Entitlement Process 3 consists of major complex cases that require 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 necessary.

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.