

**GENERAL PLAN / AREA PLAN/SPECIFIC PLAN / ZONING AMENDMENT
GENERAL INFORMATION AND APPLICATION**

Mariposa County Planning Department

5100 Bullion Street, P.O. Box 2039

Mariposa, CA 95338

Telephone (209) 966-5151 FAX (209) 742-5024

www.mariposacounty.org planningdept@mariposacounty.org

General Information and Instructions:

The attached application package contains all the necessary information and materials needed to submit a general plan / area plan / specific plan / zoning amendment application. This package includes a list of materials and items that must be submitted by the applicant in order to meet the application filing requirements. In addition, general information is provided relating to the purpose, costs, and time required to process the application.

When preparing the general plan / specific plan / zoning amendment application and the required site plan, it is important to provide as much detail and information as possible. Applications that are incomplete, confusing, missing information, or inaccurate may cause delays in processing. By providing complete and accurate information, the applicant will lessen the chance for delays and requests for additional information. In order for the application to be accepted for processing, all the items listed in the "Required Materials and Items" sheet must be submitted with the required application fees to the Planning Department.

Section 17.08.080 of the Mariposa County Zoning Ordinance states, "It shall be the burden of an applicant to provide all necessary information in support of any matter heard and decided by the Planning Commission or Board of Supervisors. Failure to provide such necessary information in support of a matter as described above shall be deemed grounds for denial of the application."

Applicants are also strongly encouraged to have a pre-application meeting with Planning Department staff to discuss the application. Staff will review and discuss with you the application requirements, costs, processing of the application. Such pre-application meetings are at no cost to the applicant, and could save both application costs and time. Please call the Mariposa County Planning Department at (209) 966-5151 if you wish to schedule a meeting to discuss the application or if you have any questions regarding the application package.

Section 65358 of the California Government Code states that no element of the General Plan can be amended more than four (4) times a year. Mariposa County Resolution No. 88-230 establishes a quarterly schedule for the consideration of general plan amendments. The quarterly public hearings before the Board of Supervisors for General Plan amendments are generally held in January, April, July, and October. Once an application is ready to be scheduled for consideration by the Board of Supervisors, it will be scheduled for a public hearing at the next available quarterly date. When submitting an application the applicant should be aware of the quarterly schedule for the consideration of a General Plan amendment by the Board of Supervisors. An Area Plan Amendment and a Specific Plan Amendment necessarily require a General Plan Amendment.

Purpose:

The purpose of a general plan / area plan / specific plan / zoning amendment is to allow an amendment to the land use map or text of the General Plan, a specific plan, or the Zoning Ordinance. An amendment to the general plan, a specific plan, or to the Zoning Ordinance results in a change in the language within the text of the General Plan, the particular area or specific plan, or the Zoning Ordinance. This would result in a change in any of the general plan guiding policies, goals, objectives, implementation measures or standards contained in the Zoning Ordinance or a specific plan with respect to its overall effect and intent. An amendment to the general plan, area plan or specific plan land use map causes an amendment to the map that graphically portrays and identifies areas subject to specific land use policies and standards as identified within the Land Use Element of the General Plan, the specific plan, or the Zoning Ordinance.

An amendment to the General Plan may include changes in one or more of the general plan elements, guiding policies, goals, objectives, implementation measures or standards as contained within the General Plan, and may include a number of individual changes which may be acted upon collectively.

Review and Approval Process:

Once the Planning Department has accepted the application, State and local agencies involved with the review process are consulted. These agencies may include the County Health Department, County Public Works Department, County Fire Department, Mariposa Public Utility District, California Department of Transportation (CalTrans), California Department of Fish and Game, Bureau of Land Management, and others. The Planning Department allows at least fourteen (14) days for these agencies to comment on the project. Based on comments from these agencies and preliminary review of the project by staff, additional information may be required by the Planning Department as part of the application within thirty (30) days after the application is accepted for processing. If additional information or materials are required, the applicant is notified in writing as to what the deficiencies are, and what is needed so the application will be complete for processing. The applicant will be required to submit this information before the application would be considered complete and processing would proceed.

Once the application is determined to be complete, the Planning Department will prepare an Initial Study. An Initial Study is an analysis and discussion of environmental impacts that may result from the project. Based on the findings of the Initial Study, the Planning Department will recommend a Negative Declaration (statement of no significant environmental impacts) or preparation of an Environmental Impact Report (EIR) for the project. If it is clear at the onset that an EIR is required, an initial study is not required to be prepared. A California Environmental Quality Act (CEQA) handout that explains the environmental review process is available at the Planning Department. The preliminary staff report is a written discussion of the project proposal and the issues involved (i.e., access, minimum parcel size, septic disposal, etc.). After the Initial Study is completed, a Preliminary Environmental Determination must be made by the Board of Supervisors for the project.

At the meeting for the Preliminary Environmental Determination, staff presents the Initial Study and any other environmental review information to the Board of Supervisors for consideration. Staff will present a recommendation to the Board of Supervisors for the adoption of a resolution recommending the preliminary adoption of a Negative Declaration, Mitigated Negative Declaration, or for an EIR. Once the preliminary environmental determination is adopted, staff will prepare a preliminary staff report for the project. The preliminary staff report is a written discussion of the project proposal and the issues involved with the amendment (i.e., access, parking, septic disposal, water, impacts to adjoining parcels, etc.).

