# 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

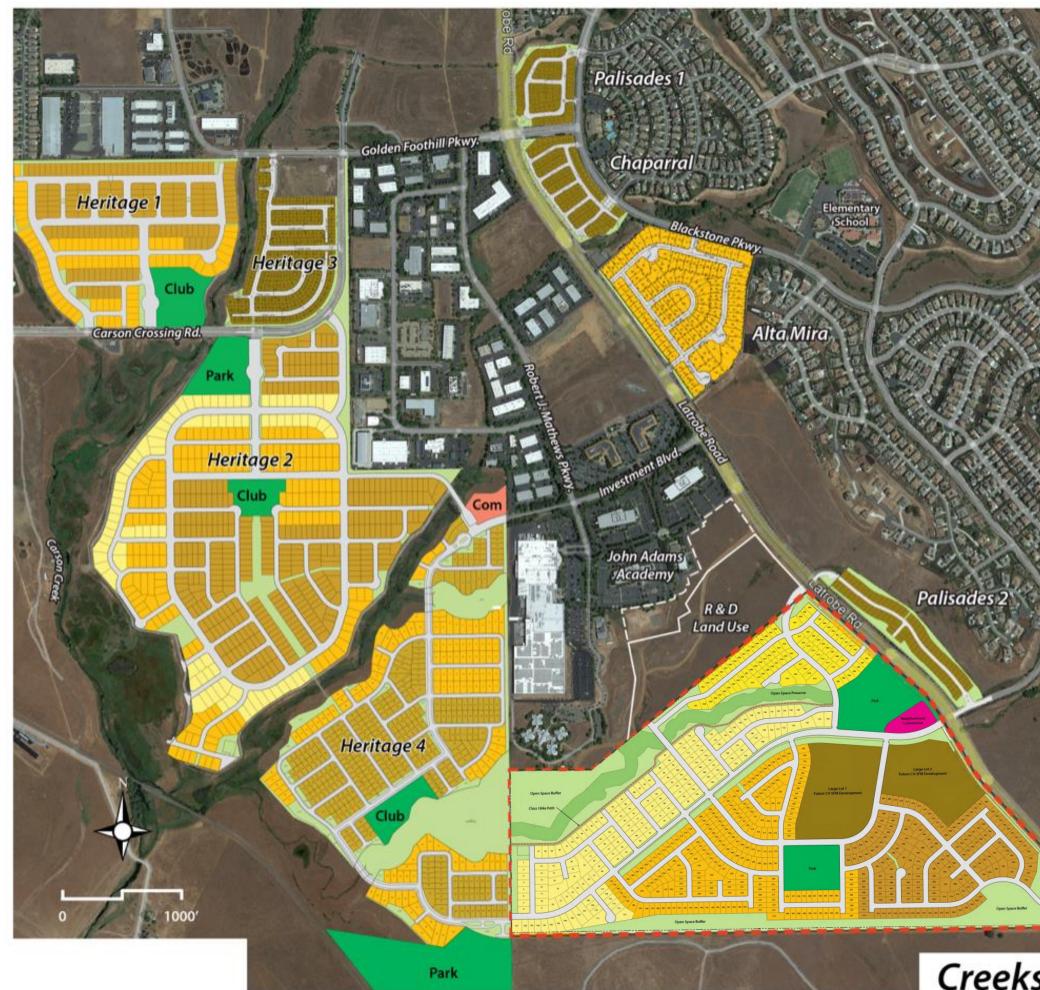
#### HERITAGE



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



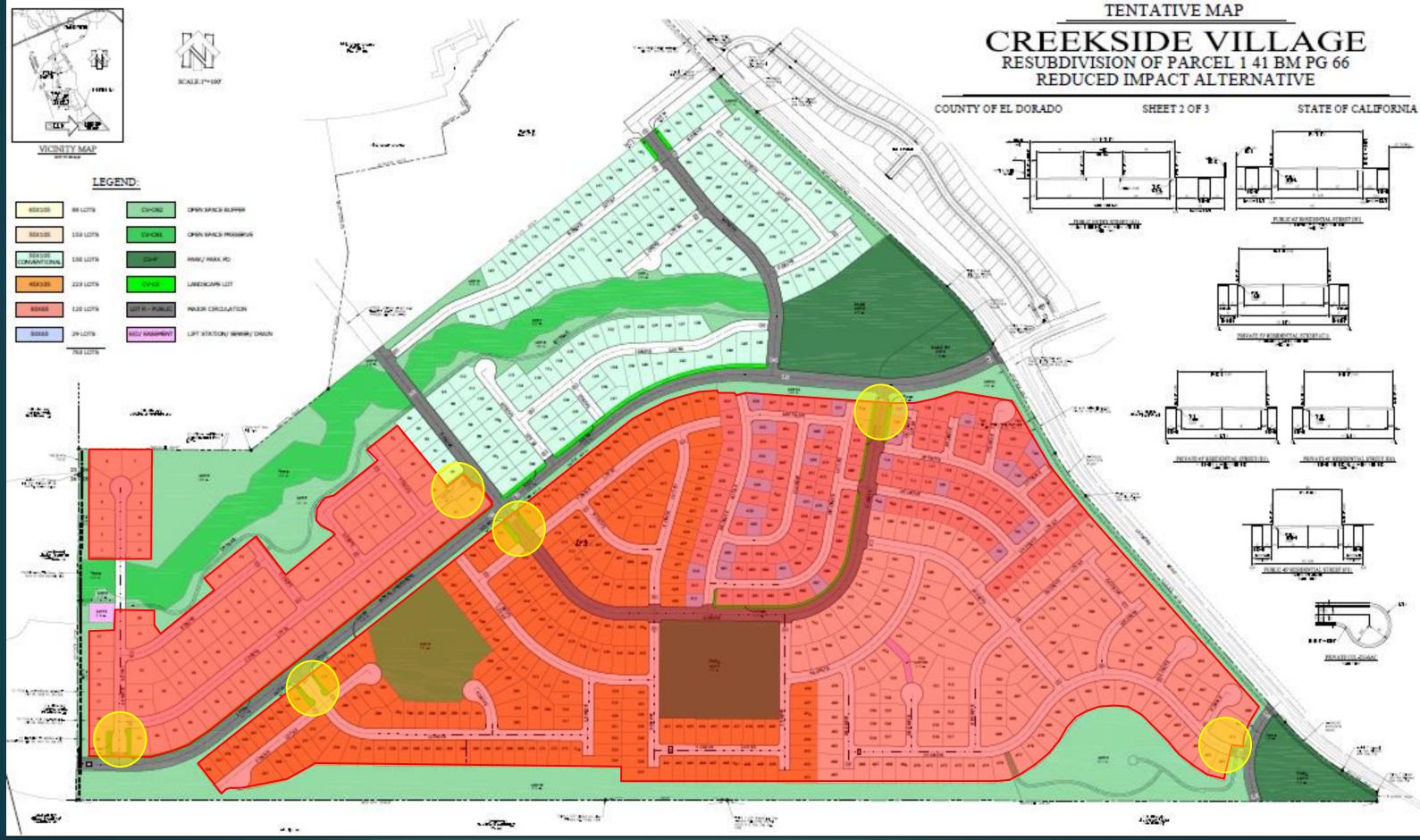


