



# SAMPLE APPLICATIONS & FORMS

## SAMPLE FORMS

- Form A.1 - Placer Vineyards Development Group Good Standing Certificate
- Form A.2 - Placer Vineyards Shortfall Payment Upon Reduction in Density Certificate
- Form A.3 - Summary of Placer Vineyards Density Transfer of Housing Units

## SAMPLE APPLICATIONS

- PVSP Initial Project Application
- PVSP Subsequent Conformity Review Questionnaire
- PVSP Amendment Application
- PVSP Administrative Modification Application
- PVSP Density Transfer of Housing Units Application

# SAMPLE FORMS



This is to Certify that:

---

**Baseline & Watt, LLC**  
**Property ID #3**

---

**Is a Member in**  
**GOOD STANDING**  
of the Placer Vineyards Development Group, LLC

---

Date

---

Management Committee Member

---

Date

---

Management Committee Member

**FORM A.2**  
**PLACER VINEYARDS SHORTFALL PAYMENT CERTIFICATE**

This is to certify that: \_\_\_\_\_  
 Developer of property ID No. \_\_\_\_\_ described in Development Agreement Exhibit "B"  
 Is developing the required number of residential units or commercial square footage as  
 described in IPPM Table 2.1.

**Or**

Is developing less than the required number of residential units and/or square footage as  
 described in IPPM Table 2.1 and, therefore is paying a PVSP Shortfall payment as described in  
 Development Agreement Section 2.5.5.6. The payment is calculated according to the following  
 formula:

***Residential Calculation***

Residential unit count described in Table 2.1 \_\_\_\_\_  
 Actual number of residential units developed \_\_\_\_\_  
**Shortfall** \_\_\_\_\_

PVSP Fee per Residential Unit \$ \_\_\_\_\_

**Shortfall** x PVSP Fee = Shortfall Payment \$ \_\_\_\_\_

***Commercial Calculation***

Commercial square footage described in Table 2.1 \_\_\_\_\_  
 Actual commercial square footage developed \_\_\_\_\_  
**Shortfall** \_\_\_\_\_

PVSP Fee per Commercial Square Foot \$ \_\_\_\_\_

**Shortfall** x PVSP Fee = Shortfall Payment \$ \_\_\_\_\_

**Total PVSP Shortfall Fee** \$ \_\_\_\_\_

***Placer Vineyards Development Group, LLC***

\_\_\_\_\_  
 By

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 By

\_\_\_\_\_  
 Date



FORM A.3 PLACER VINEYARDS DENSITY TRANSFER FOR HOUSING UNITS SUMMARY																				
Property ID #	Gross Parcel Area (Ac)	Specific Plan Residential Land Use										Residential Density Transfers								
		LDR (2-6 Du/Ac)		MDR (4-8 Du/Ac)		HDR (7-21 Du/Ac)		C/MU (14-22 Du/Ac)		Total Units		Transferring Parcels				Receiving Parcels				
		Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	LDR	MDR	HDR	C/MU	LDR	MDR	HDR	C/MU	
1A	402.0	264.0	931																	
1B	56.0	10.0	35	18.0	128	6.0	90													
2	138.0	82.5	289	21.0	115															
3	100.5			26.5	153	7.0	105													
4A	65.0																			
4B	114.2			38.0	225			7.0	88											
5A	106.5	66.0	230	24.5	106	5.0	75													
5B	51.0	21.0	74	20.0	103															
5C	241.5	71.5	250	101.5	562	25.0	375	4.5	57	1,244										
6	39.0			14.5	102															
7	357.0			169.5	912	46.5	698	6.5	82	1,692										
8	120.0	32.0	112	25.5	117															
9	326.0	145.0	515	56.5	359	8.0	120													
10	242.0			148.0	819	10.5	158													
11	79.0	23.0	81	25.0	134															
12A	196.0					57.0	871	11.5	144	1,015										
12B	102.0			64.0	342			3.0	38	380										
13	80.0			20.0	122	7.0	105													
14	80.0			12.0	58															
15	202.0	20.0	70	117.0	639	10.0	150	3.0	38	897										
16	94.0	43.0	151	20.0	126															
17	19.5	12.0	42	7.5	38															
18	3.5	1.0	4																	
19	816.5	98.0	343	213.5	1,148	23.0	345	15.0	189	2,025										
20	0.3									0										
21	10.5	10.5	37																	
22	22.5			14.0	73															
23	92.5	49.5	173	8.5	41															
24	94.0	52.0	182	11.0	52															
SPA	979.0	411	1,001.0	3,519	1,176.0	6,474	205.0	3,092	50.5	636	14,132									

# SAMPLE APPLICATIONS



# PLACER COUNTY PLANNING SERVICES DIVISION

AUBURN OFFICE  
3091 County Center Dr, Auburn, CA 95603  
530-745-3000/FAX 530-745-3080  
Website : [www.placer.ca.gov](http://www.placer.ca.gov)  
E-mail : [planning@placer.ca.gov](mailto:planning@placer.ca.gov)

TAHOE OFFICE  
775 North Lake Blvd., Tahoe City, CA 96146  
PO Box 1909, Tahoe City, CA 96145  
530-581-6280/FAX 530-581-6282

## INITIAL PROJECT APPLICATION

*(For Office Use Only)*

G.P. Designation \_\_\_\_\_ Posters \_\_\_\_\_ File #'s \_\_\_\_\_  
 \_\_\_\_\_ Affordable Housing \_\_\_\_\_  
 General Plan/Community Plan \_\_\_\_\_ Taxes \_\_\_\_\_ Accepted by \_\_\_\_\_  
 \_\_\_\_\_ Tax Rate Area \_\_\_\_\_ Date filed \_\_\_\_\_  
 Zoning \_\_\_\_\_  
 Major Project: Yes \_\_\_ No \_\_\_ Geographic Team: \_\_\_\_\_ Hearing Body \_\_\_\_\_  
 Pre-Development Meeting Date \_\_\_\_\_ **Acceptable for Filing** \_\_\_\_\_

**Planner Signature**

### -- TO BE COMPLETED BY THE APPLICANT --

1. Project Name \_\_\_\_\_  
 2. Property Owner \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_  
 3. Applicant \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_  
 4. Size of Property (acreage or square footage) \_\_\_\_\_  
 5. Assessor's Parcel Number(s) \_\_\_\_\_  
 6. Project Location \_\_\_\_\_

(Be specific: cross streets, distance and direction from nearest intersection, etc.)

