

CHAPTER THREE: LAND USE AND COMMUNITY CHARACTER

3.1 INTRODUCTION

Chapter Three sets forth the overall framework for the Dunnigan Plan Area and describes the Land Use Goals, Land Use Designations and Land Use Policies for the Specific Plan. Together, the Land Use Exhibit, the text of this Specific Plan and the Development Standards (Appendix S) represent the Zoning Map and Zoning text for the Plan Area (collectively the “Zoning”) and implements the vision, goals and policies of the 2030 General Plan. However, the Zoning does not become operative until certain subsequent entitlements are approved for each phase of the DSP, in a manner which is consistent with the Specific Plan, as provided in Section 11.2.1.

3.2 LAND USE/ZONING PLAN

The Land Use/Zoning Plan for the Dunnigan Specific Plan is the culmination of a comprehensive collaboration between local residents, County staff and the Participating Landowners team that identified physical constraints, examined adjacent land uses and analyzed General Plan policies and influences on the land use planning process. The Land Use/Zoning Plan emerged from the strong framework provided in the Yolo County General Plan, specifically from the Land Use and Community Character Element. The Land Use Plan will guide the long-term build out of the physical community.

The Land Use/Zoning Plan, shown on Exhibit 3.1, illustrates the arrangement of land uses, transportation networks and open spaces that will comprise the complete Dunnigan community. The Land Use/Zoning Plan allocates approximately 1,444 acres of residentially zoned land, 256 acres of commercial and mixed use zoned land, 322 acres of office and industrial zoned land and 733 acres of public and open space zoned land and 203 acres of agricultural land. The Land Use/Zoning Plan and the accompanying Land Use Summary Table 3.1 allocates 8,623 dwelling units within the Plan Area, which includes the housing units that existed prior to the Specific Plan approval. In addition, the Specific Plan has anticipated the potential for 607 additional “secondary” units, which would allow the construction of up to 9,230 total dwelling units. Table 3.1 provides a detailed summary of the land use zones, acres and dwelling uses allocated on the Land Use Plan and evaluated in the EIR analysis.

3.3 LAND USE GOALS

This section discusses the goals and policies that guided the arrangement of Specific Plan land uses. The General Plan Land Use and Community Character Elements provided detailed, extensive guidance for the Dunnigan Specific Plan, including policies too numerous to detail in this section, however a complete list and consistency analysis of applicable General Plan goals is provided in Appendix A.

The following land use goals and policies, which are based on the goals and policies of the 2030 General Plan, are used to implement the project vision and to guide the form and character of the emerging community. Some goals and policies found here may be also found in other chapters due to their applicability in other elements of the Specific Plan.

Goal 3.1: Foster a distinctive community with a strong sense of place

- Policy 3.1.1: Reinforce community image through the preservation and creation of landmarks and icons that reflect the agricultural heritage of the Plan Area and Yolo County.
- Policy 3.1.2: Provide a vibrant town center and civic hubs that are gathering places for the community and attractive destinations accessible via greenways and trails.
- Policy 3.1.3: Locate the schools and parks as focal points and gathering places within each neighborhood.
- Policy 3.1.4: Design neighborhoods so that most dwelling units are within one-quarter mile of an open space area such as a park, school site, greenway or other open space.

Goal 3.2: Provide a diverse mix of land uses

- Policy 3.2.1: Provide opportunities for the integration of residential uses into the local commercial and office zones as a permitted use to provide a close link between work and home.
- Policy 3.2.2: Designate ample mixed-use zoning in each node to reinforce civic hubs, support consumer demand for locally-based businesses, and encourage non-vehicular mode share and transit use.
- Policy 3.2.3: Provide a balanced mix of housing and job-generating uses to achieve a jobs to housing ratio of 1.2 to 1 and encourage close home-work linkages to reduce automobile dependence.
- Policy 3.2.4: Allow compatible businesses within residential areas, including home occupations, live/work spaces and neighborhood supporting services.

