



General Plan Amendment Instructions For Applicants

Criteria for General Plan Amendment

The General Plan is a document of policies and programs intended to guide the physical development of Tuolumne County until the year 2020. The Plan, adopted in 1996 by the Board of Supervisors, consists of a General Plan text, diagrams showing General Plan land use designations and database maps and information.

Any person may apply to change, or amend, any part of the General Plan. The General Plan policy covering amendments, states that the County's Planning Commissions will hold hearings on amendments at their respective meetings in April and October of each year. An application for a General Plan Amendment (GPA) must be submitted to and deemed complete by the Community Resources Agency by the close of business on the first Friday in May for the scheduled October hearing and by the first Friday in November for the scheduled April hearing to allow adequate staff time for processing. A complete application is one for which all information required to prepare an environmental analysis for the General Plan Amendment has been submitted to the Community Resources Agency. The Planning Commission hearing schedule does not apply to those applications for which an Environmental Impact Report (EIR) is required.

Anyone who desires a change in their property's General Plan land use designation should take the following steps:

1. To modify the General Plan land use of a parcel to accommodate future development plans, Figure 1.6 of the General Plan titled "General Plan Designations and Compatible Title 17 Zoning Classifications" should be consulted, along with a copy of the Title 17 zoning ordinance. One of the staff planners will be happy to help determine which designation and zoning district would allow the use or density desired, and whether or not the property appears to meet the criteria for a specific designation and district. For example: The property is designated "Rural Residential" by the General Plan and zoned A-10 (General Agricultural, ten acre minimum) under the County's zoning ordinance but you would like to develop a mini-market on it. This use requires a General Plan designation of either commercial, industrial, business park or mixed use and a corresponding zoning district. The development criteria for each of these designations are different so the respective criteria should be compared to the property's characteristics. With the commercial and mixed use designations, public water and sewer connections would be required at the time of development. With the industrial and business park designations, those services would not be required but the development

must still comply with the County's Fire Safety standards. These are the types of policies and prerequisites that will be evaluated when your proposal is actually submitted.

2. Submit the General Plan Amendment application with all required submittals as shown on the attached list. Additional information may be determined to be required in order to complete the environmental evaluation of your project after the Community Resources Agency has conducted a preliminary review of your application or distributed it for review by and comments from advisory agencies and interested parties. A Zone Change and other related development applications can be submitted, processed, and acted upon at the same time as the General Plan Amendment.

CEQA Review

A General Plan Amendment usually requires an environmental evaluation under the California Environmental Quality Act (CEQA). If the Community Resources Agency Staff determines that there are significant impacts that will result from the amendment, an Environmental Impact Report (EIR) will be required to more fully examine and disclose these impacts. If the Staff determines that no significant impacts will result, a report called a Negative Declaration is prepared which accompanies the Staff's recommendation on the amendment when it is sent to the Planning Commission.

Application Review Process

Application for a General Plan Amendment must be made to the Community Resources Agency. The Community Resources Agency is the lead agency and, in that capacity, is responsible for coordinating the processing of the General Plan Amendment application.

That process entails contacting advisory agencies concerning the proposed General Plan Amendment and evaluating potential environmental impacts associated with the project. Throughout this process, the applicant will be informed by the Community Resources Agency Staff of any issues that are raised by advisory agencies and the Staff will assist the applicant in formulating measures to address those issues. Once the consultation and evaluation process is complete, the Staff will prepare the environmental documents and a Staff Report containing a recommendation to approve or deny the proposed General Plan Amendment.

The applicant for a General Plan Amendment will also receive copies of the environmental document and staff recommendation when they receive notice of the public hearing before the Planning Commission. Notice of the hearing will be published in the Union Democrat ten days prior to the hearing.

The Planning Commission shall make their recommendation to the Board of Supervisors no more than 90 days after published notice of the Commission's hearing. The applicant will be notified of the date of the public hearing before the Board of Supervisors. Applicants will not be renotified if their project is continued to a subsequent meeting by either body.

The Board of Supervisors has 60 days from receipt of the Commission's recommendation to render its decision. If the Board approves the amendment, it will be adopted by resolution which goes into effect immediately. If the amendment is denied, the applicant can resubmit at any time, but the amendment will only be heard by the Commission in April or October.

General Plan Amendment

Required Submittals And Information

1. Tuolumne County Land Development Application
2. Fee of \$_____
3. Vicinity Map. Should show nearest intersection and any landmarks. May be drawn at a small scale on the site plan.
4. Site Plan. Number of copies:_____. Complete instructions are attached to these instructions.
5. Reduced site Plan. Number of copies:___1___. Size Requirement - 8 ½" X 11".
6. Dates of other improvements or permits on the property, if any.
7. Services Availability Letter. A "will-serve" letter from a water or sewer agency may be required depending on the proposed General Plan designation.
8. Legal Description. A metes and bounds description of the dimensions of the project site that may be obtained from the deed.
9. Additional Information as determined by the Environmental Coordinator/Community Resources Agency to facilitate the formulation of mitigation measures to enable the project to qualify for the preparation of a mitigated Negative Declaration instead of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).