7. What actions, approvals, or permits by Placer County does the proposed project require?

___ Additional Building Site	___ Environmental Questionnaire	___ Minor Use Permit
___ Administrative Approval	___ Extension of Time	___ Project undertaken by County
___ Administrative Review Permit	___ General Plan Amendment	___ Rezoning
___ Certificate of Compliance	___ Major Subdivision (5+ parcels)	___ Specific Plan Admin. Modif.
___ Conditional Use Permit	___ Minor Boundary Adjustment	___ Specific Plan Amendment
___ Design Review	___ Minor Subdivision (4 and under parcels)	___ Specific Plan Density Transfer
___ Other – Explain _____		

Does the proposed project need approval by other governmental agencies? \_\_\_ Yes \_\_\_ No. If so, which agencies?  
 \_\_\_\_\_

8. Which agencies, utility companies provide the following services? **This information must be ACCURATE!**  
 Electricity \_\_\_\_\_ Fire Protection \_\_\_\_\_ Sewer \_\_\_\_\_  
 Telephone \_\_\_\_\_ Natural Gas \_\_\_\_\_ Water \_\_\_\_\_  
 High School \_\_\_\_\_ Elementary School \_\_\_\_\_ Other \_\_\_\_\_

9. Describe the project in detail so that a person unfamiliar with the project would understand the purpose, size, phasing, duration and construction activities associated with the project. In response to this question, please attach additional pages, if necessary.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

10. I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or
11. As owner I will be acting as applicant. In addition, as owner, I will defend, indemnify, and hold Placer County harmless from any defense costs, including attorneys' fees or other loss connected with any legal challenge, brought as a result of an approval concerning this entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.
12. The signature below authorizes any member of the Placer County Development Review Committee (DRC), and other County personnel as necessary, to enter the property/structure(s) that is (are) the subject of this application.

Signature(s) of Owner(s): \_\_\_\_\_ Please Print \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If application is for a Boundary Line Adjustment, signature of both the transferring and acquiring property owners are required. Boundary Line Adjustments shall not be used to create new parcels.

\_\_\_\_\_

Signature of Transferring Property Owner \_\_\_\_\_ Please Print \_\_\_\_\_

\_\_\_\_\_

Signature of Acquiring Property Owner \_\_\_\_\_ Please Print \_\_\_\_\_

The Planning Department is prohibited from accepting applications on tax delinquent properties pursuant to Board of Supervisors direction.

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. Fees may be required to be paid to the Department of Fish and Game for their participation in the environmental review process as required by State law. **The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.**



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

E.J. Ivaldi  
Environmental Coordinator

Date Received	Filing Fee	Check No.	Receipt No.
	\$	#	#

**PLACER VINEYARDS SPECIFIC PLAN  
SUBSEQUENT CONFORMITY REVIEW**

Answer all questions that are applicable.

**Please note:** If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

**I. GENERAL**

In conjunction with submitting any required County application for approval of a subsequent development entitlement within the Plan Area, the applicant for each proposed project shall complete a Subsequent Conformity Review questionnaire. The purpose of the questionnaire is to enable the County to determine whether the proposed project is consistent with the Specific Plan, and to examine whether there are project specific effects that are particular to the project or its site that were not considered in the Specific Plan EIR and/or whether an event as described in Section 15162 of the State CEQA Guidelines has occurred. In order to make this determination the County may require additional information including but not limited to listed on page 9 of this questionnaire.

- Project name (same as on IPA) \_\_\_\_\_  
Project site area \_\_\_\_\_ acres, or \_\_\_\_\_ square feet  
General Plan/Community Plan \_\_\_\_\_  
Land use description \_\_\_\_\_  
Zoning \_\_\_\_\_
- Project description in detail, including the number of units or gross floor area proposed, site area in acres/square feet (PLN)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Describe existing uses and facilities onsite (buildings, wells, septic systems, parking, etc) \_\_\_\_\_  
\_\_\_\_\_
- Is adjacent property in common ownership?  yes  no  
If yes, indicate acreage \_\_\_\_\_ and Assessor's Parcel Number(s) \_\_\_\_\_
- Indicate all historic uses of the property to its first known use and show areas of such use on site plan (i.e. animal enclosures, livestock dipping areas, carcass burial locations, chemical mixing structures, clandestine drug labs or dumpsites, fuel tanks, crop areas, mining shafts, buildings, processing areas, storage, hazardous waste, spoils piles, etc.):  
a. Residential uses?  yes  no  
If yes, describe uses: \_\_\_\_\_  
\_\_\_\_\_

b. Commercial agriculture uses?  yes  no

If yes, what types of uses have occurred?  animal husbandry  crops  other

Describe use, era/decade, associated pesticides, herbicides, or other hazardous materials storage or use: \_\_\_\_\_

c. Mining uses?  yes  no

If yes, describe types, features, and any related uses: \_\_\_\_\_

d. Physical hazards (i.e. mine audit, air shaft, etc)?  yes  no

If yes, describe hazards: \_\_\_\_\_

e. Commercial uses?  yes  no

If yes, describe types and any related uses: \_\_\_\_\_

6. Is any portion of the site under a Williamson Act contract?  yes  no

If yes, indicate contract name and number: \_\_\_\_\_

## II. GEOLOGY & SOILS

1. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area?  yes  no

If yes, describe \_\_\_\_\_

2. How many cubic yards of material will be moved onsite? \_\_\_\_\_

How many cubic yards of material will be imported? \_\_\_\_\_

How many cubic yards of material will be exported? \_\_\_\_\_

Describe material sources or disposal sites, transport methods and haul routes: \_\_\_\_\_

