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 PROPER	
(NOTE: Applicant may sign for landowner only if Power	
LANDOWNER/s (if different):	PHONE:
ADDRESS:	
E-MAIL ADDRESS:	
ASSESSOR PARCEL NUMBER/s:	

- 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.

APPLICATION CHECKLIST

1)		Completed and signed application form (signatures of ALL affected owners)
2)		"Existing" and "Proposed" Zoning district maps
3)		Legal Description and acreage of area to be rezoned
4)		Sierra County's current "Indemnification Agreement" (NOTE: Agreement must be returned with original signatures by all vested property owners. Photocopies, faxes or electronic/scanned images will not be accepted.)
5)		Completed "Preliminary Environmental Questionnaire"
6)		Initial review fee: \$100.00 [non-refundable; project fee to be determined]
		(NOTE: Entitlement applications are billed at the current rate of \$65.00/hr plus consulting fees and actual costs [copies, postage, noticing publication costs, etc.], as set by the latest Board of Supervisors Resolution (#2005-064). Ordinarily for zone amendment applications a \$2000.00 initial deposit will be required if it appears the project may qualify for an exemption under the California Environmental Quality Act [CEQA]. For all other projects, a \$4000.00 initial deposit will be required, plus a deposit sufficient to cover estimated environmental and other consulting costs, once consultants' proposals are selected.)
OF TH ACKNO ABOVI PROCI OFFIC ENTER	E O OWL E IN ESS IAL R TH	THAT I AM PRESENTLY THE LEGAL OWNER OR THE AUTHORIZED AGENT WNER/s OF THE ABOVE DESCRIBED PROPERTY. FURTHER, I LEDGE THE FILING OF THIS APPLICATION AND CERTIFY THAT ALL OF THE STORMATION IS TRUE AND ACCURATE; AND I HEREBY AUTHORIZE THE ING OF THIS APPLICATION BY SIERRA COUNTY, AND HEREBY AUTHORIZE COUNTY STAFF EMPLOYEES OR THEIR AUTHORIZED CONSULTANTS TO HE PROPERTY DURING REASONABLE HOURS AS NECESSARY TO CONDUCT PECTIONS AND SURVEYS."
	Sign	ature of Applicant Date
[Note: If "Applicant" is different than "Owner," evidence of Owner's consent to this application is required. All persons having a vested interest in the property must consent in writing, unless otherwise provided by law. Attach original Notary/-ies or legible copy of driver's license/s, or other evidence of signature verification acceptable to the Planning Director.]		
 Sign	ature	of Landowner Date Print Name