

*(Note to reviewers: Existing Site Plan Review section is amended below. Underline represents new text, strikeouts represent removals. Anything in italics is a note and will be removed prior to final edit.)*

#### IV. SITE PLAN REVIEW

17.22.300 Purpose. The purpose of this subchapter is to provide for the review and approval of development projects consistent with the provisions of this Title, where review is required or necessary to ensure compliance with adopted County standards, to provide appropriate on-site design of parking, circulation, building location, landscaping and lighting, and to protect the public health, safety and welfare. (Ord. 4589 §§2, 5, 2001) The purpose is also to demonstrate consistency with the General Plan pursuant to General Plan Policy 2.2.5.20.

17.22.310 Approval Authority. The Development Services ~~Planning~~ Director or his designee shall have approval authority of original jurisdiction for site plan review. The approval of a site plan review application shall be considered a ministerial permit pursuant to CEQA. (Ord. 4589 §§2, 5, 2001)

17.22.320 Standards and Requirements. Standards for site plan review shall be those established pursuant to Chapters 17.06, 17.14, 17.16, 17.18, the applicable zone district provisions, and any other standards or requirements adopted by El Dorado County by ordinance or resolution. (Ord. 4589 §§2, 5, 2001)

17.22.xxx General Plan Consistency Requirements. Standards for demonstrating consistency with the General Plan pursuant to General Plan Policy 2.2.5.20 will be on a form established by the Development Services Department.

17.22.xxx Applicability of General Plan Consistency Requirements. Requirements for General Plan Consistency shall apply to:

A. All building permits for new structures, as defined in the General Plan, greater than 120 square feet, including additions to existing structures.

B. Building Permits or other permits that require a grading permit.

17.22.xxx Inapplicability. The General Plan Consistency requirements are not applicable to any of the following:

A. Any permits that require a finding of consistency with the 2004 General Plan pursuant to other provisions of state law or local ordinances.

B. Any permits issued in accordance with an approved development agreement to the extent the development agreement prevents the application of policies of the 2004 General Plan.

17.22.xxx General Plan Consistency Options

If proposed development does not conform to General Plan policies pursuant to the site plan review as set forth above, no permit shall be issued for the development unless:

A. The applicant modifies the application to eliminate any inconsistencies identified.

B. The applicant applies for and is granted a planned development application after discretionary review and CEQA analysis. The planned development application is hereby authorized whether or not a planned development is otherwise required by ordinance and would not require a rezone to add the planned development combining zone, but in all other respects, the planned development application will be processed in accordance with Section 17.04, and any appeals will be processed in accordance with Section 17.22.220.

C. Reasonable use of the property would otherwise be denied, as determined by the Development Services Director.