3. What is the maximum proposed height and slope of any excavation/cut? \_\_\_\_\_

What is the maximum proposed height and slope of any fill? \_\_\_\_\_

4. Are retaining walls proposed?  yes  no

If yes, identify location, type, height, etc \_\_\_\_\_

5. Is there a potential for any blasting during construction?  yes  no

If yes, explain \_\_\_\_\_

6. How much of the area is to be disturbed by grading activities? \_\_\_\_\_

7. Would the project result in the direct or indirect discharge of sediment into any lakes or streams?  yes  no

If yes, explain \_\_\_\_\_

8. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property?  yes  no

If yes, describe \_\_\_\_\_

9. Are any frontage or offsite road and/or drainage improvements proposed or required?  yes  no

If yes, explain and show on site plan \_\_\_\_\_

10. What are the current California Department of Conservation Farmland categories for the property? (Contact California Farmland Mapping & Monitoring Division, 916-324-0859, for information) \_\_\_\_\_

How many acres of each category? \_\_\_\_\_

### III. DRAINAGE, HYDROLOGY & WATER QUALITY

1. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property?  yes  no If yes, name the body of water here and show location on site plan: \_\_\_\_\_  
\_\_\_\_\_
2. If answer to the above is yes, would water be diverted from or into this water body?  yes  no  
If yes, does applicant have an appropriative or riparian water right?  yes  no
3. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable \_\_\_\_\_  
\_\_\_\_\_
4. What percentage of the project site is presently covered by impervious surfaces? \_\_\_\_\_  
What percentage of the project site will be covered by impervious surfaces after development? \_\_\_\_\_
5. Would any run-off of water from the project enter any offsite canal/stream or watershed drainage?  yes  no  
If yes, describe \_\_\_\_\_  
\_\_\_\_\_
6. Is stormwater run-off currently being intercepted by an upstream and/or onsite canal?  yes  no  
If yes, describe \_\_\_\_\_  
\_\_\_\_\_
7. Will there be discharge to surface water of wastewaters other than storm water run-off?  yes  no  
If yes, a) what materials will be present in the discharge? \_\_\_\_\_  
b) what contaminants will be contained in storm water run-off? \_\_\_\_\_
8. Would the project result in the physical alteration of a body of water?  yes  no  
If yes, how? \_\_\_\_\_
9. Will drainage from this project cause or exacerbate any downstream flooding condition?  yes  no  
If yes, explain: \_\_\_\_\_
10. Are any improvements (streets, building sites, earthwork, etc) proposed within the limits of the 100-year floodplain?  
 yes  no  
If yes, accurately identify the location of the future, fully developed, unmitigated 100-year floodplain on the site plan.
11. Are any areas of the property subject to flooding or inundation?  yes  no  
If yes, accurately identify the location on the site plan.
12. Would the project alter any on or off site drainage channels or patterns?  yes  no  
If yes, explain \_\_\_\_\_  
a. How will drainage be discharged to offsite project boundaries? \_\_\_\_\_  
\_\_\_\_\_
- b. Are downstream improvements required to upgrade, replace, or mitigate existing facilities?  yes  no  
If yes, explain \_\_\_\_\_  
\_\_\_\_\_
- c. Will grading be required for drainage conveyance, either in right of way or on private property?  yes  no  
If yes, describe \_\_\_\_\_  
\_\_\_\_\_
13. What specific temporary and permanent Best Management Practice (BMP) measures will be provided? \_\_\_\_\_  
\_\_\_\_\_

### IV. VEGETATION AND WILDLIFE

All projects disturbing wetlands, streams, vernal pools, or marshes are required to notify the U.S. Army Corps of Engineers and federal permits may be required prior to land disturbance activities. In addition, consultation with the California Department of Fish and Game, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the Central Valley Regional Water Quality Control Board may be required depending on the types of vegetation and wildlife resources affected by project-related activities. See attached state and federal natural resource permitting information guidance document for more information.

1. Identify the vegetation communities occurring on the project site

- |   |                                |
|---|--------------------------------|
| _____ % alpine                          | _____ % orchard/vineyard       |
| _____ % coniferous forest               | _____ % perennial stream       |
| _____ % freshwater wetland/marsh        | _____ % pond-stock pond        |
| _____ % grassland (dry pasture)         | _____ % rice                   |
| _____ % hardwood woodland               | _____ % row crop               |
| _____ % intermittent stream             | _____ % scrub/chaparral        |
| _____ % riparian (stream zone) woodland | _____ % vernal pool            |
| _____ % irrigated pasture               | _____ % meadow (above 3000 ft) |

Information specific to western county vegetation types is summarized in the **Placer County Natural Resources Report 2004**, available from the Placer County Planning Department or [www.dfg.ca.gov/whdab/html/wildlife\\_habitats\\_mmtmp1028/wildlife\\_habitats.html](http://www.dfg.ca.gov/whdab/html/wildlife_habitats_mmtmp1028/wildlife_habitats.html)

2. Estimate how many individual trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: \_\_\_\_\_  
 If oak trees (*Quercus* sp.) are present, estimate how many individual oak trees 5 inches diameter or larger would be removed by ultimate development of this project as proposed. \_\_\_\_\_
3. Estimate the percentage of all existing trees that would be removed by the project as proposed \_\_\_\_\_  
 \_\_\_\_\_
4. Have any biological surveys been conducted on the property?  yes  no  
 If yes, give date of the survey(s) and attach a copy of the survey(s) \_\_\_\_\_  
 \_\_\_\_\_
5. List any known endangered species of plants or animals (as defined in Section 15380 a-d of the California Environmental Quality Act Guidelines) found in the project area \_\_\_\_\_  
 \_\_\_\_\_
6. What changes to the existing vegetative communities will the project cause as proposed? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**V. FIRE PROTECTION**

1. How distant are the nearest fire protection facilities? \_\_\_\_\_  
 \_\_\_\_\_
2. What is the nearest emergency source of water for fire protection purposes? Describe the source and location: \_\_\_\_\_  
 \_\_\_\_\_
3. What additional fire hazard and fire protection service needs would the project create? \_\_\_\_\_  
 \_\_\_\_\_  
 What facilities are proposed with this project? \_\_\_\_\_
4. For single access projects, what is the distance from the project to the nearest through road? \_\_\_\_\_  
 Does the fire district require an emergency vehicle access road?  yes  no  
 If yes, show on the project grading plans and site plan.
5. Are there offsite access limitations that might limit fire truck accessibility (ie. steep grades, poor road alignment or surfacing, substandard bridges, etc.)?  yes  no  
 If yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

**VI. NOISE**

Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

- 1. Is the project near a major source of noise?  yes  no  
If yes, name the source(s): \_\_\_\_\_
- 2. What noise would result from this project, both during and after construction? \_\_\_\_\_
- 3. If noises attenuation measure (ie. berms, walls, special construction) are proposed, please attach noise study, describe measures and include on the site plan and in cross-sectional details.

