

Mixed-Use Project Environmental Review Workplan/Schedule

Phase

TASKS AND MILESTONES

EXPECTED

DRAFT - 4.30.2020

CITY COORDINATION/PREAPPLICATION

Framework Presentation to City	July 18, 2019	Complete
City Working Groups (Presentation to Submittal)	Weekly	
Planning/DPW/DOT Working Groups (Thursdays)	Weekly	

APPLICATION SUBMITTALS

EEA (Environmental Evaluation Application)	October 10, 2019	Complete
GP Amendment, DSAP Amendment	October 10, 2019	Complete
Master Planned Development Permit / Planned Development Zoning	October 10, 2019	Complete

OTHER PROJECT APPROVAL DOCUMENTS

Design Guidelines (DWDSG)	April 20, 2020	Partial Draft
Vesting Tentative Map	tbd	
Development Agreement	tbd	

SUMMARY MILESTONES

Applicant Submits EEA to City	October 10, 2019	Complete
City publishes NOP	October 23, 2019	Complete
City holds public scoping meeting	November 7, 2019	Complete
City publishes Draft EIR	July 14, 2020	
City transmits EIR resolution and staff report to Commission	January 22, 2021	
Commission adopts motions recommending EIR certification	February 10, 2021	
Council certifies EIR	March 9, 2021	
Environmental Kick-Off (internal)	June 19, 2019	Complete
ESA submits ELDP application to OPR	August 26, 2019	Complete
Applicant submits EEA to City Planning	October 10, 2019	Complete
City publishes Notice of Preparation	October 23, 2019	Complete
Presentation to Historic Landmark Commission	January 15, 2020	Complete
Public scoping session (Thursday 6:30-8:30)	November 7, 2019	Complete
Close of 30-day NOP public comment period, city transmits copies of all scoping cc	November 22, 2019	Complete
Consultant submits ADEIR-1 to city	November 1, 2019	Complete
City reviews ADEIR-1, returns comments to consultants	December 9, 2019	Complete
Applicant provides draft Design for Development	December 9, 2019	Complete
ADEIR-1 Round Table	December 11, 2019	Complete
Consultant edits/submits ADEIR-2, draft MMRP, and Admin Draft TA to city	February 10, 2019	Complete
WSA due from SJWC (90 days from notice)	January 21, 2020	Complete
ADEIR-2 Round Table	February 28, 2020	Complete
City sends comments on Draft LTA	March 10, 2020	Complete
Design for Development Workshop	March 11, 2020	Complete
Receipt of ADEIR-2 Data Gaps (from Applicant and City)	March 13, 2020	Complete
Consultant submits initial draft DWDSG to ESA to fold into EIR	March 17, 2020	Complete
City review and comments on TA/LTA	May 1, 2020	

ELDP APPLICATION REVIEW MILESTONE SUMMARY

	F&P submits final TA/LTA to City	TBC
	Consultant submits ADEIR-3 (ESA)	April 1, 2020 Complete
	Comments due to to ESA on ADEIR-3, (City)	April 22, 2020 Complete
	Applicant submits Draft DWDSG to City (w/o OpenSpace & Mobility)	April 20,2020 Complete
	ADEIR-3 Round Table (All)	April 27 & 28, 2020 Complete
	Applicant provides Draft DWDSG to City (Open Space)	May 4, 2020
	City AR Deadline 1	May 8, 2020
DEIR	Applicant provides Draft DWDSG to City (Mobility)	May 11, 2020
	Consultant submits ADEIR-4 (Full Book)	June 3 & 4, 2020
	City AR Deadline 2	June 5, 2020
	Applicant provides Pre-Final DWDSG & Infrastructure Plan	June 8, 2020
	DWDSG Roundtable/Consistency Review	June 12, 2020
	Comments due to ESA on ADEIR-4 (track changes)	June 17, 2020
	ADEIR-4 Page Turn (All)- live edit	June 22-26, 2020
	Applicant provides Screencheck DWDSG & IP	June 29, 2020
	Screencheck DEIR for final Approval	July 6 & 7, 2020
	Resolve all remaining screencheck items	July 6 & 7, 2020
	City AR Deadline 3	July 1, 2020
	Print ready DWDSG	July 8, 2020
	DEIR consistency review and production (ESA)	July 8-13, 2020
	City sends NOA to newspaper for publication (7 days in advance)	July 7, 2020
	CAO Approval of AR	TBC
	Consultant sends DEIR, NOA, NOC to City and SCH	July 14, 2020
	City mails Notice of DEIR Availability (NOA) to interested parties as required by code	July 14, 2020
	Notice of DEIR completion (NOC) transmitted to SCH	July 14, 2020
	City publishes DEIR & AR	July 14, 2020
Presentation to Historic Landmarks Commission	August 5, 2020	
End 45-day DEIR public comment period	August 28, 2020	
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	Consultant submits C&R-1 and 1st Amendment to city	October 2, 2020
	City reviews C&R-1, submits to CAO	October 19, 2020
	CAO reviews C&R-1, 1st Amendment with City Comments	October 30, 2020
	City finalizes review on C&R, 1st Amendment, CAO comments and sends to consultar	November 6, 2020
C&R	C&R-1, 1st Amendment Round Table	Nov 12 & 13, 2020
	Consultant prepares Screencheck	December 10, 2020
	City & CAO reviews Screencheck	December 28, 2021
	Screencheck Round Table	January 7 & 8, 2021
	City finalizes EIR resolution, PC staff report	January 22, 2021
	City publishes C&R, 1st Amendment, consultant prints paper copies	January 25, 2021
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CPC	Planning Commission adopts motion recommending certification of EIR	February 10, 2021
	Planning Commissions reviews/recommends project GP amendments and DA	February 10, 2021
	City Council Hearing and Certification of Project and EIR	March 9, 2021
	Council reading for rezoning	March 16, 2021