



COMMUNITY DEVELOPMENT RESOURCE AGENCY Planning Services Division

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GENERAL PLAN, COMMUNITY PLAN AMENDMENTS AND REZONES

The Placer County Planning Services Division accepts applications online and over the counter. To use the County's convenient automated online application system, visit the County's [Online Permit Services](#) page to get started. Alternatively, you may submit a [Universal Application](#) with the required supplemental application materials in person at the Community Development Resource Agency (CDRA) front counter. An appointment to submit your application may be made using the County's automated appointment scheduling system [here](#). Applications are also accepted without an appointment on a walk-in basis.

All supplemental application materials are required to be submitted electronically in accordance with the County's Electronic Document Submittal Requirements detailed in the [Electronic Application Filing Instructions](#), which specifies file naming conventions, formatting requirements, and file types that are accepted. For applications submitted at the CDRA front counter, all supplemental application materials shall be delivered on a portable storage device, such as a flash drive or CD.

The following is a checklist of application materials required to submit a General Plan Amendment, Community Plan Amendment or Rezone application online or at the CDRA front counter.

- Completed Universal Application (not required if application is submitted online): Select the [General Plan Amendment or Rezone](#) (or combination if project will require both entitlements) plus other entitlement requests such as a Major Subdivision or Use Permit. Most requests for approval of a General Plan Amendment, Community Plan Amendment or Rezone will include companion entitlement requests such as approval of a Specific Plan, Tentative Map, Conditional Use Permit or other entitlement. For those applications that include companion entitlement requests, please review the filing instructions for each companion entitlement.
- Completed [Environmental Questionnaire Form](#): (Most projects seeking approval of a General Plan Amendment, Community Plan Amendment, Rezone and/or other major entitlements are subject to CEQA review. For further information see instructions for [Projects Subject to CEQA](#)).
- Project description: (see [Project Description Requirements](#))
- Project tentative map, site plan or plan set: (see corresponding instructions for [Tentative Map, Site Plan or Plan Set Requirements](#))
- At-Cost Disclosure: Placer County land development entitlements determined to be "major projects", as defined in the most current Planning Services Division Fee Schedule, are processed "at-cost". The fee paid at the time of filing a major project application is a deposit. Staff time and other direct expenses, such as public noticing, will be charged against the deposit (see [At-Cost Entitlement Processing of Major Entitlements](#) for more detailed information). The most current version of the Planning Services Division Fee Schedule is available [here](#). Consent to At-Cost billing will be required prior to acceptance of the application for processing.

- Pre-Development Meeting Application Number: Major Projects require submittal of a Pre-Development Meeting application prior to County acceptance of a Major Project entitlement application. Please review the most current version of the Planning Division Fee Schedule to determine if your entitlement is classified as a Major Project.

BASIS FOR GRANTING GENERAL PLAN, COMMUNITY PLAN AMENDMENTS ND REZONINGS

During evaluation of proposed General Plan or Community Plan Amendments, Placer County typically requires finding that there have been significant changes in the area covered by the General Plan or Community Plan that were not contemplated at the time of the adoption of the plan and that approval of the proposed amendment would be in the public interest. Applicants are encouraged to provide written justification to demonstrate that a circumstance such as this has occurred as a basis to support the request.