
Appendix 1: Land Use

1A Sample General Plan Consistency Checklist (El Dorado County)

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Sample General Plan Consistency Checklist

Source: El Dorado County

**GENERAL PLAN CONSISTENCY CHECKLIST
NON-RESIDENTIAL AND MULTIFAMILY PROJECTS**

Implementing Policy (2.2.5.20):

Development involving any structure greater than 120 square feet in size or requiring a grading permit shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstrating compliance.

BASIC INFORMATION

Permit Number(s): _____

APN(s): _____

Applicant/Owner: _____
(name, address, phone and/or email)

Agent (if applicable): _____
(name, address, phone and/or email)

Note: Much of the following information can be found on the County's website at: www.co.el-dorado.ca.us/planning/ParcelData/Enter.APN.aspx. You will need to enter the assessor's parcel number to access the appropriate data.

Designations: General Plan (2004) Land Use _____ Zoning _____

Planning Area (Select one)

- Community Region (name) _____
- Rural Center (name) _____
- Rural Region
(any area other than a Community Region or Rural Center)

I affirm that the information contained in this application is true and correct to the best of my knowledge and any material misinformation in this application can result in the denial or revocation of my permit(s).

Signature _____ **Date** _____
(Owner or Authorized Representative)

Reviewing Planner (Initials) _____

I. Floor Area Ratio and Impervious Surfaces (Policy 2.2.1.5)

Requirement:

The General Plan requires that all projects conform to the following standard for **floor area ratios and maximum impervious surfaces**:

Land Use Designation	Floor Area Ratio	Maximum Impervious Surface in Percent*
Multifamily Residential	N/A	75
Commercial.....	0.25	85
Research and Development	0.25**	50
Industrial	0.25	85

Definitions:

"Floor Area Ratio" is the proportion of total floor area to the site area.

"Impervious" means incapable of being penetrated.

"Pervious" means open to passage or that which can be penetrated.

Note that in all cases, the ability of an object to allow the passage of water is the critical factor in determining whether it is considered "impervious" or "pervious."

Calculations:

Floor Area Ratio

1. Total the square footage of floor area for the site. Total Square Footage= _____
2. Divide the total square footage of floor area (calculated in #1) by the total square footage of the parcel (acreage multiplied by 43,560 square feet per acre).
Floor Area Ratio = _____

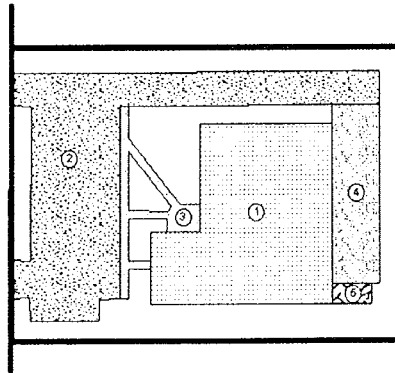
Impervious Surfaces

1. Total the square footage for all impervious surfaces: all structures, including garages, patios, sheds, decks, swimming pools, and all pavement (*see the diagram on the next page.*) Any pervious concrete is not included.
Total Square Footage = _____
2. Divide the total square footage of impervious surfaces (calculated in #1) by the total square footage of the parcel (acreage multiplied by 43,560 square feet per acre) = _____ (Floor area ÷ parcel area = % of impervious surfaces)

**If the Floor Area Ratio or the Impervious Surface Percentage exceeds the maximum listed above, your project cannot be approved without modification(s).*

***For the El Dorado Hills Business Park, the FAR may be increased to 0.30. However, any floor area ratio in excess of 0.25 shall be subject to review and approval by the County. Contact a planner for additional information.*

Impervious Surface Calculation Diagram



- 1 Main structure
- 2 Parking lot and drive aisle
- 3 Sidewalk, walkways and other landscaping
- 4 Loading space
- 5 Loading dock, mechanical equipment, trash enclosure, etc.

2. Employment Cap (Policy TC-1y)

For Commercial, Research and Development or Industrial Projects, only:

Requirement:

The Circulation Element of the General Plan limits employment for two Traffic Analysis Zones (TAZs). The combined **total employment** for TAZ 148 and 344 is **10,045**. The limitation is based upon roadway capacity.

