OVERVIEW OF DEVELOPMENT REVIEW PROCESS Completeness Development **Plans Application** Yes Project Review Review Complete Review Submitted Continues Committee (up to 30 days) No Plan revision & re-submittal by Applicant Application Incomplete Public Review & Contract for environmental consultant (up to 30 days) Environmental Exempt Prepare an No Comment Period Initial Study from Review (60 - 90 days) CEQA? (30 days for MND) Yes No further review Publish legal ad Prepare Prepare Staff **Public** Prepare a Conditions of and mail notices Recommendation Staff Report Hearing Approval (3 weeks in advance)