

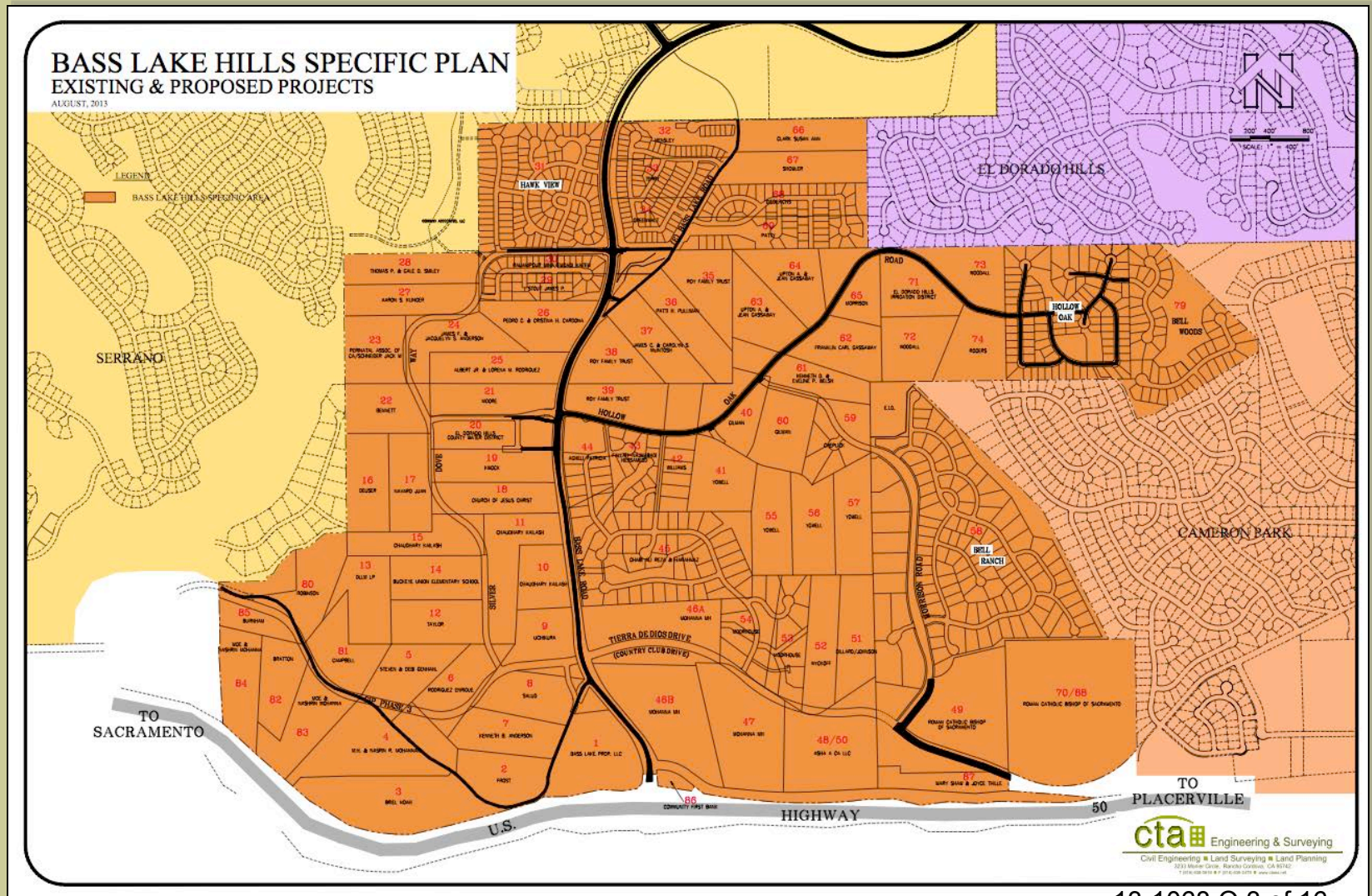
Bass Lake Hills Financing Plan Update

August 27, 2013

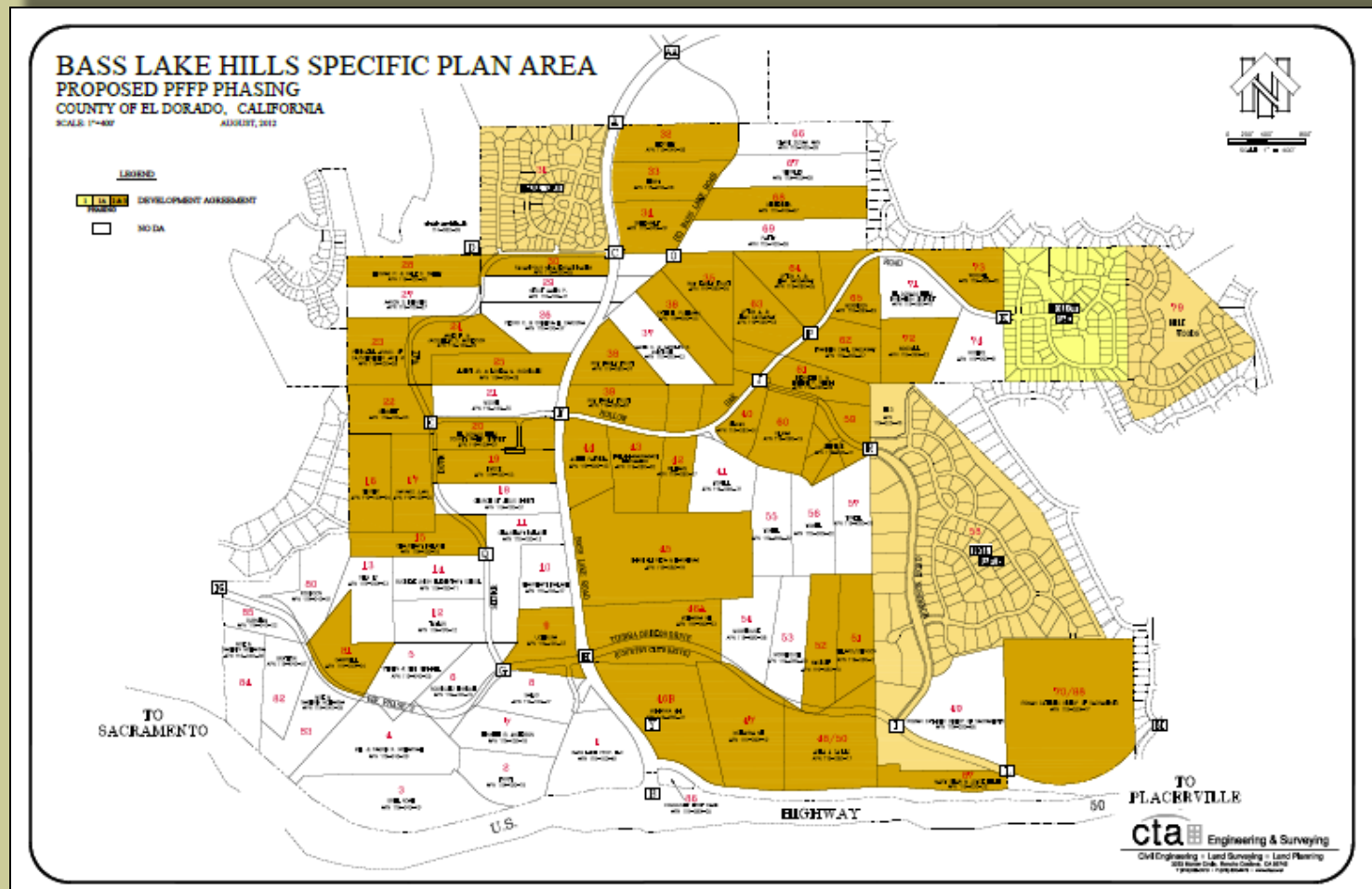
What Is Bass Lake Hills?

- Approved Specific Plan – 1995
- Over 80 landowners
- Approved 50 Development Agreements – 1996
- Public Facilities Financing Plan 2004
- 1,400 Dwelling Units - Approximately 1,200 acres

Where is Bass Lake Hills?



