

Permit Feasibility Analysis Guide



**Accelerate Property
Development**

with this
Permit Feasibility Guide
and Associated Checklists

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Table of Contents

Permit Feasibility Analysis Checklist Guide	1
Instructions for Completing the Development Review Checklist	2
Development Review Checklist	3
Instructions for Completing the Land Use Compatibility Checklist	4
Land Use Compatibility Checklist	8
Instructions for Completing the Environmental Review Checklist	9
Environmental Review Checklist	14
Instructions for Using the Land Use and Environmental Permits Lists	15
Typical Land Use and Building Permits	31
Typical Environmental Permits	32
Permit Feasibility Analysis Process	36
Get the Help You Need When You Need It	41

Permit Feasibility Analysis Checklist Guide

Welcome to the Permit Feasibility Analysis Checklist Guide. This resource is designed to assist developers in evaluating key aspects of permit feasibility by providing a structured approach through three critical checklists: Development Review, Environmental Review, and Land Use Compatibility.

1. **Development Review Checklist:** This checklist ensures that proposed projects meet fundamental development requirements, including zoning, infrastructure, and compliance with local regulations. By reviewing these elements early, developers can identify potential obstacles and plan effectively.
2. **Land Use Compatibility Checklist:** This checklist focuses on assessing a project's alignment with existing land use patterns and compatibility with surrounding areas. Developers can use this tool to foresee challenges related to community impact and zoning restrictions.
3. **Environmental Review Checklist:** Essential for understanding a project's environmental impacts, this checklist guides developers through the analysis of ecological factors, resource protection, and necessary mitigation measures. This proactive approach helps align projects with sustainability standards and regulatory requirements.
4. **Typical Land Use and Environmental Permits:** These checklists identify the typical permits that are needed for property development, along with the purpose for each, timelines, and mitigation that may be required. Developers can use these lists by matching site and project characteristics with the appropriate permits needed.

Instructions for Completing the Development Review Checklist

To effectively complete the Development Review Checklist and identify essential information for land use and environmental reviews, please follow these steps:

1. **Gather Relevant Documents:** Collect all pertinent project plans, zoning maps, and local development guidelines. Familiarize yourself with applicable codes and standards that will impact your project.
2. **Review Each Section Carefully:** Go through each item on the checklist systematically, addressing questions related to zoning, infrastructure, utility availability, and other critical development aspects. Be thorough in capturing details for each item, as these details inform both land use and environmental assessments.
3. **Document Findings and Requirements:** Note any specific requirements, constraints, or approvals necessary to meet development standards. Highlight potential red flags or areas needing further investigation, which will be vital in later review stages.
4. **Identify Key Land Use and Environmental Impacts:** Use the checklist to pinpoint aspects that may influence land use compatibility and environmental impact, such as traffic, proximity to sensitive areas, and infrastructure demands. Make sure these points are clear for easy reference in subsequent analyses.
5. **Compile and Organize for Review:** Ensure that all information gathered is well-organized and accessible for follow-up with the Land Use and Environmental Review teams. Proper documentation will streamline the review process and support accurate, informed evaluations.

By thoroughly completing the Development Review Checklist, you'll help create a solid foundation for both the land use and environmental review phases, reducing potential issues and facilitating a smoother review process.

Permit Feasibility Analysis - Development Review Checklist

Client Name: _____

Project Name: _____

Date: _____

Project Type: [Residential / Commercial / Infrastructure]

Section 1: Project Overview

1. Where is your project located?
 - Address: _____
 - Jurisdiction (e.g., City, County, Rural): _____
 - State: _____
2. What type of development are you interested in constructing on your property?
 - Residential (e.g., Single-family, Multi-family, Townhomes, Apartments)
 - Commercial (e.g., Retail, Office Space, Mixed-use)
 - Infrastructure (e.g., Utilities, Roads, Bridges, Public Facilities)
3. What specific uses or operations are you interested in developing on your property?
(Example: Single family, apartment complex, retail center, distribution facility)
 - Specific Uses: _____
4. Are there additional uses or operations you are considering adding in the future?
 - Yes - Specify: _____
 - No
5. What type of development product are you proposing?
(Examples: Small single-family homes, attached townhomes, mixed-use complex)
 - Type: _____
6. Do you have any existing reports or studies for the property?
 - Yes - Specify: _____
 - No
7. Do you have a completed design for your project?
 - Yes - Specify: _____
 - No
8. Do you already have approvals?
 - Yes - Specify: _____
 - No

Section 2: Development Phasing and Timeline

1. What is your timeline for starting the project and when do you want to be finished with construction?
 - Project start date: _____
 - Construction finish date: _____
 2. How are you planning to phase the development?
 - Single Phase
 - Multiple Phases - Specify Number of Phases: _____
 3. If multiple phases, what is the anticipated timeline for each phase?
 - Phase 1: Start Date _____ / Expected Completion _____
 - Phase 2: Start Date _____ / Expected Completion _____
 - Additional Phases (if applicable): _____
-

Section 3: Development Size and Scale

1. Approximately what size will each part of your development be?
(Specify in acres or square footage for each type)
 - Residential Building Area / Unit: _____ Square Feet _____ Acres
 - Commercial Building Area: _____ Square Feet _____ Acres
 - Total Building Area: _____ Square Feet _____ Acres
 - Asphalt Paving Area: _____ Square Feet _____ Acres
 - Concrete Paving Area: _____ Square Feet _____ Acres
 - Detention / Retention Area: _____ Square Feet _____ Acres
 - Landscaping Area: _____ Square Feet _____ Acres
 - Open Space / Preserve Area: _____ Square Feet _____ Acres
 - Total Project Area: _____ Square Feet _____ Acres
 - Residential/Commercial Units (if applicable): _____
2. What types of buildings are you interested in constructing?
 - Single-family Homes
 - Multi-family Residential
 - Townhomes or Rowhouses
 - Commercial Buildings (Retail, Office, etc.)
 - Industrial Facilities

- Other: _____
3. **Are you proposing to build roads or other infrastructure?**
- Headwalls: _____ Cubic Yards _____ Square Feet
 - Bridge(s): _____ Cubic Yards _____ Square Feet
 - Culverts: _____ Cubic Yards _____ Square Feet
 - Retaining Walls: _____ Cubic Yards _____ Square Feet
 - Rock Stabilization: _____ Cubic Yards _____ Square Feet
 - Slope Stabilization: _____ Square Feet
-

Section 4: Site Improvements and Landscape Design

1. **Are you interested in enhancing the property with additional site improvements or building expansions?**
- Yes - Specify: _____
 - No
2. **What type of landscape and open space amenities are you considering?**
(Examples: Parks, walking trails, community gardens, water features)
- Parks or Green Spaces
 - Walking or Biking Trails
 - Community Gardens
 - Playgrounds or Recreational Facilities
 - Water Features (e.g., ponds, fountains)
 - Outdoor Seating or Plaza Areas
 - Other: _____
3. **Do you have plans for specific open space or green infrastructure improvements?**
(Examples: Stormwater management areas, green roofs, permeable pathways)
- Yes - Specify: _____
 - No