# WHY REVISE THE PLAN?

- 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

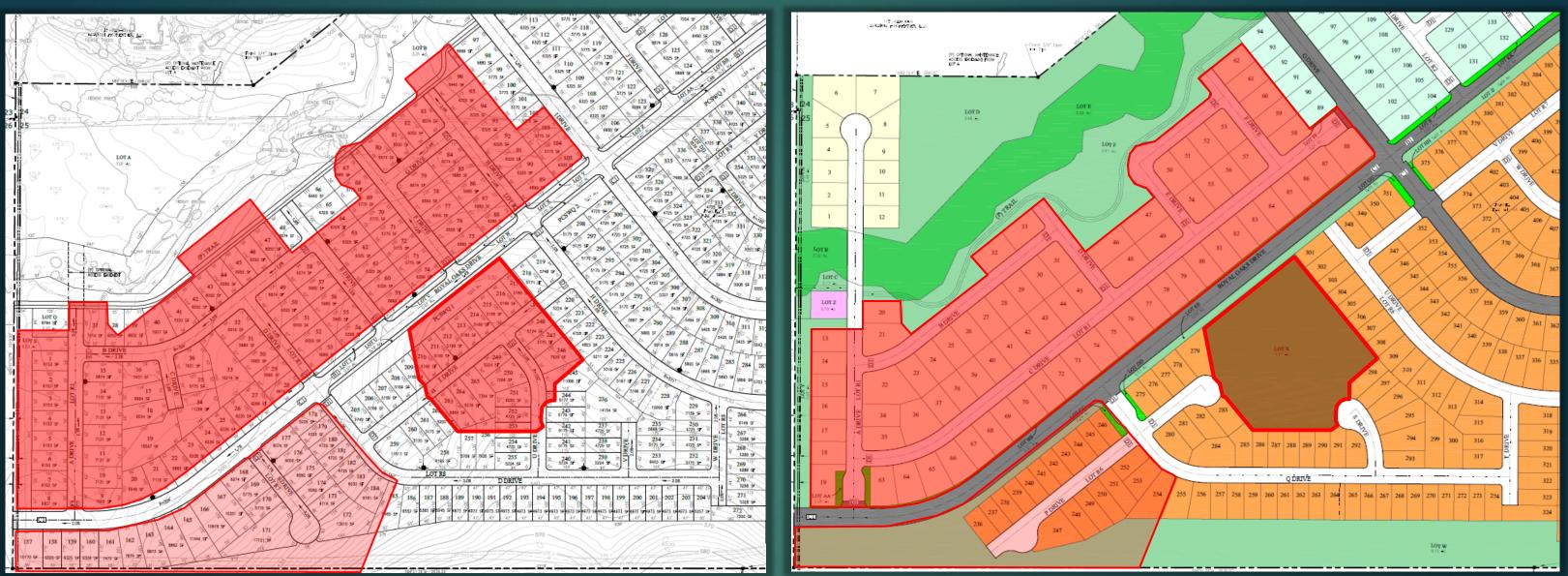
#### 4,147



## AVOIDANCE AREAS & UPDATED LOTTING

