

Departments and Divisions

Community Development

Building Inspection Division (661) 758-7225
Code Enforcement Division (661) 758-7213
Planning Division (661) 758-7250

Emergency Services

Fire Department (661) 758-6447
Police Department (661) 758-7266

Public Works Department

Public Works (661) 758-7270

City Administration

Finance Department (661) 758-7230
Economic Dev. Department (661) 758-7204
City Treasurer (661) 758-7236
City Manager (661) 758-7214
City Clerk (661) 758-7215

Online Information At

<http://www.ci.wasco.ca.us>



General Plan Amendment (GPA)

This brochure is provided by the:

Wasco Planning Division
764 E Street
Wasco, CA 93280
(661) 758-7250

E-Mail:
planning@ci.wasco.ca.us

What is a General Plan

The General Plan functions as the City of Wasco's constitution. It provides the "blueprint" for development throughout the community and is the vehicle through which decisions are made. The General Plan addresses all areas of development - traffic, housing, natural resources, open space, land use, noise, and safety.

What is a General Plan Amendment (GPA)

A General Plan Amendment is designed to accommodate a particular change in the plan in a specific way. For example, a property owner may wish to develop a property as residential, but the property has a commercial land use designation in the General Plan. In this case, a GPA and Rezone would be required. GPA's can also propose changes in General Plan policies. GPA's tend to be infrequently requested, and the City is legally limited to making amendments to the General Plan to no more than four such actions per year.

Who Approves A Request for GPA?

In the City of Wasco, the Planning Commission will make a recommendation to the City Council. Then the City Council will take final action on the request.

Pre-Application Discussion with Staff

While not required, it is recommended that you meet with Planning Staff to discuss your proposed GPA. You may arrange a meeting by calling 661-758-7250 or by visiting the Community Development Department at 764 E Street, Wasco, CA 93280.

How to Apply

In order to apply for a GPA, you will need to submit the following items:

- ✓ Complete Master Uniform Application;
- ✓ Zone Modification and General Plan Amendment Application;
- ✓ Application fee (refer to fee schedule);
- ✓ Environmental Assessment form;
- ✓ 300 Foot Radius Map;
- ✓ Five Copies of a site development plan (see Zone Modification and General Plan Amendment Application for more details);
- ✓ Elevations of all building or structures related to the proposal;
- ✓ Five copies of a narrative description of the proposed use or development (see Zone Modification and General Plan Amendment Application for more details);
- ✓ An explanation of how the proposal will affect the elements of the General Plan specifically;
- ✓ A statement about why the change is necessary and what do you intend to achieve by the change;
- ✓ Photographs of the site and surroundings; and
- ✓ Supporting information / data that you believe substantiates changing the General Plan.

What is the Process and How Long Does it Take?

Upon filing a complete application, Planning Staff will review the documents and refer the application to other departments and agencies for comments, as necessary, which may include completing the necessary environmental documents to satisfy the California Environmental Quality Act.

After the environmental document has been prepared and circulated, Planning Staff will then prepare a staff report for the Planning Commission with a recommendation for approval, denial, or approval with modifications.

Planning Staff will schedule a hearing before the Planning Commission, publish a Notice of Hearing, and mail the notice to surrounding properties as required by State Law. A copy of the staff report is provided to the applicant and placed on the City's website prior to the hearing before the Commission.

The Commission will hear the request at the public hearing, where the applicant or other interested parties will have an opportunity express their opinion about the GPA. After reviewing any written and oral evidence, the Planning Commission will recommend approval, denial, or approval with modifications to the City Council.

The City Council will schedule a hearing date after the Planning Commission's recommendation. Staff will publish a Notice of Hearing and mail the notice the surrounding property owners, as required by State Law. After the public hearing, the Council will adopt the GPA as recommended, deny the amendment, or modify the recommendation, or continue the application for more information.

This process typically takes 14 to 18 weeks, but may vary based upon complexity of the issues.