



Legislation Text

File #: 13-1068, **Version:** 3

Community Development Agency, Development Services Division and Transportation Division, recommending the Board provide direction on the following related to the Bass Lake Hills Specific Plan and Public Facilities Financing Plan, specifically:

- 1) Consider changes to the required timing of improvements to Highway 50/Bass Lake Road and Bass Lake Road;
- 2) Consider an exception to the Zone 8 TIM fee reimbursement policy to allow TIM fee credits based on the developer's prepayment of TIM fees to build Bass Lake Road; and
- 3) Direct staff continue to work with the applicant to develop a strategy to implement the Bass Lake Hills Specific Plan which may include: Environmental Review, Specific Plan Amendment, Tentative Map Condition Modifications, Public Facilities Financing Plan Revision, or other actions. (Cont'd 10/29/13, item 23)

Fiscal Impact/Change to Net County Cost

No net county cost impact. This is for conceptual direction only. Future action such as amendments to the Bass Lake Hills Specific Plan or Public Facilities Financing Plan, and other actions that require Board approval will include an assessment of the potential fiscal impacts of the proposed action(s).

Background

A proposal to revise the Bass Lake Hills Specific Plan (Specific Plan) Public Facilities Financing Plan (PFFP) was presented to the Board on August 27, 2013. The item was continued to October 29, 2013 and then to November 12, 2013 to allow staff additional time to provide further information and work with the applicant on the Public Facilities Financing Plan.

At this time, staff and the applicant have reached general consensus that changes to the PFFP, Specific Plan, and/or Tentative Map conditions of approval may be necessary to implement the development contemplated by the Specific Plan and the General Plan. These changes will require significant time and resources from the applicant to complete traffic studies, environmental analysis, and other studies to demonstrate consistency with the Specific Plan, General Plan and CEQA.

Prior to moving forward on this commitment of time and resources, staff and the applicant are requesting policy direction on three primary obstacles to the implementation of the Specific Plan and the General Plan. These issues are best described in the letter attached to this report from Winn Communities Vice President George Carpenter to Roger Trout Director, Development Services. (November 6, 2013). The three policy issues are:

- 1) Will the Board consider changing phasing of improvements to Bass Lake Road so that they are constructed when required, instead of with the next final map?;
- 2) Will the Board consider changing the required improvements to the Highway 50/Bass Lake Road Interchange so that they are constructed when required instead of with the next final map?
- 3) Will the Board consider an exception to the Zone 8 TIM fee reimbursement policy to allow TIM fee

credits based on the developer's prepayment of TIM fees to build Bass Lake Road?

In conclusion, if the Board can provide staff with "conceptual" affirmative direction on the three primary policy issues, then staff and the applicant can move forward with further studies and bring project documents and actions back to the Board for formal consideration.

Contact

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