Section 5: Summary and Next Steps

- Overall Project Feasibility Rating: [High / Moderate / Low]
- Key Considerations and Potential Challenges:
 - ---
- Complete Next Reviews:
 - Land Use Compatibility Review
 - Environmental Review
 - Permitting & Mitigation Cost and Timeline Review

Instructions for Completing the Land Use Compatibility Checklist

To ensure an accurate and thorough evaluation of land use compatibility, please follow these steps when completing the checklist:

1. **Review Project Details and Surrounding Uses:** Start by examining the project's design, location, and intended use. Assess the surrounding land uses, zoning designations, and community context to identify potential compatibility concerns.
2. **Follow Each Checklist Item Carefully:** Address each checklist item, focusing on factors like adjacency to sensitive uses, consistency with zoning requirements, and impact on community character. Note any conditions that may require mitigation to achieve compatibility.
3. **Document Any Compatibility Issues:** Make detailed notes of any compatibility challenges, such as potential conflicts with nearby uses or deviations from zoning standards. This documentation will be crucial for informing mitigation strategies or adjustments to the project.
4. **Engage with Qualified Professionals When Necessary:** Some checklist items, such as those concerning noise, traffic, or environmental sensitivity, may require specialized knowledge. Engage with planners, environmental consultants, or other qualified professionals to provide expertise on complex compatibility issues and ensure that assessments are accurate and comprehensive.
5. **Organize Findings for Reference in Environmental Review:** Compile all findings in a clear, organized manner to support the Environmental Review process. Well-documented compatibility assessments are essential for creating effective mitigation plans and facilitating project approval.

By following these steps and involving qualified professionals where needed, you can create a robust land use compatibility assessment that lays the groundwork for a successful project.

Permit Feasibility Analysis - Land Use Compatibility Checklist

Client Name: _____

Project Name: _____

Date: _____

Property Address/Location: _____

Zoning Designation: _____

Section 1: Land Use Compatibility

1. General Plan Consistency

- Is the proposed project consistent with the General Plan's land use designation for this property?
- Does the project align with the General Plan's goals and policies, such as housing density, commercial usage, or industrial support?
- Are there any conflicts between the General Plan and the proposed project that would require amendments or modifications?
- Are there any proposed amendments that would delay or inhibit application processing?
- **Comments:** _____

2. Community and Specific Plan Compliance

- Is the property located within a Community Plan or a Specific Plan area?
- Does the project comply with the land use types, design standards, and density guidelines outlined in the Community or Specific Plan?
- Are there specific requirements for public amenities, such as parks, plazas, or trails, in the plan area?
- Are there additional design guidelines, such as architectural styles or material specifications, required by the plan?
- **Comments:** _____

3. Zoning Code Compliance

- Is the proposed use permitted under the current zoning designation for the property?
- Are there any zoning overlays (e.g., historic, environmental, or scenic corridors) that impact project design or use?
- Are conditional use permits, variances, or zoning changes required to accommodate the project?
- Does the zoning designation impose limitations on density, occupancy, or specific activities (e.g., industrial manufacturing vs. office use)?

- Comments: _____

Qualified Professional:

Urban or Environmental Planner: Responsible for General Plan consistency and code compliance.

Section 2: Development Standards

1. Building Requirements

- **Maximum Building Area**
 - What is the maximum allowable building area for this zoning designation?
 - Does the proposed building size comply with these limits?
- **Floor Area Ratio (FAR)**
 - What is the maximum Floor Area Ratio allowed, and how does the proposed project compare?
 - Is the proposed FAR suitable for the intended use and compatible with surrounding buildings?
- **Maximum Building Height**
 - What is the height limit for structures in this zone?
 - Does the proposed height of buildings comply with zoning restrictions?
 - Are there any height exceptions or variances that the project might apply for?
- **Property Line Setbacks**
 - What are the required setbacks from front, side, and rear property lines?
 - Does the building layout respect these setbacks?
 - Are there buffer zones required for adjacent land uses (e.g., residential buffers for industrial properties)?
- **Public Utility Easements (PUEs)**
 - Are there any public utility easements on the property that restrict development?
 - Does the project design avoid encroachment into these easements, or is a variance required?
- Comments: _____

2. Road and Access Standards

- **Access Points**
 - Are the access points sufficient for the intended use, including commercial traffic or emergency vehicle access?

- Does the project require new access points, or will existing access points be modified?
 - **Road Width and Surface**
 - Do existing roads meet the minimum width and surface standards required for the project's scope?
 - Are additional road improvements or extensions necessary to support increased traffic?
 - **Pedestrian and Bicycle Access**
 - Does the project provide safe pedestrian and bicycle access as required by local codes?
 - Are sidewalks, bike lanes, or crosswalks integrated into the site design?
 - **Comments:** _____
- 3. **Utilities and Infrastructure**
 - **Water Supply**
 - Is there a sufficient municipal water supply to meet the project's needs, including fire suppression requirements?
 - Are additional water mains, hydrants, or upgrades required?
 - **Sewer Services**
 - Does the site connect to the municipal sewer system, or will a private septic system be required?
 - Is the current sewer capacity adequate for the proposed development?
 - **Stormwater Management**
 - Are there sufficient stormwater drainage systems in place, or are upgrades needed to prevent flooding and erosion?
 - Does the project include permeable surfaces or green infrastructure to manage stormwater?
 - **Electrical Supply**
 - Is the property served by adequate electrical utilities, or are upgrades to the grid required?
 - **Natural Gas**
 - Does the site have access to natural gas service, or will alternative energy sources be used?
 - **Telecommunications**
 - Are high-speed internet and telephone services available at the site?
 - **Comments:** _____

4. Parking Requirements

- What is the minimum number of parking spaces required by zoning for the proposed use?
- Does the project provide adequate parking, including accessible and visitor spaces?
- Are there specific requirements for parking layout, landscaping, or lighting?
- **Comments:** _____

5. Landscaping and Screening Standards

- Are there landscaping requirements, such as a percentage of the site dedicated to green space or specific plant types?
- Does the design include screening for privacy or aesthetic purposes for neighboring properties?
- Is there a need for sound barriers, fencing, or visual screening due to adjacent land uses?
- **Comments:** _____

6. Open Space and Recreation Requirements

- Does the project meet open space requirements, including dedicated recreation areas or public access?
- Are there amenities such as walking trails, playgrounds, or green belts integrated into the design?
- **Comments:** _____

Qualified Professionals:

Urban Planner: Responsible for land use and development analysis.

Civil Engineer: Responsible for site, infrastructure, and building engineering.

Architect: Responsible for building design.

Landscape Architect: Responsible for site landscape design.

