

# Updates to Bass Lake Hills Specific Plan Public Facilities Financing Plan

File No. MISC19-0014  
Applicant: Winn Communities



*Legistar No. 21-0024*  
*Board of Supervisors*  
*February 23, 2021*

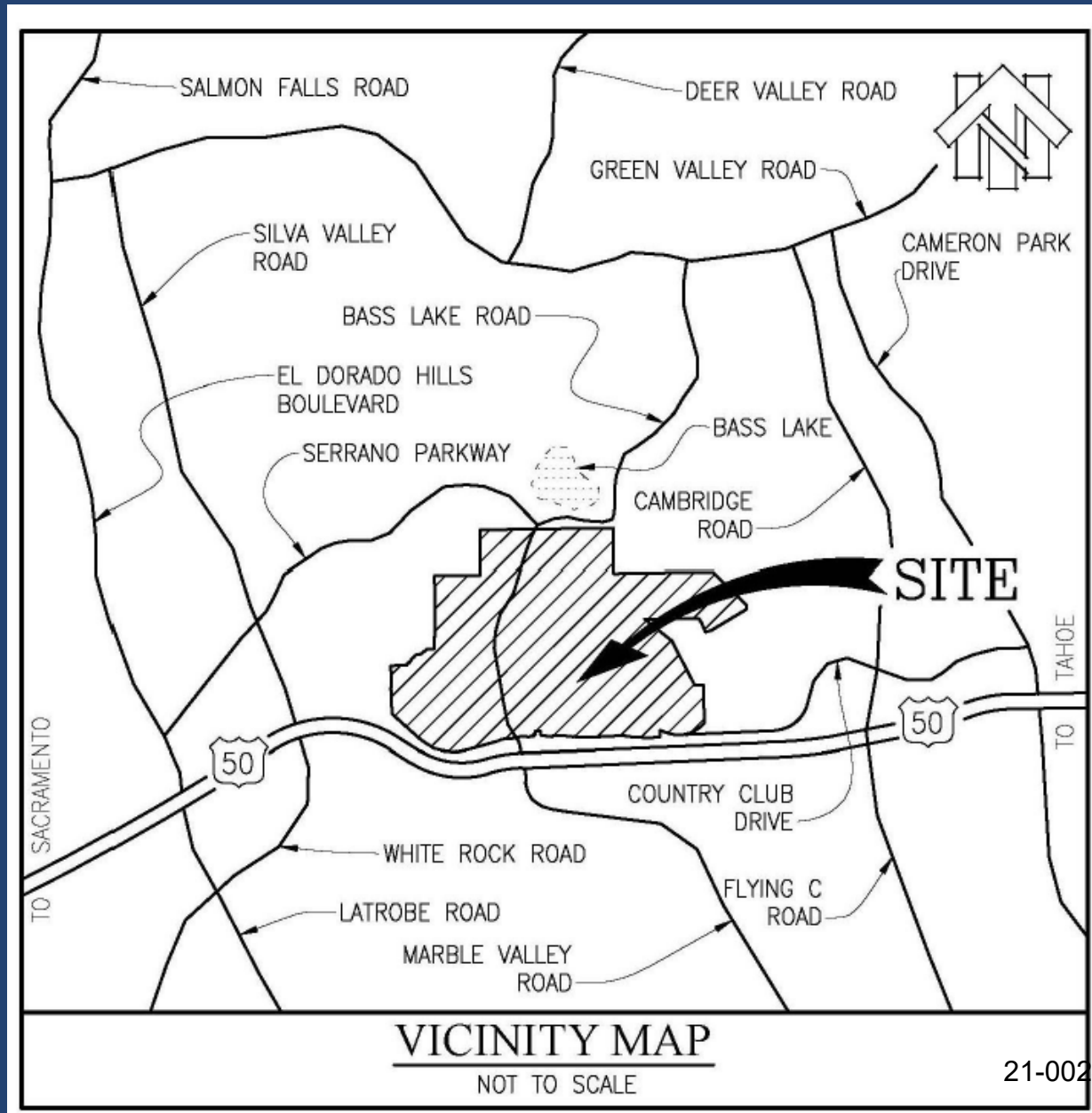
# Purpose

- Discuss Updated Bass Lake Hills Specific Plan Public Facilities Financing Plan (BLHSP PFFP)
- Consider Staff Recommendation to BOS:
  - Approval of BLHSP PFFP
  - Find PFFP consistent for implementation of BLHSP improvements
  - Direct staff to bring back to the BOS an updated BLHSP Fee and Nexus Study

