

CITY OF RIO DELL
675 Wildwood Avenue
Rio Dell, CA 95562
Phone: (707)764-3532
Fax: (707)764-5480

PLANNING DEPARTMENT
Case No. _____
Application Fee _____
Consulting Deposit _____

SUPPLEMENTAL APPLICATION FOR:
GENERAL PLAN AMENDMENT

Please provide all of the information requested below; use additional sheet(s) of paper as necessary.

1. **Describe the proposed Plan Amendment** (If it is a text change, include the wording of the old section and the proposed replacement wording. If it is a map change, describe the change – such as General Commercial to Medium Density Residential, 7-15 dwelling units per acre – and attach assessors map(s) indicating the property to be considered.): _____

2. **Indicate why the need for the proposed plan designation cannot be met on other appropriately designated lands in the City** (map change only): _____

3. **Indicate those goals, objectives, policies, strategies and/or programs of the General Plan which are supported or implemented by the Plan Amendment request and explain the reasoning behind this contention:** _____

4. **Indicate those goals, objectives, policies, strategies and/or programs of the General Plan that conflict with the Plan Amendment request; show how those items should be amended to be consistent with the request, and present substantial evidence to justify those changes** (This is necessary in order for the General Plan to be consistent with a proposed change, if adopted.): _____

5. **Document the economic costs and benefits to the City** (Economic benefits realized for individual property owners or developers does not constitute sufficient or justifiable cause to request an Amendment to the General Plan.): _____

6. **Specify any significant environmental effects that would be expected if the proposal were approved** (Both beneficial and negative effects shall be addressed. Plan Amendments are subject to the requirements of the California Environmental Quality Act.): _____

7. **Discuss the compatibility of the proposed Plan Amendment with adjacent land uses** (Where problems exist, explain the development methods that would be applied to mitigate or minimize the conflicts.): _____

8. **Describe the impact of the proposal on traffic and circulation systems** (An analysis of the anticipated traffic volumes that will be generated by the proposal shall be performed. The analysis shall consider existing traffic volumes and shall indicate the facilities necessary to accommodate the new, anticipated traffic flow, such as new or improved signals at specific intersections, widening and improving existing streets, new streets required and anticipated use of public transportation. Costs of these facilities shall be identified under question “4”).: _____

9. **Evaluate the adequacy of public service systems to accommodate the change in the General Plan** (Water supply and distribution systems, sewer treatment and collection capacity, storm drainage, school capacity, parks and recreation facilities, police, fire, solid waste disposal, energy consumption, gas, electric and telephone services shall all be addressed. Where the service is provided by an agency other than the City of Rio Dell, verification of adequate services or facilities shall be provided by the applicant in the form of a letter from the purveyor attesting to the existence and adequacy of such facilities.): _____

10. **Analyze the impacts of the proposal on the long-term development phasing of the City and on the City as a whole** (Indicate how the proposal will effect future development in the City over the next five to ten years. This analysis shall also consider if the proposal promotes logical extension of existing urban development or promotes premature development in out-lying areas.): _____

11. **Analyze the impacts of the proposal on each individual element of the General Plan not previously discussed:** _____

12. **Prepare findings that are based upon identified and documented facts and that clearly demonstrate how the proposal is in the public interest** (These findings must accurately and clearly reflect a fulfillment of the public interest and Plan consistency if they are to be considered by the City Council as their reason for approval and adoption of the plan amendment.): _____

13. **The applicant may submit any additional materials which are pertinent to the request (optional):** _____



NOTE: A General Plan amendment is a major action by the City. Your request should be well thought out and supported with reasonable evidence. The matter must be set for public hearings before both the Planning Commission and the City Council. An environmental review must also be performed. You will be notified of the public hearings by mail; please be prepared to attend these hearings to present evidence in favor of your request.

*For questions regarding this application, please call the Rio Dell Planning Department at (707) 764-3532.