Section 3: Surrounding Land Uses and Compatibility

1. Adjacent Land Use Analysis

- What are the current land uses for properties adjacent to the project site (e.g., residential, commercial, industrial)?
- Is the proposed development compatible with these neighboring land uses, or could it lead to conflicts (e.g., noise, traffic, pollution)?
- **Comments:** _____

2. Community Impact and Compatibility

- Does the project fit with the character of the neighborhood or community?
- Will the development introduce changes (e.g., increased traffic, altered views) that could impact the quality of life for nearby residents?
- **Comments:** _____

3. Environmental and Public Health Considerations

- Are there sensitive areas (e.g., schools, parks, hospitals) nearby that could be impacted by the project?
- Will the project require mitigation measures for issues like noise, light pollution, or air quality impacts on neighboring properties?
- **Comments:** _____

4. Economic and Social Benefits/Impacts

- Does the project contribute positively to the community by offering employment, services, or amenities?
- Are there potential negative social impacts (e.g., displacement, increased cost of living) associated with the project?
- **Comments:** _____

Qualified Professional:

Urban Planner: Responsible for land use, impact analysis, and environmental compatibility.

Section 4: Summary and Next Steps

- **Overall Land Use Compatibility Rating:** [High / Moderate / Low]
- **Key Areas for Further Review:**

- **Complete Next Reviews:**
 - Environmental Review
 - Permitting & Mitigation Cost and Timeline Review

Instructions for Completing the Environmental Review Checklist

To conduct a comprehensive environmental review, please follow these steps when working through the checklist:

1. **Gather Project and Environmental Information:** Begin by collecting all relevant project plans and any preliminary environmental data available. Understand the local environmental context, including nearby sensitive habitats, water sources, and protected areas.
2. **Review and Address Each Checklist Item:** Go through each item carefully, addressing potential impacts on air quality, water resources, wildlife, and other environmental factors. Document the details for each category, as this information will inform necessary mitigation measures and regulatory compliance.
3. **Note Potential Environmental Impacts:** Identify any significant environmental concerns or areas where the project may affect protected resources. Clearly document any impacts that may require mitigation or further analysis.
4. **Hire Qualified Environmental Professionals When Needed:** For complex environmental issues, such as habitat assessments, water quality evaluations, or air impact analyses, consult with qualified environmental professionals. Specialists like ecologists, hydrologists, or environmental planners can provide the expertise required to thoroughly assess and document potential impacts.
5. **Organize and Document Findings for Use in Planning:** Compile all findings in an organized manner to ensure they are easily accessible for project planning and regulatory compliance. Thorough documentation of environmental impacts and proposed mitigations will support informed decision-making and facilitate the review process.

By carefully completing this checklist and consulting qualified professionals as needed, you'll provide a robust environmental assessment that supports compliance and responsible project planning.

Permit Feasibility Analysis - Environmental Review Checklist

Client Name: _____

Project Name: _____

Date: _____

Property Address/Location: _____

Section 1: Aesthetics

1. Visual Character and Quality

- Will the project substantially degrade the visual character or quality of the site?
- **Permits/Approvals:**
 - Local Design Review Approval (City/County Planning Department)
 - **Mitigation:** Design guidelines to blend with local aesthetics.

2. Scenic Vistas

- Will the project obstruct scenic vistas?
- **Permits/Approvals:**
 - Scenic Vista Permits, if applicable
 - **Mitigation:** Building height and design adjustments.

3. Light and Glare

- Will the project create new sources of substantial light or glare?
- **Permits/Approvals:**
 - Lighting Permits
 - **Mitigation:** Shielded lighting and non-reflective materials.

Required Surveys:

- **Visual Impact Assessment:** To assess the visual impact of the project on scenic vistas or designated view corridors. This may require creating existing and proposed condition photo simulations.

Qualified Professional:

- **Landscape Architect or Urban Planner:** Conducts visual analysis and provides guidance on aesthetic considerations.
 - **Comments:** _____
-

Section 2: Agricultural and Forestry Resources

1. Farmland Conversion

- Will the project convert Prime, Unique, or Important Farmland to non-agricultural use?
- **Permits/Approvals:**
 - Williamson Act Contract Modification (County Agricultural Commissioner)
 - **Mitigation:** Conservation easements or contributions to agricultural trusts.

2. Forest Land Impact

- Will the project lead to the loss or conversion of forest land?
- **Permits/Approvals:**
 - Forest Practice Act Permit (CAL FIRE)
 - **Mitigation:** Reforestation or contributions to conservation programs.

Required Surveys:

- **GIS Mapping:** Review state farmland mapping and monitoring program
- **Tree Survey:** This survey would identify commercial trees that would require a permit.
- **Soil Analysis Reports:** If the modification involves changing land use, soil analysis might be required to assess suitability for the new agricultural activity
- **Economic Impact Analysis:** In certain cases, a detailed analysis of the economic implications of the modification may be needed.

Qualified Professional:

- **Landscape Architect or Environmental Planner:** Conducts farmland and forest analysis.
 - **Certified Arborist:** Surveys trees and prepares a report.
 - **Comments:** _____
-

Section 3: Air Quality

1. Air Quality Plans

- Is the project consistent with local air quality management plans?
- **Permits/Approvals:**
 - SMAQMD Permit to Construct/Operate
 - Dust Control Permit

- **Mitigation:** Low-emission equipment and dust control measures.

2. Pollutant Emissions

- Will the project violate any air quality standards?
- **Mitigation:** Dust control, restricted idling, and emission reduction.

3. Sensitive Receptors

- Will sensitive receptors be exposed to pollutants?
- **Mitigation:** Buffer zones, limit high-emission activities.

Required Surveys:

- **Air Quality Baseline Assessment:** To measure current pollutant levels and evaluate compliance with air quality standards.
- **Greenhouse Gas Emissions Inventory:** To estimate baseline and projected emissions for the project.

Qualified Professional:

- **Air Quality Specialist or Environmental Scientist:** Provides air quality data, modeling, and compliance analysis.
 - **Comments:** _____
-

Section 4: Biological Resources

1. Special-Status Species

- Will the project impact endangered or special-status species?
- **Permits/Approvals:**
 - CDFW Incidental Take Permit
 - Federal ESA Section 7 Consultation (USFWS)
 - **Mitigation:** Biological surveys and species-specific protection.

2. Sensitive Habitats and Wetlands

- Will the project affect wetlands, riparian areas, or other sensitive habitat?
- **Permits/Approvals:**
 - CDFW Lake or Streambed Alteration Agreement
 - Section 404 Permit (Army Corps of Engineers)
 - **Mitigation:** Avoidance, habitat restoration, mitigation banking.

3. Wildlife Corridors

- Will the project disrupt wildlife movement or corridors?

- **Mitigation:** Wildlife crossings, preserve movement corridors.

Required Surveys:

- **Habitat Assessment:** To identify potential habitat for special-status species or protected ecosystems.
- **Protocol Surveys for Rare Plants and Endangered Wildlife:** Required if there is suitable habitat for sensitive species, including focused surveys for nesting birds, rare plants, and endangered wildlife.
- **Wetland Delineation Survey:** To identify and demarcate any wetlands, riparian areas, or waters of the U.S.

