

Entitlement Process 2 consists of more complex cases which need more detailed planning and/or environmental review. A Negative Declaration may not be adequate and an EIR may be necessary to complete the requisite environmental review

- ENTITLEMENT
PROCESS 2
COMPLEX CASES
- ~ SP Amendments (<500 lots)

~ Projects within Community Centers

~ Subdivision Tract Maps

~ Major SMP's

~ Major CUP/PUP's

~ Change of Zone

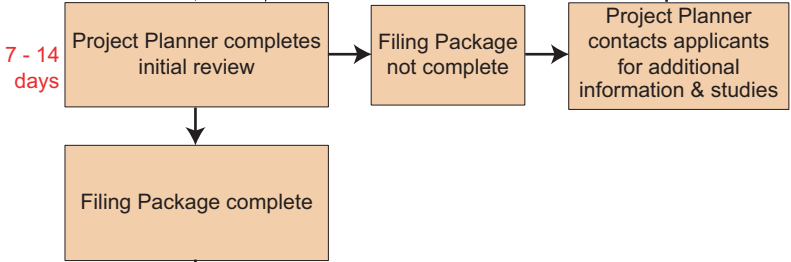
~ General Plan Amendments

Based on the timeframes on this chart a typical Entitlement Process 2 case will make it to a public hearing within 35 weeks if there is not an EIR or HANS II negotiation

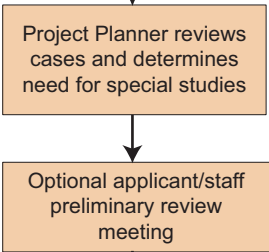


ENTITLEMENT PROCESS II

After the Principal Planner assigns the case to a staff planner the staff planner will review the case package to insure that all required information is present. If all the required information is not present the planner will contact the applicant for the necessary information. It is important that this contact happens quickly to insure that the applicant can provide the needed information as quickly as possible.



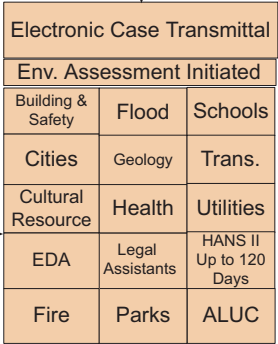
When the case application package is complete the planner then evaluates the project to ascertain whether any special studies are required. The planner shall meet with the applicant to discuss the project in general and to explain the need for any required special studies and/or site plan revisions.



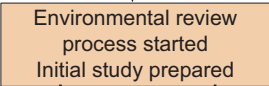
Applicant Driven
– Approx. 30-60 days

Special studies include but are not limited to: Traffic Study, Biological Study, Paleontological Study, Acoustical Study, Slope Stability Report, Air Quality Analysis, Geological Study, Fiscal Impact Study, Line-of Sight Study. Not all Special Studies are required for every project

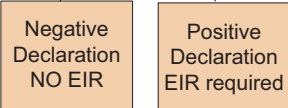
Once the applicant submits the revisions and/or special studies the case exhibit will be electronically submitted to various agencies for their review and comment. Special Studies will also be forwarded to the appropriate reviewing agency. (Traffic Study to the Transportation Dept. or Geological Study to the County Geologist etc.)



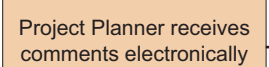
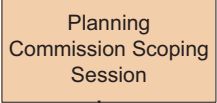
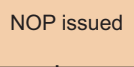
30 days



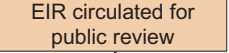
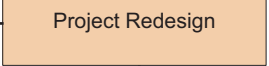
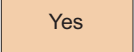
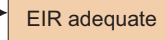
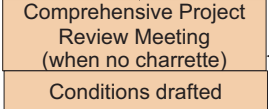
7-10 days



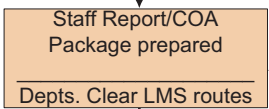
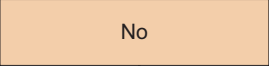
Following the receipt of comments the planner will complete the initial study (7-10 days) which will determine whether the project qualifies for a negative declaration, a mitigated negative declaration, or whether a Notice of Preparation(30-45 days) and attendant EIR must be prepared. If the project requires a HANS II negotiation it may take over 120 days to complete. Projects which require an EIR must adhere with the timeframes set forth in CEQA which may take over 180 days.



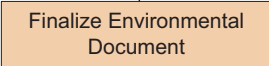
Consultant Driven
Approx. 60-90 Days



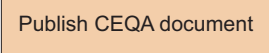
45 Days



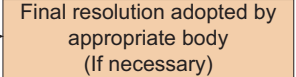
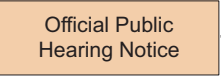
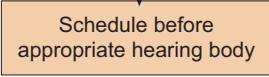
Official public hearing notice must be given at least 10-days prior to the hearing. The notice must give:
~Time
~Date
~Place of Hearing
~Identity of the hearing body
~Location of property which is the subject of the hearing.



30-45 Days
7-10 for Neg. Dec's



10 - 21 days



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.

If a case must go 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.