Approved Specific Plan



Effort to Update Financing Plan

- Started in 2009
- Multiple Drafts – July 2012 Draft promised feedback from County staff
- At least 23 meetings with DOT staff to address key issues
- Over \$250,000 in various studies
- Well-attended Community Meeting in August 2011

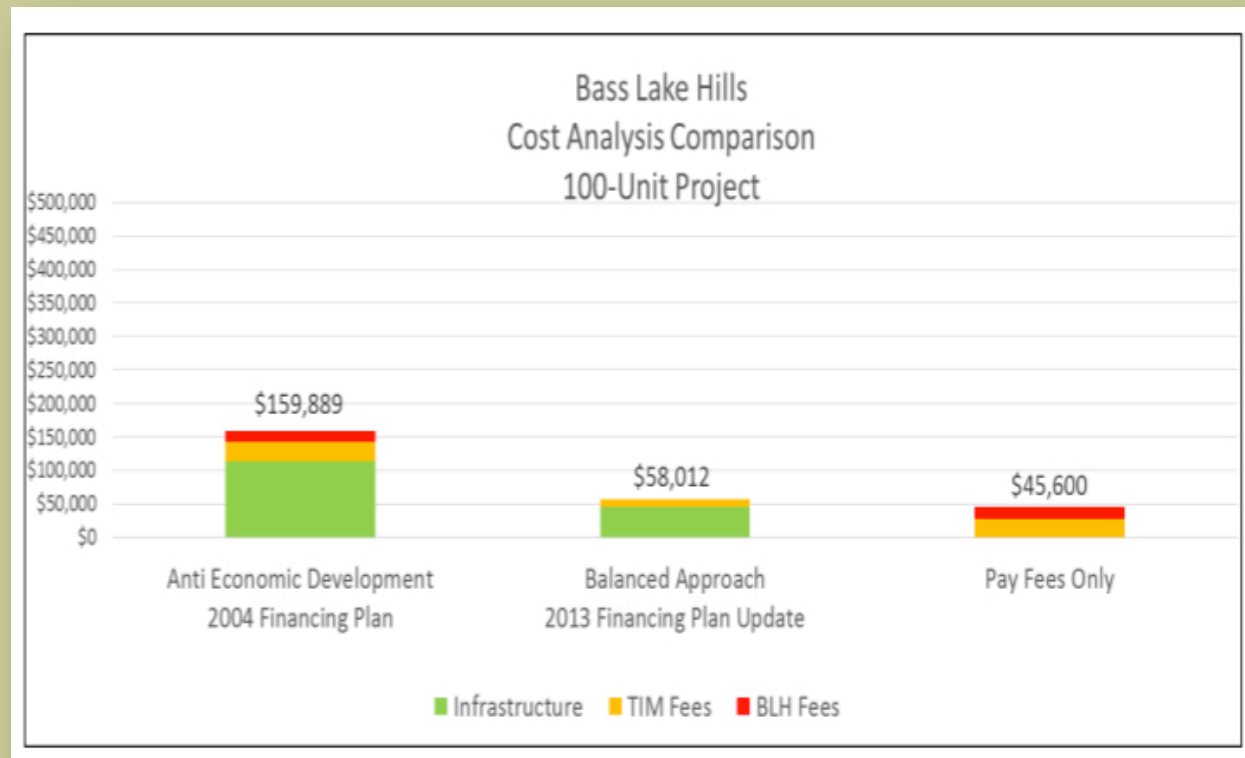
What is this NOT?

- NOT a Project Approval
- NOT a Land Use Decision
- NOT asking for Relief from Building Needed Infrastructure

