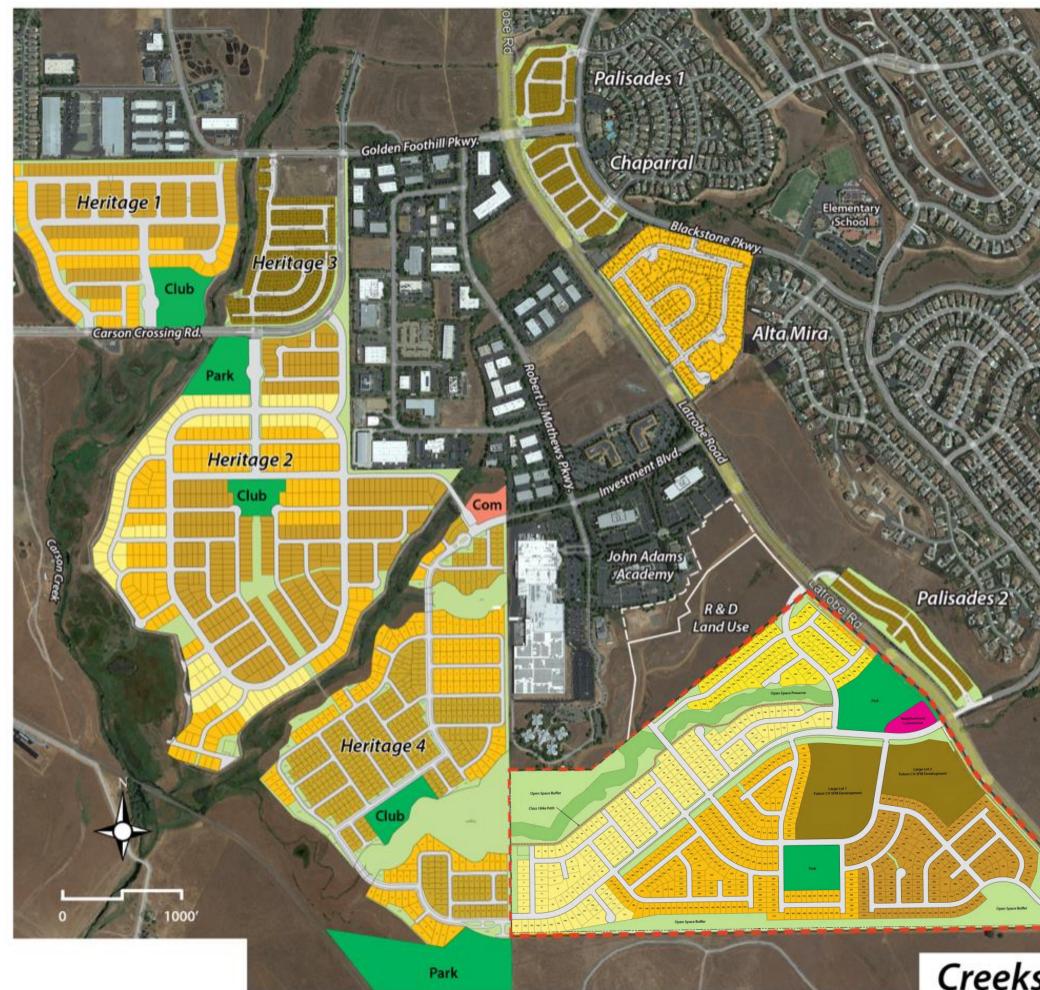
HERITAGE



CREEKSIDE VILLAGE

obe Rd











6,000 SF & Greater Lots 5,000 SF to 6,000 SF Lots 4,000 SF to 5,000 SF Lots 3,000 SF to 4,000 SF Lots Parks Open Space