**VII. AIR QUALITY**

Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

- 1. Are there any sources of air pollution within the vicinity of the project?  yes  no  
If yes, name the source(s): \_\_\_\_\_
- 2. At full buildout of the project, what are the quantities of air pollutants in terms of vehicle and stationary sources (i.e. woodstove emissions, etc.)? Include short-term (construction) impacts: \_\_\_\_\_
- 3. Are there any sensitive receptors of air pollution located within one quarter mile of the project (i.e. schools, hospitals, etc.)?  
 yes  no  
If yes, describe \_\_\_\_\_  
Will the project generate any toxic/hazardous emissions?  yes  no  
If yes, describe \_\_\_\_\_
- 4. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale.  
\_\_\_\_\_
- 5. Will there be any land clearing of vegetation for this project?  yes  no  
If yes, how will vegetation be disposed? \_\_\_\_\_

**VIII. WATER SUPPLY**

- 1. Define purpose of water currently used on-site \_\_\_\_\_
- 2. Define existing water source and its location on-site \_\_\_\_\_
- 3. List water sources (provider or system) proposed and their projected peak water usage in gallons per day:  
Domestic \_\_\_\_\_ peak gallons/day \_\_\_\_\_  
Irrigation \_\_\_\_\_ peak gallons/day \_\_\_\_\_  
Fire Protection \_\_\_\_\_ peak gallons/day \_\_\_\_\_
- 4. Is the project site located within a public domestic water district?  yes  no
- 5. Will there be public water supply for domestic use?  yes  no  
If yes, provide district name here \_\_\_\_\_  
If no, and the water main is in close proximity, please discuss why not \_\_\_\_\_  
\_\_\_\_\_  
If no, give the distance to the closest public water main \_\_\_\_\_ feet
- 6. Will there be groundwater for domestic or other uses?  yes  no  
If yes, what is the projected daily peak groundwater usage? \_\_\_\_\_
- 7. Are there any wells, drilled or hand-dug, on the site?  yes  no  
If yes, describe approximate year well was constructed, depth, annular seal, yield, contaminants, etc \_\_\_\_\_

---

Show existing and proposed well sites and label type of well on the site plan.

8. Will the project potentially impact the surrounding area's use of agricultural water?  yes  no  
If yes, describe \_\_\_\_\_
- 

### IX. AESTHETICS

1. Describe adjacent land use and explain how the proposed project is consistent/compatible with these uses and densities  
\_\_\_\_\_
2. Is the proposed project consistent/compatible with adjacent architectural styles?  yes  no  
If no, explain \_\_\_\_\_
3. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review?  yes  no If yes, by whom (i.e. HOA, ARC)? \_\_\_\_\_
4. Describe signs and lighting associated with the project: \_\_\_\_\_
5. Is landscaping proposed?  yes  no  
If yes, provide a conceptual landscape plan to describe and indicate types and location of plants.

### X. ARCHAEOLOGY/HISTORY

1. What is the nearest historic site, state historic monument, national register district, or archaeological site?  
\_\_\_\_\_
2. How far away is it? \_\_\_\_\_
3. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)?  yes  no  
If yes, explain \_\_\_\_\_
- 

### XI. SEWAGE

1. How much wastewater is presently produced daily? \_\_\_\_\_
2. How is sewage presently disposed of at the site? \_\_\_\_\_
3. How much wastewater will be produced daily after the project? \_\_\_\_\_
4. What is the proposed method of sewage disposal? \_\_\_\_\_
5. Is there a plan to protect groundwater from wastewater discharges?  yes  no  
If yes, attach a draft of this plan.
6. List all unusual wastewater characteristics of the project \_\_\_\_\_  
What special treatment processes are proposed for these unusual wastes? \_\_\_\_\_
- Will pre-treatment of wastewater be available?  yes  no  
If yes, attach a description of pre-treatment processes and monitoring system.
7. During the wettest time of the year, is the groundwater level less than 8 feet below the surface of the ground onsite?  
 yes  no  
If no, explain \_\_\_\_\_
8. Is this project located within a sewer district?  yes  no  
If yes, provide the district name here: \_\_\_\_\_
9. Is there sewer in the area?  yes  no

If yes, what is the distance to the nearest sewer line? \_\_\_\_\_

10. Will the project be trenching offsite to connect to sewer?  yes  no

If yes, describe distance and impacts to roadways, adjacent properties, etc. \_\_\_\_\_  
\_\_\_\_\_

## XII. HAZARDOUS MATERIALS

"Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, or any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (i.e. oils, lubricants, and fuels).

1. a. Has the site ever stored or used hazardous materials, including pesticides and herbicides?  yes  no

If yes, describe \_\_\_\_\_  
\_\_\_\_\_

- b. Are these materials stored in underground tanks?  yes  no

If yes, contact the Environmental Health Division at 530-745-2300 for additional requirements.