The staff report also indicates the Planning Department's recommendation for approval or denial of the project, and the appropriate recommended findings. At this time, the applicant will be given an opportunity to review the Initial Study and preliminary staff report and meet with Planning staff to discuss the reports and recommendations before the application is scheduled for consideration by the Planning Commission (if desired by the applicant).

In order for an application to be scheduled that has mitigation measures attached, the applicant must sign and return the Mitigation Measures Agreement form stating that the mitigation measures will be incorporated into the project proposal.

Although it is advantageous for the applicant and staff to resolve all potential conflicts at the administrative level, it is not necessary for an applicant to agree with staff's recommended conditions in order to schedule the application for consideration by the Planning Commission. If a Negative Declaration is recommended for the project and all applicable mitigation measures have been agreed to, the Planning Department will formulate a final recommendation to the Commission regarding the Initial Study and the approval, conditional approval, or denial of the project. A Planning Commission public hearing will then be scheduled for the project, and neighboring property owners will be notified of the hearing and invited to provide comments on the project in writing or at the public hearing. The project hearing will also be noticed in the local newspaper.

At the public hearing, Planning Department staff will present the staff report, Initial Study, and staff recommendations to the Planning Commission. The public portion of the hearing will then be opened, and the applicant, the affected property owners, and other interested persons would have the opportunity to provide information and evidence to the Commission. After considering the staff report, Initial Study, and all other information and evidence submitted on the application, the Commission will adopt a resolution recommending approval or denial of the project to the Board of Supervisors. The Commission's recommended action may vary from Planning staff's recommendation, and the Commission may add, modify or eliminate findings or conditions of approval.

The length of time that is necessary to process a general plan / specific plan / zoning amendment application varies with each application. If an application is complete and contains all the necessary information to process it, the processing time from application submittal to the Planning Commission public hearing is approximately three to four months. Processing of the application will take longer if the application does not contain all the required information, if additional information is required for processing the application, or if an EIR is required for the project.

Following the Planning Commission public hearing, another public hearing will be scheduled before the Board of Supervisors. At this hearing, Planning staff will present the staff report, the Initial Study, and the Planning Commission's recommendation. After staff has completed their presentation, the public portion of the public hearing is opened to allow the applicant, affected property owners, and interested parties to address the Board of Supervisors concerning the project. After the public portion of the hearing is closed, the Board will deliberate and take final action to approve or deny the project.

The time necessary to process a general plan / area plan / specific plan / zoning amendment application is dependent on the type of environmental review required. If the Initial Study prepared for the project determines that the effects of the project would not have a significant impact on the environment, a Negative Declaration would be prepared. If a Negative Declaration is prepared for the project, it will normally take four to six months to process the application. If the Initial Study determines that the effects of the project would have a significant or potentially significant impact on

200501

the environment, an EIR would be required. If an EIR is required for the project, the application may take nine to twelve months to process.

The above time frames are only estimates of the time required for the processing of a general plan / specific plan / zoning amendment application and do not take into account any delays or requests for additional information.

In order to approve an area plan / specific plan / zoning amendment application, the Planning Commission and the Board of Supervisors must determine that the following findings can be made:

1. That such an amendment is in the interest of the general public and will not have a significant adverse affect on the general public health, safety, peace and welfare.
2. That such an amendment is desirable for the purpose of improving the Mariposa County General Plan with respect to provide a long term guide for County development, and a short term basis for day-to-day decision making.
3. That such an amendment conforms to the requirements of state law and County policy.
4. That such an amendment is consistent with other guiding policies, goals, policies, and standards of the Mariposa County General Plan.

Costs:

Payment of application fees as determined by Mariposa County Planning. Planning staff will review the General Plan/ Specific Plan/ Zoning Amendment (GPZA) application to determine which County Departments are required to review the project.

The California Department of Fish and Game will likely require the payment of environmental filing fees when the GPZA is approved. The environmental filing fee is required for any project subject to review as required by the California Environmental Quality Act (CEQA). The Department of Fish and Game environmental filing fees are adjusted annually on the 1st of January. Additional a County Clerk Filing fee is also required.

In addition the applicant is required to pay for all publication costs that the County incurs in order to publicize the new ordinance or ordinance amendment and/or map associated with the approval of this transaction. These fees occur at the end of the processing of the application. The actual costs for the publication are a function of the length of the legal notice. An exact cost cannot be determined until the notice is prepared. An estimate is charged at the time the application is submitted and an exact fee is determined at the time a billing is submitted from the legal publication.

Appeal Period:

Any determination made by the Planning Department relating to the completeness of the application or requirements for additional materials or information may be appealed to the Planning Commission or to the Board of Supervisors.

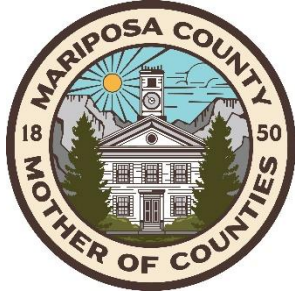
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Determinations made by the Planning Department relating to the application fees may only be appealed to the Board of Supervisors. **The appeal period to appeal a Planning Commission determination is twenty (20) calendar days from the date the written determination was made.**

Any action by the Planning Commission relating to the environmental determination or the approval, conditional approval or denial of the application may be appealed to the Board of Supervisors. **The appeal period to appeal a Planning Commission determination is twenty (20) calendar days from the date of the Commission's action.**

Appeals to the Planning Commission must be submitted to the Mariposa County Planning Department, while appeals to the Board of Supervisors must be submitted to the Clerk of the Board of Supervisors. Further information regarding the appeal process and appeal fees may be obtained from the Planning Department.