Goal 3.3: Protect and enhance the existing community of Dunnigan

- Policy 3.3.1: Create an overlay zone in the historic “Old Town” area to provide a process to designate and protect, where feasible, historic structures and landmarks into the new development.
- Policy 3.3.2: Create an expansion of “Old Town” on the west side of Road 99W between Road 6 and Dunnigan Creek to enhance the existing town core.
- Policy 3.3.3: Preserve and protect existing trees and vegetation along the roads in the Hardwoods and Road 99W.
- Policy 3.3.4: Design infrastructure and services to incorporate existing neighborhoods within Dunnigan.

Goal 3.4: Provide a range of housing choices and opportunities

- Policy 3.4.1: Provide a variety of housing options (i.e., apartments, townhouses, lofts, single family detached homes) for the variety of people desiring new housing (i.e., families, single, multi-generational, seniors and those with disabilities/special needs).
- Policy 3.4.2: Provide housing opportunities and choices for moderate, low and very low income persons and families.
- Policy 3.3.4: Design infrastructure and services to incorporate existing neighborhoods in Dunnigan.
- Policy 3.4.3: Provide a balanced mix of residential land use types across the Plan Area in the full range of permitted densities, from 0.2 du/acre to 40 du/acre. Strive for an overall target of 8 du/ac.

Goal 3.5: Encourage sustainable building and landscape designs and standards

- *Policy 3.5.1: Create a Green Building Standards program to establish standards that promote the inclusion of measures related to the conservation of energy, water, soil, building materials and other non-renewable resources.*
- *Policy 3.5.2: Require that all new structures incorporate alternative energy production and/or rely on a “green” energy portfolio.*
- *Policy 3.5.3: Require the inclusion of recharging stations, preferred parking and other incentives for alternative energy vehicles in all non-residential zones.*

Goal 3.6: Provide a connected, accessible open space network to enhance existing natural resources

- *Policy 3.6.1: Expand and re-direct the natural and man-made drainages of the site into multi-purpose greenways that are signature elements of the Plan Area. Use these greenways to provide an interconnected system of both natural and created open spaces.*
- *Policy 3.6.2: Create a series of lakes that will serve as amenities for the community and provide for flood control and non-potable water storage to be used for irrigation of landscaping throughout the Plan Area.*
- *Policy 3.6.3: Preserve and protect the Bird Creek and Dunnigan Creek corridors as permanent open space and provide public access with perimeter trails and crossings, where feasible.*
- *Policy 3.6.3: Include “edible landscapes” throughout Dunnigan in parks, open space areas and schools that are aesthetically pleasing while providing residents with a direct connection to fresh healthy foods.*

Table 3.1: Land Use Summary by Zoning Category				
Residential Zones	Acres	Avg. Density	Density Range	Dwelling Units
RR -Rural Residential ²	332.0	1.0	0.2-0.9	332
RE -Residential Estates	213.0	1.74	0.9-3.5	371
RL –Residential Low Density	663.8	5.0	2.0-9.9	3,319
RM –Residential Medium Density	179.9	14.2	10.0-19.9	2,555
RH- Residential High Density	55.5	24.0	20.0-40.0	1,332
Subtotal	1,444.2			7,909
Commercial + Mixed Use Zones				
CL-Commercial Local	52.1 ³			237
CG-Commercial General	38.2			n/a ⁴
HC-Highway Commercial	108.1			n/a ⁴
MU-Mixed Use	57.5 ³			124
Subtotal	255.9			361
Office + Industrial Zones				
OPRD-Office Park, R&D	103.1 ³			353
LI-Light Industrial	125.0			n/a ⁴
I-Industrial	94.1			n/a ⁴
Subtotal	322.2			353
Public + Open Space Zones				
PQP-Public/Quasi Public	27.4			
PQP-Public Facility(WWT and Water Tank)	5.2			
PQP-High School	40.0			
PQP-Middle School	23.3			
PQP-Elementary School	40.0			
POS-Community Park	28.1			
POS-Neighborhood Park	89.8			
POS-Public Open Space, Greenways, Lakes	479.7			
Subtotal	733.5			
Agricultural Zone				
AG- Agriculture	202.9			
Total Acres	2,958.7			
Major and Minor ROW	151.3			
PLAN TOTAL	3,110.0			8,623⁵
Residential excluding RR	1112.2			8,291²
Secondary units¹ estimate				607
Plan Total Units (for density calculation)²	1112.2	8.0²		8,898
All Units (Plan total + secondary)⁶				9,230

