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Development Application Process and the Public Review Process



A Tradition of Stewardship
A Commitment to Service

PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEVELOPMENT APPLICATION & PLANNING COMMISSION PUBLIC REVIEW PROCESS

PLANNING APPLICATION SUBMITTAL

APPLICATION REVIEW

- Review conducted by assigned Project Planner, PBES Divisions, other County Departments, & outside agencies
- Project posted on Current Project Website
- Courtesy Notice Sent (1000' Radius & Others)
- Encourage Applicant Outreach to Neighbors
- 30 Day Completeness Determination
- Letter Sent to Applicant

APPLICATION RE-SUBMITTAL (IF DEEMED COMPLETE)

- Project Deemed Complete
- Commence Tribal Consultation – Minimum 30 Day review if Initial Study is required to be prepared

APPLICATION RE-SUBMITTAL (IF DEEMED INCOMPLETE)

- Re-Review Conducted
- 30 Day Completeness Determination
- New Materials posted on Current Project Website

CEQA REVIEW & FINAL PROJECT ASSESSMENT

- Proposed CEQA Determination Prepared & Completed
- Final Project Assessment (Commence Preparation of Staff Report)
- Public Hearing Notice Distributed & Mailed to Property Owners (1000' radius), Others & Interested Parties List
 - Categorical Exemption - 10 Days
 - Negative or Mitigated Negative Declaration - 20 Days
 - Negative or Mitigated Negative Declaration - 30 Days (State Clearinghouse)
 - Environmental Impact Report - 45 Days (State Clearinghouse)

PROJECT DECISION

- Planning Commission (Public Hearing Held)
 - Staff Report Distributed Monday prior to Hearing (1.5 Weeks)
 - Additional Public Correspondence distributed prior to Hearing
- Project Action & Final Approval/Denial Letter Sent

Initiate Application for Building /Grading/Environmental Health Permit Processing for the Approved Project