Attachments: Application
 Required Materials and Items for a Complete Application
 Site Plan Requirements Checklist
 Fish and Game Letter
 Application Processing Flowchart
 Sample Site Plan



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FOR OFFICE USE ONLY

Date Submitted _____ Received By _____

Fees Paid \$ _____ Receipt No. _____ Received By _____

Application No. _____ Application Complete _____

Final Action _____ Date _____

Applicant:

Agent: (if applicable)

Name _____

Mailing Address _____

Daytime Telephone (_____) _____

(_____) _____

E-Mail Address _____

Property Owner Name(s)* _____

*If different than applicant, attach letter of authorization or other document that authorizes the applicant to submit an application on the owner's behalf. Applicant must also be a lessee, purchaser in escrow, or optionee of the subject property. If there is more than one property owner, please list the name and mailing address of all other individuals holding an interest.

Property Information:

Assessor's Parcel Number (APN) _____ Parcel Size _____

Address _____

Present General Plan Land Use _____

Present Zoning District(s) _____

Project Information:

Proposed General Plan Land Use _____

Proposed Area Plan Land Use _____

Proposed Specific Plan Land Use _____

200501

Proposed Zoning District(s) _____

Total Area of Proposed Amendment (acres / square feet):

PLEASE INDICATE IF THE AMENDMENT WOULD AFFECT ONLY A PORTION OF THE EXISTING PARCEL, AND PROVIDE AN ESTIMATE OF THE TOTAL AREA INVOLVED IN THE AMENDMENT REQUEST. IF ONLY A PORTION OF THE EXISTING PARCEL IS TO BE REZONED/RECLASSIFIED, PLEASE PROVIDE A LEGAL DESCRIPTION OF THE AFFECTED AREA)

Describe access to the parcel or proposed amendment area:

PLEASE PROVIDE INFORMATION ON WHETHER THE ACCESS ROAD IS A COUNTY ROAD, NON-COUNTY ROAD, PRIVATE EASEMENT OR DRIVEWAY, INFORMATION ON THE WIDTH AND TYPE OF SURFACE, AND NAME OF ROAD IF ANY. IF AN EXISTING OR PROPOSED EASEMENT IS LOCATED OFF SITE, PLEASE ATTACH ADEQUATE DOCUMENTATION THAT CLEARLY DEMONSTRATES THE SUBJECT PROPERTY HAS THE NECESSARY RIGHTS TO USE THE EASEMENT, OR THAT THE NECESSARY EASEMENT CAN BE OBTAINED FROM THE ADJOINING JPROPERTY OWNER.

Check the predominate existing use of the parcel or proposed amendment area:

- Residential Industrial Agricultural
- Commercial Undeveloped Mining
- Mixed Recreation Timber Production
- Other (please specify) _____

Provide justification for the proposed amendment:

PROVIDE SPECIFIC REASONS ON WHY THE PROPOSED AMENDMENT IS REQUIRED (i.e., PARCEL BISECTED BY LAND USE CLASSIFICATION BOUNDARY LINE; EXISTING/PROPOSED USES NOT ALLOWED IN PRESENT ZONE.)

Preliminary Environmental Information:

Provide information on the land uses and development on properties adjacent to the project site (proposed amendment area). Indicate the parcel size and information on the development (i.e., vacant, commercial, residential, grazing land, etc.).

	<u>Parcel Size</u>	<u>Use of Property</u>
North	_____	_____
Northeast	_____	_____
East	_____	_____
Southeast	_____	_____
South	_____	_____
Southwest	_____	_____
West	_____	_____
Northwest	_____	_____

Are the following items listed below applicable to the project with respect to having a possible effect on the environment?

A BRIEF DISCUSSION OF THOSE ITEMS CHECK YES OR MAYBE MUST BE ATTACHED TO THE APPLICATION.

- | <u>Yes</u> | <u>Maybe</u> | <u>No</u> | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Will the construction of roads, driveways, and building pads associated with the project result in grading on slopes of greater than 20% result in a change in the existing topography of any hills on the site, or result in the alteration of any lakes, ponds, rivers, or drainage courses? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Will the project result in any change in the pattern, scale, or character of development in the general area of the project? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Will the project result in a change in the quantity or quality of ground and surface water supplies? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Will the project result in an increase in noise or light levels in noise or light levels in the vicinity of the project site? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Will the project result in the use of hazardous materials such as toxic substances, chemicals, flammables, or explosives? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Are there any historical or archaeological structures or sites located on the project site or in the surrounding area? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Will the project result in an increase of traffic or existing easement roads? |

Mandatory Findings:

The following mandatory findings must be made by the Planning Commission prior to recommending approval of the area plan / specific plan / zoning amendment, and must be made by the Board of Supervisors prior to approval of the amendment. Please provide supportive information related to each of the mandatory findings as listed below:

1. That such an amendment is in the general public's interest and would not have a significant or adverse effect on the general public's health, safety, peace, and welfare.