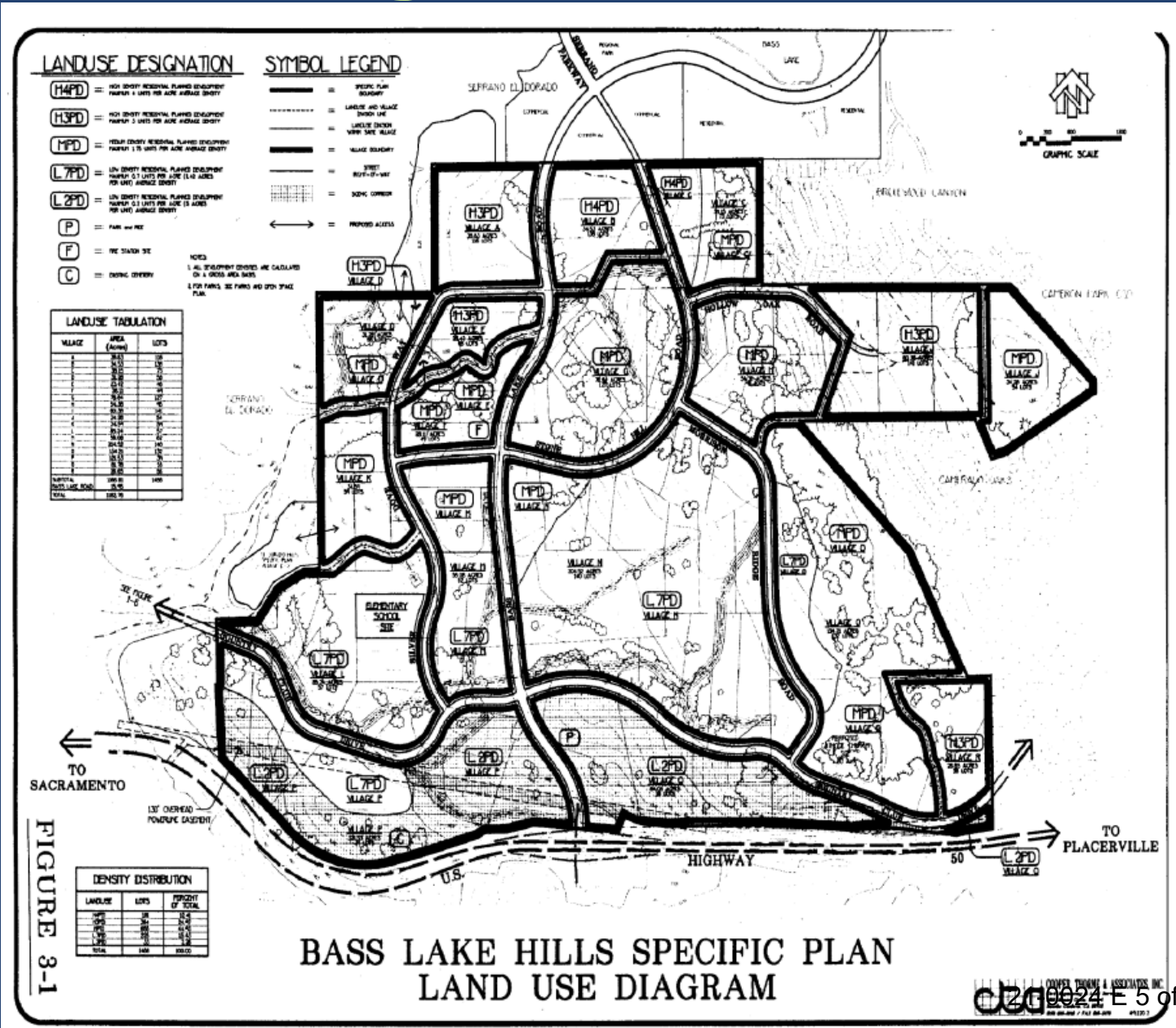
# BLHSP Background

- Bass Lake Hill Specific Plan
  - Adopted in 1995
  - Master planned development of a maximum of 1,458 single family dwelling units in the El Dorado Hills Area
  - Approval included: certified Environmental Impact Report (EIR), executed Development Agreement, and a Public Facilities Financing Plan (PFFP)
  - BLHSP development and improvements commenced in early 2000's

# BLHSP Background-Location Map



# BLHSP Background- Land Use Map



# BLHSP PFFP Background (cont'd)

- BLHSP PFFP
  - Original PFFP approved in 2004