#### REDUCED IMPACT ALTERNATIVE

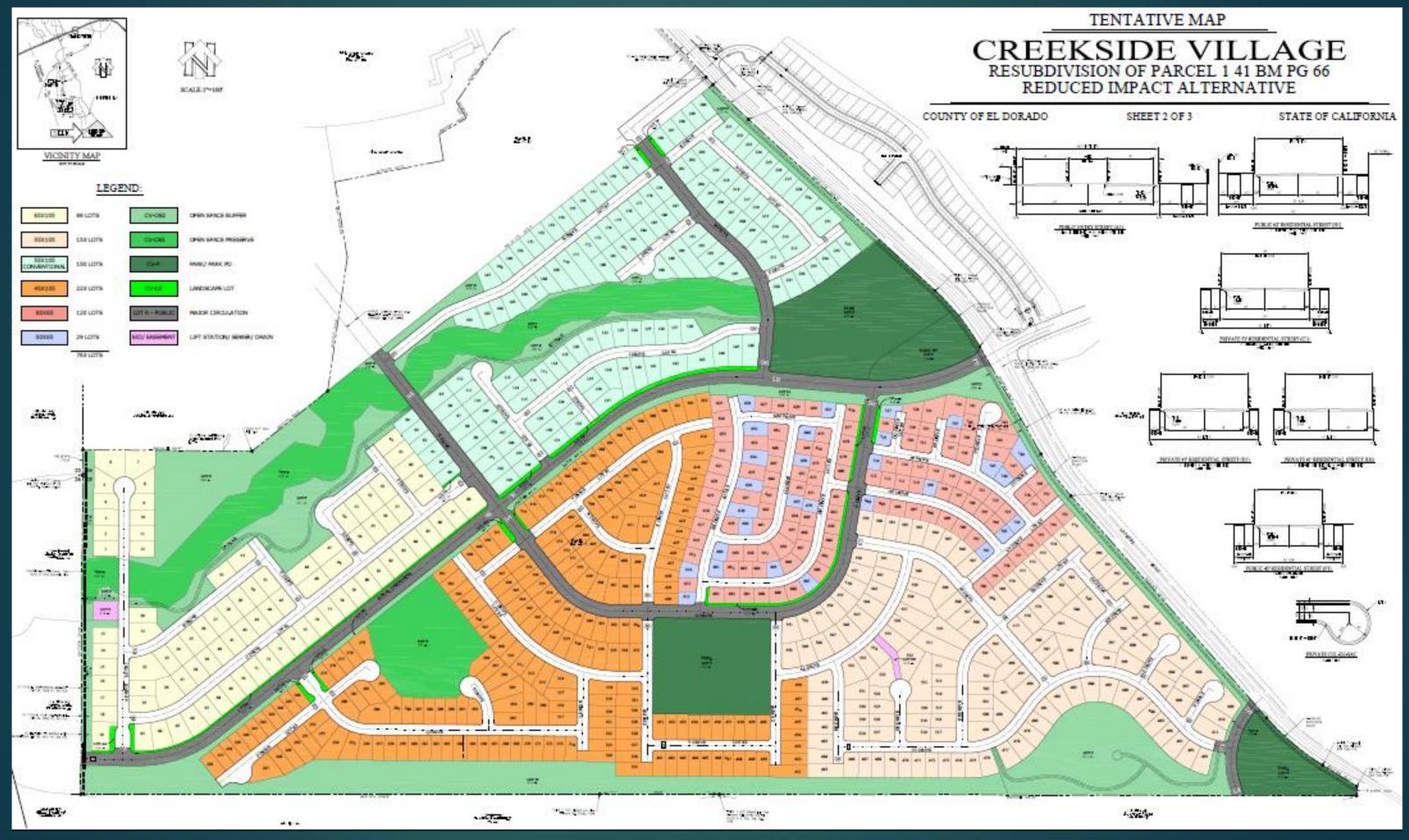
#### PROPOSED PROJECT





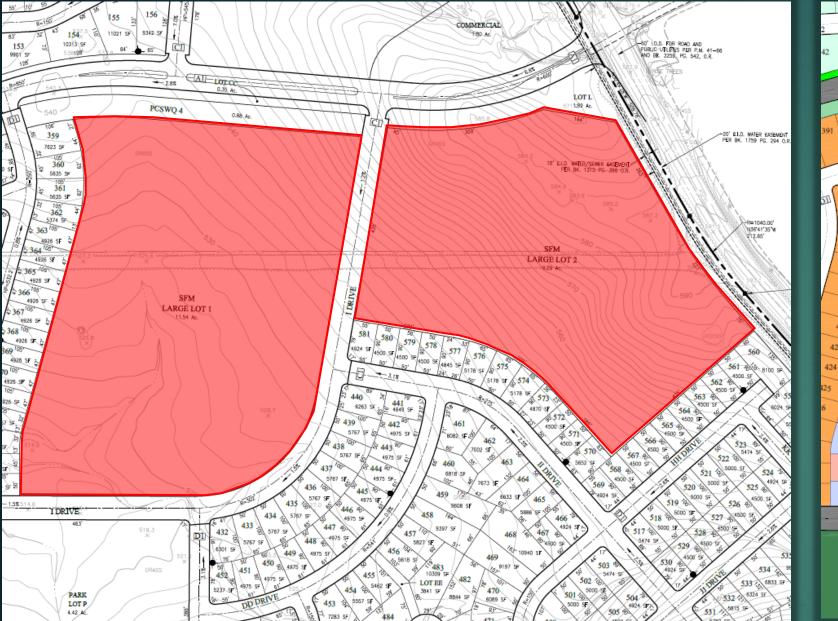


#### **REDUCED IMPACT ALTERNATIVE LOTTING**



### MEDIUM