Table 3.1 Footnotes:

1. “Secondary” units may be constructed in residential land use zones as attached or detached second units or density bonus units as provided by State law. For the purposes of estimating necessary services and infrastructure capacity, each secondary unit represents the equivalent of 0.6 housing unit. The secondary units are evaluated in the EIR and are included in the infrastructure and services capacity for the entire DSP community but are not shown on the Land Plan, Exhibit 3-1. The secondary units are evaluated as an equivalent of 0.6 housing unit (1.6 persons per household instead of the standard 2.62 persons per household). In other words, the estimated 607 second units will equal 364 unit equivalents and 971 people in the EIR analysis ($607 \times 0.6 = 364$ edus; $607 \times 1.6 = 971$ pop).
2. Plan density calculation excludes 332 units and 332 acres of existing RR development (Hardwoods) in the SPO area.
3. Refer to Table M-1 in the Phasing Master Plan Appendix for dwelling units assigned to specific MU, CL, and OPRD parcels.
4. Dwelling units are not permitted in these designations.
5. The maximum number of “base” units allowed in the General Plan and evaluated in the General Plan EIR is 8,621. The DSP would result in 8,623 units, which is substantially consistent. This number reflects units established by the Plan and does not include “secondary” units allowed by State law.
6. Population calculation is as follows: $22,592$ ($8,623$ Plan total d.u.’s \times 2.62 persons per household) + 971 (607 “secondary” d.u.’s \times 1.6 persons per household) = **23,563 total population.**

3.4 RELATIONSHIP BETWEEN ZONING AND GENERAL PLAN

A summary of zoning categories applied is presented in Table 3.2. The table also lists the 2030 Yolo Countywide General Plan land use designations that are implemented by the DSP. It is important to understand the difference between General Plan land use designations and zoning districts. The General Plan land use designations define each designation in broad terms, while the zoning districts and accompanying regulations contain detailed development standards.

The assigned land use categories, along with other provisions in the Specific Plan and the Development Standards, Appendix S, constitute Zoning within the Plan Area. The Specific Plan Zoning supersedes Yolo County Land Development and Zoning Ordinance, Title 8, Article 2.

The Zoning does not become operative unless and until subsequent entitlements are approved to create developable parcels that are consistent with the Land Use Plan.

The DSP Design Guidelines, Appendix B, include additional detail to be considered in the design, review and approval of individual projects. Development within the Plan Area is required to comply with the Development Standards (Appendix S), the DSP Design Guidelines (Appendix B) and applicable County requirements.

Table 3.2: Zoning Categories/GP Designation Consistency

DSP Symbol	DSP Name/Description	General Plan Land Use Designation Implemented by DSP
Residential Zones		
RR	Residential Rural	Rural Residential
RE	Residential Estates	Residential Low
RL	Residential Low Density	Residential Low
RM	Residential Medium Density	Residential Medium
RH	Residential High Density	Residential High
Commercial, Office and Mixed Use Zones		
MU	Mixed Use	Commercial Local
CL	Commercial Local	Commercial Local
CG	Commercial General	Commercial General
HC	Highway Commercial	Commercial General
OPRD	Office Park/Research and Development	Commercial General
Industrial Zones		
LI	Light Industrial	Industrial
I	Heavy Industrial	Industrial
Public/Open Space Zones		
PQP	Public and Quasi-Public	Public and Quasi-Public
POS	Parks and Open Space	Parks and Recreation, Open Space,
AG	Agriculture	Agricultural

The DSP employs many of the same abbreviations for the DSP land use categories as the General Plan land use designations. For example, “RL” is the abbreviation or symbol that is used by the General Plan for the “Residential Low” designation and is also used in the DSP for the “Residential Low Density” category. However, the DSP also includes some zones and symbols that are not used in the General Plan, e.g., the “Mixed Use” and “Office Park/Research and Development”.