2. That such an amendment is desirable for the purpose of improving the Mariposa County General Plan with respect to providing a long term guide for County development and a short term basis for day-to-day decision making.

3. That such an amendment conforms with the requirements of state law and County policy.

4. That such an amendment is consistent with other guiding policies, goals, policies, and standards of the Mariposa County General Plan.

If the application is to amend the zoning map of the General Plan Land Use Map, the following findings must be made:

5. In the case of an amendment to the zoning classification on an individual parcel or General Plan Land Use Map:
 - a. the subject parcel is physically suitable (including, but not limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development; and
 - b. the proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public. (Ord. 912 Sec.II, 1997; Ord. 704 Sec.1, 1988).

If a specific plan amendment is proposed, there may be additional findings that must be met in addition to the General Plan findings discussed above. Please contact the Mariposa County Planning Department at (209) 966-5151 with any questions relating to a specific plan amendment application.

If the application proposes changing the existing land use classification or zoning district of a parcel to a commercial land use classification, the following additional findings shall also be made:

1. That the proposed land uses would not be detrimental to adjoining land use classifications and existing uses.
2. That the proposed uses will not create a nuisance or be significantly detrimental to the health, safety and welfare of present and future residents of the area.
3. That the proposed uses will not have more than a minimal detrimental effect on property values in the area.
4. That the proposed uses are logical and desirable at the proposed site.
5. That the proposed uses provide expanded employment opportunities or basic services to the immediate residential population or touring public.

Separate findings must be made in order to amend the General Plan Land Use Classification of a parcel(s). The findings are distinct for each land use classification. (Please review applicable findings with the Mariposa Planning staff prior to application submittal).

Separate findings may be required to be made to amend a land use classification or zone for a parcel in a specific plan or area plan area.

**REQUIRED MATERIALS AND ITEMS FOR A
COMPLETE GENERAL PLAN / AREA PLAN /SPECIFIC PLAN / ZONING AMENDMENT
APPLICATION**

1. Attached general plan / area plan / specific plan / zoning amendment application form filled out completely and signed by the applicant. If the applicant is not the property owner, the applicant must provide a letter of authorization or other document that authorizes the applicant to submit the application on the owner's behalf. If there is more than one property owner, the applicant shall list the names and addresses of all other individuals who have an interest in the property.

2. Payment of application fees as determined by Mariposa Planning. Deposit fees are for applications that are to be charged time and materials and are estimated using the staff hour charge of \$110 per hour. All additional staff time and expenses needed to complete the application processing that exceed the deposit amount will be charged at the disclosed rate at the time that services are rendered. On average, invoices will be calculated on a quarterly basis and forwarded to the applicant for payment. If the deposit falls below a balance of 20% of the initial deposit, the applicant will be asked to make a subsequent deposit in an amount estimated to be necessary to complete the processing. Applicants will be expected to pay the subsequent deposit within 30 days of the invoice date or prior to the public hearing, whichever comes first. In the event that the billing is not paid timely, processing will be suspended until payment is made. Any remaining balance will be used to reconcile the final bill. If there is a balance remaining after reconciling the final bill, a refund check will be mailed to the applicant. If the application requires a public hearing, the public hearing will not be scheduled until payment in full is received. It should be noted that the fees do not include consultants fee, specialized studies, CEQA charges, publication fees and any additional fees that maybe charged by other agencies or county offices.

GPZA Deposit (check which apply):		
<input type="checkbox"/>	Area Plan Amendment (Map)	\$3,147.00
<input type="checkbox"/>	Area Plan Amendments (Text)	\$3,561.00
<input type="checkbox"/>	General Plan Amendment (Map)	\$3,561.00
<input type="checkbox"/>	General Plan Amendment (Text)	\$4,460.00
<input type="checkbox"/>	Specific Plan, Private Development Proposal	\$4,460.00
<input type="checkbox"/>	Zoning Amendment (Map)	\$2,189.00
<input type="checkbox"/>	Zoning Amendment (Text)	\$2,189.00
Document Conversion		\$59.00
Public Notice, Posted		\$55.00
Public Notice, Affected Property Owners		\$55.00
Agency Review Fees:		
	Public Work	\$134.00
	County Fire	\$100.00
	Health Department	\$168.00
(Health fees are deposit based. Any additional time will be billed directly from Health to the applicant)		
Total:		

3. A statement of intent on why the general plan / area plan /specific plan / zoning amendment is being requested.
4. Ten (10) copies of an accurate site plan that indicates the affected parcel drawn to scale and containing the information listed on the Site Plan Requirements Checklist. To ensure that all required information is shown on the site plan, check off each item on the Required Materials and Items form as you draw it on the site plan. The site plan must be drawn in black ink or dark pencil on a single sheet with a minimum size of 11" x 17" and a maximum size of 18" x 26." The Planning Department strongly encourages applicants to use the attached site plan form. In addition, the site plan must be drawn to scale as follows:

Total Amendment Area

Less than 1 acre
1 to 2.5 acres
1.6 to 5 acres
5.1 to 20 acres
Over 20 acres

Scale

1 inch = 20 feet
1 inch = 30 feet
1 inch = 50 feet
1 inch = 100 feet
Please discuss with Planning staff.

REQUIRED SIGNATURE(S)

Affidavit

I/we, the undersigned (Property Owner and Applicant), agree to defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County arising from the Property Owner and Applicant project.