DENSITY RESIDENTIAL LOTTING

#### **PROPOSED PROJECT**









# **REDUCED IMPACT ALTERNATIVE**







## COMMERCIAL LAND USE & LOTTING UPDATE

# OTTING UPDATE REDUCED IMPACT ALTERNATIVE

#### PROPOSED PROJECT





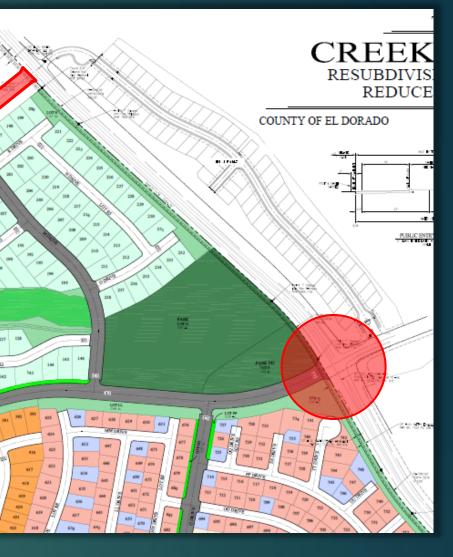


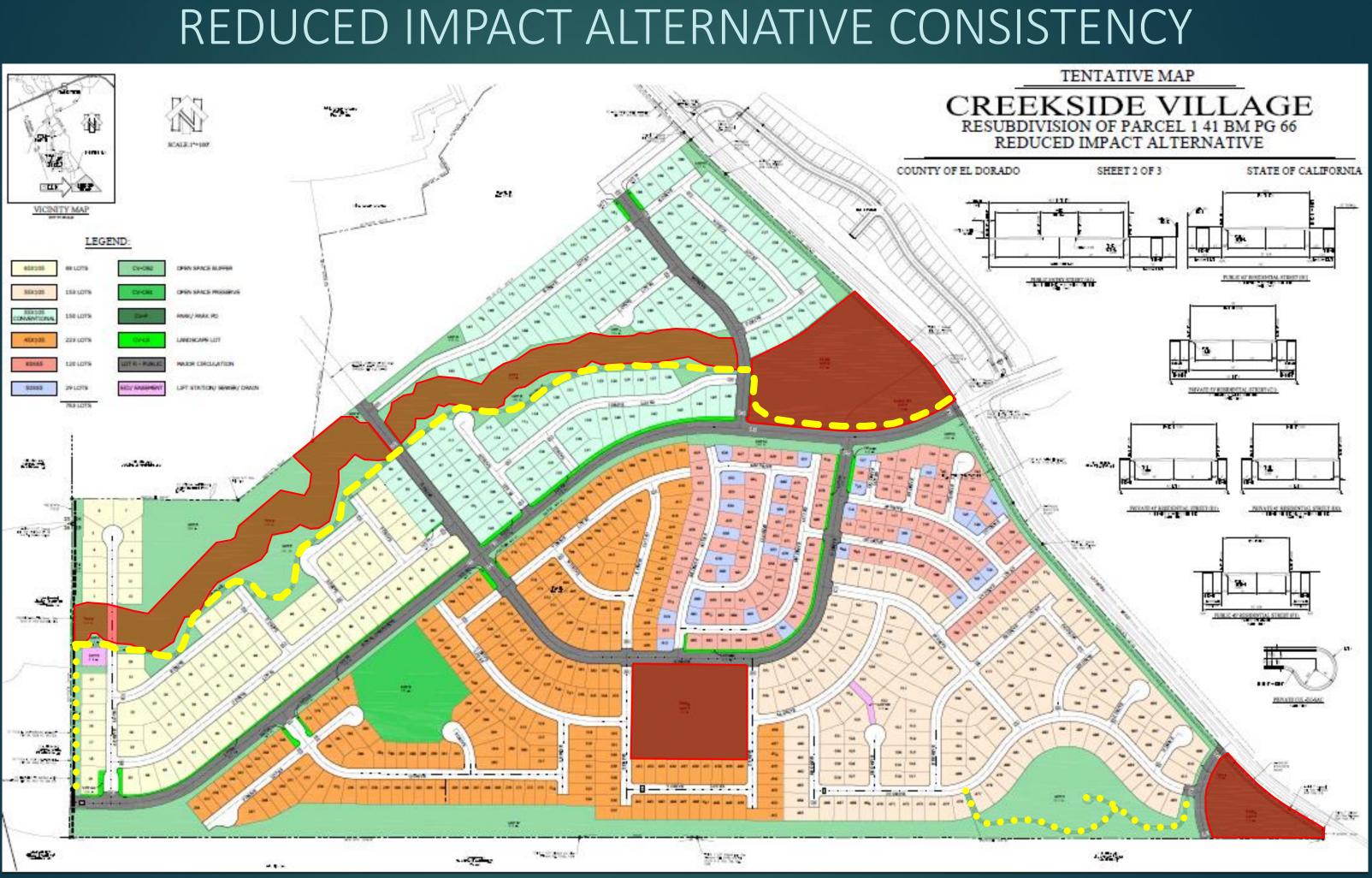
#### CIRCULATION IMPROVEMENTS PROPOSED PROJECT REDUCED IMPACT ALTERNATIVE

#### 