

Board of Supervisors Hearing

Bass Lake Hills Specific Plan Public Facilities Financing Plan Revision



OCTOBER 28, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Background

- Bass Lake Hills Specific Plan (BLHSP) was approved in 1996
- The BLHSP Public Facilities Financing Plan (PFFP) was approved in 2004 and last revised in 2020
- 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

Intent of the PFFP

- The PFFP includes all necessary backbone infrastructure needs and all funding sources
- Assist the developer in understanding the complex burdens associated with the project
- The PFFP includes a Plan Area Fee that addresses the otherwise-unfunded infrastructure requirements
- A Nexus Study is required to identify the costs, purpose, use, development type and public facility needs

Proposed PFFP Revisions

- The BLHSP PFFP has been revised to set forth the strategy to finance the backbone infrastructure and other public facilities required to serve the revised land uses associated with the Town and Country Village El Dorado Project
- The revised BLHSP 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
- 1,710 residential units are still anticipated to be developed in the BLHSP Area

Proposed PFFP Revisions

- The proposed BLHSP PFFP identifies several 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 revised BLHSP PFFP includes an updated Capital Improvement Program (CIP) and the required Nexus Study

PFFP Implementation

- Implementing the PFFP requires the application of various public financing vehicles and local agency fee programs, including the following procedures and content:
 - Establish administrative procedures and management plan;
 - Execution of individual property development agreements (to the extent necessary);
 - Update the BLHSP 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 PFFP preparation fee for nonparticipating beneficiaries

Planning Commission Hearing

- On September 10, 2025, the El Dorado County Planning Commission held a public hearing on the proposed BLHSP PFFP revisions
- By a vote of 3-2, the PC recommended the revised BLHSP PFFP be approved by the Board of Supervisors

Nexus Study and Fee Adoption

- Per the Mitigation Fee Act, the consideration of the Nexus Study adoption and the adoption and setting of the associated fees for the revised BLHSP requires an additional noticing period
- Therefore, the adoption of the Nexus Study and associated fees will be at a later Board hearing

Recommendation

The Planning Commission recommends the Board of Supervisors:

- Adopt and authorize the Chair to sign the resolution revising the Bass Lake Hills Specific Plan (BLHSP) Public Facility Financing Plan (PFFP), and adopting an updated BLHSP Capital Improvement Plan (CIP)