I/we declare under the penalty of perjury that the statements and information submitted in this application are in all respects true and correct to the best of my/our knowledge.

I/we acknowledge that I/we have read and understand the information contained in the application package relating to the submittal and processing of this application.

I/we understand that the processing of the application will be delayed if any required information is incorrect, omitted, or illegible.

I/we declare that if an entity listed below is a Partnership, Limited Liability Corporation, Corporation or Trust the signer(s) below certifies that he/she is authorized by that entity to apply and sign the application attached herewithin.

<u>Property Owner</u> <i>(printed name):</i>	<u>2nd Property Owner</u> <i>(printed name):</i>	<u>Applicant</u> <i>(printed name):</i>
<u>Property Owner</u> <i>(signature):</i>	<u>2nd Property Owner</u> <i>(signature):</i>	<u>Applicant</u> <i>(signature):</i>
Date:	Date:	Date:

If there are more than two property owners, additional copies of this page shall be provided.

IMPORTANT: This page must be signed by all property owners and any authorized applicant.

IMPORTANT: Please note that if the property owner/s is/are authorizing someone other than themselves to act as the applicant or agent, the next page must also be signed.

IMPORTANT: Failure to have all necessary signatures will DELAY the commencement of processing the application. The application will be returned to the applicant to provide all necessary signatures.

This page to be signed **IF** the property owner(s) is (are) authorizing someone to act as an agent or applicant for this application.

Affidavit

Applicant/Agent Authorization:

I/we, _____, Property Owner(s) hereby authorize _____ to act as a representative/Applicant and/or _____ to act as a representative/Agent in all matters pertaining to the processing and approval of this application, including modifying the project, and agree to be bound by all representations and agreements made by the designated Applicant and/or Agent.

I/we declare that if the Property Owner and/or Applicant is a Partnership, Limited Liability Corporation, Corporation or Trust, the individual(s) listed below certifies that he/she/they is/are authorized by that entity to execute the application form attached herewithin.

<u>Property Owner (printed name):</u>	<u>Applicant (printed name):</u>	<u>Agent (printed name):</u>
<u>Property Owner (signature):</u>	<u>Applicant (signature):</u>	<u>Agent (capacity/title):</u>
<u>Property Owner (capacity/title):</u>	<u>Applicant (capacity/title):</u>	
Date:	Date:	
<u>2nd Property Owner (printed name):</u>	<u>Co-Applicant (printed name):</u>	
<u>2nd Property Owner (signature):</u>	<u>Co-Applicant (signature):</u>	
Date:	Date:	

**GENERAL PLAN / AREA PLAN / SPECIFIC PLAN / ZONING AMENDMENT APPLICATION
SITE PLAN REQUIREMENTS CHECKLIST**

1. The name, address, and telephone number of the applicant.
2. The street address and Assessor's Parcel Number (APN) of the project site.
3. The location of the property designated by township, range, section, quarter-section, town site, or parcel map.
4. A north arrow, scale, and date site plan was prepared.
5. If the site plan is prepared by a licensed land surveyor or registered civil engineer, please include the surveyor's/engineer's name, address, telephone number, and license number.
6. The property lines and dimensions of the parcel.
7. The approximate area of the property in acres (square feet for parcels less than one acre).
8. The approximate area in acres (square feet for parcels less than one acre) of the proposed amendment area. Include the acreage of any individual parcels within the amendment area.
9. The location of all creeks, springs, intermittent streams, drains, and lakes, ponds, or reservoirs on the land.
10. The location, size and dimensions of all existing structures on the property (i.e., houses, decks, additions, garages, sheds, mobile homes, etc.). Each structure must be labeled as to what the structure is used for.
11. The location of all existing septic tanks, leach fields, and well sites on the property. The site plan must show the distance of any existing well from any existing septic system.
12. The location, width, and type of all utility and other easements of record on the property.
13. The location, width, surface, grade, and length of all existing and proposed access roads and driveways including turnouts, turnarounds, and bridges or crossings must be identified and labeled as existing or proposed. Include this information for the road(s) within any off-site easement(s) leading to the nearest state highway or County road.
14. The names of all adjoining property owners adjacent to the amendment area shall be noted on the map along with the parcel size of their respective parcels.
15. Indicate the topographic details in sufficient detail and to scale that accurately reflects the true conditions of the terrain on the subject property. Use arrows for direction, and indicate the percentage of slope on the subject parcel.
16. Provide a general vicinity map that indicates the location of affected property, and that indicates information such as major roads, streams, prominent landmarks, adjoining sections, and other information sufficient to locate the property and indicate its relation to the surrounding area.
17. A legal description of the property to be reclassified and/or rezoned if only a portion of an existing split zoned or classified parcel is proposed for reclassification or rezoned. The legal description to be prepared by a licensed land surveyor or registered civil engineer.
18. Refer to the source of data used to draw the site plan (i.e., USGS topographical maps, Assessor plat maps, parcel map, etc.).