2. Will the proposed project involve the handling, storage or transportation of hazardous materials?  yes  no

If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials?

yes  no

If yes, describe \_\_\_\_\_  
\_\_\_\_\_

## XIII. SOLID WASTE

1. What types of solid waste will be produced? \_\_\_\_\_

How much? \_\_\_\_\_ How will it be disposed of? \_\_\_\_\_

## XIV. PARKS & RECREATION

1. How close is the project to the nearest public park or recreation area? \_\_\_\_\_

Name the area \_\_\_\_\_

2. Describe any onsite recreational facilities proposed as part of the project \_\_\_\_\_  
\_\_\_\_\_

3. How does this project propose to provide park and recreation facilities to the community? \_\_\_\_\_  
\_\_\_\_\_

## XV. SOCIAL IMPACT

1. How many new residents will the project generate? \_\_\_\_\_

2. Will the project displace or require relocation of any residential units?  yes  no

If yes, explain \_\_\_\_\_  
\_\_\_\_\_

3. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? \_\_\_\_\_

4. Would the project create job opportunities?  yes  no

If yes, explain \_\_\_\_\_

5. Would the project destroy job opportunities?  yes  no

If yes, explain \_\_\_\_\_

6. Will the proposed development displace any currently productive use, including agricultural livestock grazing?

yes  no

If yes, describe \_\_\_\_\_  
\_\_\_\_\_

7. Is your project in a Placer County Redevelopment Area?  yes  no  
 If yes, you may be eligible for low interest loans. If your project contains any housing and is located in a Redevelopment Area, it is subject to the 15% inclusionary regulations of Ordinance 15.65. For more information, please contact the Redevelopment Agency at 530-886-4240.
8. Are there any Federal funds helping to finance your project?  yes  no  
 If yes, you may have to comply with NEPA, the National Environmental Policy Act.

**XVI. TRANSPORTATION/CIRCULATION**

1. Does the proposed project front on a County road or State Highway?  yes  no  
 If yes, what is the name of the road? \_\_\_\_\_  
 If no, what is the name of the private access road and nearest cross-street? \_\_\_\_\_
2. Would any non-auto traffic, not related to construction activities, result from the project (trucks, trains, etc.)?  
 yes  no  
 If yes, describe type and volume \_\_\_\_\_
3. What road standards are proposed within the development? \_\_\_\_\_  
 County land Development Manual Standard Plate \_\_\_\_\_  
 Show typical street section(s) on the site plan.
4. Will new roadway/driveway access onto County roads be constructed with the project?  yes  no  
 If yes, are the access points proposed in a location in which would provide sufficient sight distance along the roadway for safe entering and exiting vehicles? \_\_\_\_\_
5. Describe any proposed improvements to County roads and/or State Highways (i.e. frontage improvements, bike lanes, curb, sidewalk): \_\_\_\_\_
6. Would any form of transit be used for traffic to/from the project site?  yes  no  
 If yes, show proposed transit stop locations on site plan.
7. How much additional traffic is the project expected to generate? What are the expected peak hours of traffic to be caused by the development (i.e. Churches on Sundays, 8:00am-1:00pm; Offices on Mondays through Fridays, 8:00-9:00am, and 4:00-6:00pm)? \_\_\_\_\_
8. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project?  
 \_\_\_\_\_

**XVII. CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Work Phone ( ) \_\_\_\_\_ Cell Phone ( ) \_\_\_\_\_

Email Address \_\_\_\_\_

## Environmental Questionnaire (EQ) Filing Instructions

Pursuant to the policy of the Board of Supervisors, this office cannot accept applications on tax delinquent property or property with existing County Code violations.

- For information regarding projects with effects that are normally significant, refer to Chapter 18.12.050 of the Placer County Environmental Review Ordinance. Applicants are encouraged to contact the staff planner assigned to the project at the earliest opportunity to determine possible need and scope of additional environmental studies.
- If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan Amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

Please submit the following to:

Community Development Resource Agency  
Environmental Coordination Services  
3091 County Center Drive, Suite 190  
Auburn CA 95603

- 20 copies of the Environmental Questionnaire (EQ)
- 1 copy of Initial Project Application
- EQ filing fee
- Maps - Twenty (20) 8.5" x 11" maps (If folded to that size, must include one reduced to 8.5" x 11")
- For subdivisions, all information required by Section 16.12 of the Subdivision Ordinance for tentative map submittals must be included in addition to the information listed below.
  - Boundary lines and dimensions of parcel(s).
  - Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and distance from property lines.
  - Area of the parcel (in square feet or acres).
  - Names, locations and widths of all existing traveled ways, including driveways, streets, and rights-of-way on, or adjacent to the property.
  - Locations and widths of all proposed streets, rights-of-way, driveways, and/or parking areas.
  - Approximate location and dimensions of all proposed and existing easements, wells, leach lines, seepage pits, mining shafts, or other underground structures.
  - Location and dimensions of all proposed easements for utilities and drainage.
  - Location of all creeks, drainage channels, riparian areas, and a general indication of the slope of the land and all trees of significant size.
  - Accurately plot, label, and show exact location of the base and drip lines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). Note: A tree survey prepared by an I.S.A. certified arborist may be required. Verify with the Planning Department prior to submittal of this application.
  - North arrow and approximate scale of drawing.
  - Vicinity map which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
  - Assessor's parcel number, section, township and range, and a copy of the Assessor's map(s) outlining the subject parcel(s).
  - Name(s) of property owner(s) and applicant, if any.
  - An indication of any adjacent lands in the same ownership.

- The County may require additional information including but not limited to the following:
  - The Placer Vineyards Specific Plan Policy Consistency Questionnaire (Form 11.3);
  - Preliminary Grading Plan (including off-site improvements);
  - Preliminary Geotechnical Report;
  - Preliminary Drainage Report;
  - Traffic Circulation Plan;
  - Traffic Study;
  - Tentative Map;
  - Acoustical Analysis (and associated Traffic & Circulation Studies);
  - Hazard/Past Use Studies (Phase 1 Environmental Assessments and Phase II Limited Soils Investigation and/or Preliminary Endangerment Assessment with CA Dept. of Toxic Substances Control as determined by County Environmental Health);
  - Mosquito control design features;
  - Water quality related studies/details;
  - Utility will-serve requirement letters;
  - Hazardous materials usage information; and
  - Water supply well information (as applicable).