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

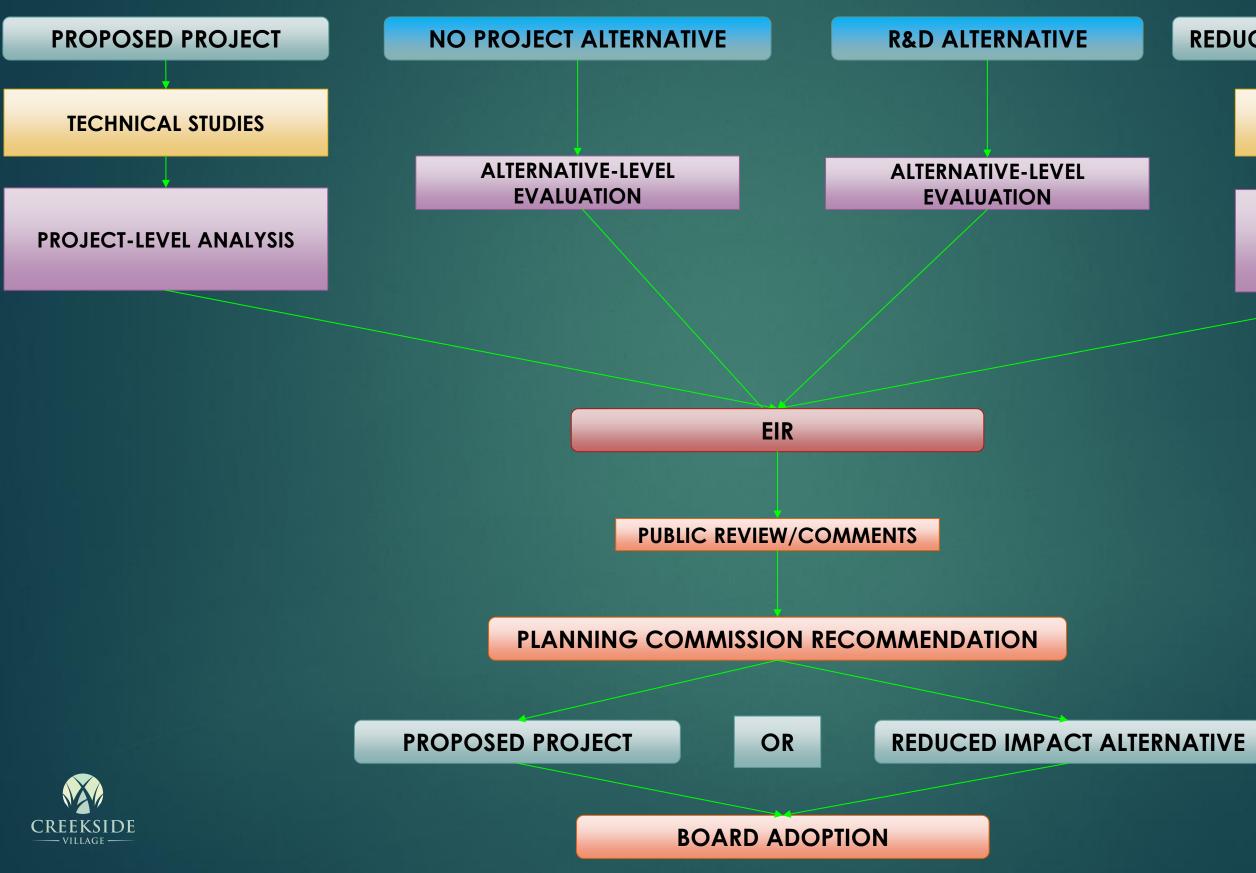








# PROJECT ENVIRONMENTAL PROCESS





#### **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?

