

FAIRWAY CANYON DEVELOPMENT TRANSFER STATUS REPORT

Amendment No. 2 to Specific Plan 318 proposes the transfer of 13 dwelling units between Planning Areas utilizing unused dwelling units with the Specific Plan concurrently with the processing of implementing subdivision Vesting Tentative Tract Map 31462.

The Land Use Development Standards (Chapter III.A, Section 2, b. 1) of the approved Oak Valley Specific Plan 318 Amendment No. 1, requires that if a transfer of dwelling units is proposed between planning areas, the Master Developer, shall provide the City with a “Development Transfer Status Report” at the time implementing subdivisions are submitted. Pursuant to the requirements stated in Section 2, b.1) the Development Transfer Status Report will specify the entitlement and development status of each planning area including the following information:

- a) Specific Plan Planning Area allocation of dwelling units.
- b) Number of dwelling units entitled under an Implementing Subdivisions by Planning Area.
- c) Number of dwellings units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.

This “Development Transfer Status Report” demonstrates that the total number of dwelling units for the project will not exceed 4,355 with the proposed transfer.

Amendment No. 2 would increase the total combined dwelling unit count for Planning Areas 20A, 20B, and 20C from 416 to 429, a total of 13 dwelling units. These 13 units would be allocated to these three Planning Areas from unused dwelling units in Planning Area 16, as described below and in “*Table 1, Development Transfer from SP 318 to SP 318 A2*”.

The Oak Valley Specific Plan 318 approved in 2003 provided for 4,355 residential units, including 217 dwelling units for Planning Area 16. Amendment No. 1 to Specific Plan 318 approved in 2020, reduced the number of dwelling units within the Specific Plan from 4,355 to 3,011, including a reduction of the number of units in Planning Area 16 from 217 to 148 dwelling units to reflect the number of units included in TM 31462-7.

Therefore only 148 of the originally approved 217 dwelling units in Planning Area 16 were utilized, leaving 69 dwelling units available for transfer. Specific Plan 318 Amendment No. 2 proposes to transfer 13 of those units to Planning Areas 20A, 20B and 20C, as depicted below in Table 1, *Development Transfer from SP 318 to SP 318 A2*.

Table 1 Development Transfer from SP 318 to SP 318 A2 (VTM 31462)

Oak Valley Specific Plan No. 318			Specific Plan No. 318 Amendment No. 1			Specific Plan No. 318 Amendment No. 2 (Planning Areas after Transfer)			
PA	Land Use	Units	PA	Land Use	Units	PA	Land Use	Units	
16	Medium Density Residential	217	16	Medium Density Residential	148	16	Medium Density Residential	148	
Total:		217	Units Available for Transfer		(217-148)	Units Available for Transfer		69	
			Units Available for Transfer		69				
-		-	Receiving Planning Areas			-	Total Units Transferred		13
-	-	-	20A	Medium Density Residential	127	20A	Medium Density Residential	146	
-	-	-	20B	Medium High Density Residential	125	20B	Medium High Density Residential	86	
-	-	-	20C	Medium Density Residential	164	20C	Medium Density Residential	197	
-		-	Total:		416	Total:		429	

Additionally, to provide a clear portrayal of the allocation and availability of the dwelling units in Specific Plan 318, Table 2, *Oak Canyon Specific Plan 318 (2003)*, Table 3, *Specific Plan 318 Amendment No. 1 (2020)*, and Table 4, *Fairway Canyon Specific Plan 318 Amendment No. 2*, provided below, depict the changes in unit count and allocation for the originally approved SP 318 in 2003, Amendment No. 1 in 2020 and proposed Amendment No. 2.

Table 2, *Oak Canyon Specific Plan 318 (2003)*, below, depicts the unit counts and allocation in the originally approved SP 318 in 2003.