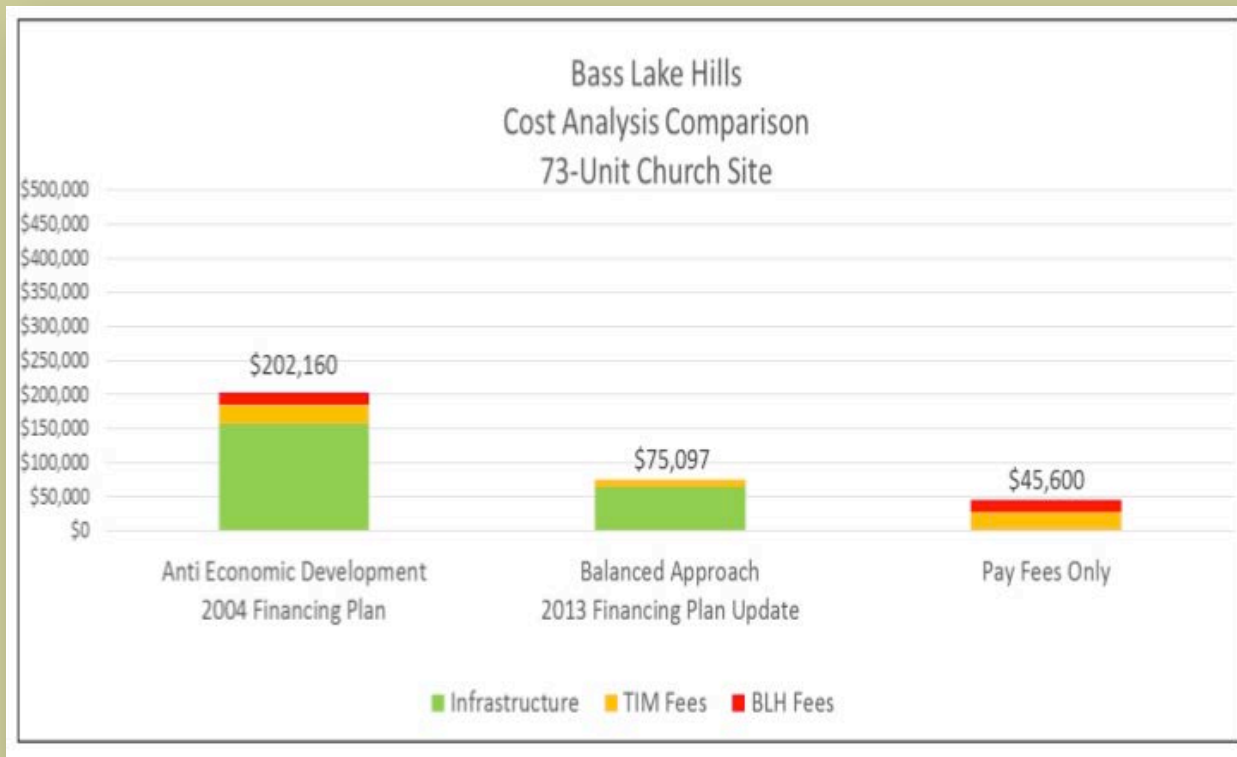
Why Are We Here?

- Existing Financing Plan incomplete and unworkable.
- Larger landowners cannot build
- Smaller landowners greatly disadvantaged
- Look at examples of extremely disproportionate burden

