

Bass Lake Hills Specific Plan
Public Facilities Finance Plan
Nexus Study & Plan Area Fee Program Adoption

EL DORADO COUNTY BOARD OF SUPERVISORS
JUNE 22, 2021
21-0574

Department Recommendation

Department of Transportation recommending the Board of Supervisors:

1. Hold a public hearing to collect information on the Bass Lake Hills Specific Plan Public Facilities Finance Plan (BLHSP PFFP) - Nexus Study and Plan Area Fee Program
2. Make findings required by Mitigation Fee Act - Government Code 66001
3. Resolution to adopt the BLHSP PFFP Nexus Study and Plan Area Fee Program

Reasons for recommendation:

- Not a new project or development – It is a required update under the Bass Lake Hills Specific Plan approved in 1995.
- Updated BLHSP PFFP was approved in February – This is a follow-up procedure to comply with Mitigation Fee Act.
- **Developers Paying for Development – No net county cost – 4% Administration Fee**
- **The proposed Plan Area Fee provides for the otherwise-unfunded infrastructure elements necessary to fulfill the obligations of the Specific Plan.**

Bass Lake Hills Specific Plan

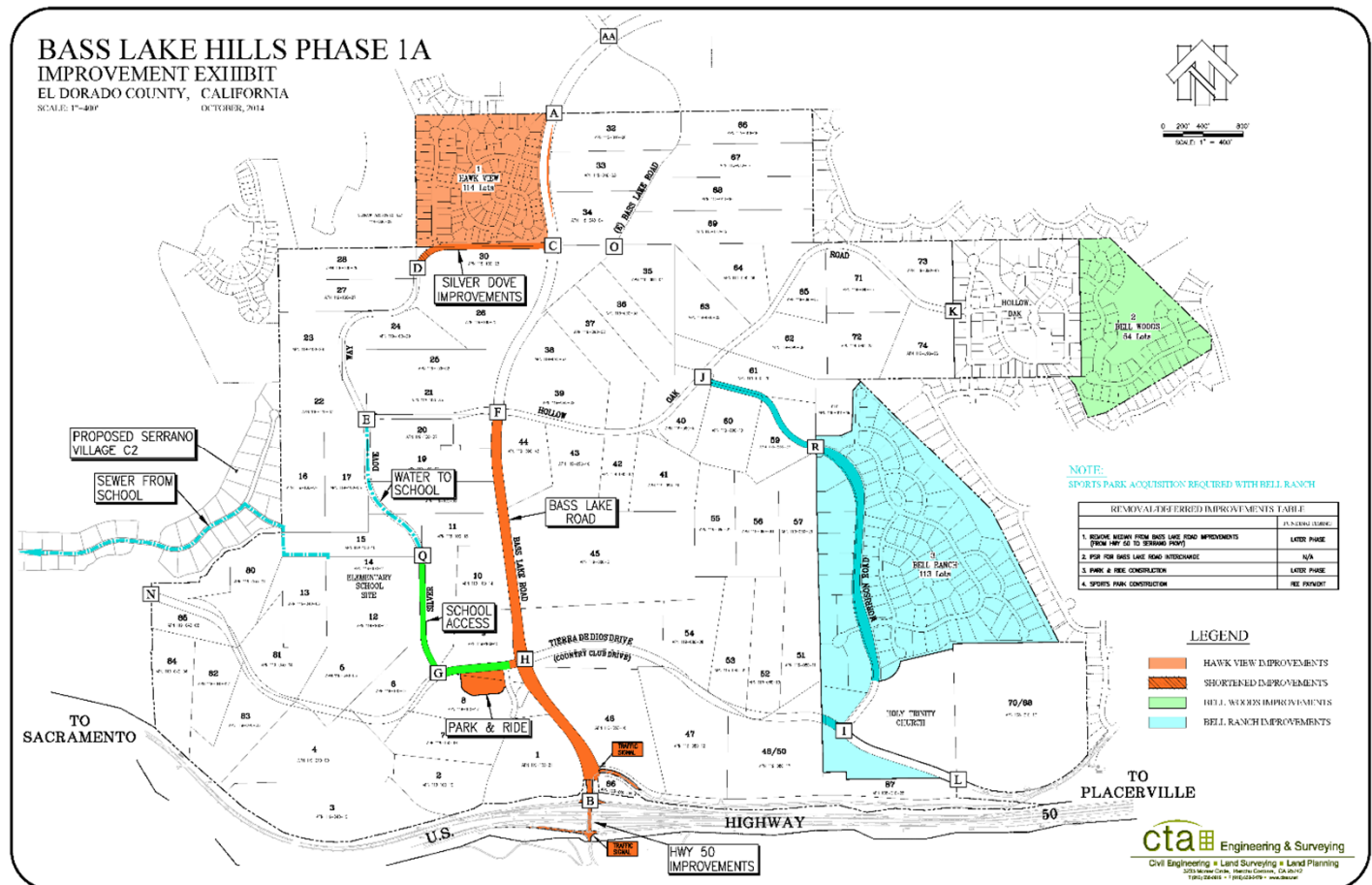
1,414 Residential
Units Total –
99 complete
with Hollow Oak

