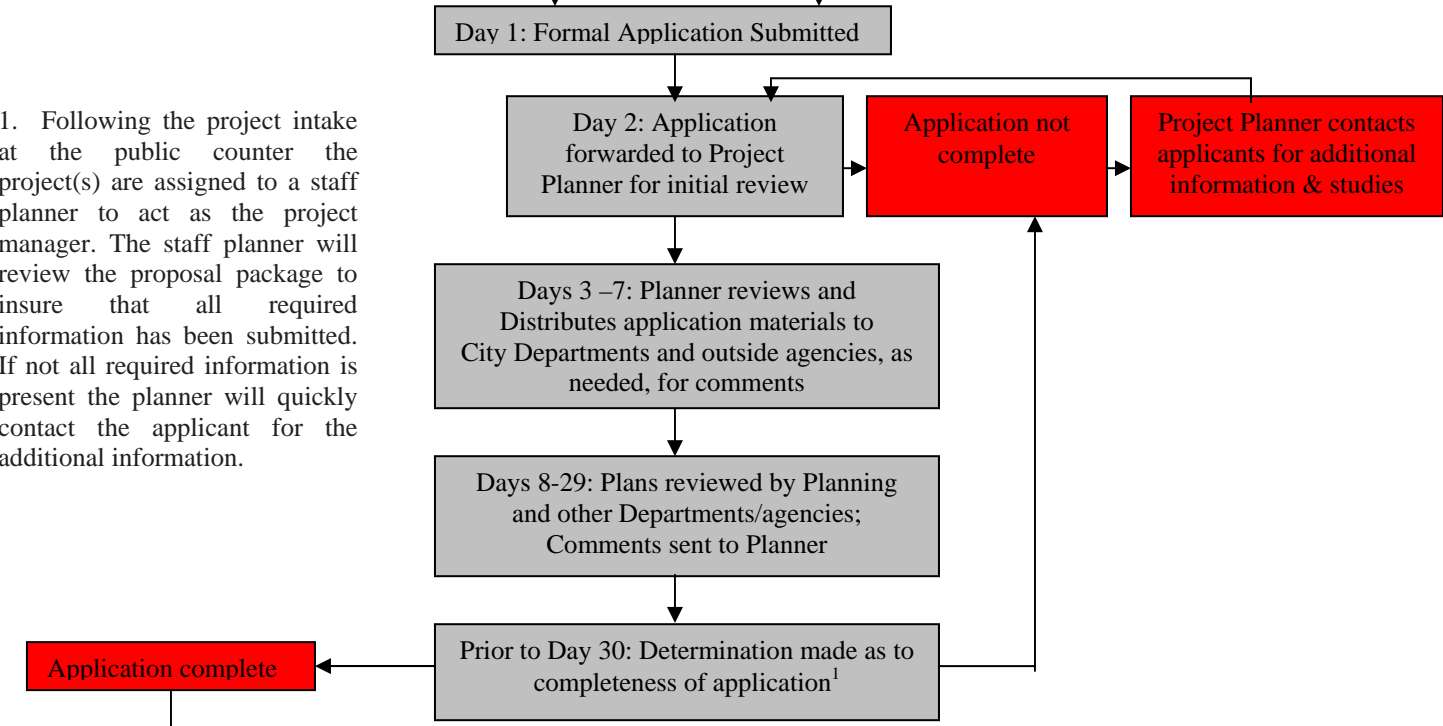
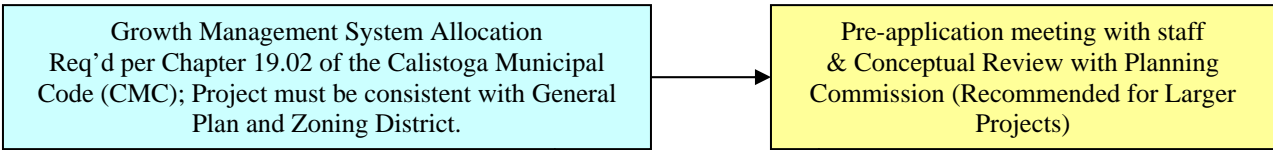


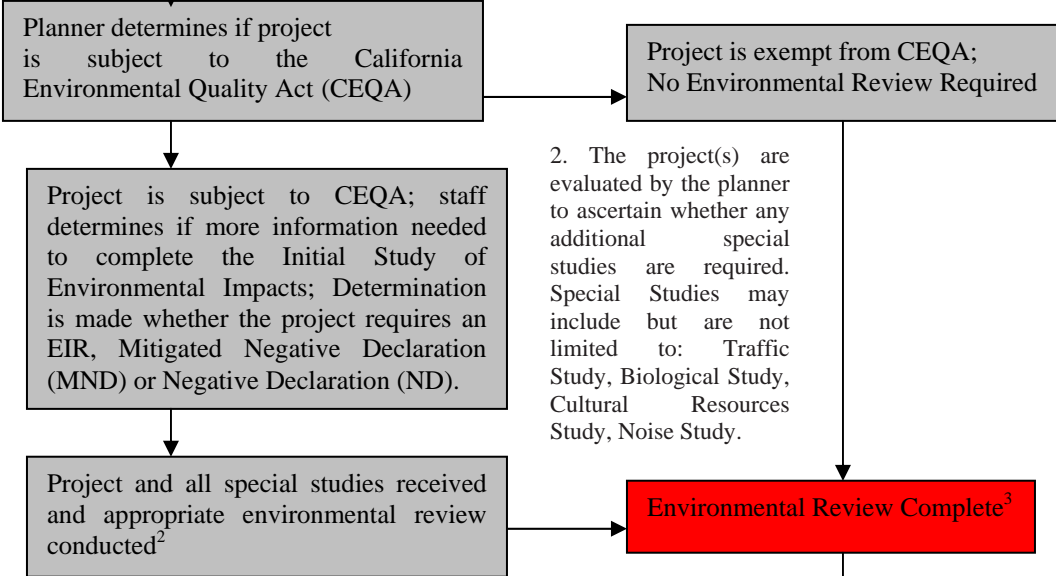


# DEVELOPMENT REVIEW PROCESS

## Subdivisions, Parcel Maps, Conditional Use Permits, Variances



1. Following the project intake at the public counter the project(s) are assigned to a staff planner to act as the project manager. The staff planner will review the proposal package to insure that all required information has been submitted. If not all required information is present the planner will quickly contact the applicant for the additional information.



2. The project(s) are evaluated by the planner to ascertain whether any additional special studies are required. Special Studies may include but are not limited to: Traffic Study, Biological Study, Cultural Resources Study, Noise Study.

3. 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. Projects which require an EIR must adhere with the timeframes set forth in CEQA which may take over 180 days.