Streets

Creekside Village

PROPOSED PROJECT



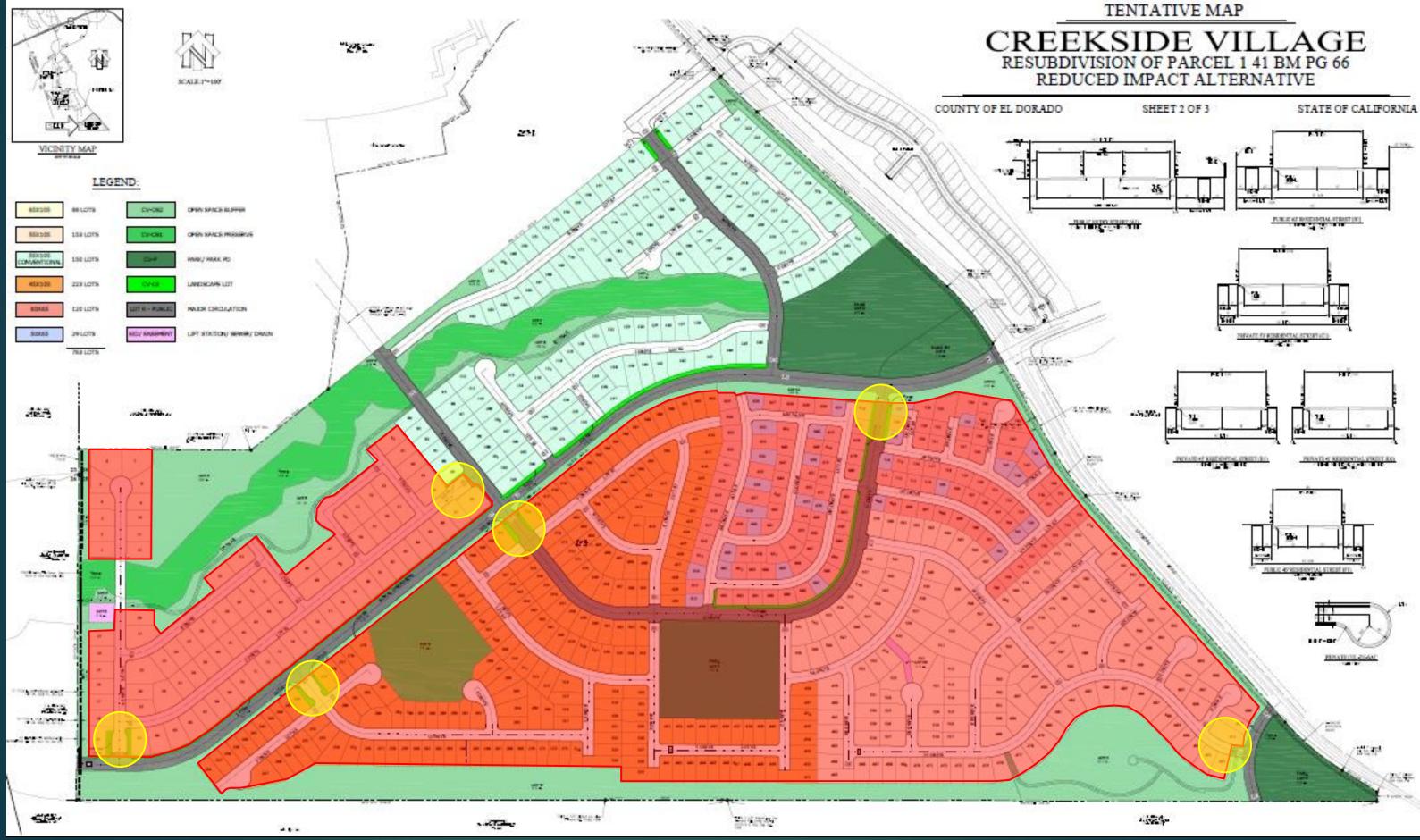


WHY REVISE THE PLAN?

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



AGE-RESTRICTED VILLAGES & PROPOSED GATE LOCATIONS





HOMESITES AND TRAFFIC

PROPOSED PROJECT	[REDUCED IMPAC
Single Family Homes	918	Single Family
Vehicle Trips per day	10,040	Vehicle Trips per day