Hawk View: 114

Bell Ranch: 113

Bell Woods: 54

Bass Lake North:
90 Underway

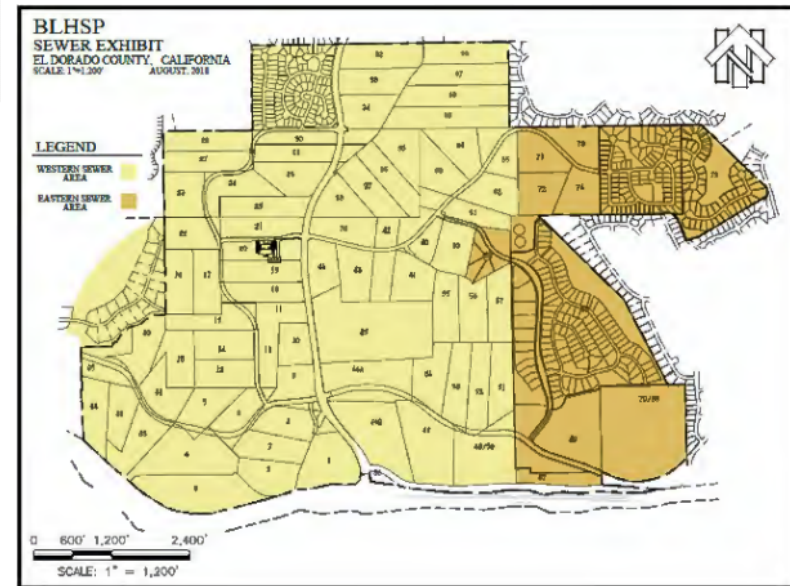


Bass Lake Hills Plan Area Fee Program Adoption

Bass Lake Hills Specific Plan Fee

Bass Lake Hills Plan Area Fee per Unit*	Western Shed	Eastern Shed	
	Single Family Residential	Single Family Residential	Church
Roadways	\$ 12,323	\$ 12,323	\$ 12,323
Sewer	\$ 2,806		
Water	\$ 655	\$ 655	\$ 655
Admin (4.0%)	\$ 631	\$ 519	\$ 519
Subtotal Plan Area	\$ 16,415	\$ 13,497	\$ 13,497

**As established in the Bass Lake Hills Specific Plan Public Facilities Finance Plan
Prepared December 2020, Approved February 2021
Appendix C - Plan Area Fee Nexus Study, Table 7 - Plan Area Fee*



Mitigation Fee Act – Section 66001 Nexus Study Findings

1. Government Code Section 66001(a)(1); Identify the purpose of the fee.
 - Plan Area Fee to fund transportation, sewer and water improvements.
2. 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.
 - Plan Area Fee to fund the transportation, sewer and water improvements to meet the increased demand of vehicular, pedestrian and bike traffic, sewer conveyance and water transmission. Plan Area Fee will fund administrative costs.

Mitigation Fee Act – Section 66001 Nexus Study Findings

3. 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.
 - Plan Area Fee fund public improvements in the Nexus Study to expand the transportation, sewer and water improvements required to meet the demands created by new residential development.

4. Government Code Section 66001(a)(4): Determine how there is a reasonable relationship between the need for the public facility and they type of development project on which the fee is imposed:
 - New residential development 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. The public improvements are required to service buildout.

Mitigation Fee Act – Section 66001

Nexus Study Findings

5. 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).
 - The cost of the transportation, sewer and water public improvements are allocated to the residential land uses. The costs are allocated based on the demand created by new trips, sewer discharge and water consumption associated by the residential land uses on a per dwelling unit basis.

Questions?