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CEQA Environmental Document Filing Fees

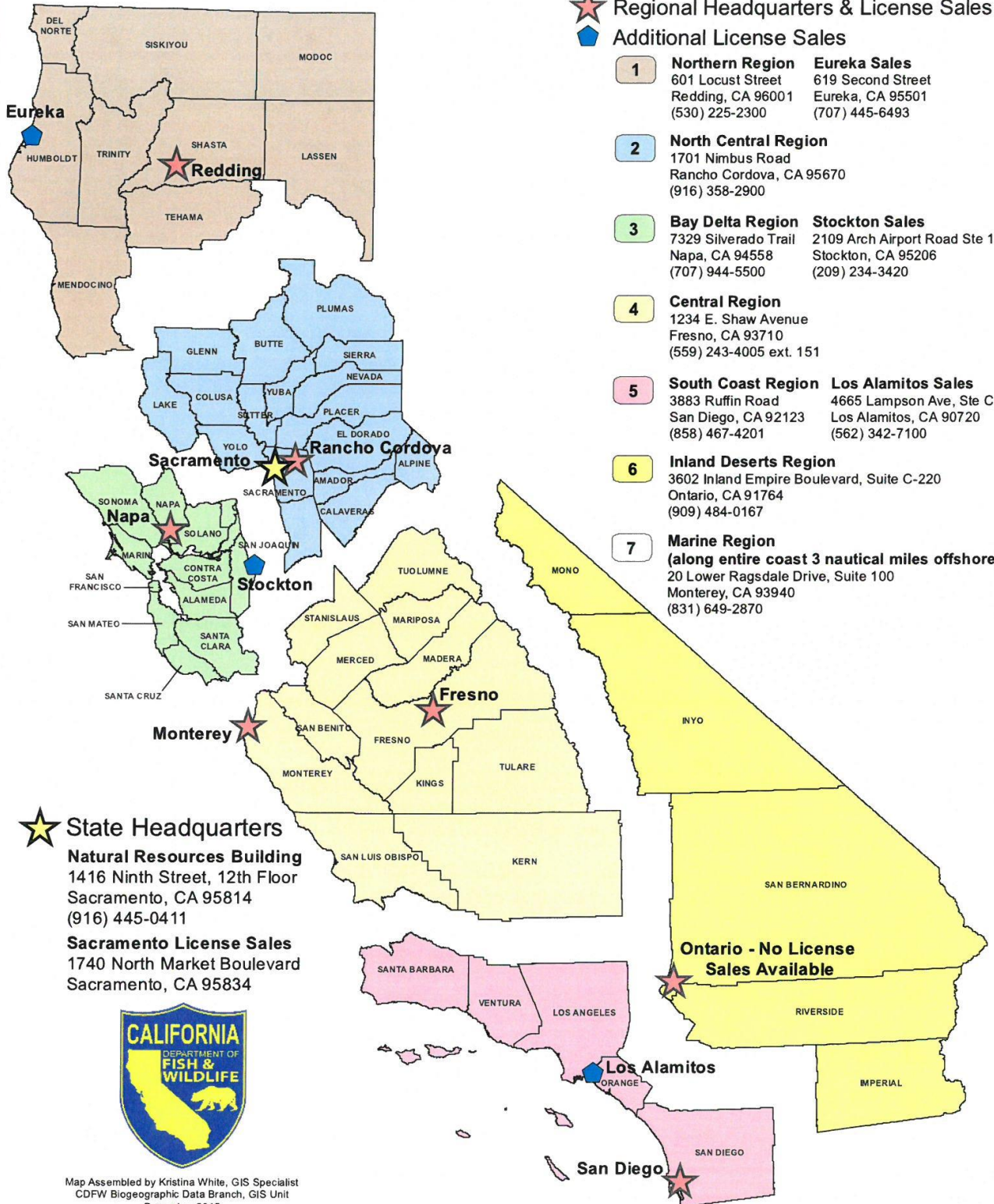
CDFW imposes and collects a filing fee to defray the costs of managing and protecting California's vast fish and wildlife resources, including, but not limited to, consulting with other public agencies, reviewing environmental documents, recommending mitigation measures, and developing monitoring programs.

CEQA Document	Fees Effective January 1, 2019	Fees Effective January 1, 2020
Negative Declaration (ND)	\$2,354.75	\$2,406.75
Mitigated Negative Declaration (MND)	\$2,354.75	\$2,406.75
Environmental Impact Report (EIR)	\$3,271.00	\$3,343.25
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	\$1,112.00	\$1,136.50
County Clerk Processing Fee**	\$50.00	\$50.00

* CRPs include certain state agency regulatory programs as defined in section 21080.5 of the Public Resources Code and section 15251 of the CEQA Guidelines. Beginning July 1, 2013, CEQA/CRP Filing Fees will no longer apply to the filing of Notices of Decision or Determination for Forest Practice Rules and Timber Harvest Plans (Pub. Resources Code, § 4629.6, added by Stats. 2012, ch. 289, § 3).

