

KORTUM RANCH DEVELOPMENT PRELIMINARY EIR SCHEDULE

TASK/DELIVERABLE	TARGET DATES
TASK 1 KICK-OFF AND BACKGROUND RESEARCH	
Notice to Proceed to Subs	December 2022
Kick-off Meeting	November 29, 2022
TASK 2 DRAFT PROJECT DESCRIPTION	
Admin Draft Project Description	December 2022 – January 2023
City Review of Admin Draft Project Description	February 2023
TASK 3 INITIAL STUDY (IS), NOTICE OF PREPARATION (NOP), AND SCOPING MEETING	
Draft NOP and IS	June 12, 2023
City Review of NOP and IS	July 10, 2023
Final NOP and IS	September 15, 2023
NOP and IS Filing with County Clerk and SCH (City)	September 15, 2023
NOP and IS 30-day Review Period	September 15, 2023 – October 16, 2023
Scoping Meeting	September 28, 2023
Scoping Summary Memo (M-Group)	October 5, 2023
TASK 4 TECHNICAL STUDIES	
Air Quality, GHG, Community Health Risk, and Noise Assessments (I&R)	April – May 2023
Biological Resources Analysis (M&A) ¹	April – September 2023
Traffic Impact Analysis (W-Trans)	April – May 2023
Wildfire Risk Management and Evacuation Plan Peer Review (Wildfire DefenseWorks)	TBD
Evacuation Time Estimates (Fehr & Peers)	February 2024
Technical Study Review (M-Group)	Ongoing upon receipt
TASK 5 DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)	
Admin Draft EIR	March – April 2024
City Review of Admin Draft EIR	March – April 2024
Screencheck Draft EIR	April 2024
Public Review Draft EIR	April – May 2024
Draft CEQA Notices (NOA/NOC)	April – May 2024
City Review of Draft CEQA Notices	April – May 2024
Publish Draft EIR with County Clerk and SCH	May 2024
TASK 6 FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)	
Admin Draft Final EIR (Response to Comments, MMRP, and any required revisions to the EIR)	TBD
City Review of Admin Draft Final EIR	TBD
Admin Draft Findings of Fact and Statement of Overriding Considerations (if applicable)	TBD
City Review of Admin Draft Findings of Fact/Statement of Overriding Considerations (if applicable)	TBD
Finalize Findings of Fact and Statement of Overriding	TBD

¹ Note that following the initial site visit, M&A identified the need for additional surveys, resulting in an extended review period to conduct surveys and prepare a draft of the findings. To date, all surveys and reports have been received and peer reviewed.

TASK/DELIVERABLE	TARGET DATES
Considerations (if applicable)	
Public Review Final EIR	TBD
TASK 7 PUBLIC HEARINGS AND CEQA NOTICES	
Planning Commission Hearing 1	TBD
City Council Hearing 1	TBD
Planning Commission Hearing 2	TBD
City Council Hearing 2	TBD
File Notices with County Clerk (City)	TBD
File Notices with State Clearinghouse (M-Group)	TBD
Task 8: PROJECT MANAGEMENT AND COORDINATION	
Meetings, phone calls, file management, etc.	Ongoing

Revised 1/8/2024

Please note that a good faith effort has been made to identify a reasonable timeline for preparing the EIR for the Project. The target dates presume continued collaboration with the City and applicant team and timely delivery of information requested. The target dates above are not binding and are subject to change as the project proceeds through the process. This schedule will be reviewed periodically and updated as warranted.

Completion of the Admin DEIR is contingent on receipt of the Evacuation Analysis being prepared by Fehr & Peers, which is anticipated to be received in early-mid February 2024. The Screencheck Draft and Public Draft EIR are marked as TBD and will be contingent upon the City providing comments and feedback on the Admin DEIR. We will continue to make every effort to identify and meet reasonable timelines for preparing the EIR for the Project.