Qualified Professionals:

- **Biologist or Certified Wildlife Biologist:** Conducts habitat and wildlife surveys.
 - **Botanist:** Specializes in plant identification, including rare and endangered species.
 - **Wetland Specialist:** Certified to conduct wetland delineations and assess impacts on riparian habitats.
 - **Comments:** _____
-

Section 5: Cultural Resources

1. Historical Resources

- Will the project affect historical resources?
- **Permits/Approvals:**
 - SHPO Consultation
 - **Mitigation:** Document and preserve historical elements.

2. Archaeological Resources

- Could archaeological resources be impacted?
- **Mitigation:** Archaeological monitoring during construction.

3. Human Remains

- Is there potential to disturb human remains?
- **Mitigation:** Discovery protocol in consultation with tribes.

Required Surveys:

- **Cultural Resource Survey:** To identify any historical or archaeological resources on-site.
- **Native American Consultation:** To address any tribal cultural resources.

Qualified Professional:

- **Archaeologist or Cultural Resource Specialist:** Certified to identify and evaluate cultural resources.
 - **Comments:** _____
-

Section 6: Geology and Soils

1. Seismic Hazards

- Is the project in a seismically active area?
- **Permits/Approvals:**
 - Geotechnical Report Review
 - **Mitigation:** Seismic design standards.

2. Soil Erosion

- Will the project cause soil erosion?
- **Permits/Approvals:**
 - Erosion Control Plan
 - **Mitigation:** Erosion control measures like silt fences.

3. Unstable Soils

- Is the site on unstable or expansive soils?
- **Mitigation:** Geotechnical investigations, reinforced foundations.

Required Surveys:

- **Geotechnical Survey:** To evaluate soil stability, compaction, and suitability for structures.
- **Soil Analysis:** To check for erosion potential, contamination, and suitability for vegetation.

Qualified Professional:

- **Geotechnical Engineer:** Specializes in soil behavior and foundation requirements for structural safety.
 - **Comments:** _____
-

Section 7: Greenhouse Gas Emissions

1. GHG Emissions

- Will the project produce significant GHG emissions?

- **Permits/Approvals:**
 - GHG Emissions Plan Approval (SMAQMD)
 - **Mitigation:** Energy-efficient design and renewable energy.

2. Climate Action Compliance

- Is the project consistent with local climate action plans?
- **Mitigation:** Align with local GHG reduction goals.

Required Surveys:

- **Air Quality Baseline Assessment:** To measure current pollutant levels and evaluate compliance with air quality standards.
- **Greenhouse Gas Emissions Inventory:** To estimate baseline and projected emissions for the project.

Qualified Professional:

- **Air Quality Specialist or Environmental Scientist:** Provides air quality data, modeling, and compliance analysis.
 - **Comments:** _____
-

Section 8: Hazards and Hazardous Materials

1. Hazardous Materials Use

- Will hazardous materials be used?
- **Permits/Approvals:**
 - Hazardous Materials Business Plan
 - **Mitigation:** Hazardous materials management plan.

2. Hazardous Sites

- Is the project on a known hazardous materials site?
- **Permits/Approvals:**
 - Site Remediation Approval (CalEPA)
 - **Mitigation:** Remediate contaminated soils or groundwater.

3. Emergency Response

- Will the project interfere with emergency response plans?
- **Mitigation:** Design access for emergency vehicles.

Required Surveys:

- **Phase I Environmental Site Assessment (ESA):** To identify any known or potential contamination.
- **Phase II ESA:** Required if contaminants are found during Phase I, including soil and groundwater testing.

Qualified Professional:

- **Environmental Engineer or Environmental Consultant:** Specializes in hazardous material assessments and remediation planning.
 - **Comments:** _____
-

Section 9: Hydrology and Water Quality

1. Water Quality Standards

- Will the project affect water quality or discharge requirements?
- **Permits/Approvals:**
 - SWPPP (Regional Water Quality Control Board)
 - **Mitigation:** Implement BMPs.

2. Flood Risk

- Is the project in a flood-prone area?
- **Permits/Approvals:**
 - Floodplain Development Permit
 - **Mitigation:** Elevate structures above flood elevations.

3. Stormwater Drainage

- Will the project alter drainage patterns?
- **Mitigation:** Stormwater management to handle increased runoff.

Required Surveys:

- **Hydrological Survey:** To assess flood risk, groundwater levels, and drainage patterns.
- **Water Quality Sampling:** To analyze water quality if streams, wetlands, or groundwater are present.

Qualified Professional:

- **Hydrologist or Water Resources Engineer:** Provides expertise on water movement, flood risks, and contamination.
 - **Comments:** _____
-

Section 10: Land Use and Planning

1. General Plan and Zoning Compliance

- Does the project align with the General Plan and zoning regulations?
- **Permits/Approvals:**
 - General Plan Amendment or Zoning Change
 - Conditional Use Permit
 - **Mitigation:** Amend or adjust the design if required.

2. Infill and Smart Growth

- Is the project consistent with infill development and smart growth principles?
- **Mitigation:** Align with sustainable planning practices.

3. Community and Specific Plan Consistency

- Is the project consistent with applicable community plans?
- **Mitigation:** Amend the project to align with local planning documents.

Required Surveys:

- **Land Use Analysis:** To confirm General Plan, zoning, and development standard requirements.
- **Boundary Survey:** To confirm property lines and ensure compliance with zoning requirements.
- **Topographic Survey:** To assess slopes, elevations, and natural features impacting development.

Qualified Professional:

- **Licensed Land Surveyor:** Responsible for accurately defining property boundaries and topographic conditions.
- **Urban Planner:** Responsible for analyzing land use requirements.
- **Comments:** _____

Section 11: Mineral Resources

1. Mineral Resource Recovery

- **Review Criteria:** Will the project impact known mineral resources that are locally or regionally important, as designated in the General Plan or zoning?
- **Permits/Approvals:**

- **Surface Mining and Reclamation Act (SMARA) Permit:** Required if the project impacts active mining operations or mineral resources designated for extraction.
 - **Mining Lease or Permit Modification:** Needed if the project area overlaps with existing mining leases.
 - **Mitigation:**
 - **Resource Recovery Plan:** Develop a plan to minimize disruption to mineral extraction.
 - **Conservation Easements:** Establish easements to protect access to mineral resources.

Required Surveys:

- **Geological Survey:** Identifying rock formations, soil types, and potential instability areas.
- **GIS Mapping:** Identify soil types and known minerals.

Qualified Professional:

- **Geologist:** Assesses rock formations, soil types, and any potential geological instability.
 - **Environmental Planner:** Responsible for reviewing existing mineral information.
 - **Comments:** _____
-

Section 12: Noise

1. Construction Noise

- **Review Criteria:** Will construction activities generate noise levels that exceed local standards or adversely affect sensitive receptors?
- **Permits/Approvals:**
 - **Noise Abatement Plan Approval:** Required by the local Planning Department to ensure construction noise is controlled.
 - **Conditional Use Permit (CUP):** Required if construction activities exceed acceptable noise levels.
- **Mitigation:**
 - **Noise Barriers:** Use temporary sound walls or barriers around construction sites.
 - **Construction Scheduling:** Limit high-noise activities to daytime hours.

