



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF SPECIAL MEETING AND PUBLIC HEARING OF THE EL DORADO COUNTY PLANNING COMMISSION FOR THE CREEKSIDE VILLAGE SPECIFIC PLAN PROJECT

The **County of El Dorado Planning Commission** will hold a **special meeting and public hearing** in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **Wednesday, November 12, 2025, no earlier than 1:00 p.m.**, to consider the following: **GPA20-0001/Z20-0005/SP20-0001/TM20-0002/Creekside Village Specific Plan**. If the Planning Commission determines, in its sole discretion, that it needs more time to consider public testimony and/or to deliberate, the public hearing and/or deliberation will continue at the regularly scheduled Planning Commission meeting of Thursday, November 13, 2025, at 8:30 a.m. **Final action** by the Planning Commission on the Creekside Village project **may occur on either Wednesday, November 12th (Special Meeting), or Thursday, November 13th (Regular Meeting)**, dependent on the time the Planning Commission requires for the hearing and deliberation.

The **County of El Dorado Planning Commission** public hearing will consider and make a recommendation to the Board of Supervisors on the following: **GPA20-0001/Z20-0005/SP20-0001/TM20-0002/Creekside Village Specific Plan** submitted by Winn Communities to request the following:

1. Amend the existing General Plan land use designation from Research and Development (R&D) to Adopted Plan (AP);
2. Rezone from Research and Development (R&D) to Specific Plan (SP);
3. Adoption of the Creekside Village Specific Plan - Reduced Impact Alternative (CVSP-RIA) for development of approximately 208 acres of land with a mix of residential (maximum 763 dwelling units), parks, optional neighborhood commercial, and open space land uses;
4. Subdivision of a 208-acre portion of two existing lots that total 232 acres into:
 - a. 763 residential lots ranging in size from 3,250 square feet to 14,008 square feet,
 - b. fourteen (14) landscaping lots totaling 1.35 acres,
 - c. four (4) park lots totaling 14.09 acres,
 - d. seventeen (17) open space buffer lots totaling 30.72 acres,
 - e. four (4) open space preserve lots totaling 13.49 acres,
 - f. two (2) EID/HOA lots totaling 0.25 acres,
 - g. one (1) 0.19-acre lot for a lift station, and
 - h. nine (9) lots totaling 30.21 acres for in-tract private roads; and
5. A recommendation on certification of a Final EIR (SCH# 2020110052) and adoption of CEQA Findings and Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. The property, identified by Assessor's Parcel Numbers 117-010-032 and a portion of 117-720.012, consisting of 208 acres, is located approximately 3 miles south of U.S. Highway 50 (US 50) on the west side of Latrobe Road, in the El Dorado Hills area, Supervisorial District 2. (County Planner: Cameron Welch, 530-621-5816)

Agenda and Staff Reports are available approximately two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any email or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
October 22, 2025