# PLACER COUNTY PLANNING SERVICES DIVISION

AUBURN OFFICE  
3091 County Center Dr, Auburn, CA 95603  
530-745-3000/FAX 530-745-3080  
Website : [www.placer.ca.gov](http://www.placer.ca.gov)  
E-mail : [planning@placer.ca.gov](mailto:planning@placer.ca.gov)

TAHOE OFFICE  
775 North Lake Blvd., Tahoe City, CA 96146  
PO Box 1909, Tahoe City, CA 96145  
530-581-6280/FAX 530-581-6282

## SUPPLEMENTAL ENTITLEMENT DETAIL PLACER VINEYARDS SPECIFIC PLAN AMENDMENT

Required Maps: 30 (See instructions)    Required Applications: 1    Filing Fee: \_\_\_\_\_  
Receipt # \_\_\_\_\_    Hearing Date: \_\_\_\_\_    SP file # \_\_\_\_\_    SPA File # \_\_\_\_\_

--To Be Completed By Applicant--

1. Project Name: \_\_\_\_\_
2. Applicable General/Community Plan: \_\_\_\_\_
3. Current General Plan Designation: \_\_\_\_\_
4. Current Zoning: \_\_\_\_\_
5. Proposed General Plan Designation: \_\_\_\_\_  
Affected Parcel No(s): \_\_\_\_\_
6. Proposed Zoning: \_\_\_\_\_  
Affected Parcel No(s): \_\_\_\_\_
7. Basis for Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant                      Date

### BASIS FOR GRANTING SPECIFIC PLAN AMENDMENTS

A Specific Plan Amendment is any change proposed to the Placer Vineyards Specific Plan that could significantly increase environmental impacts or other changes determined to be significant by the Planning Director. The Placer County Zoning Ordinance, Section 17.58.200.H. states that "an adopted Specific Plan may be amended through the same procedure specified by this section (17.58.200) for the adoption of a Specific Plan." The Amendment must be reviewed by the Planning Commission who will then provide a recommendation to the Board of Supervisors. The Board of Supervisors will review the Amendment, the Planning Commission's recommendation, and take final action on the proposal.

DATE OF PLANNING COMMISSION'S ACTION:              Recommended Approval \_\_\_\_\_ Denial \_\_\_\_\_

DATE OF BOARD OF SUPERVISORS' ACTION:              Approved \_\_\_\_\_ Denied \_\_\_\_\_

## INSTRUCTIONS FOR PROCESSING SPECIFIC PLAN AMENDMENTS

1. Determine whether or not a Specific Plan Amendment has to be approved before submitting the Subsequent Conformity Review documents.
2. Submit the following if requested by the Planning Director:
  - a. A detailed justification statement that explains in detail why an amendment to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;
  - b. A statement of consistency with Placer County General Plan policies and Specific Plan land use designations.
  - c. A statement of consistency with the Specific Plan.
  - d. Analysis as required by CEQA; and
  - e. Identification of any required modifications of the public infrastructure improvements that are not currently mandated by the Specific plan (description, location, timing, funding sources, method, etc.).
3. Submit the Initial Project Application and Subsequent Conformity Review questionnaire with the necessary plans and the current filing fee.

The questionnaire will be reviewed and, if it is determined that no significant adverse environmental impact will occur as a result of the project, a Negative Declaration will be prepared by the Planning Department. If it is determined that there will be a significant impact, an Environment Impact Report (EIR) will be required. (See the Planning Department for more complete information regarding the Subsequent Conformity Review process.)

4. When either a Negative Declaration or EIR has been prepared, you will be notified to submit the Specific Plan Amendment form.
5. Two copies of this form, 15 copies of the plot plan and the current filing fee must be submitted. The plot plan shall be to scale, contain the following information and be folded to no larger than 8 ½" x 14" in size. At least one of the 30 plot plans shall be 8 ½" x 11".
  1. Boundary lines and dimensions of parcel(s).
  2. The approximate area of a parcel (in square feet or acres).
  3. Names, locations and widths of all existing traveled ways, including driveways, streets and rights-of-way, on or adjacent to the property.
  4. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size.
  5. North arrow and scale of drawing.
  6. VICINITY MAP which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
  7. Assessor's parcel number(s), section(s), township and range.
  8. Name(s) of property owner(s) and applicant.
  9. Existing and proposed general plan and/or zone district boundaries (if proposed to change), both on-site and on surrounding lands.
  10. Accurately plot, label and show exact location of the base and driplines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). **NOTE:** A tree survey prepared by an I.S.A. certified arborist might be required. Verify with the Planning Department prior to submittal of this application.
  11. In some cases, two different plot plans may more clearly depict the necessary information.

Once the application, filing fee and maps are received and determined to be adequate, the proposal will be set for hearing before the Planning Commission. Applicants will be notified by mail of the hearing date and time.

The applicant shall post the property with posters furnished by the Planning Department at least 10 days prior to the public hearing (date and time will be available from the Planning Department approximately 20 days prior to the hearing). One of the posters, along with the Affidavit of Posting (signed), must be filed with the Planning Department on or before the hearing date.

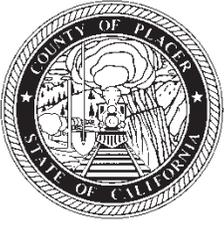
## **GENERAL INFORMATION**

A Specific Plan Amendment may be initiated by the owners of the property to be affected by the proposed amendment.

The Planning Commission typically meets on the second and fourth Thursdays of each month. The scheduling of hearings depends on the staff's workload, legal noticing requirements and the Planning Commission's agenda.

In addition to publication of the Notice of Public Hearing in a newspaper of general circulation in the County, the Planning Department shall notify all owners of property lying within a minimum of 300 feet of the property which is the subject of the proposed Specific Plan Amendment.

