

Sierra County Planning Department

P.O. Box 530 / 101 Courthouse Square
Downieville, CA 95936
Phone: (530) 289-3251
Fax: (530) 289-2828
Email: planning@sierracounty.ca.gov



ZONE AMENDMENT APPLICATION (Including “rezones” and “zone changes”)

The Zone Amendment process is a two-tiered, legislative process: applications require a recommendation by the Planning Commission, followed by final decision of the Sierra County Board of Supervisors. An application is submitted to the Planning Department; within thirty (30) days a written response is made, either deeming the application “complete” or “incomplete” and requesting any additional information, as well as a request for deposit of the estimated application processing costs (which are set by Board Resolution and currently based on a recoupment of actual costs). The application is then processed and analyzed under the California Environmental Quality Act (CEQA) and pertinent state and local regulations; public notices are posted and published; and a staff recommendation is prepared and presented before a public hearing of the Planning Commission. The Planning Commission will recommend either ‘approval,’ ‘conditional approval,’ or ‘denial’ of the application to the Board of Supervisors. The proposed amendment will then be heard by the Board of Supervisors during a separate public hearing. The Board of Supervisors is responsible for the final decision on the Zone Amendment, which is done by Ordinance. For most zone amendments, the ordinance becomes effective thirty (30) days after the date of approval (pending legal challenges). Generally, the process takes about two to three months, but can take much longer depending on the particularities of the proposed project and corresponding processing requirements under CEQA, and any unforeseen lawsuits (ref. Sierra County Code Chapter 15.32 and Part 38).

APPLICANT: _____ PHONE: _____

PROJECT ADDRESS: _____

APPLICANT’S MAILING ADDRESS: _____

E-MAIL ADDRESS: _____

STATUS OF APPLICANT INTEREST IN PROPERTY: _____

(NOTE: Applicant may sign for landowner only if Power of Attorney accompanies such signature.)

LANDOWNER/s (if different): _____ PHONE: _____

ADDRESS: _____

E-MAIL ADDRESS: _____

ASSESSOR PARCEL NUMBER/s: _____

EXISTING ZONING DISTRICT: _____

PROPOSED ZONING DISTRICT: _____

EXISTING GENERAL PLAN DESIGNATION: _____

PROPOSED GENERAL PLAN DESIGNATION (if different; use separate application): _____

● FULLY EXPLAIN REASONS FOR REQUESTING ZONE AMENDMENT, INCLUDING PLANNED USE OF PROPERTY INVOLVED AND COMPATIBILITY OF USES OF SURROUNDING PROPERTIES: _____

● MAPS MUST BE SUBMITTED WITH THE APPLICATION SHOWING:

1. Boundaries of subject property and surrounding adjacent properties
2. Site plans showing locations of all existing and proposed buildings, roads and other improvements on premises and on adjacent properties.
3. All water courses, Special Treatment Areas, and physical constraints that could impact development of property (flood plain, steep slopes, significant historical/archaeological features, etc.).

TWO (2) Maps must be submitted, of legible size and to scale, and otherwise identical, showing both “existing” and “proposed” Zoning Districts and General Plan land use designations, including zoning overlays or combining districts (if applicable) and General Plan “Community Core/Community Influence Areas” and Special Treatment Areas (if applicable). In addition, an electronic copy of the maps and other supporting application materials may be submitted—which tends to facilitate processing, but is not required.