Is your parcel located in TAZ 148 or 344 and will the proposed development generate employment? (TAZ 148 and 344 are approximately coincident with the El Dorado Hills Business Park, and are located south of U.S. Highway 50 and White Rock Road, west of the Sacramento County/El Dorado County line, and east of Latrobe Road. See map at the Development Services public counter. Development Services staff will establish a link to the map on the County website in the near future.)

Check one:

- Yes*
- No

***If you have checked "Yes," you must report your total anticipated number of employees for your proposed project. Staff tracks the total number of employees and will determine if your project can proceed without traffic mitigation.**

Total Number of Employees: _____

3. Bicycle and Pedestrian Facilities (Policy TC-4i)

For Commercial, Research and Development or Industrial Projects, only:

Is your project located in a **Community Region or Community Center**?

Check one:
 Yes*
 No

***If you checked "Yes" then your project must include pedestrian/bicycle paths connecting adjacent Commercial, Research and Development or Industrial projects and any schools, parks or other public facilities. Please refer to the El Dorado County Bicycle Transportation Plan (El Dorado County Transportation Commission, January 25, 2005.) Chapter 5 of this document describes the proposed improvements and necessary support facilities. The document may be viewed at the Development Services public counter or on-line at http://www.edetc.org/bikeped_edc_plan.htm.**

4. Solid Waste and Recycling Facilities (Policy 5.5.2.2)

For Multifamily Projects only:

Is the parcel located within **0.25 mile (1320 feet)** of any landfill sites or material recovery facilities? (See map at the Development Services Department public counter. Development Services will make this information available on-line in the near future.)

Check one:
 Yes*
 No

***If you have checked "Yes," a disclosure statement indicating that you are aware of the facility's location is required prior to Building Permit issuance for the project. The form may be obtained at the Development Services Department public counter. The Development Services Department will establish a link to this form in the near future.**

5. Scenic Corridors (Policy 2.6.1.2)

Is the project site located adjacent to one of the following identified **State Officially Designated Scenic Corridors**?

- U.S. Highway 50 from Placerville to Echo Summit (Post Miles 16.8 to 74.4); or
- State Highway 89 (Post Miles 0.0 to 27.4.) (See the map at the Building Services Department public counter. The Development Services Department will make this map available on-line in the near future.)

Check one:
 Yes*
 No

***If you have checked “Yes”, your project must place any new utilities underground; no new overhead utility poles are permitted.**

6. Asbestos (Policy 6.3.1.1)

Will the project result in any earth disturbance **within an area that is likely to contain naturally occurring asbestos** as mapped by the California Department of Conservation? (See map and the accompanying report, “Areas More Likely to Contain Natural Occurrences of Asbestos in Western El Dorado County, California” (Open-File Report 2000-002, California Department of Conservation, Division of Mines and Geology) at http://www.consrv.ca.gov/cgs/minerals/hazardous_minerals/asbestos/el_dorado.htm or at the Development Services Department public counter. Locations within one-half mile of the areas shown on these maps may contain naturally occurring asbestos.)

Check one:

- Yes*
- No

***If you have checked “Yes” you must have a California-registered geologist inspect the project area for the presence of asbestos using appropriate test methods and submit a copy the report to the Air Quality Management District (AQMD). If the presence of asbestos is indicated, warning signs must be posted at the work/construction site and compliance with El Dorado County Environmental Management and AQMD fugitive dust prevention and contingent asbestos dust mitigation plan provisions will be required during grading and construction. You may also conform to the additional dust mitigation requirements voluntarily and eliminate the need for testing.**

Note: While the General Plan policy refers to the areas described on the California Department of Conservation map, it is widely recognized that the data used to develop this map is based upon information that is at a scale that is not adequately detailed for use on a parcel-specific basis. The Open-File Report recommends that testing should be accomplished in the areas depicted on the map and in a buffer area that surrounds those areas depicted on the map. The El Dorado County Environmental Management Department is proposing a rule that would require a half-mile buffer area. The requirement for testing is based upon the proposed rule.

