



RESOLUTION NO.

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO ADOPTING THE CREEKSIDE VILLAGE SPECIFIC PLAN REDUCED IMPACT ALTERNATIVE PUBLIC FACILITIES FINANCING PLAN

WHEREAS, on June 29, 2020, the applicant, Winn Communities, submitted an application for a General Plan Amendment (GPA20-0001), Specific Plan (SP20-0001), Rezone (Z20-0005), and Tentative Subdivision Map (TM20-0002) for the Creekside Village Specific Plan Project (“Project”); and

WHEREAS, the project site consists of 208 acres located adjacent to Latrobe Road and approximately 3 miles south of U.S. Highway 50 in the County of El Dorado, California. The project site is identified by El Dorado County APNs 117-010-032 and a portion of 117-720-012; and

WHEREAS, on January 27, 2026, the County, as lead agency, certified the Final Environmental Impact Report (“Final EIR” or “EIR”) for the Project (State Clearinghouse No. 2020110052); and

WHEREAS, a Public Facilities Financing Plan (PFFP) for the Creekside Village Specific Plan – Reduced Impact Alternative (CVSP-RIA) was prepared that addresses backbone infrastructure necessary to support the project at buildout, including roads, water supply transmission facilities, wastewater systems, parks, trails, schools, and fire facilities associated with implementation of the specific plan. The PFFP was prepared in compliance with the requirements of California Government Code Section 65451 and County Code Section 130.56.040. It identifies a range of funding sources for construction of these facilities that would include existing fee programs, land-secured financing district (Mello-Roos Community Facilities District or Assessment District), funding sources available from regional, state, and federal sources, and other fundings options identifying modified mitigation measures; and

WHEREAS, on November 12, 2025, the Planning Commission held a public hearing on this matter and recommended denial; and

WHEREAS, the County of El Dorado Board of Supervisors duly gave notice of public hearing as required by law and on January 27, 2026 duly held a public hearing, received and considered evidence, both oral and documentary; now

THEREFORE, BE IT HEREBY RESOLVED, that the El Dorado County Board of Supervisors takes the following actions:

- Adoption of the Creekside Village Specific Plan Reduced Impact Alternative PFFP (Attachment R, Exhibit T).

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the ____ day of _____ 2026, by the following vote of said Board:

Ayes:
Noes:
Absent:

Attest:
Clerk of the Board of Supervisors

By: _____
Deputy Clerk _____
Chair, Board of Supervisors _____