** Additional county fees may apply. Please check with your county clerk's office for details.

California Department of Fish and Wildlife Regions and License Sales



Regional Headquarters & License Sales
Additional License Sales

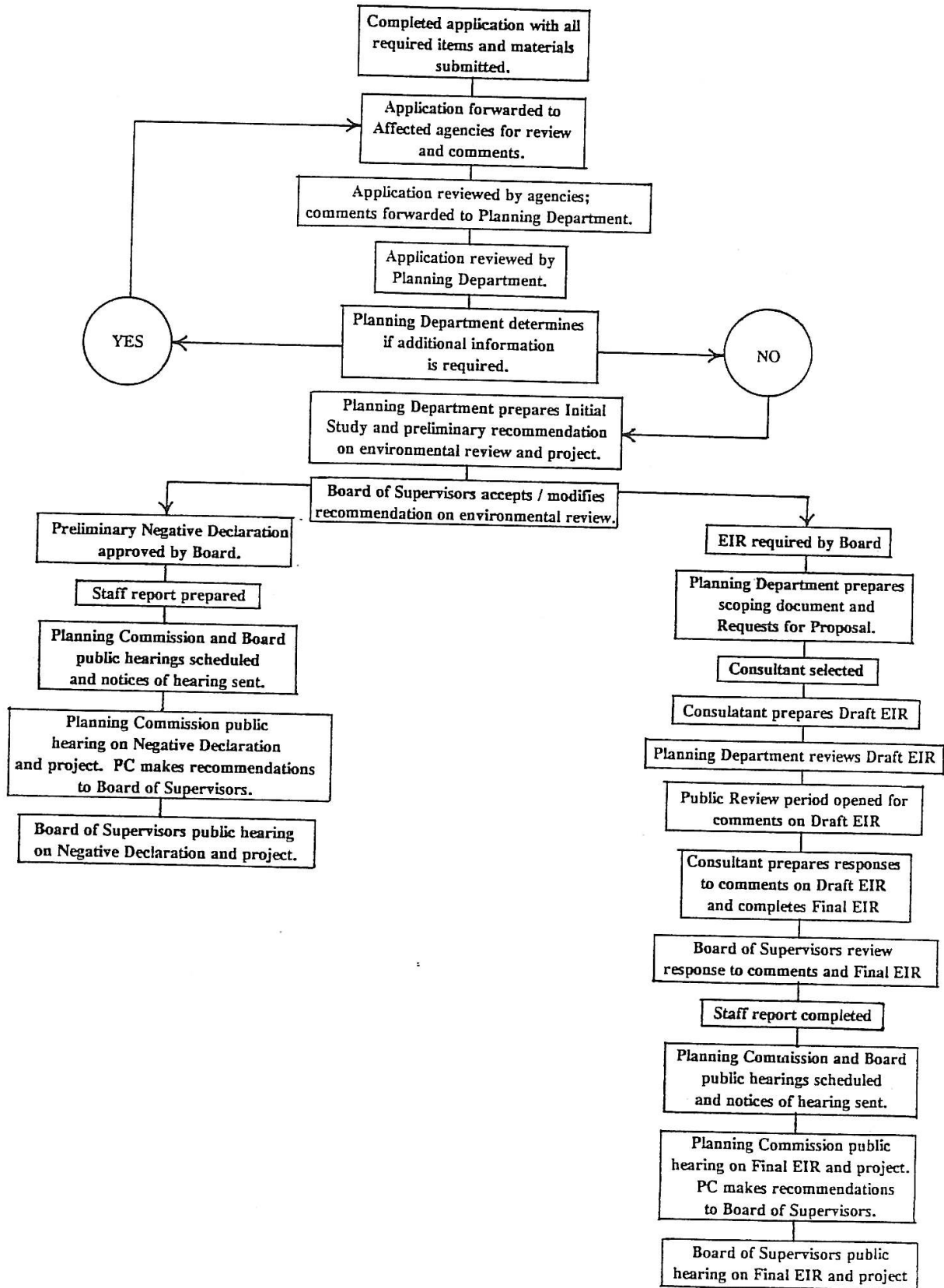
- 1 Northern Region** **Eureka Sales**
 601 Locust Street 619 Second Street
 Redding, CA 96001 Eureka, CA 95501
 (530) 225-2300 (707) 445-6493
- 2 North Central Region**
 1701 Nimbus Road
 Rancho Cordova, CA 95670
 (916) 358-2900
- 3 Bay Delta Region** **Stockton Sales**
 7329 Silverado Trail 2109 Arch Airport Road Ste 100
 Napa, CA 94558 Stockton, CA 95206
 (707) 944-5500 (209) 234-3420
- 4 Central Region**
 1234 E. Shaw Avenue
 Fresno, CA 93710
 (559) 243-4005 ext. 151
- 5 South Coast Region** **Los Alamitos Sales**
 3883 Ruffin Road 4665 Lampson Ave, Ste C
 San Diego, CA 92123 Los Alamitos, CA 90720
 (858) 467-4201 (562) 342-7100
- 6 Inland Deserts Region**
 3602 Inland Empire Boulevard, Suite C-220
 Ontario, CA 91764
 (909) 484-0167
- 7 Marine Region**
(along entire coast 3 nautical miles offshore)
 20 Lower Ragsdale Drive, Suite 100
 Monterey, CA 93940
 (831) 649-2870

State Headquarters
Natural Resources Building
 1416 Ninth Street, 12th Floor
 Sacramento, CA 95814
 (916) 445-0411
Sacramento License Sales
 1740 North Market Boulevard
 Sacramento, CA 95834



Map Assembled by Kristina White, GIS Specialist
 CDFW Biogeographic Data Branch, GIS Unit
 December 2015
 DFG Regional Boundaries effective January 1, 2007