3.4.1 Geographic Districts

The Plan Area is organized into six geographic districts, as shown on Exhibit 3-2. The six Districts are the Hardwoods District, the Old Town District, the Dunnigan Creek District, the Central District, the Gateway District and the Bird Creek District. Each district has a one or more nodes/ focal areas of activity. Each of the land use categories within the Plan Area are generally described in the following sections.

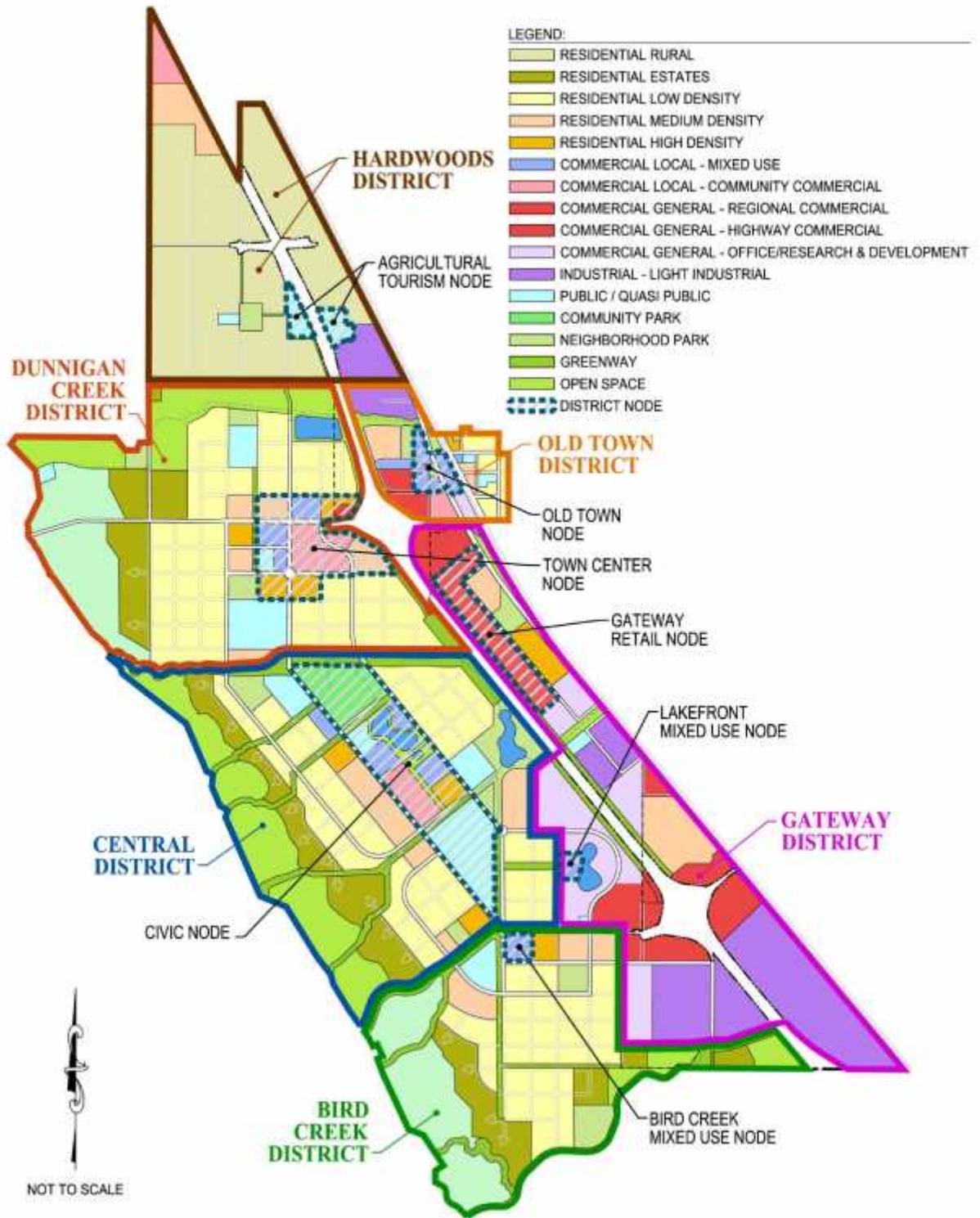


Exhibit 3.2: Districts of Dunnigan

3.5 RESIDENTIAL USES

The land use plan provides five different residential zoning categories: Residential Rural (RR), Residential Estates (RE), Residential Low (RL), Residential Medium (RM) and Residential High (RH). Density ranges, permitted uses and development standards for all residential uses are provided in the DSP Development Standards.

3.5.1 Residential Rural (RR)

The RR category includes large lot development with primarily single-family lots, however detached accessory dwelling units are allowed. The permitted density range is 0.2-0.9 dwelling units per acre, resulting in parcels ranging from 1 acre to 5 acres. The RR zone is located only in the Hardwoods District, in the northwestern portion of the Plan Area, which also contains the majority of the existing homes in Dunnigan as well as some undeveloped properties. The size and type of lots anticipated will range from large, rural residential parcels to executive sized lots.



3.5.2 Residential Estates (RE)

The RE category includes large lot traditional single family development, however detached accessory dwelling units are also allowed. The RE zone is located primarily along the west and south portions of the Plan Area, in gently rolling terrain. This zone serves as a transition to the Public Open Space in the more hilly terrain along the western and south Plan Area boundaries. The RE zone provides an opportunity for larger, estate sized parcels which are uniquely located with proximity to open space and views. The permitted density range is 0.9 to 3.5 dwelling units per acre.



3.5.3 Residential Low (RL)