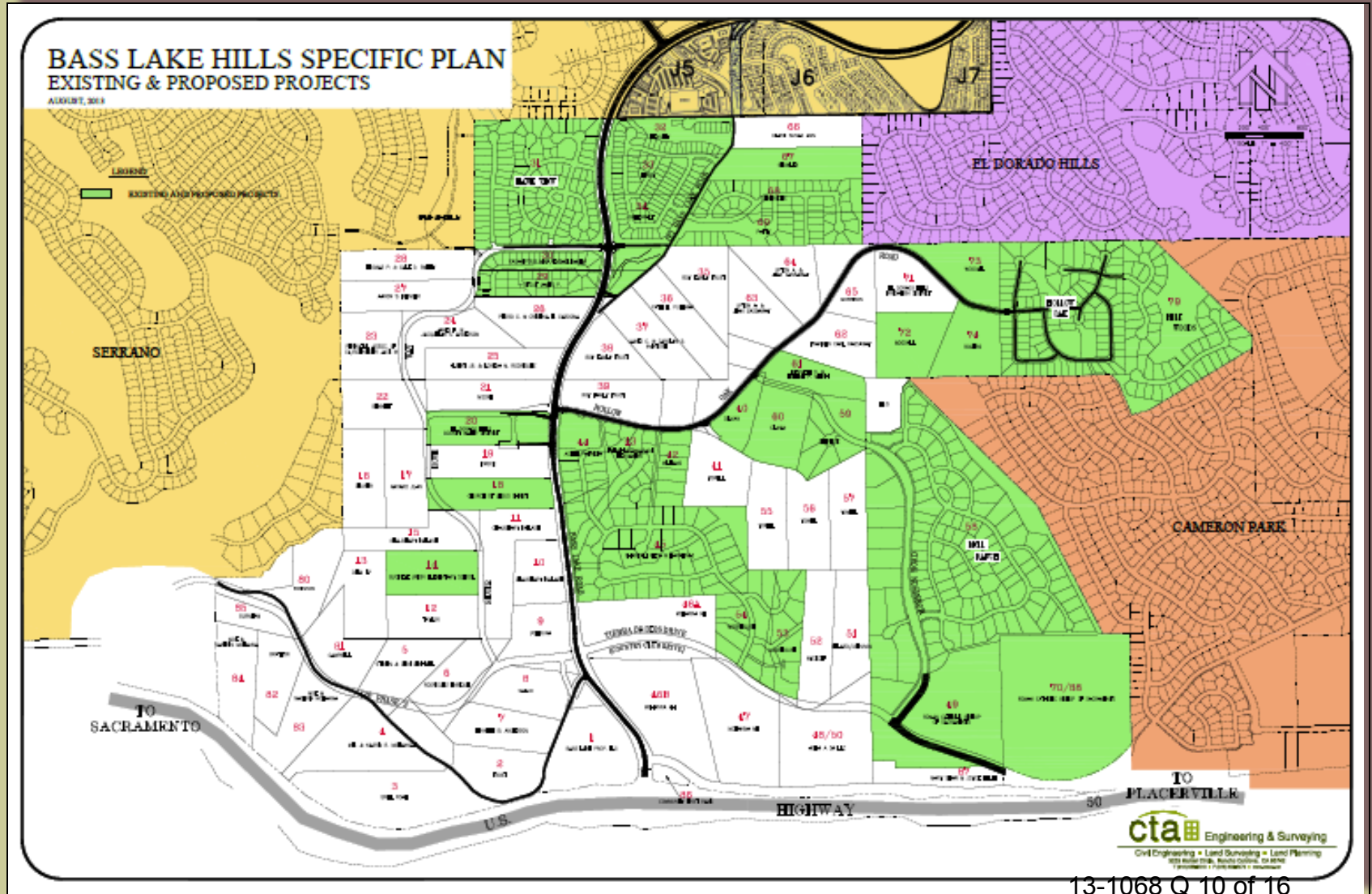
100 Residential Unit Project



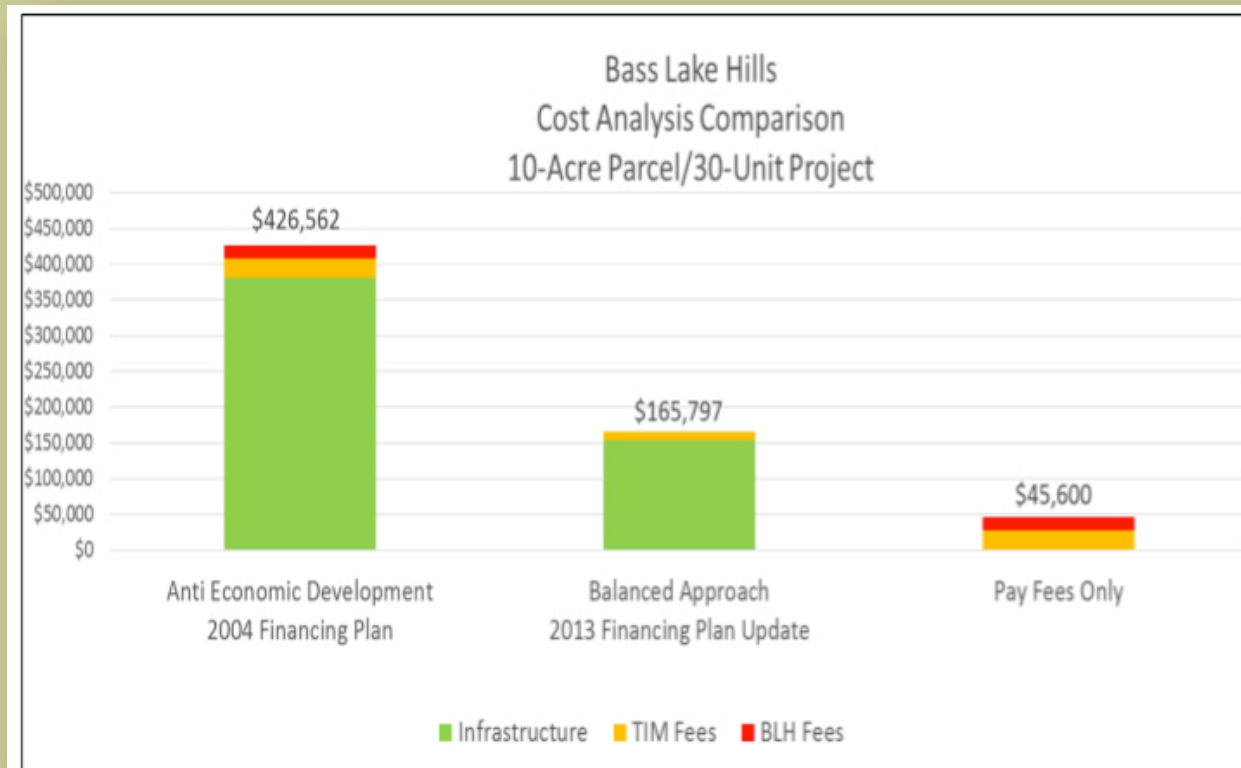
Holy Trinity Church



Existing and Proposed Projects



10-Acre Parcel (30 Units)



Why Approve the Update?

- Good for community because it is good for business development
- Support Town Center and other El Dorado Hills businesses that need customers to succeed
- Retailers rely on the implementation of planned growth when considering sites
- Business Community Support

Why Approve the Update?

- Overwhelming community support
- 44/50 Development Agreement holders signed the petition in support
- Public agencies concur with update
- Sent letters, signed petition:
 - El Dorado Irrigation District
 - Buckeye Union School District
 - El Dorado Hills Community Services District
 - Cameron Park Community Services District

Finish the Community

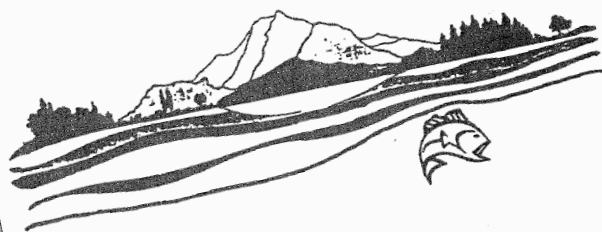
- Laurel Oak - 99 homes built by Pulte