**PURSUANT TO A POLICY OF THE BOARD OF SUPERVISORS THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTY WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.**



# PLACER COUNTY PLANNING SERVICES DIVISION

AUBURN OFFICE  
3091 County Center Dr, Auburn, CA 95603  
530-745-3000/FAX 530-745-3080  
Website : [www.placer.ca.gov](http://www.placer.ca.gov)  
E-mail : [planning@placer.ca.gov](mailto:planning@placer.ca.gov)

TAHOE OFFICE  
775 North Lake Blvd., Tahoe City, CA 96146  
PO Box 1909, Tahoe City, CA 96145  
530-581-6280/FAX 530-581-6282

## SUPPLEMENTAL ENTITLEMENT DETAIL PLACER VINEYARDS SPECIFIC PLAN ADMINISTRATIVE MODIFICATION

Required Maps: 30 (See instructions)    Required Applications: 1    Filing Fee: \_\_\_\_\_  
Receipt # \_\_\_\_\_    Hearing Date: \_\_\_\_\_    SP file # \_\_\_\_\_    SPMoD# \_\_\_\_\_

--To Be Completed By Applicant--

1. Project Name: \_\_\_\_\_
2. Applicable General/Community Plan: \_\_\_\_\_
3. Current General Plan Designation: \_\_\_\_\_
4. Current Zoning: \_\_\_\_\_
5. Proposed General Plan Designation: \_\_\_\_\_  
Affected Parcel No(s): \_\_\_\_\_
6. Proposed Zoning: \_\_\_\_\_  
Affected Parcel No(s): \_\_\_\_\_
7. Basis for Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

### BASIS FOR GRANTING A SPECIFIC PLAN ADMINISTRATIVE MODIFICATION

Section 9.2.6B of the Placer Vineyards Specific Plan allows for Administrative Modifications that do not have a significant impact on the character of the Plan Area and are consistent with the spirit and intent of the vision and policies of the Placer Vineyards Specific Plan. Administrative Modifications shall conform to the following criteria:

- *The Planning Director determines that the proposed adjustments to the design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals and intent of the Specific Plan;*
- *Proposed changes to the alignment of arterial and local streets, if adopted, will not substantially alter the land use or circulation concepts set forth in the Specific Plan;*
- *Proposed changes to land use diagram shapes or the alignment of collector and secondary streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the Specific Plan;*
- *The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR;*
- *The proposed change will not result in an increase in the total maximum number of units proposed in the Specific Plan and will comply with the criteria for modification of the land use diagram described in PVSP Policy 9.1; and*
- *The proposed change will not significantly reduce the number of acres designated for high density residential.*

## **BASIS FOR GRANTING A SPECIFIC PLAN ADMINISTRATIVE MODIFICATION (Continued from Page 1)**

### Modification of the Land Use Diagram.

PVSP Figure 3.1, "Land Use Diagram," is intended to provide the structural framework for the land use program within Placer Vineyards. Land use boundaries may be modified or reconfigured on site plans and design through the Administrative Modification process, in conjunction with the Subsequent Conformity Review and Design Review process, without an amendment to the Specific Plan, so long as the modification comply with the following criteria.

- *The Planning Director has determined that the proposed residential project is consistent with the approved Specific Plan and with land use patterns and assumptions analyzed in the Specific Plan EIR;*
- *The density of development does not exceed the permitted range of the land use designation and the allowable number of units in not exceeded by each property with the Plan Area;*
- *The areas planned for parks, open space, County facilities and other such public amenities described on the Land Use Diagram are not reduced; and*
- *No final small lot map has been recorded.*

An Administrative Modification may be reviewed and acted upon by the County Planning Director. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

DATE OF PLANNING DIRECTOR'S ACTION: Approved \_\_\_\_ Denied \_\_\_\_

### **INSTRUCTIONS FOR PROCESSING SPECIFIC PLAN ADMINISTRATIVE MODIFICATIONS**

1. Determine whether or not a Specific Plan Administrative Modification has to be approved before submitting the Subsequent Conformity Review documents.
2. Submit the following if requested by the Planning Director:
  - a. A detailed justification statement that explains in detail why an Administrative Modification to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;
  - b. A statement of consistency with Placer County General Plan policies and Specific Plan land use designations;
  - c. A statement of consistency with the Specific Plan
  - d. Analysis as required by CEQA; and
  - e. Identification of any required modifications of the public infrastructure improvement that are not currently mandated by the Specific Plan (description, location, timing, funding source, method, etc.)
3. Submit the Initial Project Application and Subsequent Conformity Review questionnaire with the necessary plans and the current filing fee.

The questionnaire will be reviewed and, if it is determined that no significant adverse environmental impact will occur as a result of the project, a Negative Declaration will be prepared by the Planning Department. If it is determined that there will be a significant impact, an Environment Impact Report (EIR) will be required. (See the Planning Department for more complete information regarding the Subsequent Conformity Review process.)
4. When either a Negative Declaration or EIR has been prepared, you will be notified to submit the Specific Plan Administrative Modification form.
5. Two copies of this form, 15 copies of the plot plan and the current filing fee must be submitted. The plot plan shall be to scale, contain the following information and be folded to no larger than 8 1/2" x 14" in size. At least one of the 30 plot plans shall be 8 1/2" x 11".
  - a. Boundary lines and dimensions of parcel(s).
  - b. The approximate area of a parcel (in square feet or acres).
  - c. Names, locations and widths of all existing traveled ways, including driveways, streets and rights-of-way, on or adjacent to the property.
  - d. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size.
  - e. North arrow and scale of drawing.
  - f. VICINITY MAP which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
  - g. Assessor's parcel number(s), section(s), township and range.
  - h. Name(s) of property owner(s) and applicant.

## **INSTRUCTIONS FOR PROCESSING SPECIFIC PLAN ADMINISTRATIVE MODIFICATIONS**

(Continued from Page 2)

- i. Existing and proposed general plan and/or zone district boundaries (if proposed to change), both on-site and on surrounding lands.
- j. Accurately plot, label and show exact location of the base and driplines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). **NOTE:** A tree survey prepared by an I.S.A. certified arborist might be required. Verify with the Planning Department prior to submittal of this application.
- k. In some cases, two different plot plans may more clearly depict the necessary information.

### **GENERAL INFORMATION**

A Specific Plan Administrative Modification may be initiated by the owners of the property to be affected by the proposed amendment. The Planning Department shall notify all owners of property lying within a minimum of 300 feet of the property which is the subject of the proposed Specific Plan Administrative Modification.

