

**ATTACHMENT 6: CENTRAL EL DORADO HILLS SPECIFIC PLAN
GENERAL PLAN CONSISTENCY ANALYSIS**

Policy Number	Policy	Project Consistency
10.2.1.5	<p>A public facilities and services financing plan that assures that costs burdens of any civic, public, and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by a development proposal, as defined below, are adequately financed to assure no net cost burden to existing residents may be required with the following development applications:</p> <p>A. Specific plans; and</p> <p>B. All residential, commercial, and industrial projects located within a Community Region or Rural Center which exceed the following thresholds:</p> <ol style="list-style-type: none"> 1. Residential.....50 units 2. Commercial.....20 acres or 100,000 square feet 3. Industrial.....20 acres or 250,000 square feet 	<p>infrastructure and facilities.</p> <p>Consistent. The Specific Plan will include a Public Facilities Financing Plan that will require development under the Specific Plan will pay fair share for infrastructure and facilities as well as a commitment in the draft Development Agreement that to a community facilities district or other mutually acceptable financing mechanism to generate annual revenues to the County sufficient to eliminate the identified negative fiscal impact to both the County General Fund and the County Road Fund.</p>
10.2.1.6	<p>Provision of new infrastructure and facilities shall be coordinated with existing infrastructure and facilities and shall maximize use of existing facilities capacity to the extent that any exists.</p>	<p>Consistent. The County has been in contact with and will coordinate with infrastructure providers (such as EID) to maximize use of existing capacity of facilities. Off-site infrastructure needs are addressed throughout the Final EIR.</p>
<p>Objective 10.2.2: Equitable Financing Methods for Public Improvements</p>		
10.2.2.2	<p>Stress financing strategies that maximize the use of pay-as-you-go methods to gain the most benefit from available revenue without placing unreasonable burdens on new development.</p> <p>Program 10.2.2.2.1:</p> <p>When a project directly or indirectly impacts existing public services and/or infrastructure, it shall provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly or indirectly attributed to the project. Cost to be borne by the project proponent shall be determined on the basis of the above described nexus and other pre-existing legally binding agreements such as development agreements.</p>	<p>Consistent. The Specific Plan includes a Public Facilities Financing Plan with a plan for provision of and funding for infrastructure and public services.</p>