  - Long-term financing, planning document
  - Supports systematic construction of necessary public improvements and backbone infrastructures serving the BLHSP
  - Based on a Capital Improvement Program (CIP) and Nexus Study

# BLHSP PFFP Background (cont'd)

- Identified phased infrastructure improvements include:
  - Bass Lake Road and Country Club Drive re-alignment and widening (includes DOT CIP/TIM project)
  - Water, sewer and drainage
  - Access roads to Elementary school
  - Acquisition of sports park
  - Acquisition of Park-and-Ride lot

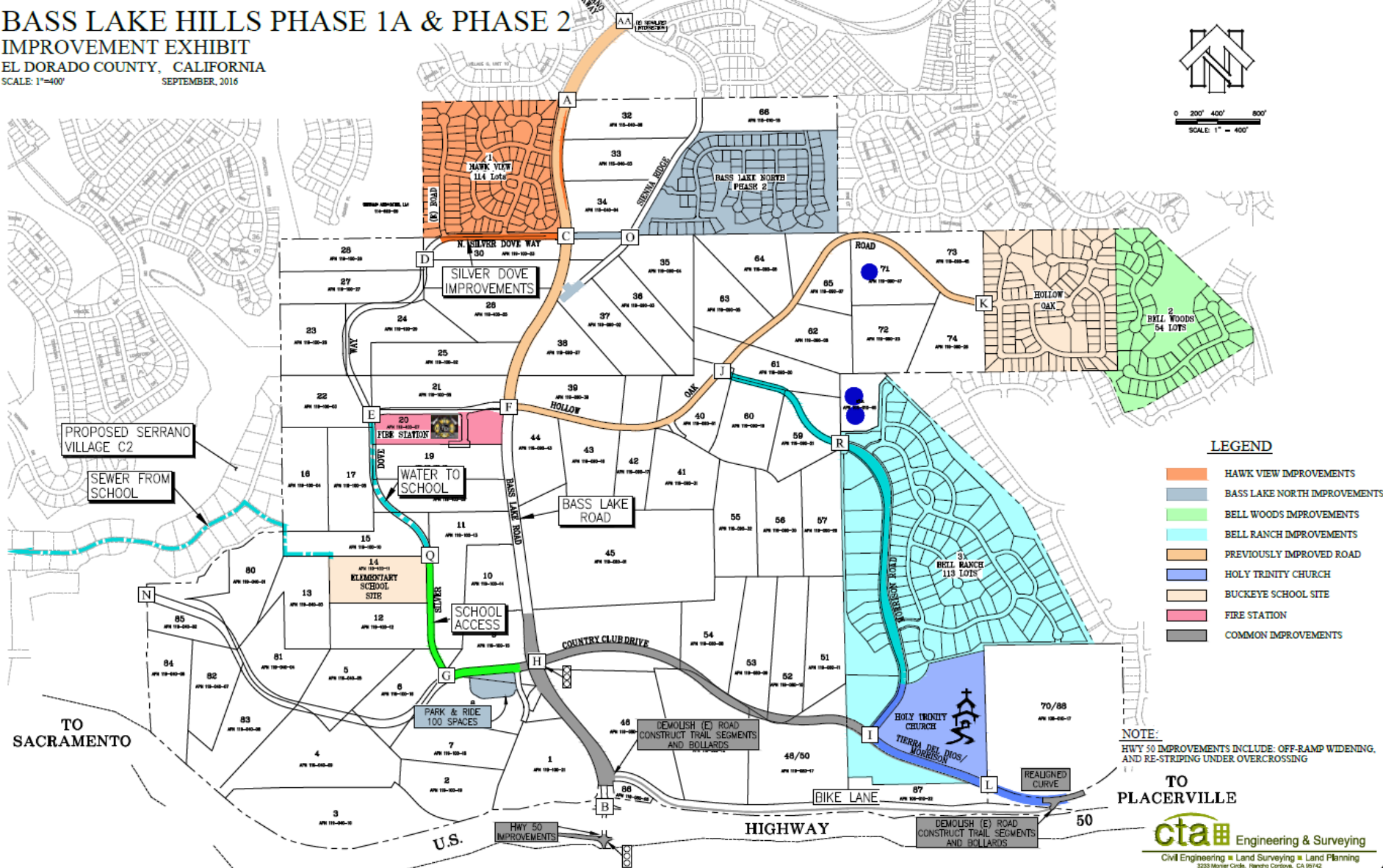
# BLHSP PFFP Background (cont'd)

