



## 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.

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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.**