

PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW
SMALL LOT MAP PROPERTY #19

Policy No.	Policy	Map Consistent	Remarks
	<p>5. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of the Placer County Bond Screening Committee.</p> <p>6. Before properties can be developed, two Community Facilities Districts shall be formed for the purposes of funding park maintenance and County services as more fully described in the Development Agreement. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy.</p>		
9.9	<p>Other Financing Mechanisms: As noted, other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the Plan Area. Any such alternative or supplemental financing mechanisms shall comply with the policies described in Policy 9.8 above.</p>	N/A	If Property 19 proposes other financing mechanisms alternative to those described in the Development Agreement, Finance Plan and Urban Services Plan, then those other funding mechanisms will comply with Policy 9.8.
9.10	<p>Infrastructure Not Included in Financing Plan: The construction of in-tract subdivision infrastructure shall not be included in the Public Facilities Financing Plan; however, the maintenance of such public infrastructure is included in the Urban Services Plan.</p>	N/A	Any infrastructure proposed by Property 19 not included in the Finance Plan will be maintained pursuant to the Urban Services Plan.