



## RESOLUTION NO.

### **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 \_\_\_\_\_ 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