- Holy Trinity School Catholic Church
- Holy Trinity K-8 School
- El Dorado Hills Fire Station
- Buckeye Union School Site acquired
- Bass Lake Road Improvements
- LDS Church site acquired
- EID facilities sized to serve build out
- Hollow Oak Road improvements
- Hawk View (partially graded)

Over **\$100 million** invested publicly and privately in this plan area through plans/studies, land acquisition, environmental mitigation, infrastructure development and building construction.

County Already Committed to Area

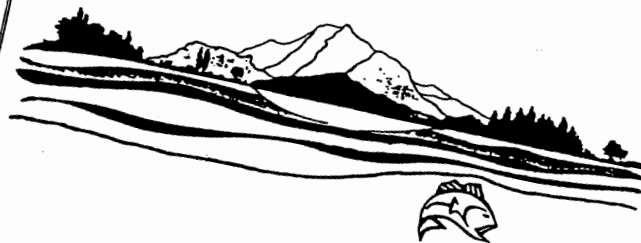
BASS LAKE HILLS SPECIFIC PLAN

County of El Dorado



November 7, 1995

BASS LAKE HILLS SPECIFIC PLAN DEVELOPMENT AGREEMENT



Two Simple Requests

- **Is the current plan unreasonable/unfair?**

- **If it is, then:**
 - **follow Recommendation #1 in the staff report, and**
 - **direct staff TODAY to work with developers to come up with a reasonable plan and come back to your Board for approval in 60 days.**