



PLANNING AND BUILDING DEPARTMENT

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Date: October 14, 2025

To: Board of Supervisors (Agenda Date: October 28, 2025)

From: Ande Flower, Planning Manager

Subject: Bass Lake Hills Specific Plan Public Facilities Financing Plan Revision

Planning Commission Recommended Action for the Board of Supervisors:

Adopt and authorize the Chair to sign Resolution No. XXX-2025 revising the Bass Lake Hills Specific Plan (BLHSP) Public Facility Financing Plan (PFFP) (Attachment N, Exhibit K), and adopting an updated BLHSP Capital Improvement Plan

Project Description

The project site consists of 57.01 acres located adjacent to Bass Lake Road and north of U.S. Highway 50 in the County of El Dorado, California. The project site is identified by El Dorado County APNs 119-080-021, 119-080-025, and 119-080-027.

The proposed project is comprised of a General Plan Amendment (GPA22-0003), BLHSP Revision (SP-R21-0002), Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and Conditional Use Permit (CUP23-0008) to create a 26.6-acre Project Development Area and 30.41-acre Program Study Area.

Project History

The BLHSP was approved in 1996 to facilitate the orderly and systematic development of the Plan Area through the establishment of a comprehensive and coordinated planning program. An integral element of the BLHSP is a PFFP, which was approved in 2004. The PFFP identifies funding mechanisms to pay for a specific list of large backbone infrastructure and other public facilities required to serve the proposed land uses.

The PFFP includes all necessary backbone infrastructure needs (Roads, Water, Sewer, School, Fire, etc.) and all funding sources (Developer funds, Community Facilities District bond funds, Traffic, School and Fire impact fees, Water and Sewer demand fees and others). Within this matrix of funding sources, the PFFP included a Plan Area Fee that addresses the otherwise-unfunded

infrastructure requirements. In order to implement a Plan Area Fee, a Nexus Study must be performed to identify the costs, purpose, use, development type and public facility needs, and then establish that a reasonable relationship exists to the Plan Area Fee imposed. An instrument to collect, administer and distribute the Plan Area Fee is also required.

As a result of the Town and Country Village El Dorado Project, the BLHSP PFFP has been revised in order to set forth the strategy to finance the backbone infrastructure and other public facilities required to serve the revised land uses in the BLHSP (see Attachment N, Exhibit K). The BLHSP comprises approximately 1,414 acres and is anticipated for development of 2,180 housing units, 31.09 acres of parks, and 10 acres of schools with 151.15 acres of open space. To date, approximately 470 dwelling units have been constructed in the BLHSP Area; therefore, an anticipated 1,710 residential units are still to be developed.

The BLHSP PFFP identifies a number of mechanisms to fund the public improvements required for the development of the BLHSP, including the following:

- Formation of land secured financing districts;
- Development impact fees;
- Use of a plan area fee program; and
- Credit and reimbursement agreements.

The BLHSP PFFP is meant to assist the developer in understanding the complex burdens associated with the project. The information contained within the PFFP would be used by the developer or potential merchant builders to maintain proper cost allocations and achieve project feasibility. The BLHSP PFFP also includes an updated Capital Improvement Program (CIP) (see Attachment N, Exhibit K, Appendix A). Pursuant to Government Code Section 65401, the updated CIP is provided for review and comment to the Board of Supervisors on consistency with the General Plan.

Implementation of the BLHSP PFFP will require application of various public financing vehicles and local agency fee programs. The implementation process shall include the following procedures and content:

- Establish administrative procedures and management plan;
- Execution of individual property development agreements (to the extent necessary);
- Update the Bass Lake Hills Plan Area Fee Program;
- Formation of public financing districts, such as community facilities districts (CFD) for infrastructure, including joint community facilities agreements (JCFA) with other agencies and ongoing maintenance and services; and

- Adopt local resolution(s) providing a means for collecting a BLHSP PFFP preparation fee for nonparticipating beneficiaries.

As the Nexus Study and BLHSP PFFP Fee Program are subject to Mitigation Fee Act requirements, a Public Hearing is required in order to adopt the Nexus Study and BLHSP PFFP Fee Program.

Future Consideration of BLHSP Nexus Study and Fee adoption:

Due to recent timing changes in the Mitigation Fee Act, the consideration of adoption of the Nexus Study for the BLHSP and adoption and setting of the BLHSP associated fees requires an additional notice period. Should your Board approve the actions associated with the Project, adoption of the Nexus Study and associated fees will follow at a future Board date.

Discussion Items Regarding Proposed Project from Planning Commissioners:

On September 10, 2025 (Legistar File 25-1503), a motion was made by Planning Commissioner Hansen and Seconded by Planning Commissioner Spaur to adopt the Revision to the BLHSP and the revision to the BLHSP PFFP including finding that revisions to the CIP within the BLHSP PFFP are consistent with the General Plan. The motion passed by a vote of 3-2.

The Planning Commission report, documentation, and written comments are available from the Legistar data, listed as item #25-1503 and the record of the public hearing is available at the Legistar menu for Planning Commission on September 10, 2025.

Findings:

Staff has reviewed the Revised BLHSP PFFP and recommends the Findings, included in Resolution No. XXX-2025 (Attachment U), are appropriate.

Conclusion

Based on the public hearing held on September 10, 2025 (Legistar File 25-1503), it is the recommendation of the Planning Commission that the revision to the BLHSP PFFP be approved and an updated BLHSP CIP be adopted by the Board.