

OVERVIEW OF TYPICAL LAND DEVELOPMENT PROCESS FOR A MAJOR PROJECT (SPECIFIC PLAN AND ANNEXATION)

PRE-APPLICATION

1. Early discussions with applicant (comply with Resolution 2019-35)
2. Community outreach and workshops
3. Preliminary opportunity and constraints assessments
4. Project/plan development

APPLICATION

5. Application/draft plan submittal
6. Requests for and clarification of additional information
7. Determination that an application is complete

CEQA ENVIRONMENTAL IMPACT ANALYSIS

8. Commencement of CEQA process
9. Issuance of required public notices
10. Community outreach and meetings
11. Preparation of technical reports
12. Analysis of environmental impacts
13. Issuance of a draft CEQA document and draft specific plan
14. Public review and comment
15. Community outreach and workshops
16. Preparation of responses to comments
17. Issuance of final CEQA document and revised specific plan

HEARINGS AND ACTION

18. Community meetings and hearings
19. Planning Commission recommendation
20. City Council final action
21. Finalize Plan and project documents

LAFCO/ANNEXATION

22. Negotiate County tax sharing agreement
23. LAFCO annexation application
24. LAFCO annexation hearings and action
25. Update master plans and implementation documents

Source: August 21, 2019 Winters City Council Land Use Planning Community Workshop.