7. Hazardous Materials (Policy 6.6.1.2)

Will the project result in any earth disturbance **within an area** known to be or suspected to be **contaminated by hazardous materials**? (See the parcel list at the Development Services Department public counter. The Development Services Department will make this information available on-line in the near future.)

Check one:

- Yes*
- No

***If you have checked “Yes” you must have a site investigation prepared by a Registered Environmental Assessor or other person experienced in identifying hazardous wastes and submit the report to the El Dorado County Environmental Management Department.**

If contamination is found to exist, it must be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of any permit.

8. Aviation Noise and Hazards (Policies 2.2.5.13, TC-7a, 6.5.2.1, 6.8.1.1)

Is the project located within the area covered by an airport Comprehensive Land Use Plan (CLUP) and/or zoned AA (overlay)? (See the map located at the Planning Department public counter. The Planning Department will make this information available on-line in the near future.)

If yes*, check the airport that is located in proximity to your property:

- Placerville:
- Cameron Park:
- Georgetown:
- South Lake Tahoe:

*If you have checked that your project is in an area covered by one of the airport CLUPs, it may be subject to density limitations or limitations on the maximum height of structures. The CLUP's are not presently available on-line. You may view a hard copy at the Development Services Department public counter or obtain additional information by calling the Development Services Department at (530) 621-5355.

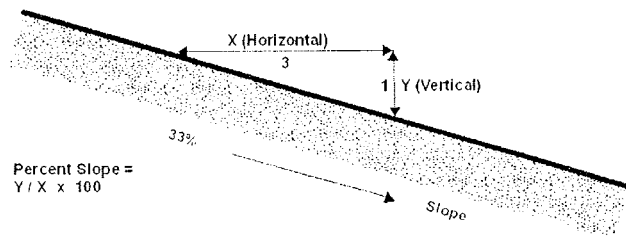
9. Soil Conservation (Policy 7.1.2.1)

Does the area of ground disturbance (may not be the entire parcel) contain slopes greater than 30%?

Check one:

- Yes*
- No

Percent slope can be calculated by dividing the change in elevation by the horizontal distance, multiplied by 100.



*If you have checked "Yes" you may need to modify the project to avoid areas containing greater than 30% slope (Note: Exceptions may be allowed for necessary access driveways, for public safety, for repairs to existing infrastructure or buildings, or if reasonable use of the property would otherwise be denied).

10. Mineral Resources (Policy 7.2.2.3)

For Multifamily projects, only:

Is the parcel located **adjacent to an existing mining operation** and is the proposed use a **new, non-mining use** with the potential to restrict future mining (such as residential or other noise-sensitive uses)? (See the map at the Development Services Department public counter. The Development Services Department will make this information available on-line in the near future.)

Check one:

- Yes*
- No

***If you have checked “Yes,” you must sign a disclosure statement indicating that you are aware of the location of the mining operation. The form may be obtained at the Development Services Department public counter. The Development Services Department will establish a link to this form in the near future.**

11. Conservation of Water Resources (Policies 7.3.3.4, 7.3.3.5, 7.3.4.2, 7.4.2.5, 5.4.1.2)

Requirement: General Plan policy requires the following **setbacks from water features** (for all development, including structures, infrastructure, or any ground disturbance but excluding road and bridge repair or construction, trail construction or any recreational access structure, such as docks and piers):

Water Feature	Setback Requirement
Perennial Stream or River	100 feet from top of bank
Lake	100 feet from top of bank or water’s edge
Intermittent Stream	50 feet from top of bank
Wetland.....	50 feet from water’s edge or location of wetland plants

Definitions:

Intermittent Stream: An intermittent stream is a stream that flows for part of the year when it receives water from springs, rainfall, or from surface sources such as melting snow. These are marked on U.S.G.S. topographical maps by a line with blue dashes.

Top of Bank: The visible high water mark of any lake, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil.

Wetlands: Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. (33 CFR 328.3(b); 40 CFR 230.3(a)) See also

http://ceres.ca.gov/wetlands/introduction/defining_wetlands.html for additional information.