The RL category includes traditional single family development with primarily detached single family homes, however attached and/or detached units and duplexes are allowed. This area provides a transition between the rural and residential estates zones to the more intensive uses. The RL category provides an opportunity for a variety of housing types including cluster, zero lot line, half-plexes and other attached and detached housing products. The permitted density range is 2.0-9.9 dwelling units per acre.



3.5.4 Residential Medium (RM)

The RM category provides an opportunity to accommodate a variety of housing types. Design solutions may include cluster, courtyard, zero lot line, half-plexes and other attached and detached housing products. The permitted density range is 10.0 to 19.9 dwelling units per acre. Incorporation of diverse and innovative housing alternatives is encouraged to enhance the neighborhood identity and provide for-sale and rental housing opportunities at levels attainable to area residents and workers.



3.5.5 Residential High (RH)

The RH category accommodates attached multi-family housing, including apartments, townhouses and condominiums. The RH sites are strategically located within the Town Core and near the higher intensity uses to promote alternative transportation through the proximity to goods, services and transportation hubs. These RH sites will provide both rental and for-sale housing opportunities for the general workforce, with a density range of 20.0 to 40 dwelling units per acre.



3.6 COMMERCIAL AND MIXED USE

Commercial uses in the DSP consist of General Commercial (CG), Local Commercial (CL), Highway Commercial (HC) and Mixed-Use (MU). The majority of the commercial service uses are located in nodes within each of the six districts. Residential uses are permitted in the MU and select CL locations. The primary node is the Town Center node in the Dunnigan Creek District, which serves as the “downtown” for the Dunnigan community. The Civic Node in the Central District and the general commercial Gateway Node on Road 99W are secondary nodes. Five smaller nodes occur in the other districts, with each district having at least one commercial or mixed-use node. The DSP supports the concept of mixed-use (both vertical and horizontal) in order to encourage trip reduction and transit use as well as supporting a vibrant shopping and employment center. Development standards and permitted uses for each of the commercial districts are addressed in the Development Standards, Appendix S.