**PURSUANT TO A POLICY OF THE BOARD OF SUPERVISORS THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTY WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.**



## BASIS FOR GRANTING TRANSFER OF DENSITY OF HOUSING UNITS

The Placer Vineyards Specific Plan, Section 9.2.8 "Transfer of Density" allows units assigned to specific properties to be transferred between land use parcels provided that all of the following criteria are met:

- The sending and receiving parcels are within the Placer Vineyards Specific Plan Area and the total maximum number of approved units for the entire Plan Area equals 14,132;
- The density transfer does not increase or decrease the number of units allocated to any one receiving parcel (or combination of receiving parcels) by more than 20%;
- The sending and receiving parcels have an existing land use designation of Low Density Residential (LDR), Medium Density Residential (MDR), or High Density Residential (HDR) and the density adjustments would not result in densities above or below those for the existing land use designation;
- The adjustment is made between parcels before a small lot tentative map is approved by Placer County for either the receiving or sending parcel;
- Commercial/Mixed-Use (C/MU) units may not be transferred;
- Units may be transferred into, but not out of, Commercial/Mixed-Use (C/MU) designated property;
- Units may not be transferred to the Special Planning Area;
- The transfer of units would not result in increased impacts beyond those identified in the Placer Vineyards EIR;
- The adjustments in density and units would not significantly affect planned infrastructure, roadways, schools, other public facilities, or Plan Area financing districts;
- The transfer of units would not result in a reduction in the total number of HDR units of the sending plus the receiving property (For example, if the total of the sending parcel's HDR units plus the receiving parcel's HDR units equals 100 before the transfer, the total must also equal 100 after the transfer); and
- The County Planning Department shall track sending and receiving parcels.

The transfer may occur between different legal owners. To request a density adjustment, the owner or owners of both the sending and receiving parcels shall submit to the County Planning Director all information needed to determine compliance with the above unit-transfer criteria. This submittal shall include information identifying the affected parcels and designating the number of units being transferred, an Administrative Modification application with filing fee (instructions for filing are included on the next page of this application), and any other necessary documentation requested by the Planning Director. The applicant shall also provide a revised Specific Plan table reflecting the adjusted unit counts and densities, as well as any necessary maps. The revised table will allow the Planning Department to track unit allocations.

Density transfers that fulfill the above criteria and are consistent with the intent of the Specific Plan and EIR will be processed as an Administrative Modification (see 9.2.6B, above). If a request for density adjustments does not comply with the above criteria, the applicant must request an amendment to the Specific Plan.

If a density transfer is requested after a small lot tentative map has been approved for either the sending or receiving parcel a revised tentative map for both parcels shall be submitted to the Planning Commission for review and approval as revised tentative maps. This request shall follow the County's normal process for such approval including payment of normal processing fees.

---

DATE OF PLANNING COMMISSION'S ACTION:            Recommended Approval \_\_\_\_\_ Denial \_\_\_\_\_

DATE OF BOARD OF SUPERVISORS' ACTION:            Approved \_\_\_\_\_ Denied \_\_\_\_\_

## **INSTRUCTIONS FOR PROCESSING A SPECIFIC PLAN ADMINISTRATIVE MODIFICATION FOR TRANSFER OF DENSITY OF HOUSING UNITS**

1. Determine whether or not a Specific Plan Administrative Modification has to be approved before submitting the Subsequent Conformity Review documents.
2. Submit the Initial Project Application and Subsequent Conformity Review questionnaire with the necessary plans and the current filing fee.

The questionnaire will be reviewed and, if it is determined that no significant adverse environmental impact will occur as a result of the project, a Negative Declaration will be prepared by the Planning Department. If it is determined that there will be a significant impact, an Environment Impact Report (EIR) will be required. (See the Planning Department for more complete information regarding the Subsequent Conformity Review process).

3. When either a Negative Declaration or EIR has been prepared, you will be notified to submit the Specific Plan Administrative Modification form.
4. Two copies of this form, 15 copies of the plot plan and the current filing fee must be submitted. The plot plan shall be to scale, contain the following information and be folded to no larger than 8 ½" x 14" in size. At least one of the 30 plot plans shall be 8 ½" x 11".
  1. Boundary lines and dimensions of parcel(s).
  2. The approximate area of a parcel (in square feet or acres).
  3. Names, locations and widths of all existing traveled ways, including driveways, streets and rights-of-way, on or adjacent to the property.
  4. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size.
  5. North arrow and scale of drawing.
  6. VICINITY MAP which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
  7. Assessor's parcel number(s), section(s), township and range.
  8. Name(s) of property owner(s) and applicant.
  9. Existing and proposed general plan and/or zone district boundaries (if proposed to change), both on-site and on surrounding lands.
  10. Accurately plot, label and show exact location of the base and driplines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). **NOTE:** A tree survey prepared by an I.S.A. certified arborist might be required. Verify with the Planning Department prior to submittal of this application.
  11. In some cases, two different plot plans may more clearly depict the necessary information.

Once the application, filing fee and maps are received and determined to be adequate, the proposal will be set for hearing before the Planning Commission. Applicants will be notified by mail of the hearing date and time.

The applicant shall post the property with posters furnished by the Planning Department at least 10 days prior to the public hearing (date and time will be available from the Planning Department approximately 20 days prior to the hearing). One of the posters, along with the Affidavit of Posting (signed), must be filed with the Planning Department on or before the hearing date.

### **GENERAL INFORMATION**

A Specific Plan Administrative Modification may be initiated by the owners of the property to be affected by the proposed amendment.

The Planning Commission typically meets on the second and fourth Thursdays of each month. The scheduling of hearings depends on the staff's workload, legal noticing requirements and the Planning Commission's agenda.

In addition to publication of the Notice of Public Hearing in a newspaper of general circulation in the County, the Planning Department shall notify all owners of property lying within a minimum of 300 feet of the property which is the subject of the proposed Specific Plan Administrative Modification.

**PURSUANT TO A POLICY OF THE BOARD OF SUPERVISORS THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTY WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.**