



# PLACER COUNTY PLANNING SERVICES DIVISION

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## 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 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 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.**