3.6.1 Dunnigan Town Center Node

The Dunnigan Town Center, located south of Road 6 along “Main” Street, is envisioned to attract a variety of neighborhood-serving retail and mixed-uses. The Town Center is located within the Dunnigan Creek District, which will be one of the primary northern gateways into Dunnigan during the early years of the community’s emergence.



Conceptual Depiction of Main Street

3.6.2 Civic Center Node

The Civic Center Node is located in the center of the Plan Area and contains the majority of the community and civic uses. The community park anchors the north end of the node, the High School anchors the south end and the central section is a pedestrian-oriented village of local retail shops, restaurants, civic and mixed-uses of office, retail and residential buildings. Residential units are allocated to the MU and CL parcels in this node and are intended to locate above ground floor commercial or office uses. Separate apartment or condo units integrated with the retail component may also locate within the CL or MU sites. Residential units in addition to those allocated on Table M-1, found in the Phasing Master Plan Appendix M, may be permitted as density bonus units or through density transfer from residential parcels.



3.6.3 Gateway Employment and Retail Node

The Gateway District is the portion of the Plan Area with the highest concentration of employment uses, located in the vicinity of Interstate 5, Road 8 interchange and Road 99W. The Gateway District will serve as a southern entry window in to the Plan Area. The general commercial site is envisioned to accommodate larger format retailers that offer goods and services at a community and regional scale. Several office and light industrial sites are located in this node to provide additional opportunities for business to locate with excellent visibility and access from I-5. These sites are easily accessed from the freeway but also accessed from the balance of the Plan Area on the west side of I-5 via a non-vehicular bridge that will cross I-5, providing residents alternatives to taking their cars to shop and work at these locations.



3.6.4 Old Town Node

The Old Town node is comprised of existing businesses and new businesses that will highlight the gateway into the historic section of “old” Dunnigan along Road 99W north of Road 6. The designation of Mixed Use along Road 99W at Old Main Street is intended to accommodate a blend of local serving retail, office, civic and residential uses in an intimate scale that complements the existing uses and encourages re-use of some of the historic structures, where feasible. In



particular, the MU site with the existing mill silos along the west side of the SPRR is designated to include a rail station, to facilitate the potential for passenger rail service, which may become feasible in the future.

3.7 OFFICE PARK AND INDUSTRIAL USES

The primary business employment uses within DSP consist of Office Park/Research and Development (OPRD), Light Industrial (LI) and Heavy Industrial (I). The majority of these uses are found in the Gateway District along I-5, located in the southern portion of the Plan Area and along Road 99W south of Road 6 to the southern Plan Area boundary. The proximity of the employment land uses to Interstate 5 will provide optimal visibility and access to those from outside of Dunnigan; however the integration of residential uses in and near the employment centers will contribute to the ability of workers to use alternative transit modes.



The OPRD land use category will provide the opportunity for a range of users, including large employment centers, research and development campuses, office/warehouses and professional offices and services. A degree of residential development is assumed in the OPRD land use category, and a certain number of residential units are assigned to the select parcels for the purposes of estimating development potential. Residential units are intended to integrate either horizontally or vertically within the office complexes. Residential units in addition to those shown on Table M-1 Parcel Summary, found in the Phasing Master Plan Appendix M, may be permitted as density bonus units or through density transfer from residential parcels.

The majority of the Light Industrial (LI) uses are located in the southeast portion of the Plan Area and a smaller amount located north of Old Town on Road 99W. Anticipated uses in this district may include light manufacturing and assembly, warehousing and other light industrial uses. The proximity of the LI land uses to Interstate 5 and the railroad will make it attractive to industrial users while being compatible with surrounding uses. The Heavy Industrial (I) use is limited to one location at the southeast corner of the Plan Area on Road 99W along the east side of Interstate 5. This location was selected to accommodate heavy industrial users with good freeway and rail access, while also providing the necessary buffers from residential uses.