59% Reduction in Daily Trips

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





PACT ALTERNATIVE

763

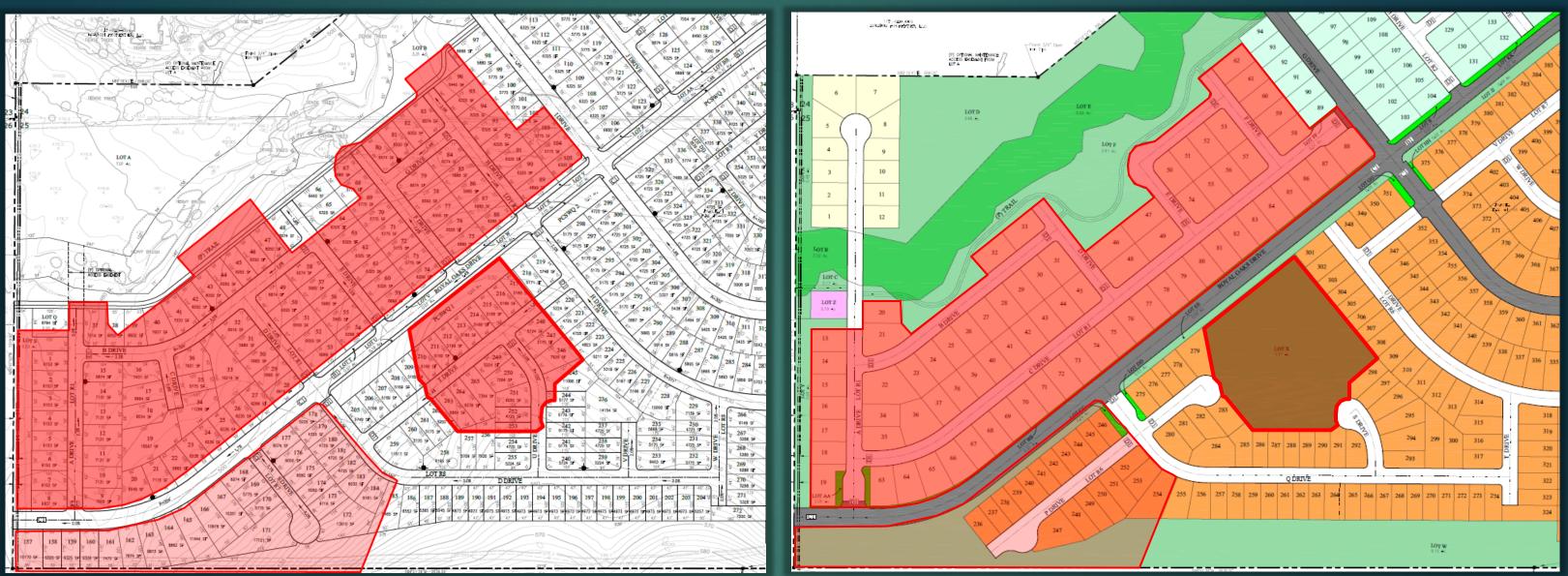
4,147



AVOIDANCE AREAS & UPDATED LOTTING

REDUCED IMPACT ALTERNATIVE

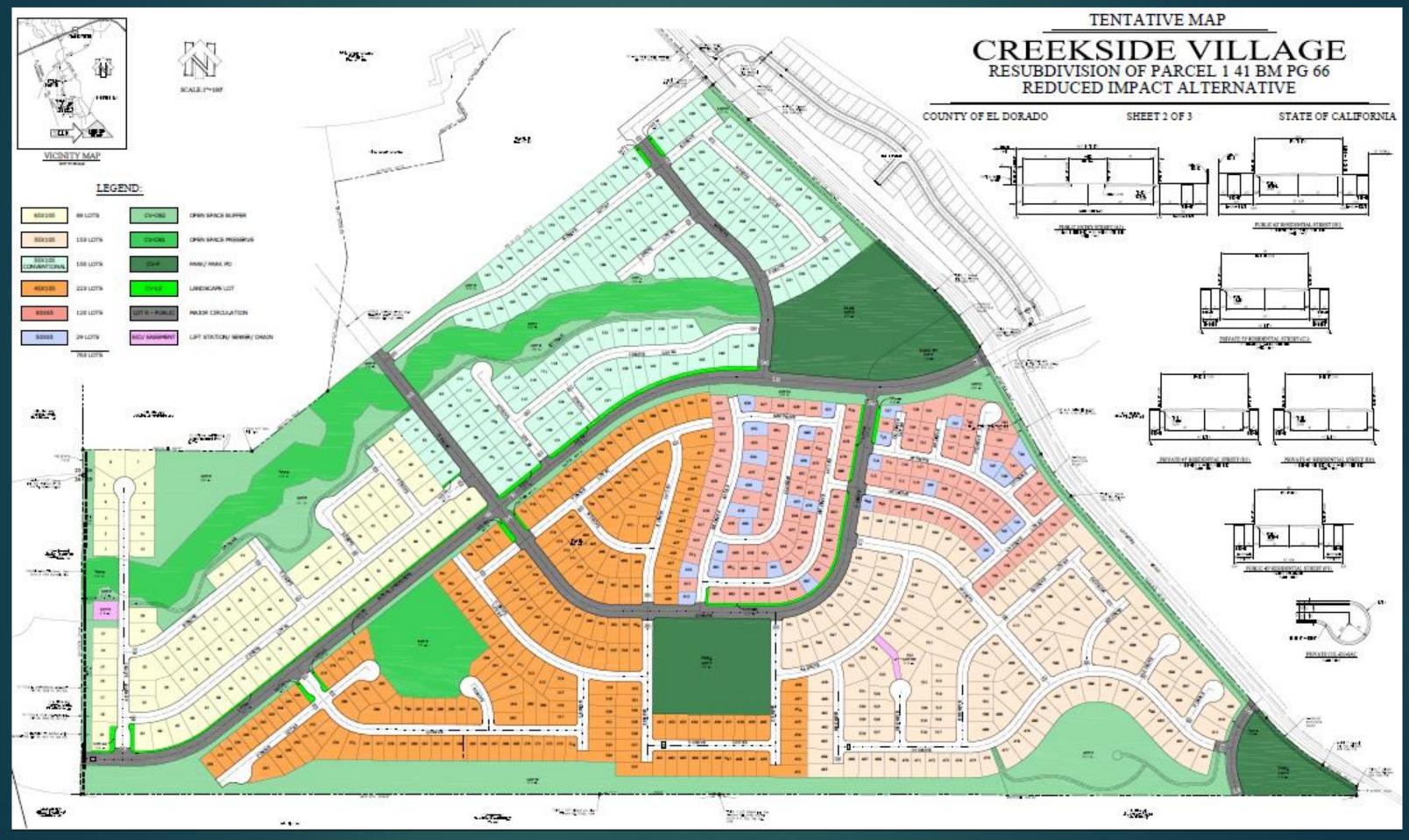
PROPOSED PROJECT





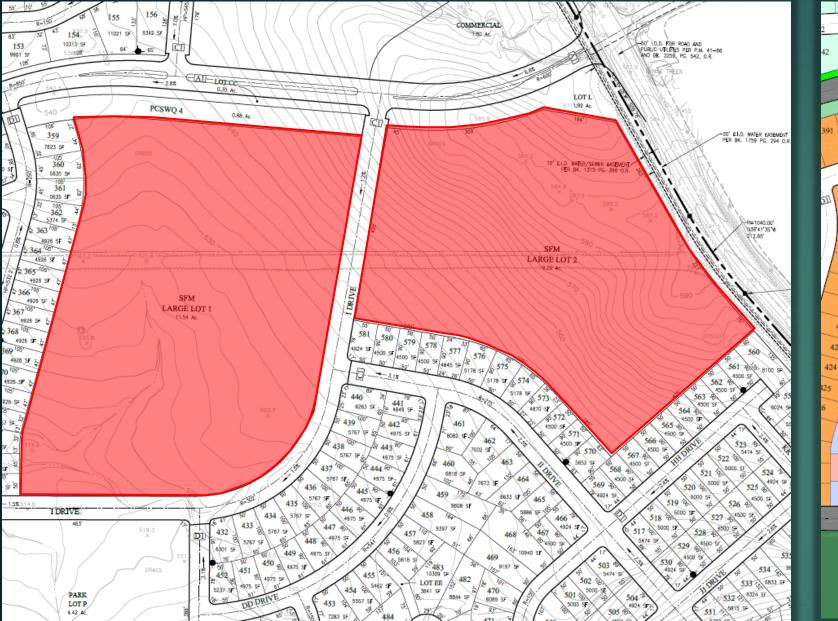