2. Operational Noise

- **Review Criteria:** Will the operational phase of the project generate noise that could disturb surrounding areas or sensitive receptors?
- **Permits/Approvals:**
 - **Ongoing Noise Monitoring Requirement:** May be required for commercial or industrial projects with high noise potential.
- **Mitigation:**
 - **Soundproofing:** Use materials to minimize operational noise.
 - **Operational Restrictions:** Limit hours of operation or restrict certain activities to reduce noise impacts.

Required Surveys:

- **Baseline Noise Survey:** To measure existing noise levels, especially near sensitive receptors.
- **Vibration Assessment:** For projects near railways, highways, or construction zones.

Qualified Professional:

- **Acoustic Engineer or Noise Consultant:** Provides noise and vibration measurement and analysis.
- **Comments:** _____

Section 13: Population and Housing

1. Population Growth

- **Review Criteria:** Will the project induce substantial population growth that exceeds local infrastructure or housing capacities?
- **Permits/Approvals:**
 - **Housing Element Review:** Required to ensure alignment with local housing capacity and needs.
- **Mitigation:**
 - **Infrastructure Upgrades:** Invest in infrastructure enhancements to support increased population.
 - **Affordable Housing Contribution:** Provide affordable housing options or fees to support local housing needs.

2. Housing Displacement

- **Review Criteria:** Will the project displace existing housing or residents, and if so, is replacement housing feasible?

- **Permits/Approvals:**
 - **Relocation Assistance Plan Approval:** Required if displacement of residents is anticipated.
- **Mitigation:**
 - **Replacement Housing:** Build or fund replacement units to prevent housing shortages.
 - **Relocation Assistance:** Offer relocation support and compensation to displaced residents.

Required Surveys:

- **Housing Study:** Typically performed by local government, but may be required from the applicant.

Qualified Professional:

- **Urban Planner or Housing Specialist:** Responsible for completing housing surveys and reviewing existing housing information.
 - **Comments:** _____
-

Section 14: Public Services

1. Demand on Public Services

- **Review Criteria:** Will the project increase demand on public services (e.g., police, fire, schools, parks) beyond current capacity?
- **Permits/Approvals:**
 - **School Impact Fee:** Collected by local school districts for residential and large commercial developments.
 - **Public Safety Impact Fee:** Paid to local police and fire departments for increased demand on emergency services.
- **Mitigation:**
 - **Service Agreements:** Work with local agencies to ensure adequate service levels.
 - **Contribution to Public Facilities:** Provide funds or facilities to offset increased demand on public services.

Required Surveys:

- **Impact Analysis:** Evaluates the impacts that new housing units or commercial square footage will have on schools and public safety.

Qualified Professional:

- **Urban Planner or Economist:** Responsible for analyzing school and public safety impacts.
 - **Comments:** _____
-

Section 15: Recreation

1. Recreational Facilities Demand

- **Review Criteria:** Will the project increase demand for recreational facilities, such as parks, trails, or sports fields?
- **Permits/Approvals:**
 - **Parks and Recreation Fee:** Required by the City or County for developments that increase recreational demand.
 - **Open Space Dedication:** This may be required for residential subdivisions to ensure adequate community open spaces.
- **Mitigation:**
 - **On-Site Recreation:** Develop recreational spaces within the project, such as playgrounds, trails, or open parks.
 - **Contribution to Local Recreation Fund:** Contribute to local recreational projects to support community amenities.

Required Surveys:

- **Parks and Recreation Analysis:** Evaluates the demand generated by recreational facilities from new housing or commercial construction.

Qualified Professional:

- **Urban Planner or Landscape Architect:** Responsible for evaluating demand for parks and recreation.
 - **Comments:** _____
-

Section 16: Transportation

1. Traffic Impact

- **Review Criteria:** Will the project generate substantial vehicle traffic that could decrease local road capacity or safety?
- **Permits/Approvals:**
 - **Traffic Impact Analysis (TIA):** Required for projects with potential to significantly affect traffic patterns, usually reviewed by the City or County's Department of Transportation.

- **Encroachment Permit:** Required for any work impacting public streets or rights-of-way.
 - **Mitigation:**
 - **Traffic Signal Installation or Upgrade:** Add or improve traffic signals to support traffic flow.
 - **Roadway Widening or Improvements:** Increase roadway capacity where necessary.

2. Transit, Bicycle, and Pedestrian Infrastructure

- **Review Criteria:** Does the project include facilities for multimodal transportation, including public transit, bicycling, and pedestrian paths?
- **Permits/Approvals:**
 - **Transit Impact Fee:** May be required for projects that impact public transit infrastructure.
 - **Sidewalk or Bike Lane Permit:** Required for any changes or additions to public sidewalks and bike lanes.
- **Mitigation:**
 - **Multimodal Pathways:** Develop pathways for bicycles and pedestrians.
 - **Transit Stop Improvements:** Improve or add transit stops as needed.

Required Surveys:

- **Traffic Impact Analysis:** To assess the impact on local transportation networks.
- **Parking and Circulation Study:** To evaluate on-site circulation, parking requirements, and accessibility.

Qualified Professional:

- **Transportation Engineer or Traffic Consultant:** Analyzes traffic flow, impact, and infrastructure needs.
- **Comments:** _____

Section 17: Tribal Cultural Resources

1. Tribal Resources Impact

- **Review Criteria:** Will the project impact any tribal cultural resources?
- **Permits/Approvals:**
 - **Native American Heritage Commission Consultation:** Required to identify and consult with tribes under AB 52.

- **Tribal Monitoring Permit:** May be required if significant tribal resources are on-site.
- **Mitigation:**
 - **Protective Buffers:** Establish no-impact zones around sensitive sites.
 - **On-Site Monitoring:** Employ tribal monitors during excavation or other significant ground-disturbing activities.

Required Surveys:

- **Cultural Resource Survey:** To identify any historical or archaeological resources on-site.
- **Native American Consultation:** To address any tribal cultural resources.

Qualified Professional:

- **Archaeologist or Tribal Cultural Specialist:** Consults with Native American tribes for potential cultural significance.
 - **Comments:** _____
-

Section 18: Utilities and Service Systems

1. Water, Sewer, and Solid Waste

- **Review Criteria:** Will the project increase demand for water, sewer, or solid waste services beyond current capacity?
- **Permits/Approvals:**
 - **Will-Serve Letters:** Issued by utility providers (water, sewer, electricity) confirming capacity and willingness to serve the project.
 - **Connection Permits:** Required for new water, sewer, and electrical hookups.
 - **Solid Waste Management Plan Approval:** Required for large projects generating significant waste.
- **Mitigation:**
 - **Upgrade Infrastructure:** Increase capacity of water, sewer, and waste systems if required.
 - **Waste Reduction Plan:** Develop strategies for recycling and waste minimization.

