

Submittal Requirements for General Plan Amendment & Rezone

Required	<p>Please use this as a checklist to assemble the materials required for your application when submitting the application through the Accela Citizen Access (ACA) portal. The following items must be submitted in order to process your application. Please follow ALL hyperlinks for complete checklist. <u>If the plans are not legible, or do not contain the information listed below, your application will be deemed incomplete and rejected.</u></p>
	<p>Instructions:</p> <ol style="list-style-type: none"> 1. All exhibits and documents <u>must</u> be uploaded in PDF format. 2. A separate PDF document is required for <u>each</u> document type (i.e., one PDF required for all exhibits; one PDF for each study, etc.). 3. If ACA portal requires a document type not included on this checklist, upload blank PDF document called "Dummy Document". Make sure you select the required document "Type" from the dropdown list.
<input type="checkbox"/>	<p>Complete Application in ACA portal. Under Planning/Land Division, choose the following application type: Plan Amendment-Rezone</p> <p style="margin-left: 20px;"><input type="checkbox"/> Provide full contact information including email addresses for all applicants and/or owners who are stakeholders of the project.</p>
<input type="checkbox"/>	<p>All Required Fees Paid - Fees will be invoiced after application is submitted. All fees must be paid before application is deemed complete. Fees must be paid within three days of fees being invoiced (e-mail will be sent). Please note fees are updated annually on July 1st.</p>
<input type="checkbox"/>	<p>Pre-application (SRC) preliminary review letter</p>
<input type="checkbox"/>	<p>Environmental Assessment Form (Electronic) Please complete entire application, responding to all questions.</p>
<input type="checkbox"/>	<p>Additional Studies and Information required based on response to the Environmental Assessment Form.</p>
<input type="checkbox"/>	<p>A Three Party Agreement is required. The Developer will be required to obtain a Consultant to prepare the environmental assessment. The Three Party Agreement shall be executed prior to formal acceptance of the project.</p>
<input type="checkbox"/>	<p>Preliminary Title Report and Supporting Deed Documents for all parcels included in proposal (prepared within 30 days of submittal of the application; includes legal description) (Electronic)</p>
<input type="checkbox"/>	<p>Legal Description for the Proposed Rezone Boundary (Include a written description in Metes and Bounds & an engineered exhibit with dimensions. Both descriptions shall match.) (Electronic)</p>
<input type="checkbox"/>	<p>Letter of Owner Authorization (Electronic) (If Owner is not the Applicant). Shall include name phone, address and email.</p>

<input type="checkbox"/>	Exhibit (clearly depicting subject and adjacent properties) (Electronic)	
	<input type="checkbox"/> Date of preparation	<input type="checkbox"/> Existing & proposed planned land use designation
	<input type="checkbox"/> Title block	<input type="checkbox"/> Existing & proposed zone district
	<input type="checkbox"/> North arrow	<input type="checkbox"/> Assessor's Parcel Number(s)
	<input type="checkbox"/> Vicinity map depicting four major streets (1/2 square mile)	<input type="checkbox"/> Project site address
	<input type="checkbox"/> City limits	<input type="checkbox"/> Planning area boundaries
<input type="checkbox"/>	Operational Statement (Electronic) Unless adequate operational statement provided in Environmental Assessment Form required above, include the following:	
	<input type="checkbox"/> Project Site Address	<input type="checkbox"/> Assessor's Parcel Number(s)
	<input type="checkbox"/> Acreage to be amended and rezoned	<input type="checkbox"/> Existing use(s)
	<input type="checkbox"/> Existing and proposed General Plan land use designation	<input type="checkbox"/> Describe how the land use & zoning change is more advantageous to the community in comparison to the existing land use.
	<input type="checkbox"/> Identify the Community Plan	<input type="checkbox"/> Existing and proposed zone district
	<input type="checkbox"/> Description of proposed changes	<input type="checkbox"/> Identify the Specific Plan (if applicable)
	<input type="checkbox"/> Describe how proposal is complementary to surrounding neighborhood	<input type="checkbox"/> Description of how the proposal helps implement the Fresno General Plan
	<input type="checkbox"/> Description of proposed future use and buildings	
<input type="checkbox"/>	Traffic Impact Study (Electronic) The scope of the study shall be reviewed and approved by the Department of Public Works, Traffic Planning Division prior to submittal of the application. Provide email verification from Public Works.	
<input type="checkbox"/>	Traffic Impact Study Checklist filled out and signed (Electronic)	
<input type="checkbox"/>	Neighborhood Meeting Provide a copy of the agenda, mailing list and outcome of the required meeting. The neighborhood meeting shall comply with Section 15-5006 of the Fresno Municipal Code.	
<input type="checkbox"/>	Other: _____	

The application completeness review process is up to a 30-day process. If all items on this checklist are not submitted, the application will be deemed incomplete and rejected. If all required items on this checklist are submitted and determined to meet all requirements outlined in this document, the application shall be deemed complete and accepted for processing. Within five days of project acceptance, the project applicant will be sent an Introduction Letter (via e-mail) from the assigned Planner discussing the process and the target completion date.