Table 2 Oak Canyon Specific Plan 318 (2003)

Planning Area	Acreage	Number of DUs	Land Use
1	8.6	52	Medium High
2	11.8	47	Medium
3	13.0	53	Medium
4	12.9	129	High
5	5.0	-	Parks
6	20.0	-	Junior High School
7A	123.4	-	Open Space
7B	33.5	34	Low
8	48.0	195	Medium
9	12.0	-	Neighborhood Commercial
10	10.8	108	High
11	56.3	225	Medium
12	42.2	169	Medium
13	5.0	-	Parks

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14	25.0	500	Mixed Use
15	26.6	106	Medium
16	54.2	217	Medium
17	6.0	-	Parks
18	27.1	130	Medium High
19	26.5	53	Low
20	79.0	316	Medium
21A	10.0	-	Elementary School
21B	6.0	-	Parks
22	37.3	149	Medium
23A	89.9	-	Open Space
23B	60.0	60	Low
24	5.0	-	Parks
25	46.5	558	High
26	59.0	236	Medium
27	4.0	-	Neighborhood Commercial
28	500.0	-	Golf Course
29	17.9	-	Community Commercial
30	55.1	220	Medium
31A	10.0	-	Elementary School
31B	5.0	-	Parks
32	27.5	165	Medium High
33A	3.0	-	Community Commercial
33B	4.5	-	Community Commercial
34	5.0	-	Open Space
35	5.0	-	Community Commercial
36	33.0	198	Medium High
37	6.0	-	Parks
38	22.7	272	High
39	40.9	164	Medium
Major Roads	52.4	-	Major Roads
Totals	1752.6	4,355	

Table 3, *Specific Plan 318 Amendment No. 1 (2020)*, below, depicts the unit counts and allocation in SP318 A1 in 2020.

Table 3 Specific Plan 318 Amendment No. 1 (2020)

Planning Area	Reference Map or Tract No.	Acreage	Number of DUs	Land Use⁽²⁾	Density (DU/Acre)
15	31462-1	27.53	107	Medium	3.89
12C	31462-2	25.03	118	Medium	4.71

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12B	31462-3	14.32	87	Medium High	6.08
12A	31462-4	12.8	76	Medium High	5.94
8B	31462-5	18.28	79	Medium	4.32
11C	31462-6	19.63	79	Medium	4.02
16	31462-7	41.62	148	Medium	3.56
19	31462-8	34.89	130	Medium	3.73
11B	31462-9	31.71	87	Medium	2.74
8A	31462-10	36.93	88	Medium	2.38
3B/7B/11A	31462-11	51.05	83	Low	1.63
2A/3A/4	31462-12	51.13	137	Medium	2.68
2B	31462-13	12.96	63	Medium	4.86
6	31462-14	20.37	74	Medium	3.63
1	31462-15	31.1	133	Medium	4.28
18	VTTM 31462	47.13	189	Medium	4.01
20A	VTTM 31462	37.65	127	Medium	3.37
20B	VTTM 31462	24.46	125	Medium High	5.11
20C	VTTM 31462	47.59	164	Medium	3.45
20D					
21B	VTTM 31462	7.07	Park		
22	VTTM 31462	see below	0	see below	
22A	(3)	17.19	67	Medium	3.9
22B	(3)	13.76	55	Medium	4
22C	(3)	11.8	55	Medium	4.66
22D	(3)	11.25	54	Medium	4.8
26A	31462-21	33.65	167	Medium	4.96
26C	31462-22	20.48	101	Medium	4.93
14	36558	21.88	94	Medium	4.3
21A	36783	13.73	53	Medium	3.86
25		see below	0	see below	
25A	37698	22.09	126	Medium High	5.7
25B	37697	13.11	73	Medium High	5.57
25C	37696	13.58	62	Medium	4.57
5	N/A	22.5	Park		
7A	N/A	55.55	Open Space		
13	N/A	4.06	Park		
17	N/A	6.68	Park		
23A/23B	N/A	98.96	Open Space		
24	N/A	6.47	Park		
27	N/A	3.92	Rec. Center		
35A	N/A	5.8	Commercial		
35B	N/A	24.58	Commercial		

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San Timoteo	N/A	10.37	Right of Way		
Totals		1024.66	3,011⁽⁴⁾		
<p>(1) Based upon the Development Agreement and Development Plan, including original VTTM 31462 approved in October 2003, VTTM 31462 Amendments and Substantial Conformances, and Final Tract Maps.</p> <p>(2) Low Density is defined as 0.2 to 2 DUs/acre; Medium Density is 2 to 5 DUs/acre; Medium High Density is 5 to 8 DUs/acre; High Density is 8 to 12 DUs/acre; and Mixed Use is 12 to 20 DUs/acre.</p> <p>(3) Per Amendment No. 3 to VTTM 31462, approved in July 2014.</p> <p>(4) The Development Agreement and VTTM 31462 limit the total number of DUs in Fairway Canyon to 3,300 DUs. Current projections estimate a total of 3,011 DUs, which is 289 DUs less than the 3,300 DUs allowed.</p>					

Table 4, *Fairway Canyon Specific Plan 318 Amendment No. 2*, below, depicts the unit counts and allocation proposed in SP318 A2.

