

PLACER COUNTY PLANNING SERVICES DIVISION

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SUPPLEMENTAL ENTITLEMENT DETAIL GENERAL PLAN/COMMUNITY PLAN AMENDMENT/REZONING

Required Maps: 30 (See instructions) Receipt #	Required Applications:	1 Filing F	ee:	DEA EN #
Receipt #	Hearing Date:	GPA fil	e #	REA File #
	To Be Completed By	y Applicant		
1. Project Name:				
2. Applicable General/Community	Plan:			
3. Current General Plan/Communi	ty Plan Designation:			
4. Current Zoning:				
5. Proposed General Plan/Commu	nity Plan Designation:			
Affected Parcel No(s).:				
6. Proposed Zoning:				
Affected Parcel No(s).:				
7. Basis for Request:				
	Si	gnature of Appli	cant	Date
	For Office	Use Only		
General Plan Amendment to the 1994 G				
Policies being changed: General Plan Amendment to the 1994 La	and Use Diagram			
Community (or Area) Plan Amendment				
Policies being changed: Community Plan Amendment to the Lan				
Policy only changes	-			
Policies being changed:				
BA	SIS FOR GRANTING ZONI	NG AMENDMEN	TS	
The Placer County Zoning Ordinance state convenience and the general welfare require applicant when appearing at the public hearing	s such an amendment". It is,	therefore, suggested	that a show	
BASIS FOR GRAN	TING GENERAL PLAN/CO	OMMUNITY PLA	N AMEND	MENTS
In approving General Plan/Community Plan in the area covered by the General Plan/Con that the amendment is in the public interest. at the public hearing before the Planning Co	nmunity Plan that were not cor It is, therefore, suggested that a	templated at the tin	ne of the ado	option of that particular Plan and
DATE OF PLANNING COMMISSION'S	ACTION: F	decommended App	roval	Denial
DATE OF BOARD OF SUPERVISORS' A	ACTION: A	approved	_ Denied _	

INSTRUCTIONS FOR PROCESSING GENERAL PLAN/COMMUNITY PLAN AMENDMENTS AND REZONINGS

- 1. Determine whether or not a General Plan/Community Plan Amendment and/or Rezoning have to be approved before submitting the Environmental Review documents.
- 2. Submit the Initial Project Application and Environmental Questionnaire (EQ) 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 Division. If it is determined that there will be a significant impact, an Environment Impact Report (EIR) will be required. (See the Planning Division for more complete information regarding the Environmental Review process.)
- 3. When either a Negative Declaration or EIR has been prepared, you will be notified to submit the General Plan/Community Plan Amendment and/or Rezoning Supplemental Entitlement Detail (this 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, 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 Division 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 Division at least 10 days prior to the public hearing (date and time will be available from the Planning Division approximately 20 days prior to the hearing). One of the posters, along with the Affidavit of Posting (signed), must be filed with the Planning Division on or before the hearing date.

GENERAL INFORMATION

A General Plan/Community Plan Amendment or Rezoning 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 forth 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 Division shall notify all owners of property lying within a minimum of 300 feet of the property which is the subject of the proposed General Plan/Community Plan Amendment and/or Rezoning.

PURSUANT TO A POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DIVISION CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTY WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.