REDUCED IMPACT ALTERNATIVE LOTTING



MEDIUM DENSITY RESIDENTIAL LOTTING

PROPOSED PROJECT









REDUCED IMPACT ALTERNATIVE







COMMERCIAL LAND USE & LOTTING UPDATE

OTTING UPDATE REDUCED IMPACT ALTERNATIVE

PROPOSED PROJECT





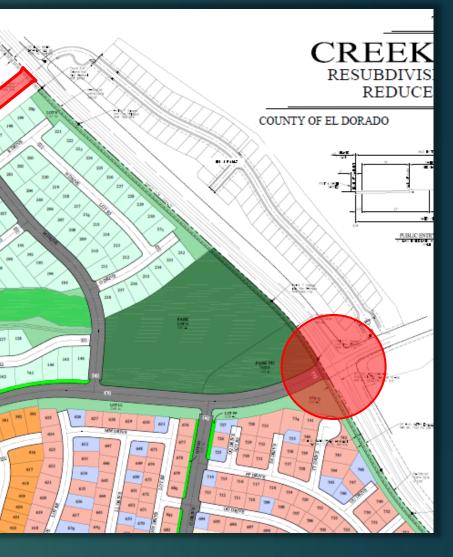


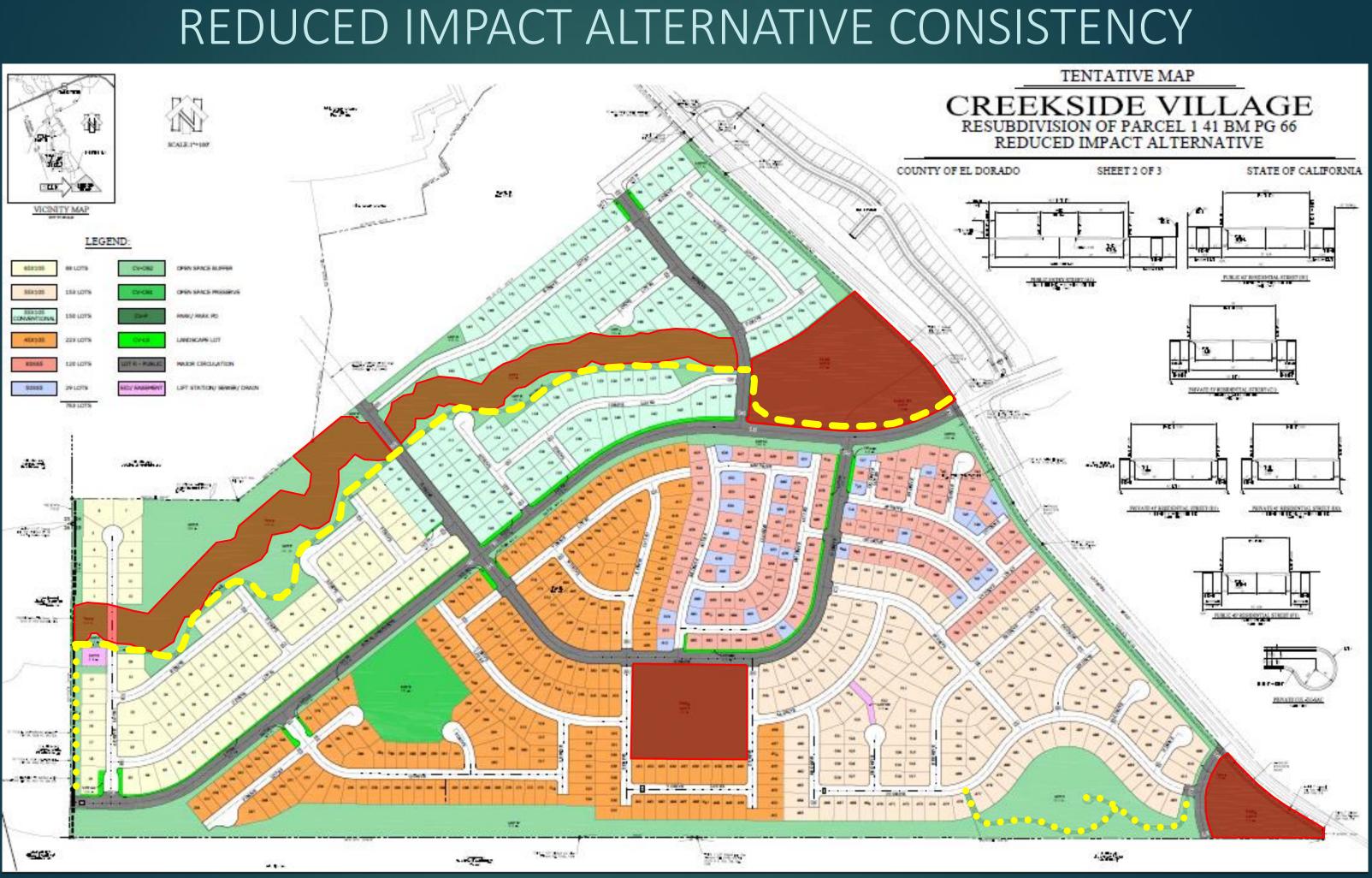
CIRCULATION IMPROVEMENTS PROPOSED PROJECT REDUCED IMPACT ALTERNATIVE

Future John Adams Academy Playfields Million and States Million y NG VI-104 $\mathcal{L}^{(1)}$ Charter School And inspections Blackstone Pailsades II Undeveloped El Dorado Hills **Russimess Park** The second secon Large Lot 2