Table 3 Fairway Canyon Specific Plan 318 Amendment No. 2

Planning Area	Reference Map or Tract No.	Acreage	Number of DUs	Land Use ⁽²⁾	Density (DU/Acre)	Min. Pad Dimensions
15	31462-1	27.53	107	Medium	3.89	65 x 100
12C	31462-2	25.03	118	Medium	4.71	50 x 100
12B	31462-3	14.32	87	Medium High	6.08	42 x 100
12A	31462-4	12.8	76	Medium High	5.94	42 x 100
8B	31462-5	18.28	79	Medium	4.32	55 x 100
11C	31462-6	19.63	79	Medium	4.02	60 x 100
16	31462-7	41.62	148	Medium	3.56	60 x 100
19	31462-8	34.89	130	Medium	3.73	70 x 100
11B	31462-9	31.71	87	Medium	2.74	70 x 100
8A	31462-10	36.93	88	Medium	2.38	65 x 100
3B/7B/11A	31462-11	51.05	83	Low	1.63	80 x 120
2A/3A/4	31462-12	51.13	137	Medium	2.68	50 x 100
2B	31462-13	12.96	63	Medium	4.86	38 x 100
6	31462-14	20.37	74	Medium	3.63	60 x 100
1	31462-15	31.1	133	Medium	4.28	42 x 100
18A	VTTM 31462-26	20.51	81	Medium	3.95	50 x 100
18B	VTTM 31462-16	26.62	108	Medium	4.01	50 x 100
20A	VTTM 31462	37.5	146	Medium	3.9	50 x 100
20B	VTTM 31462	14.6	86	Medium High	5.9	40 x 80
20C	VTTM 31462	44.7	197	Medium	4.4	55 x 100
20D	VTTM 31462	12.8	School			
21B	VTTM 31462	7.07	Park			

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22	VTTM 31462	see below	0	see below		see below
22A	VTTM 31462-20	17.19	67	Medium	3.9	60 x 100
22B	VTTM 31462-23	13.76	55	Medium	4	60 x 100
22C	VTTM 31462-24	11.8	55	Medium	4.66	55 x 100
22D	VTTM 31462-25	11.25	54	Medium	4.8	55 x 100
26A	31462-21	33.65	167	Medium	4.96	45 x 100
26C	31462-22	20.48	101	Medium	4.93	50 x 100
14	36558	21.88	94	Medium	4.3	50 x 90
21A	36783	13.73	53	Medium	3.86	55 x 100
25		see below	0	see below		see below
25A	37698	22.09	126	Medium High	5.7	47 x 80
25B	37697	13.11	73	Medium High	5.57	55 x 90
25C	37696	13.58	62	Medium	4.57	55 x 90
5	N/A	22.5	Park			
7A	N/A	55.55	Open Space			
13	N/A	4.06	Park			
17	N/A	6.68	Park			
23A/23B	N/A	98.96	Open Space			
24	N/A	6.47	Park			
27	N/A	3.92	Rec. Center			
35A	N/A	5.8	Commercial			
35B	N/A	24.58	Commercial			
San Timoteo	N/A	10.37	Right of Way			
Totals		1024.56	3,014⁽³⁾			

(1) Based upon the Development Agreement and Development Plan, including original VTTM 31462 approved in October 2003, VTTM 31462 Amendments and Substantial Conformances, and Final Tract Maps.

(2) Low Density is defined as 0.2 to 2 DUs/acre; Medium Density is 2 to 5 DUs/acre; Medium High Density is 5 to 8 DUs/acre; High Density is 8 to 12 DUs/acre; and Mixed Use is 12 to 20 DUs/acre.

(3) The Development Agreement and VTTM 31462 limit the total number of DUs in Fairway Canyon to 3,300 DUs. Current projections estimate a total of 3,014 DUs, which is 286 DUs less than the 3,300 DUs allowed.