3.8 PUBLIC USES

3.8.1 Public/Quasi Public (P/QP)

A total of four (4) elementary school sites, one middle school and one high school are designated within the Plan Area. The sites have been sized in accordance with the Pierce Joint Unified School District and State of California Department of Education criteria. Each school will function as a focal point of the immediate neighborhood. The planned school sites have been centrally located within each district to be easily accessible via alternative modes of transportation.



A total of eleven (11) sites are designated for non-school public/ quasi public use. This zoning is applied to one site located within the Civic Center Node, anticipated to accommodate a number of community focused uses in this centralized location, such as the library, transit center, community center, CSA/TMA offices, satellite County services center and quasi-public uses such as a day care center, private school or religious institution. Three sites are located in Old Town and one in the Hardwoods, all which are existing public/quasi public uses, such as churches, Dunnigan fire station and the water district office.

A P/QP site is also located within the Town Center node to accommodate a new Fire Station and sheriff substation in Phase 1. A second new Fire Station site is located in the southern portion of the community, on Road 8 just west of Interstate 5. Two additional P/QP sites have been located to accommodate the public utilities needed to serve the Plan Area, one for the wastewater treatment facility in the Gateway District and one for water tanks and facilities along Tehama Colusa Canal.

Two public/quasi public sites are designated on the existing Cal Trans rest stop property, directly adjacent to Interstate 5. The DSP envisions the potential for future transition of this State of California right-of-way to a beneficial joint-use of a traveler's rest stop with an agriculture tourism focus. These sites are envisioned to be re-developed over the course of the Plan Area build out to offer a combination of public services to travelers that will support and promote Yolo County agriculture and tourism. Public/Quasi Public uses may also be allowed within other land use designations as outlined in the Development Standards, Appendix S.



3.8.2 Parks and Open Space (POS)

Approximately 118 acres of parks and approximately 480 acres of miscellaneous open space are designated within the Dunnigan Plan Area. All open space and public use sites have been located and sized consistent with applicable policies. Specific standards for open space and public uses are provided in the Development Standards, Appendix S.

Parks within the DSP are comprised of one Community Park and nine neighborhood parks. The 28-acre Community Park is located within the Civic Node and is easily accessible via numerous greenways linking the entire Plan Area. Facilities in the Community Park are anticipated to include significant active recreation facilities, including ball fields, soccer fields, tennis courts, basketball courts, and picnic and playground areas as well as community facilities, such as an amphitheater, a community garden and a covered gathering plaza.



The neighborhood parks are intended to serve as a focal point for each neighborhood, providing a gathering place with smaller scale recreational facilities, such as tot lots, playgrounds, multi-use turf fields and BBQ picnic areas. Many of the parks are co-located with elementary schools to provide shared facilities and to reinforce them as focal points of each neighborhood.



The pocket parks are small areas, primarily to accommodate a playground or gathering area for a specific purpose. Three of the four pocket parks are in the Old Town District and one is the existing Dunnigan Community Park. More detail on the planned parks and parks program are found in Section 6.3.

The Parks and Open Space category is applied in two other uses: public open space and greenways. The public open space parcels provide passive recreation opportunities, preserve existing resources, provide floodwater conveyance and retention, storm water quality treatment and provide interfaces between land uses and along Plan Area boundaries.

A major element of the DSP is an accessible open space network that will serve to soften the built environment while performing crucial functions. The open space network contains the existing Dunnigan and Bird Creek areas, the rolling hills along the western boundary, as well as the created greenways, which will provide pedestrian and bicycle travel within the Plan Area. The open space network links the residential neighborhoods, schools and parks to the retail shopping and employment areas. The open space drainage system also provides opportunities for seasonal and riparian habitat. The corridors are designed to pass drainage flows within a meandering channel, creating upland areas for re-vegetation, and to provide for multiple passive and active recreation uses. Trails are provided for pedestrian and bicycle uses as well as interpretive trails through the upland areas for uses such as bird watching and photography. The “green modes” network of trails is shown in Section 4.6.



