

ENTITLEMENT PROCESS III

Entitlement Process 3 consists of major complex cases that requires rigorous planning scrutiny. Most of these cases will require an Environmental Impact Review (EIR).

After the case application has been accepted at the public counter it will be assigned to a project planner. The project planner will schedule a Charrette for the project. In a half-day meeting the Charrette will afford the project proponent the opportunity to present the project to upper level agency and departmental managers and other professionals who are interested in the scope, design, and impacts of the development. Working collaboratively will assist the project proponent to identify and resolve community development and design problems very early in the review process. The resolution of conflicts, and creation of solutions will enable the entitlement process to move forward in a timely and efficient manner.

Following the Charrette, the applicant may need a significant redesign or refinement of the project. Depending on the nature of the redesign a second loop through the Charrette process may be necessary. If no or minimal changes are necessary the project planner will prepare the Notice of Preparation (NOP) and electronically transmit the document to a variety of public agencies and private groups. In addition any negotiations under HANS II will occur at this point.

While the NOP process is underway, the project planner will take the project proposal to the Planning Commission for a scoping session. Any comments and concerns received from the scoping session as well as from the NOP process are forwarded to the EIR consultant for incorporation into the environmental document.

During the EIR preparation process when the planner receives the electronic transmittal comments he/she may schedule an optional meeting with the applicant to review progress to date, or unresolved issues which need to be dealt with. As case manager, the planner will be aware of significant issues that other departments may have with the project. At this point the planner sends the project and Draft EIR to the Comprehensive Project Review (CPR) Committee meeting. Draft conditions of approval from each of the departments have been prepared and available to be discussed with the applicant. If problems or design issues need to be resolved the CPR is the forum to do this. Changes to the EIR can be discussed and comments directed to the EIR Consultant for inclusion in the document. The project can either clear CPR and be able to be scheduled for public hearing, or it may be delayed for project redesign or other outstanding issues to be resolved. The scope of the changes required will determine whether the project would need to be retransmitted and return for another CPR, or be able to move forward at the planner's discretion when individual issues have been resolved.

The project is now ready to schedule for public hearing (PC/BOS). It is the project planner's responsibility to prepare the staff report and insure that all conditions of approval by all departments are in the LMS and routes are cleared. The planner must review fee status before scheduling the case for public hearing. Cases with insufficient fee balances may not be scheduled for hearing. Additionally, the planner must finalize/publish the environmental documents and put together the necessary powerpoint presentation.

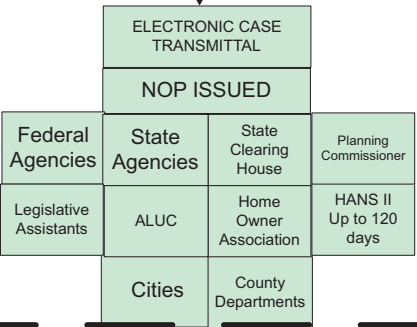
ENTITLEMENT PROCESS 3  
MAJOR COMPLEX CASES  
~Specific Plans  
~ SP Amendments (>500 lots mixed uses)  
~ Major Projects within Community Centers  
~Request requiring Charrette

Based on the timeframes on this chart a typical Entitlement Process 3 case will make it to a public hearing within 52 weeks

CHARRETTE  
Appropriate Agency or Dept. Managers meet with applicant and establish project parameters

Up to 45 days

Applicant completes package including engineering exhibits and reports



7-10 Days

If a project requires a HANS II negotiation it may take 120 + days to complete

Planning Commission Scoping Session

Depending on the scope or sensitivity of the project, the planner may need to collaborate with the applicant to provide a community workshop. This outreach effort will provide local residents the opportunity to hear directly from the project proponent about project details. This will assist in resolution of any controversy and misinformation about the project.

Project Planner receives comments and forwards to EIR consultant

Up to 40 days

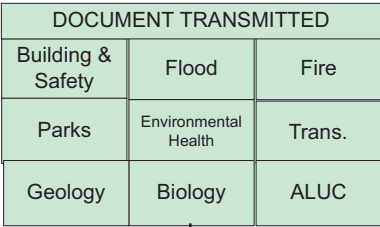
Consultant Driven  
Approx. 90 Days +

EIR preparation by consultant

Applicant Driven  
Approx. 60-90 days

Applicant completes package including engineering exhibits, reports and CEQA documents

When the unofficial draft EIR is prepared it will be electronically transmitted to the following County Depts. for review:  
~ Building & Safety  
~ Flood Control  
~ County Fire  
~ Transportation  
~ Environmental Health, and  
~ Regional Parks.



21 days

Project reviewed by Comprehensive Review Committee, including EIR. Staff report/COA

30 days

No

EIR adequate

Yes

EIR circulate for public review

45 days

Finalize EIR

Schedule before appropriate hearing body

Final resolution adopted by appropriate body

The consultant prepared EIR is submitted to staff for review. If staff feels corrections are necessary, the draft EIR with comments is returned to the consultant for revision. When staff deems it adequate, printed and electronic copies are made available and the document is circulated for a public comment period of 45 days. The entire process takes approximately 45 days in total.

Official public hearing notice must be given at least 10-days prior to the hearing. The notice must give:  
~ Time  
~ Date  
~ Place of Hearing  
~ Identity of the hearing body and  
~ Location of property which is the subject of the hearing.

When a case goes before the Board of Supervisors a Form 11a must be prepared and submitted to the Executive Office for clearance before the case may go to the Clerk of the Board for scheduling.