PARKS & TRAILS

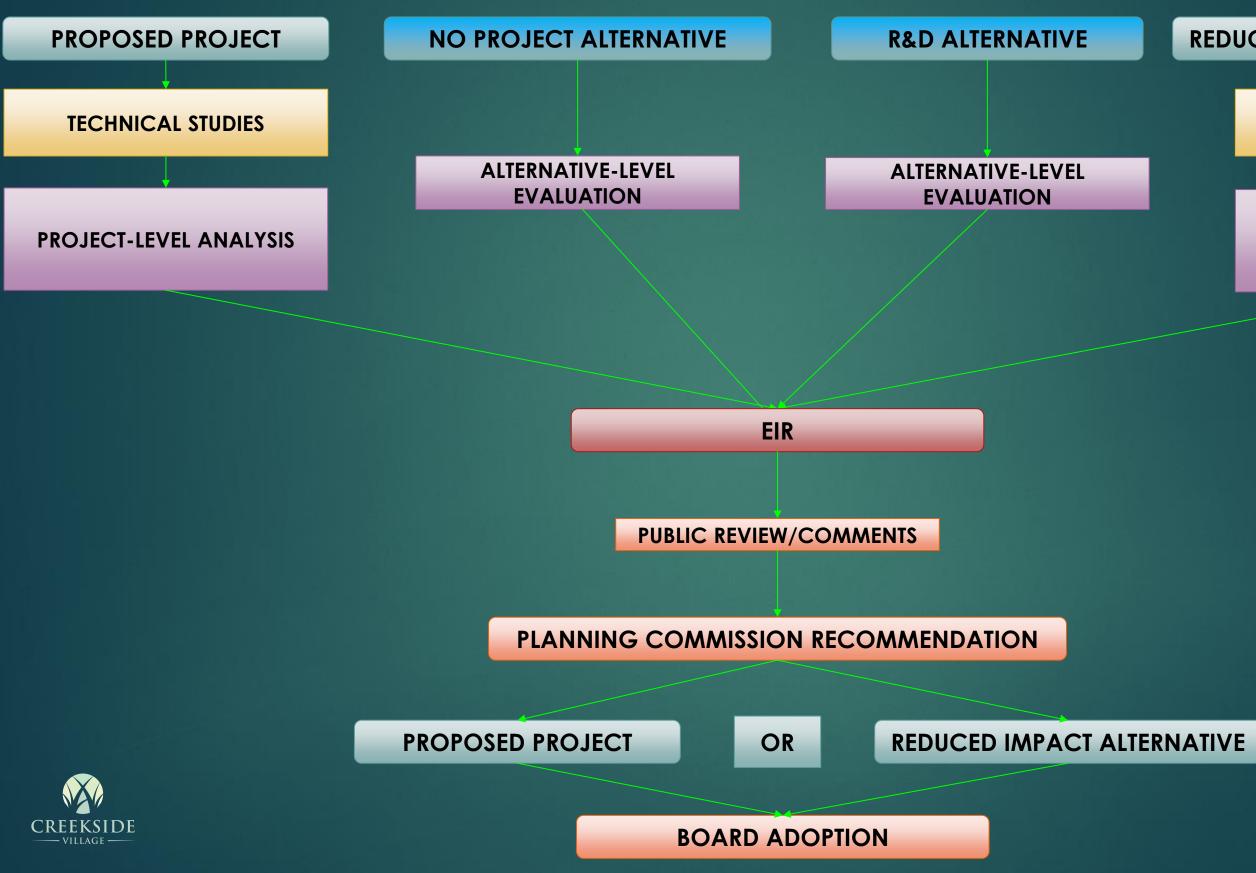








PROJECT ENVIRONMENTAL PROCESS





REDUCED IMPACT ALTERNATIVE

TECHNICAL STUDIES

PROJECT-LEVEL ANALYSIS

ESTIMATED PROJECT SCHEDULE

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

Spring 2025 Spring 2025 Summer 2025 Fall 2025

QUESTIONS?