- Recent development approvals updated and streamlined Conditions of Approval in support of a comprehensive, efficient, and equitable implementation of PFFP
  - Approved Revised Tentative Maps: Hawkview (114 residential lots), Bell Woods (58 residential lots), and Bell Ranch (123 residential lots)
  - Refined timing and construction cost of infrastructures
  - Required updates to the 2004 PFFP



# BLHSP Improvements Map

**BASS LAKE HILLS PHASE 1A & PHASE 2**  
**IMPROVEMENT EXHIBIT**  
 EL DORADO COUNTY, CALIFORNIA  
 SCALE: 1"=400' SEPTEMBER, 2016



**LEGEND**

- HAWK VIEW IMPROVEMENTS
- BASS LAKE NORTH IMPROVEMENTS
- BELL WOODS IMPROVEMENTS
- BELL RANCH IMPROVEMENTS
- PREVIOUSLY IMPROVED ROAD
- HOLY TRINITY CHURCH
- BUCKEYE SCHOOL SITE
- FIRE STATION
- COMMON IMPROVEMENTS

**NOTE:**  
 HWY 50 IMPROVEMENTS INCLUDE: OFF-RAMP WIDENING,  
 AND RE-STRIPING UNDER OVERCROSSING

TO SACRAMENTO

TO PLACERVILLE



# BLHSP Improvements and Updated PFFP (cont'd)

- Recent approved BLHSP developments commenced in 2018
- Execution of related agreements facilitated construction of improvements
  - Community Facilities District (CFD)
  - TIM Fee Credit and Reimbursement
  - PFFP Credit and Reimbursement Agreement (pending)
- Major infrastructures (e.g. Bass Lake Road and Country Club Drive widening/realignment) currently underway
- Other applicable development impact fees continues to be collected at issuance building permit
  - Funding other BLHSP improvements and infrastructures

# BLHSP Improvements and Updated PFFP (cont'd)

- Review of updated PFFP commenced in 2019
  - based updated CIP and Nexus Study
  - agency and EDC departmental review
- Estimated PFFP Improvement Costs of approximately \$38 million:
  - DOT CIP/TIM Improvements: \$17.5 million (not a PFFP Plan Area fee); \$12,928/unit
  - BLHSP PFFP Improvement: \$20.5 million;
    - Western Shed Area: \$16,415/Unit
    - Eastern Shed Area: \$13,497 /Unit

# Conclusion and Recommendation

- PFFP deemed consistent with policies of the BLHSP
- Approval of BLHSP PFFP
  - Find PFFP consistent for implementation of BLHSP improvements
  - Adoption of Resolution
- Direct staff to bring back to the BOS updated BLHSP Fee and Nexus Study

# End of Presentation