



RESOLUTION NO.

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO APPROVING A TENTATIVE SUBDIVISION MAP FOR ASSESSORS PARCEL NUMBERS (APNs): 117-010-032 and a portion of 117-720-012

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, Section 120.48.010 of the El Dorado County Municipal Code states that prior to any division of lands, an applicant must receive approval from the Department of Planning and Building for a Tentative Map, which would subdivide the project site in 14 large lots for project phasing which would create 763 single family residential lots, 14 landscaping lots, 4 park lots, 1 lift station lot, 2 EID/HOA lettered lots, 9 in-tract private road lots, 1 public road lot, 17 open space buffer lots, and 4 open space preserve lots; 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 authorizes the following entitlement, subject to the findings and conditions of approval:

- Approve a Tentative Subdivision Map (Attachment N, Exhibit K) to create 14 large lots for project phasing, which would create 763 single family residential lots, 14 landscaping lots, 4 park lots, 1 lift station lot, 2 EID/HOA lettered lots, 9 in-tract private road lots, 1 public road lot, 17 open space buffer lots, and 4 open space preserve lots.

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

Attest:

Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

Chair, Board of Supervisors