



PLACER COUNTY PLANNING SERVICES DIVISION

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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 Specific Plan: _____ Placer Vineyards Specific Plan _____
3. Current Specific Plan Designation: _____
4. Current Zoning: _____
5. Proposed Specific 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.