3.9 AGRICULTURAL USES

Agricultural zoning has been applied to approximately 203 acres of the Plan Area. The parcels are located along the western boundary abutting the Tehama-Colusa canal; two parcels in the northwest corner of the Plan Area and three parcels in the southwest corner of the Plan Area. These parcels were used for grazing, dry land farming and vineyards at the time of the Specific Plan preparation. The purpose of the agriculture zone is to provide for the continued use of agriculture within the Plan Area in a location that is compatible with the Specific Plan and to serve as a transition between the adjacent Residential Estates and the agricultural lands outside the Plan Area. Examples of uses allowed in this zone are farming, grazing, pasturage, orchards, horticulture, viticulture, raising of crops or trees, as well as recreational uses such as walking, hiking and bike trails and wildlife habitat. Permitted uses are detailed in Appendix S, Development Standards.

3.10 DENSITY TRANSFER PROVISIONS

Dwelling units have been allocated to all residentially zoned parcels (RR, RE, RL, RM and RH) and dwelling units have been allocated to selected MU, CL and OPRD parcels. Each parcel has been allocated a certain number dwelling units, based on the average density per the parcel zoning. Table M-1, Parcel Summary, found in the Phasing Master Plan Appendix M, in conjunction with the Land Use Plan, Exhibit 3-1, provides a detailed summary of the land use, zoning and unit allocation on a parcel-by-parcel basis.

It is the intent of the Specific Plan to permit limited flexibility in transferring units between certain parcels in response to market demand, subdivision design, permanent open space preservation or other considerations. Pursuant to the transfer process detailed below, allocated dwelling units may be transferred to and from any RR, RE, RL or RM parcel and to and from any RH parcel. Units allocated to MU, CL and OPRD may be transferred between any other MU, CL or OPRD parcel and from any RR, RE, RL or RM parcel.

3.10.1 Density Transfer Process

Density transfers, if consistent with the following criteria, are consistent with the Specific Plan and the DSP EIR and will not require an amendment to the Specific Plan or the General Plan. Requests for transfers which exceed the following criteria shall require a Specific Plan Amendment.

Transfer Criteria:

- A density transfer may involve two parcels or more, provided that the transferring and receiving parcels are within the DSP and the total maximum number of approved units for the entire Plan Area is not increased.
- The transfer of units from any parcel is reflected in the subsequent entitlements for that parcel (i.e.; tentative subdivision map or site plan review).
- The cumulative increase or decrease in units resulting from the density transfer does not change by more than fifteen-percent (15%) the number of pre-transfer units allocated to any one parcel as established by Table M-1 found in Appendix M. Notwithstanding the foregoing, the number of units allocated to a Rural Residential parcel cannot be increased by more than thirty percent (30%).

- The transfer complies with density transfer provisions in the affordable housing program as set forth in Section 7.8 of this Specific Plan (or other form as approved by the County). Any units located on a parcel designated for affordable development under an Affordable Housing Development Agreement are not eligible for unit transfers except to another parcel designated for affordable development.
- The transfers will not adversely impact planned infrastructure, roadways, schools, other public facilities or Plan Area fee programs and assessment districts.
- To request a density transfer, the owner or owners of both the transferring and receiving parcels shall submit a Density Transfer application to the Zoning Administrator identifying the impacted parcels, designating the number of units being transferred and providing other documentation as required by the Planning Director to determine compliance with the above criteria. The applicant shall also provide a revised Table M-1, Parcel Summary, reflecting the adjusted unit counts and densities. The revised table will be the official record used for tracking unit allocations to each large lot residential parcel.
- If, in the opinion of the Zoning Administrator, such a density transfer satisfies the above criteria, it is consistent with the intent of this Specific Plan and EIR and will not require an amendment to the Specific Plan. If the Zoning Administrator determines that the density transfer is not consistent with the criteria, the transfer shall require an amendment to the Specific Plan. The applicant may appeal such a determination to the Planning Commission.