Required Surveys:

- **Utility Mapping Survey:** To locate and assess water, sewer, gas, electric, and stormwater connections.

- **Infrastructure Capacity Assessment:** To evaluate the adequacy of existing utility systems to support the project.

Qualified Professional:

- **Civil Engineer or Utility Consultant:** Specializes in infrastructure assessment and utility planning.
 - **Comments:** _____
-

Section 19: Wildfire

1. Wildfire Hazard

- **Review Criteria:** Is the project located in a wildfire-prone area, and will it expose people or structures to substantial wildfire risks?
- **Permits/Approvals:**
 - **Defensible Space Permit:** Required in high wildfire risk areas, confirming firebreaks and defensible zones.
 - **Fire Protection Plan Approval:** Approval from the local fire department, especially for large developments in wildfire-prone areas.
- **Mitigation:**
 - **Fire-Resistant Landscaping:** Use fire-resistant plants and maintain defensible space.
 - **Emergency Access Improvements:** Ensure access for emergency vehicles and create multiple evacuation routes.

Required Surveys:

- **Defensible Space Self-Assessment Survey:** Identifies defensible space issues and proposed improvements. This analysis can be completed by the owner or a hired fire professional.

Qualified Professional:

- **Fire Protection Specialist:** Inspects and develops plans for fire protection.
 - **Comments:** _____
-

Section 20: Mandatory Findings of Significance

1. Cumulative Impacts

- **Review Criteria:** Will the project have cumulative impacts when considered with other nearby developments?
- **Permits/Approvals:**

- **CEQA Environmental Impact Report (EIR) or Mitigated Negative Declaration:** Required if significant cumulative impacts are identified.
- **Mitigation Monitoring and Reporting Program (MMRP):** Ensures all mitigation measures are implemented and effective.
- **Mitigation:**
 - **Enhanced Mitigation Measures:** Implement more robust strategies to address cumulative impacts.
 - **Regular Reporting:** Monitor and report on mitigation effectiveness throughout project life.

Required Surveys:

- **Cumulative Impact Analysis:** Reviews the project's overall impacts.

Qualified Professional:

- **Urban or Environmental Planner:** Responsible for evaluating cumulative impacts.
- **Comments:** _____

Section 21: Summary and Next Steps

- **Overall Environmental Review Rating:** [High / Moderate / Low]
- **Key Areas for Further Review:**

- **Complete Next Reviews:**
 - Permitting & Mitigation Cost and Timeline Review

Instructions for Using the Land Use and Environmental Permits Lists

The following lists provide a comprehensive overview of typical permits required for project development, helping you identify regulatory needs early in the planning process. To use these lists effectively:

1. **Review Project Scope and Location:** Before consulting the lists, clarify the specific aspects of your project, such as its scope, location, and any unique environmental or land use considerations.
2. **Identify Relevant Permit Categories:** Use the lists to find permit categories that align with your project's needs. The *Land Use & Building Permits* list covers permits related to zoning, building, and land use requirements, while the *Environmental Permits* list addresses regulatory approvals necessary to manage ecological impacts and resource protection.
3. **Note Requirements for Each Permit:** For each identified permit, take note of its specific requirements, the application process, and any prerequisites. Ensure that all conditions are well-documented to support compliance and planning accuracy.
4. **Engage with Regulatory Authorities:** For clarity on permit requirements or application processes, consider contacting local permitting agencies or relevant regulatory authorities. This step can clarify any uncertainties and ensure all permits are understood and accurately pursued.
5. **Plan for Timelines and Costs:** Some permits may require extended review periods or involve fees. Use the lists to anticipate timelines and budget for potential costs, allowing for an efficient project schedule.
6. **Consult Qualified Professionals as Needed:** Certain permits, especially those related to environmental impacts, may require specialized knowledge. Engaging with professionals like environmental consultants, land use planners, or legal experts can ensure your applications are complete and meet regulatory standards.

By systematically using these permit lists and consulting qualified professionals where needed, you'll establish a strong foundation for regulatory compliance and a smoother project approval process.

Typical Land Use and Building Permits with Timelines for Property Development

The following is a list of typical **land use and zoning permits**, along with general timelines, associated mitigations, and additional details. Note that timelines and mitigation requirements can vary depending on the project's complexity, location, and the specific requirements of local planning authorities.

1. Conditional Use Permit (CUP)

- **Purpose:** Allows for a use not typically permitted within a zoning district but considered compatible with other uses.
- **Timeline:** 3-6 months
- **Mitigations:**
 - Noise abatement measures (e.g., sound walls or restricted hours).
 - Increased landscaping or buffers for visual impact reduction.
 - Traffic impact mitigations, such as adding turn lanes or improving nearby intersections.
- **Typical Process:**
 - Submission of detailed application, public hearing, and city council or planning commission approval.

2. Zoning Variance

- **Purpose:** Grants an exception from specific zoning requirements (e.g., setbacks, building height) when strict application would cause hardship.
- **Timeline:** 2-4 months
- **Mitigations:**
 - Screening or fencing to reduce visual impact for neighbors.
 - Landscape buffers for privacy if setback reduction is approved.
- **Typical Process:**
 - Application review, public notice, and potential hearing before the planning commission.

3. Site Plan Review

- **Purpose:** Ensures that proposed site developments comply with local zoning, building codes, and land use policies.

- **Timeline:** 1-3 months
- **Mitigations:**
 - Design modifications to improve stormwater management or reduce impervious surfaces.
 - Enhanced landscaping for environmental or aesthetic reasons.
- **Typical Process:**
 - Submission of a detailed site plan, often including architectural and engineering drawings, with review by planning staff and possible public hearings.

4. Subdivision Permit (Tentative and Final Map Approvals)

- **Purpose:** Required for dividing a parcel into smaller lots, often for residential developments.
- **Timeline:** 6-12 months (varies by project complexity)
- **Mitigations:**
 - Installation of infrastructure, such as water and sewer systems, to support new lots.
 - Environmental mitigations for impacts on nearby wildlife or ecosystems.
- **Typical Process:**
 - Submission of a tentative map, public hearings, and final map approval by city or county.

5. Rezoning Application (Zone Change)

- **Purpose:** Changes the zoning classification of a property to allow for different land uses.
- **Timeline:** 6-12 months
- **Mitigations:**
 - Buffer zones or open space requirements to separate incompatible land uses.
 - Traffic mitigation, especially if rezoning leads to increased vehicular traffic.
- **Typical Process:**
 - Application, review by planning staff, public hearings, and city council or planning commission approval.

6. Planned Development Permit (PDP)

- **Purpose:** Allows for a more flexible development approach than strict zoning requirements might permit.
- **Timeline:** 6-12 months
- **Mitigations:**

- Community benefits such as parks or public facilities.
- Enhanced landscaping, lighting controls, and traffic impact mitigations.
- **Typical Process:**
 - Application submission with detailed plans, review by planning department, public hearings, and city council or commission approval.

