



RESOLUTION NO. 024-2026

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO ADOPTING THE CREEKSIDE VILLAGE SPECIFIC PLAN REDUCED IMPACT ALTERNATIVE FISCAL IMPACT ANALYSIS

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 Fiscal Impact Analysis (FIA) was prepared to evaluate the fiscal impacts of the CVSP-RIA on municipal services consistent with General Plan Objective 10.2.5 and Policies 10.2.5.1 and 10.2.5.2. The FIA identifies at buildout, the CVSP_RIA would result in a net fiscal surplus to the County, El Dorado Hills Fire Department and the El Dorado Hills Community Services District who would provide services to the project; 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:

- Approve the Creekside Village Specific Plan FIA as in compliance with General Plan Objective 10.2.5 and Policies 10.2.5.1 and 10.2.5.2 and providing substantial evidence demonstrating a net fiscal surplus to the County, El Dorado Hills Fire Department, and the El Dorado Hills Community Services District (Attachment R, Exhibit S).

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 27th day of January 2026, by the following vote of said Board:

Ayes: Laine, Ferrero, Veerkamp, Turnboo
Noes: Parlin
Absent: None

Attest:

Clerk of the Board of Supervisors

By: Kyra Schaufelg
Deputy Clerk

[Signature]
Chair, Board of Supervisors
Brooke Laine