Does your parcel contain any of the above water features?

Check one:
 Yes
 No

***If you have checked "Yes" then your project may be subject to the setback requirements required by the General Plan policies listed above. Your project plans will need to show the distance between the proposed area of disturbance and any water feature. A planner is available to assist you in determining the applicable setback for your project. In some cases a site visit by the planner may also be necessary.**

12. Forest and Woodland Resources (Policies 7.4.4.4, 7.4.4.5)

Requirement: General Plan policy requires the retention of tree canopy as listed in the following table:

Percent Existing Canopy Cover	Canopy Cover to be Retained
80-100.....	60% of existing canopy
60-79.....	70% of existing canopy
40-59.....	80% of existing canopy
20-39.....	85% of existing canopy
10-19.....	90% of existing canopy
1-9**.....	90% of existing canopy

**Note that if the existing canopy cover is between one and nine percent, the retention of canopy only applies to parcels greater than one acre in size.

Are any trees proposed to be removed as part of the proposed project? (Note that tree removal that is required as part of an approved **Fire Safe Plan to protect existing structures** is excluded from this requirement. (See www.edcfiresafe.org/index.htm for information concerning Fire Safe Plans sponsored by the El Dorado County Fire Safe Council in cooperation with the California Department of Forestry and Fire Protection. Other Fire Safe Plans may have been approved in conjunction with a discretionary project, such as a subdivision map or a specific plan, by the El Dorado County Planning Commission or the Board of Supervisors.))

Check one:
 Yes*
 No

***If you checked "Yes," you will need to provide documentation demonstrating compliance with the above requirement. The use of aerial photography or a ground survey by a qualified biologist or licensed arborist may be used to determine the canopy cover. An aerial photo of your parcel may be obtained through the Development Services Department public counter or you may contact the Development Services Department for additional information at (530) 621-5355. Older photography and topographic information may also be found on-line at <http://terraserver-usa.com>.**

(Note: Mitigation, in the form of a fee or tree replacement requirement may be available in the future. However, until the County adopts an appropriate ordinance describing such a program, mitigation is not feasible without discretionary approval.)

13. Preservation of Cultural Resources (Policy 7.5.1.6, 7.5.2.2, 7.5.4.1)

Does the project site contain any of the following **features that may indicate the presence of cultural resources**: 1) a structure over 50 years of age; 2) indications of the former presence of a structure over 50 years of age. such as the remains of a foundation; 3) location near a perennial stream; or 4) the presence of mounds?

Check one:

- Yes*
- No

***If you checked “Yes” and ground disturbance within 100 feet of any identified features is proposed or if you propose to demolish a structure over 50 years in age, then you must submit a cultural resources study prepared by a professional historian, archaeologist, or other qualified consultant assessing the potential significance of cultural resources and addressing mitigation and/or other appropriate protective measures.**

14. Other Requirements

In addition to consistency with General Plan policy, the project is also subject to other existing County requirements, which may include, but not be limited to, the following:

- Setbacks adjacent to agricultural property (see Section 17.06.150 of the Zoning Ordinance);
- Other setbacks, height requirements, and development standards applicable to the zone district;
- Subdivision or parcel map requirements;
- Fire safe regulations;
- Ecological Preserve requirements (see Chapter 17.71 of the Zoning Ordinance);
- Easements from Title Report;
- Building and Fire Codes;
- Title 24 (Energy Compliance);
- Disabled Accessibility
- Department of Transportation Requirements (encroachment permit, drainage report, soils report, Storm Water Pollution Prevention Permit (SWPPP));
- Environmental Management – Fugitive Dust Plan; and
- Environmental Management – El Dorado County Health Permit.

Please contact a Planner at (530) 621-5355 if you have questions concerning any of these additional requirements that may apply to your property.

The information that you have provided in this checklist will be reviewed by Development Services as part of the plan review process. If any further information or clarification of the information that you provided is necessary, you will be notified by the Department. If you believe that you are unable to comply with any of the requirements noted above, please contact a Planner for assistance.