8. Building Permit

- **Purpose:** Authorizes construction according to local building codes and standards.
- **Timeline:** 1-2 months
- **Mitigations:**
 - Compliance with energy efficiency standards to reduce environmental impact.
 - Structural modifications to meet seismic safety standards, if required.
- **Typical Process:**
 - Submission of architectural and engineering plans, review by building department, and issuance of permit upon approval.

9. Grading Permit

- **Purpose:** Allows for grading and site preparation, often required for major earthwork or slope alteration.
- **Timeline:** 1-3 months
- **Mitigations:**
 - Erosion and sediment control measures, such as silt fences or sediment basins.
 - Tree protection plans if trees will be impacted by grading activities.
- **Typical Process:**
 - Submission of grading plan, review by engineering or planning department, and permit issuance with specific conditions.

10. Demolition Permit

- **Purpose:** Required for demolishing existing structures on a property.
- **Timeline:** 1-2 months
- **Mitigations:**
 - Dust control measures, including water sprays during demolition.
 - Safe removal and disposal of hazardous materials (e.g., asbestos).
- **Typical Process:**
 - Application submission, inspection of the site for hazardous materials, and issuance of permit.

11. Historic Preservation Permit

- **Purpose:** Required for modifications to properties with historic designation or within a historic district.
- **Timeline:** 3-6 months
- **Mitigations:**
 - Use of materials and techniques that preserve historical integrity.
 - Limiting alterations to maintain the historical character of the property.
- **Typical Process:**
 - Submission of plans, review by Historic Preservation Commission, and public hearing if applicable.

12. Variance for Setback, Height, or Density Adjustments

- **Purpose:** Allows for deviations from standard setback, height, or density requirements.
- **Timeline:** 2-4 months
- **Mitigations:**
 - Additional landscaping to maintain privacy for neighboring properties.
 - Design modifications to reduce the visual impact of increased height or density.
- **Typical Process:**
 - Application, public notification, and review/approval by the planning department or zoning board.

13. Temporary Use Permit

- **Purpose:** Allows for short-term land uses not ordinarily permitted in the zoning district, such as temporary events or structures.
- **Timeline:** 1-2 months
- **Mitigations:**
 - Traffic and parking management plans to minimize disruptions.
 - Noise control measures, especially for outdoor events.
- **Typical Process:**
 - Application, submission of temporary site plans, and review/approval by the planning department.

Environmental Permits, Timelines, and Mitigation Measures for Property Development

The following list of typical environmental permits may be needed for property development projects depending on site and proposed project characteristics:

1. California Environmental Quality Act (CEQA) Compliance

- **Purpose:** Required for all projects in California that may significantly affect the environment.
- **Permit/Approval:** Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR)
- **Timeline:** 3-12 months, depending on the level of review required
- **Permit Process:**
 - Conduct an Initial Study to identify potential environmental impacts.
 - Prepare the appropriate documentation (Negative Declaration, Mitigated Negative Declaration, or EIR) based on the study's findings.
 - Submit documents for public and agency review, address comments, and secure final approval from the lead agency.
- **Mitigation:**
 - Prepare mitigation measures for identified impacts (e.g., air quality, biological resources).
 - Implement a Mitigation Monitoring and Reporting Program (MMRP) to track compliance.

2. National Environmental Policy Act (NEPA) Compliance (for projects with federal involvement)

- **Purpose:** Required for all projects that affect a federal resource or are on federal land.
- **Permit/Approval:** Categorical Exclusion, Environmental Assessment (EA), or Environmental Impact Statement (EIS)
- **Timeline:** 6-18 months, depending on project complexity
- **Permit Process:**
 - Identify federal agency involvement and submit a project description.
 - Determine the level of NEPA documentation (Categorical Exclusion, EA, or EIS) required based on environmental impacts.
 - Submit the document for public review, incorporate comments, and finalize with the federal agency.

- **Mitigation:**
 - Develop site-specific mitigation measures for impacts (e.g., wetlands, water quality).
 - Conduct periodic monitoring as required to ensure mitigation effectiveness.

3. U.S. Army Corps of Engineers (USACE) Section 404 Permit

- **Purpose:** Required for all projects that affect a federally jurisdictional wetland or other water, such as a stream, lake, or river connected to a navigable waterway.
- **Permit/Approval:** Section 404 Permit (for discharge of dredged/fill material into U.S. waters, including wetlands)
- **Timeline:** 6-12 months for Individual Permits; 1-3 months for Nationwide Permits if applicable
- **Permit Process:**
 - Submit a pre-application meeting request to discuss project details and impacts.
 - Prepare and submit a Joint Aquatic Resource Permit Application (JARPA).
 - Undergo public and agency review, addressing any comments for final approval.
- **Mitigation:**
 - Implement wetland restoration or creation at specified ratios.
 - Contribute to an approved mitigation bank if on-site mitigation is infeasible.

4. California Department of Fish and Wildlife (CDFW) Section 1602 Lake and Streambed Alteration Agreement

- **Purpose:** Required for all projects that affect streams, lakes, rivers, and associated plant or wildlife habitat in California.
- **Permit/Approval:** Streambed Alteration Agreement (SAA)
- **Timeline:** 2-6 months
- **Permit Process:**
 - Notify CDFW of any planned activities that could alter a waterway.
 - Submit a Lake and Streambed Alteration Agreement application with details on activities and potential impacts.
 - Finalize the agreement with CDFW, including mitigation measures.
- **Mitigation:**
 - Restore impacted habitat, such as by replanting native vegetation.
 - Establish buffer zones around water bodies.

5. Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification

- **Purpose:** Required for all projects that affect a state jurisdictional wetland or other water, such as drainages, streams, rivers, and lakes.
- **Permit/Approval:** 401 Water Quality Certification (required for any project needing a federal 404 Permit)
- **Timeline:** 3-12 months
- **Permit Process:**
 - Submit a Joint Aquatic Resource Permit Application (JARPA) along with the 404 Permit.
 - Provide a Stormwater Pollution Prevention Plan (SWPPP) or other water quality plans.
 - Obtain approval following a public review period.
- **Mitigation:**
 - Install erosion and sediment control measures.
 - Conduct water quality monitoring to meet state standards.

6. California Coastal Commission (CCC) Coastal Development Permit

- **Purpose:** Required for all projects that affect land within 100 feet of California's coastline.
- **Permit/Approval:** Coastal Development Permit (if located within the Coastal Zone)
- **Timeline:** 6-12 months
- **Permit Process:**
 - Determine the project's location within the coastal zone and consult with CCC staff.
 - Submit the permit application with project plans and environmental assessments.
 - Address any public comments or concerns before receiving approval.
- **Mitigation:**
 - Implement conservation measures for coastal resources and public access improvements.