GENERAL PLAN / ZONING AMENDMENT APPLICATION PROCESSING FLOWCHART



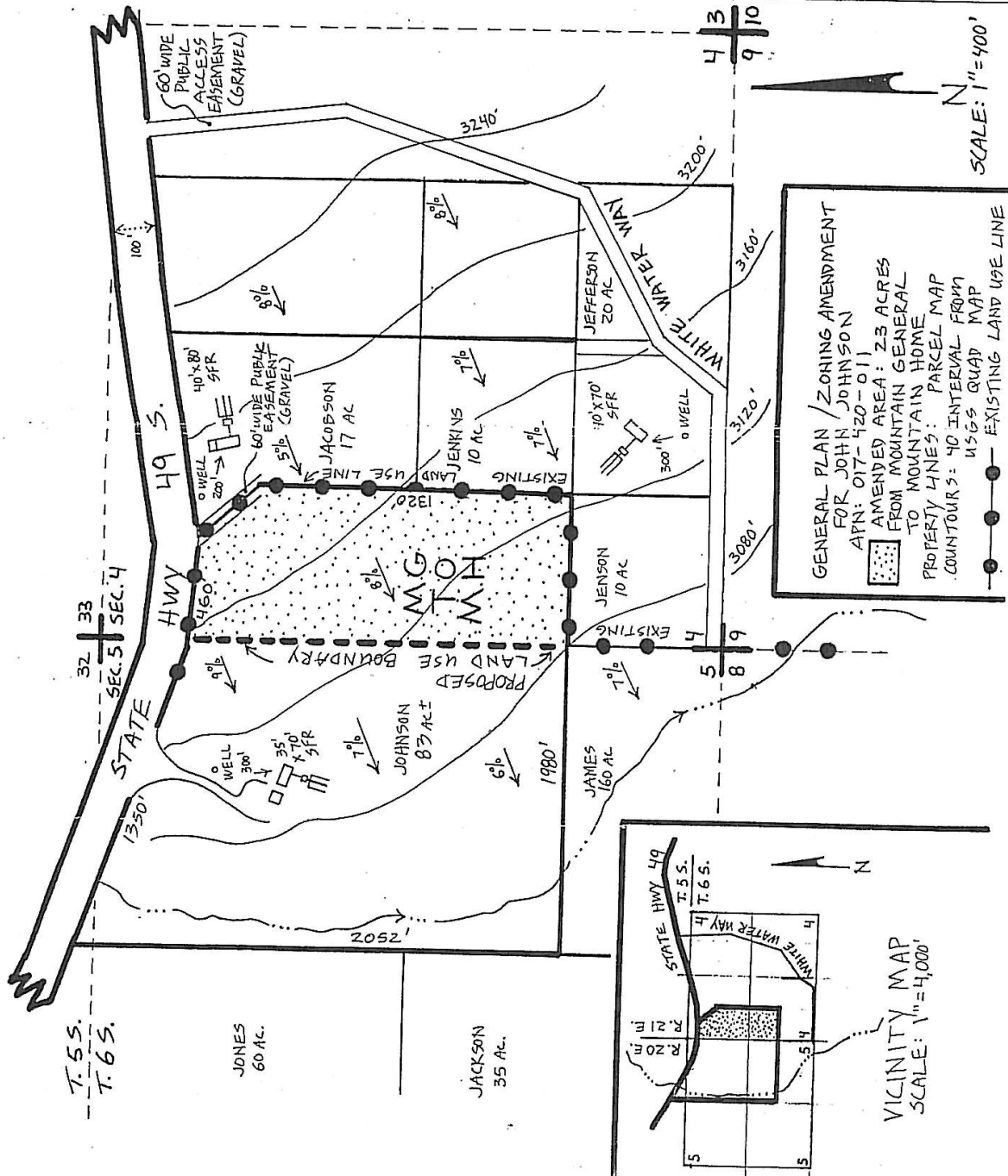
Sample

MARIPOSA COUNTY PLANNING DEPARTMENT
 GENERAL PLAN / SPECIFIC PLAN / ZONING AMENDMENT SITE PLAN

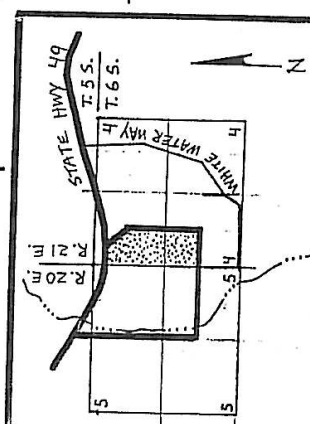
Applicant Name JOHN JOHNSON / TEL. 209-986-1111
 Project Site Address 6109 HWY 49 S.
 Project Site APN 017-420-011
 Site Plan Scale: 1" = 400 feet
 Date 1-21-93

I certify that this site plan contains all required information and is true and complete to the best of my knowledge. I understand that the processing of my general plan / zoning amendment application will be delayed if any required information is incorrect or omitted.

John Johnson
 Applicant's Signature



GENERAL PLAN / ZONING AMENDMENT
 FOR JOHN JOHNSON
 APN: 017-420-011
 AMENDED AREA: 23 ACRES
 FROM MOUNTAIN GENERAL
 TO MOUNTAIN HOME
 PROPERTY LINES: PARCEL MAP
 COUNTOURS: 40 INTERVAL FROM
 USGS QUAD MAP
 ●●●●● EXISTING LAND USE LINE



VICINITY MAP
 SCALE: 1" = 4,000'