

GENERAL PLAN AMENDMENT

APPLICANT'S GUIDE TO PROCEDURES

THE GENERAL PLAN

No land development can take place in Plumas County unless it is consistent with the General Plan. The Integrated Elements of this State-mandated document, adopted by the Board of Supervisors, establish opportunities for development; provide for utilization of commercially viable resources; protect natural resources, historic and scenic areas; and control development to achieve reasonable safety from natural and man-made hazards.

GENERAL PLAN REVIEW & AMENDMENT

The General Plan divides the County into several planning units, which are grouped into five areas. In January of each year, one of the five areas is reviewed as part of a five-year cycle. These Annual Reviews are held to reflect changing community values and new information as well as to maintain consistency with ever-changing State law. Reviews may result in amendment of the General Plan and changes of zoning. As part of the reflection of changing community values, the Annual Review may include, at public expense, individual applications for amendments in the area under review if the Board of Supervisors enacts a resolution of intention to consider the amendment. A resolution of intention must be enacted by August 1st of the appropriate year.

GENERAL PLAN ANNUAL REVIEW & AMENDMENT SCHEDULE

January 2008	American Valley-Middle Fork-Canyon
January 2009	Mohawk
January 2010	Sierra Valley-Last Chance
January 2011	Indian Valley
January 2012	Almanor

An owner of property may submit an application for amendment of any General Plan designation of that property. The application is subject to a fee. Complete applications that are received from February 2nd through August 1st will be taken to hearing in the following spring. Complete applications that are received from August 2nd through February 1st, will be taken to hearing in the following fall.

With certain exceptions, the State law limits the County to no more than four amendments of a general plan element a year. The elements of the Plumas County General Plan are integral. An amendment of one element is an amendment of all elements.

Each amendment may include more than one change to a general plan.

This hearing schedule has been adopted to avoid the situation of the first four General Plan amendment applications each year exhausting the opportunities to amend the General Plan.

GENERAL PLAN / ZONING

The major tool for the implementation of the General Plan is the Zoning Ordinance. The Ordinance specifies various zones created for the purpose of allowing land uses and densities consistent with the General Plan and establishing certain requirements.

Most of the Plumas County General Plan Land Use Designations are directly reflected in zoning, which means that for each of those designations, there is only one zone which can be applied. The only designations which have options for more than one zone are Important Timber, Recreation, Industrial and Single Family Residential (Prime Opportunity) areas.

CONCURRENT GENERAL PLAN AMENDMENT / ZONE CHANGE

Since an amendment to land use will also require a zoning consistent with the land use, the applications may be jointly submitted and the hearings held concurrently.

ZONE CHANGE

A zone change within one of the four land use designations which have zone options does not require a General Plan Amendment nor do certain combining zones. The applications may be included in the amendment hearings and may be processed separately.

REVIEW AND PUBLIC HEARINGS

Each application for a General Plan Amendment is reviewed by Planning & Building Services and an analysis of the potential environmental effects is prepared. If your project is determined to have no significant environmental effect or to be exempt, no further review is required. If it is determined that a Negative Declaration is required, one of two fees will be charged depending on whether the Negative Declaration is prepared by staff in the Planning & Building Services Department or by a consultant. These fees, including required Fish & Game filing fees, are listed in the fee schedule. After the document is prepared it is circulated for public review for a period of 30 days.

If an Environmental Impact Report (EIR) is required, one of two fees will be charged depending on whether the EIR is prepared by staff in the Planning & Building Services Department or by a consultant. These fees, including required Fish & Game filing fees, are listed in the fee schedule. After preparation, the EIR is circulated for public review for a period of 45 days.

After that public review, Planning & Building Services staff prepares a recommendation, a copy of which is provided to the applicant.

A hearing is scheduled before the Board of Supervisors and public notice is given. The Board of Supervisors reviews the environmental document, Planning & Building Services' recommendation, takes public comment, and makes a decision which, if the General Plan is amended, is implemented by a resolution amending the General Plan and an ordinance enacting any necessary corresponding zone change.

TIME REQUIREMENTS

A General Plan Amendment or concurrent General Plan Amendment / Zone Change may take from seven to twelve months. The time to final adoption for any of these may be lengthened if an Environmental Impact Report is required.

WHERE TO FILE

Planning & Building Services (530) 283-7011
555 Main Street
Quincy, CA 95971

WHAT TO FILE

1. The completed application.
2. Three (3) physical copies and one electronic copy in PDF format of an exhibit map which illustrates the map amendment or zone change and which shows:
 - The boundaries of the property.
 - Name of owner of the property.
 - All streets, including alleys and private easements within the boundaries of the map with names of each.
 - Location map.
3. The filing fee set forth in Planning & Building Services' fee schedule.

For additional information, contact Planning & Building Services at (530) 283-7011.

DEPARTMENTAL USE ONLY
Initial Completeness Verified by _____
Date Recv'd _____
Receipt No. _____ \$ _____
File No. _____

GENERAL PLAN AMENDMENT

Instructions to applicant (s):

1. Complete the form and mail or take to: Planning & Building Services
555 Main Street
Quincy, CA 95971
2. Pay the filing fee set forth in the fee schedule.
3. Make the check payable to Planning & Building Services.

APPLICATION FOR:

GENERAL PLAN MAP AMENDMENT
 For a residential development with at least 25% low or moderate income housing

GENERAL PLAN TEXT AMENDMENT

ZONE CHANGE
 Petition by property owner, or
 Resolution of intention requested

A. Applicant (s)

Name _____

Mailing Address _____

Telephone _____

Email _____

B. Owner (s)

Name _____

Mailing Address _____

Telephone _____

Email _____

C. Property

Street Address _____

Nearest Town _____

Assessor's Parcel Number(s) _____ Acreage _____

D. Applicants Interest in Property

OWNER
 OWNER'S AGENT
 OTHER (Specify) _____

Use additional sheets of paper as necessary to complete the information requested.

List the existing and proposed General Plan designation and the existing and proposed zoning.

EXISTING GENERAL PLAN DESIGNATION _____

PROPOSED GENERAL PLAN DESIGNATION

EXISTING ZONING

PROPOSED ZONING _____

REASON FOR REQUEST _____

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SUPPORTING INFORMATION The Planning Department can provide information on the necessary supporting information for each possible General Plan Amendment.

HOW WOULD THE AMENDMENT BE OF ECONOMIC, SOCIAL, AND ENVIRONMENTAL BENEFIT TO THE COUNTY?

If this is an amendment for a residential development with at least 25% low or moderate income housing, describe how occupation by or availability to persons and families of low or moderate income shall be assured.

If this application for a General Plan Amendment within the Sierra Valley Groundwater Management District, attach a groundwater supply evaluation which meets the standards of that district.

CERTIFICATE AND WAIVER

I, the applicant, certify that the information provided is correct and waive any action against the County of Plumas in the event the County's action is set aside due to erroneous information provided herein; and I, as an owner of the property affected by this amendment, petition for this amendment.

Date _____

Date _____