7. U.S. Fish and Wildlife Service (USFWS) Section 7 Consultation/Incidental Take Permit

- **Purpose:** Required for all projects affecting a federally listed threatened or endangered species.

- **Permit/Approval:** Section 7 Consultation or Section 10 Incidental Take Permit (for impacts on federally listed species)
- **Timeline:** 6-18 months
- **Permit Process:**
 - Consult with USFWS to determine the need for a Section 7 Consultation or Section 10 Permit.
 - Develop a Habitat Conservation Plan (HCP) if needed, outlining mitigation strategies.
 - Submit the plan for agency review and obtain permit approval.
- **Mitigation:**
 - Establish conservation easements or contribute to conservation banks.

8. Local Air Quality Management District Permits

- **Purpose:** Required for projects that significantly affect air quality through construction or operations.
- **Permit/Approval:** Authority to Construct and Permit to Operate (for air emissions)
- **Timeline:** 1-3 months
- **Permit Process:**
 - Submit emissions data and air quality modeling to the local district.
 - Obtain an Authority to Construct, followed by a Permit to Operate post-construction.
- **Mitigation:**
 - Implement dust control and emissions reduction measures.

9. Stormwater Permits (NPDES)

- **Purpose:** Required for projects that disturb more than one acre of land.
- **Permit/Approval:** National Pollutant Discharge Elimination System (NPDES) Permit
- **Timeline:** 1-2 months
- **Permit Process:**
 - Develop and submit a SWPPP outlining pollution control practices.
 - Apply through the RWQCB with site-specific plans.
- **Mitigation:**
 - Install on-site retention systems to manage runoff.

10. Habitat Conservation Permits (California Native Plant Society or County)

- **Purpose:** Required for projects located within a Habitat Conservation Plan area. This permit often substitutes for one or more state or federal permits required for wetlands or special status species protection.
- **Permit/Approval:** Habitat Conservation Permit
- **Timeline:** 6-12 months
- **Permit Process:**
 - Conduct a survey of plant or habitat types on-site.
 - Submit a conservation plan or agreement.
- **Mitigation:**
 - Establish on-site conservation areas or conservation easements.

11. Local Environmental Health Department Permits

- **Purpose:** Required for projects that affect public health.
- **Permit/Approval:** Environmental Health Permits (for septic systems, wells, or hazardous materials)
- **Timeline:** 1-3 months
- **Permit Process:**
 - Submit designs and plans to the local environmental health department.
 - Obtain permit approval after site inspection.
- **Mitigation:**
 - Implement groundwater protection and waste management protocols.

12. Tree Removal Permit

- **Purpose:** Required for projects that remove trees protected under local ordinances or state regulations.
- **Permit/Approval:** Tree Removal Permit (for protected trees)
- **Timeline:** 1-2 months
- **Permit Process:**
 - Submit an application detailing tree species and location.
 - Await inspection and permit issuance, if approved.
- **Mitigation:**
 - Replant trees on-site or contribute to a preservation fund.

Permit Feasibility Analysis Process

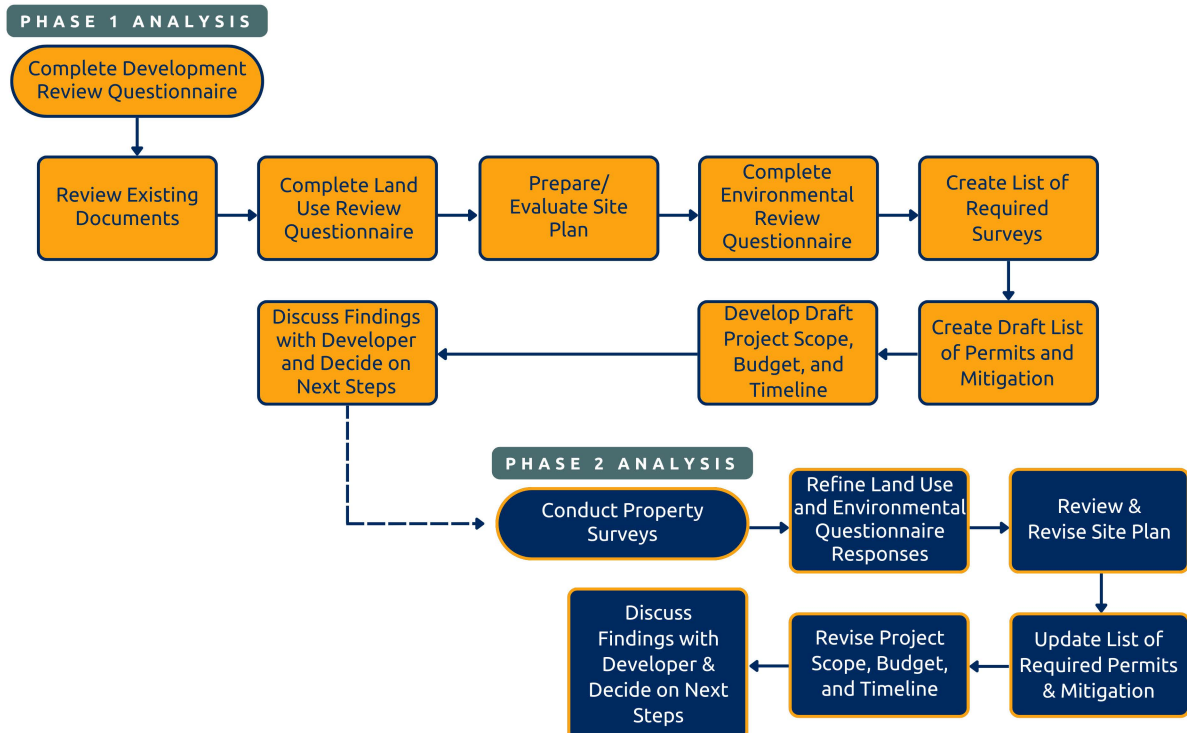
Our Project Feasibility Analysis process includes the following steps. The provided checklists can be used for initial research and refined once property surveys have been conducted:

Permit Feasibility Analysis - Phase 1

1. Development Review Checklist Completion
2. Existing Document and Plan Review
3. Site Plan Review / Preparation
4. Desktop Research
5. Land Use Compatibility Checklist Completion
6. Environmental Review Checklist Completion
7. Preliminary Permit and Mitigation Scoping
8. Preliminary Permitting Timeline and Cost Preparation

Permit Feasibility Analysis - Phase 2

1. Conduct Property Surveys
2. Update Development Plans
3. Checklist Evaluation and Refinement
4. Permit and Mitigation Scoping Refinement
5. Permitting Timeline and Cost Refinement



Get the Help You Need When You Need It

If you need help completing one or more of these checklists for your next development project or could use a comprehensive project manager to help you with your endeavor, reach out to contact one of our permitting specialists.

Schedule Your Permit Feasibility Analysis Today!

Our team of experts can help you with all or any part of completing this analysis. Choose the level of analysis you need and contact us to discuss your specific needs.

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