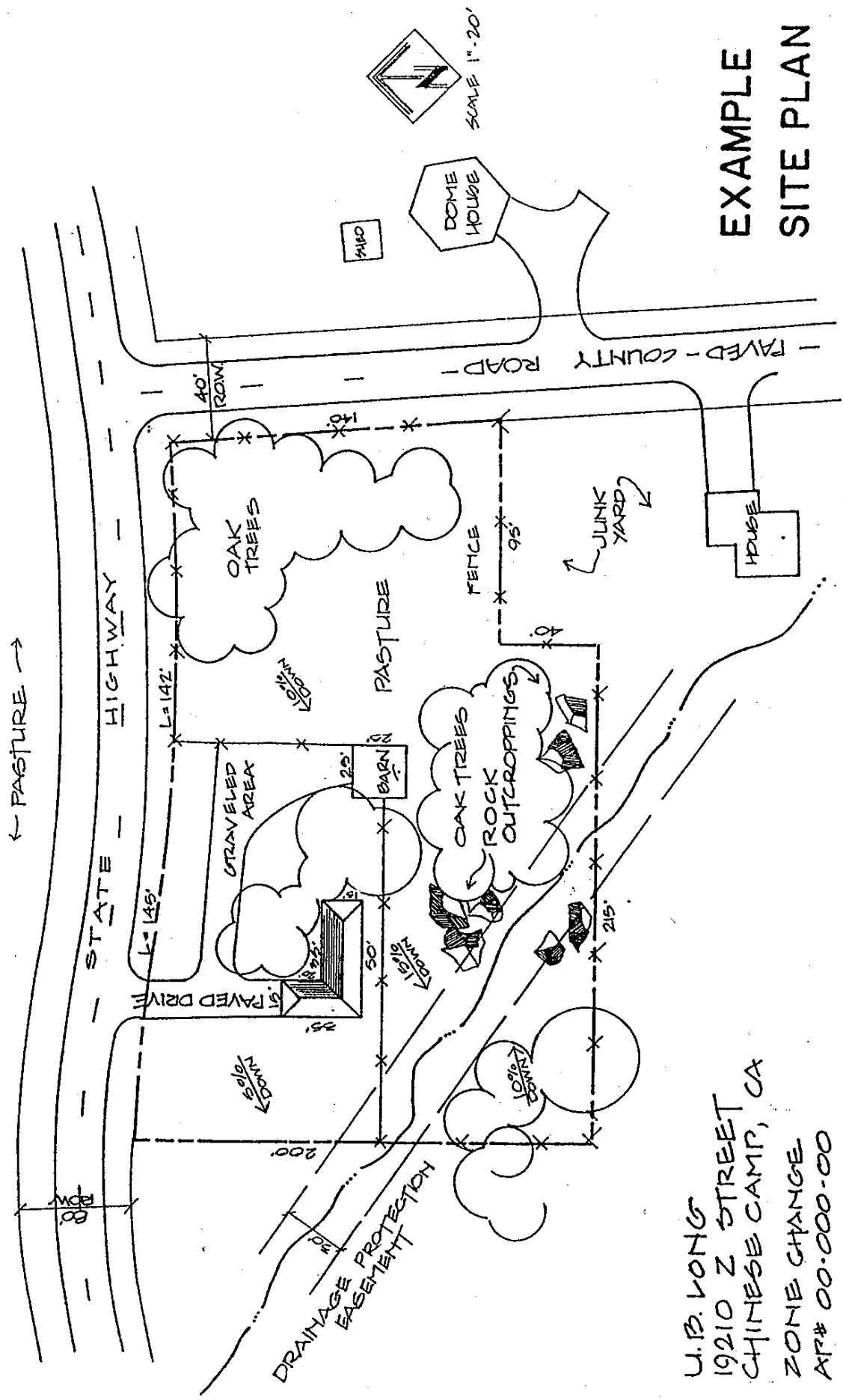
Incomplete Applications will not be Accepted

General Plan Amendment

Site Plan

Required Details:

- A. The plan must be drawn in ink on paper of good quality using a minimum of 8 ½" X 11" at a scale of 1" equals 20' if the land in question is less than one acre, or at a scale of 1" equals 50' if the land is one acre or larger. If the parcel is too large for the above-mentioned scale, provide a separate map of the entire property at a convenient scale, then provide a larger scale plot plan on a portion thereof, with reference to the overall map. If less than entire parcel, or if more than one designation is pro-posed for parcel, submit an exhibit map indicating General Plan designation boundaries.
- B. North arrow and scale used.
- C. Dimensions and area of property.
- D. Slope of the land in percent of grades.
- E. Location of all water courses, seasonal drainages, rock outcroppings, unusual vegetation, or other natural features.
- F. Legal access from public roads - include street names, widths of easements and surface material of roads and driveways.
- G. Location and dimensions of existing on-site improvements such as structures, driveways, parking areas, fences, orchards, mines, pastures, dams, ponds, etc.
- H. Estimated location of existing improvements on adjacent properties within 300' of subject property line, including wells.
- I. Name and address of property owner.
- J. Assessor's Parcel Number.



**EXAMPLE
SITE PLAN**

U. B. LONG
 19210 Z STREET
 CHINESE CAMP, CA
 ZONE CHANGE
 AP# 00-000-00