



RESOLUTION NO. 027-2024

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

ADOPTING THE BASS LAKE HILLS SPECIFIC PLAN PUBLIC FACILITY FINANCING PLAN 2024 ANNUAL FEE SCHEDULE

WHEREAS, the Bass Lake Hills Specific Plan (BLHSP), originally containing 88 individual parcels and covering approximately 1,414 acres in western El Dorado County, was approved by the El Dorado County Board of Supervisors on November 7, 1995; and

WHEREAS, Section 9.4 of the BLHSP required the development of a Public Facilities Financing Plan to set forth a strategy to finance the backbone infrastructure and other public facilities to serve the proposed land use of the plan; and

WHEREAS, the Bass Lake Hills Specific Plan Public Facility Financing Plan (BLHSP PFFP) was prepared by Economic and Planning Systems (EPS) and adopted on June 8, 2004; and

WHEREAS, included in the BLHSP PFFP as Appendix C was the Bass Lake Hills Public Facilities Fee Nexus Study (Nexus Study), which was prepared to establish the Bass Lake Hills Public Facilities Fee Program in accordance with the requirements in the Mitigation Fee Act, which is codified in part at California Government Section 66000 et seq; and

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; and

WHEREAS, the approved revised Tentative Maps and Planned Developments are each supported by certification of an Addendum to an Environmental Impact Report (EIR) (State Clearinghouse Numbers SCH Nos. 2005012107 [Hawk View], 2005022144 [Bell Ranch], and 20050320044 [Bell Woods]); and

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 Public Facility Financing Plan reflecting the updated improvement requirements; and

WHEREAS, the updated 2020 BLHSP PFFP was prepared as conditioned by the approved revised Tentative Maps and Planned Developments and in compliance with the certified Addendum to the EIR; and

WHEREAS, on April 1, 2021, the Board adopted the revised Bass Lake Hills Specific Plan Public Facilities Finance Plan Fee Program ("Plan Area Fee" or "Fee Program") via Resolution 065-2021; and

WHEREAS, Resolution 065-2021 requires that the Fee Program to be reviewed annually, and that the Plan Area Fee and the related costs of the public improvements be adjusted by the annual change in the Engineering News-Record Construction Cost Index for San Francisco ("ENR Construction Cost Index") for the preceding 12 month period ending December 31; and

WHEREAS, on August 16, 2022, the Board adopted Resolution 118-2022 making an adjustment to the Fee Program based on the change for the preceding 12 month period ending December 31, 2021; and

WHEREAS, on April 4, 2023, the Board adopted Resolution 053-2023 making an adjustment to the Fee Program based on the change for the preceding 12 month period ending December 31, 2022; and

WHEREAS, staff has reviewed the Fee Program and recommends that the Plan Area Fee and the related costs of the public improvements be adjusted using the change in the ENR Construction Cost Index for the preceding 12 month period ending December 31, 2023; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing during which updates to the Plan Area Fee schedule were studied and reviewed and the Board of Supervisors thereafter made the following findings in support of the updates to the fee schedule:

Government Code Section 66001(a)(1): Identify the purpose of the fee.

Findings for Government Code Section 66001(a)(1): The purpose of the Plan Area Fee is to fund transportation, sewer and water improvements to meet the needs of new residential development within the Specific Plan.

Government Code Section 66001(a)(2): Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirement, or may be made in other public documents that identify the public facilities for which the fee is charged.

Findings for Government Code Section 66001(a)(2): A Plan Area Fee will be used to fund the cost of transportation, sewer and water public improvements required to meet the increased demand of vehicular, pedestrian and bike traffic, sewer conveyance and water transmission. In addition to the public improvements the Plan Area Fee will fund administrative costs of fee collection, accounting, and updates.

Government Code Section 66001(a)(3): Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

Findings for Government Code Section 66001(a)(3): A Plan Area Fee will be used to fund the public improvements described in Section III of the Nexus Study. The Plan Area Fee will be used to expand the transportation, sewer and water improvements required to meet the demands created by new residential development. The Nexus Study recommended that the Plan Area Fee and the costs of the public improvements be adjusted annually using the ENR Construction Cost Index. The Board of Supervisors has reviewed the assumptions of the Nexus Study supporting the original Plan Area Fee and evaluated the amount of fees collected under the original fee. As such, a reasonable relationship exists between the use of the Plan Area Fee and residential development on which the fee will be imposed.

Government Code Section 66001(a)(4): Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Findings for Government Code Section 66001(a)(4): The residents of the new residential development in the Specific Plan will generate additional trips, increase sewer discharge, and consume more water. The transportation, sewer and water demands were based on engineering studies developed to meet the required buildout of the Specific Plan. Since the public improvements are required to service buildout of the Specific Plan a reasonable relationship exists between the need for the Plan Area Fee and the new residential development.

Government Code Section 66001(b): Determine how there is a reasonable relationship between the Amount of the Fee and the Cost of the Public Facility or Portion of the public Facility Attributed to the Development on which the Fee is imposed (Proportionality).

Findings for Government Code Section 66001(b): The cost of the transportation, sewer and water public improvements are allocated to the residential land uses according to the proportional impact or demand generated from each residential land use. The demand for the transportation, sewer and water public improvements are measured by factors representing the impact created by the residential land use relative to a single family detached unit or dwelling unit equivalent. A reasonable relationship exists between the amount of the Plan Area Fee and the cost of the transportation, sewer and water public improvements associated with the residential land uses within the Specific Plan since the costs are allocated based on the demand created by new trips, sewer discharge and water consumption associated by the residential land uses. In addition, adjusting the fee, as well as the costs of the public improvements, annually based on the ENR Construction Cost Index supports this reasonable relationship by ensuring that the amount of the fee collected is sufficient to finance the public improvements;

NOW THEREFORE, BE IT RESOLVED:

- A. The Board of Supervisors hereby adjusts the Bass Lake Hills Specific Plan Public Facilities Financing Plan Program Fee Schedule using the ENR Construction Cost Index as shown in the attached Exhibit A, which shall become effective sixty (60) days following the adoption of this Resolution; and
- B. A map of the plan area showing the Eastern and Western Sewer Sheds is provided in Exhibit A.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 27 day of February, 2024, by the following vote of said Board:

Attest:

Kim Dawson

Clerk of the Board of Supervisors

Ayes: Thomas Hidahl, Turnboo, Laine

Noes: None

Absent: Parlin

By:



Deputy Clerk
Kyle Kuperus

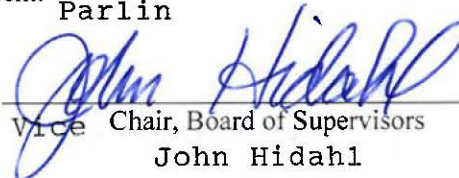

Vice Chair, Board of Supervisors
John Hidahl

Exhibit A

Bass Lake Hills Specific Plan Fees

	2024 Western Shed Rates	2024 Eastern Shed Rates	
Bass Lake Hills Plan Area Fee per Unit	Single Family Residential	Single Family Residential	Church
Roadways	\$ 14,519	\$ 14,519	\$ 14,519
Sewer	\$ 3,306		
Water	\$ 772	\$ 772	\$ 772
Admin (4.0%)	\$ 742	\$ 612	\$ 612
Subtotal Plan Area	\$ 19,339	\$ 15,903	\$ 15,903

