



## **RESOLUTION NO. 218-2021**

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

### **RESOLUTION APPROVING THE 2020 BASS LAKE HILLS SPECIFIC PLAN PUBLIC FACILITES FINANCING PLAN (PFFP)**

**WHEREAS**, the Bass Lake Hills Specific Plan was approved in 1995 authorizing the construction of a maximum 1,458 single family dwelling units over approximately 1,200 acres;

**WHEREAS**, a 20-year Development Agreement for the Specific Plan was approved in 1996;

**WHEREAS**, consistent with the policies of the Bass Lake Hills Specific Plan and provisions of the Development Agreement, a Public Facilities Financing Plan (PFFP) was approved in 2004;

**WHEREAS**, in April 2016 the Planning Commission approved Tentative Map and Planned Development revisions (Hawk view, APN: 103-060-01), (Bell Ranch, APN: 119-020-52), and (Bell Woods, APN: 108-010-07) supported by corresponding 10-year Development Agreements to replace the expired original Bass Lake Hills Specific Plan Development Agreement that was approved in 1996;

**WHEREAS**, the approved revised Tentative Maps and Planned Developments primarily involved revisions to the conditions for the timing and phasing of the infrastructure improvements and required submittal of an updated PFFP reflecting the updated improvement requirements;

**WHEREAS**, the approved revised Tentative Maps and Planned Developments (Hawkview, APN: 103-060-01), (Bell Ranch, APN: 119-020-52), and (Bell Woods, APN: 108-010-07) is supported by certification of an Addendum to an Environmental Impact Report (EIR) (State Clearinghouse Numbers SCH No. 2005012107 (Hawkview), 20050320044 (Bell Woods), 2005022144 (Bell Ranch));

**WHEREAS**, the updated 2020 Bass Lake Hills Specific Plan PFFP, has been prepared as conditioned by the approved Tentative Map and Planned Development revisions (Hawkview, APN: 103-060-01), (Bell Ranch, APN: 119-020-52), and (Bell Woods, APN: 108-010-07) and in compliance with the certified Addendum to an Environmental Impact Report (EIR) (State Clearinghouse Numbers SCH No. 2005012107 (Hawkview), 20050320044 (Bell Woods), 2005022144 (Bell Ranch));

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Supervisors of the County of El Dorado hereby finds and determines that the updated Bass Lake Hills Specific Plan 2020 Public Facilities Financing Plan (PFFP):

1. Is consistent with the objectives, policies, general land uses and programs specified in the County General Plan and the Bass Lake Hills Specific Plan;
2. Will not be detrimental to the health, safety and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the County as a whole;
3. Will not adversely affect the orderly development of property or the preservation of property values;

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Board of Supervisors of the County of El Dorado hereby approves and adopts the updated 2020 Bass Lake Hills Specific Plan Public Facilities Financing Plan, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, any section, sentence, clause or phrase of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The Board of Supervisors hereby declares that it would have passed this resolution and adopted each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 23rd day of February, 2021, by the following vote of said Board:

**ATTEST**

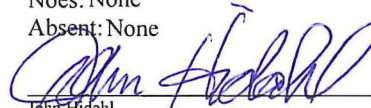
Kim Dawson  
Clerk of the Board of Supervisors

By   
Deputy Clerk

Ayes: Hidahl, Turnboo, Thomas, Parlin, Novasel

Noes: None

Absent: None

  
John Hidahl  
Chairman, Board of Supervisors

**I CERTIFY THAT:**

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date 2/23/2021

ATTEST: Kim Dawson, Clerk of the Board of Supervisors  
of the County of El Dorado, State of California.

By   
Deputy Clerk