

OUTLINE OF THE PROCESS FOR MARINA CENTER

(√) indicates step complete

A. GENERAL PLAN PETITION		
√	1. Applicant petitions the City Council to consider or entertain an application to amend the City's General Plan and Local Coastal Plan.	
√	2. City Council considers petition at a Council meeting, accepting public comment. The Council may accept or reject the petition. If approved, the Council gives City Staff authorization to accept an application for a General Plan Amendment.	
B. APPLICATION FOR LOCAL COASTAL PLAN AMENDMENT, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, AND/OR OTHER PERMITS		
√	1. Applicant submits applications to City Staff.	
√	2. Within 30 days, City Staff reviews applications for completeness and accepts application as complete.	
C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL IMPACT REPORT (EIR) PROCESS		
√	1. Within 30 days of accepting the application as complete:	
	√	A. City determines that an EIR is required.
	√	B. A Notice of Preparation (NOP) is sent to responsible and trustee agencies.
	√	C. City posts and publishes NOP.
√	2. Within 30 days of sending out the NOP:	
	√	A. City holds an Agency Scoping Session.
	√	B. City holds a Public Scoping Session.
	√	C. Responses to Notice of Preparation are sent to the Lead Agency.
√	3. Within 45 days of the decision to prepare an EIR:	
	√	A. Execute a contract for the EIR, if using a consultant.

OUTLINE OF THE PROCESS FOR MARINA CENTER, CONT.

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C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL IMPACT REPORT (EIR) PROCESS, CONT.

	4. Over the next few months:
	A. Complete Draft EIR (DEIR).
	B. File Notice of Completion with the Governor's Office of Planning and Research (OPR).
	C. Post public notice of DEIR availability and 45 day comment period.
	D. Distribute copies of the DEIR to regulatory agencies for 45 days of review.
	E. Receive written comments on the DEIR.
	F. City Staff and/or consultants prepare a response to each comment received on the DEIR.
	G. Prepare Final EIR, with responses to comments.
	5. No less than 10 days before EIR Certification:
	A. Send responses to commenting agencies.
	6. Within 1 year of accepting application as complete:
	A. Make CEQA findings, certify Final EIR.
	7. Within 6 months of EIR certification:
	A. Make decision on project.
	B. Adopt mitigation reporting/monitoring plan.
	8. Within 5 days of project approval:
	A. File Notice of Determination.
	B. Pay Department of Fish and Game filing fee.
	9. Within 6 months of Lead Agency project decision:
	A. Responsible agency makes decision on project.

OUTLINE OF THE PROCESS FOR MARINA CENTER, CONT.

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D. PLANNING COMMISSION PUBLIC HEARING

	1. The City publishes a notice of public hearing before the Planning Commission to consider the LCP Amendment.
	2. Planning Commission holds a public hearing.
	3. Planning Commission makes recommendation to the City Council.
	4. The Planning Commission may also consider other discretionary permits (e.g., Conditional Use Permit) at this time or at a later time. Any action by the Planning Commission to approve a Conditional Use Permit is appealable to the City Council.

E. CITY COUNCIL PUBLIC HEARING

	1. The City publishes a Notice of Intent to Adopt an EIR as well as a notice of a Public Hearing before the City Council to consider the LCP Amendment.
	2. The City Council holds a public hearing.
	3. Upon completion of the public hearing, the City Council may deny the request or they may certify the CEQA document and approve the request and introduce an ordinance amending the City's zoning regulations, and adopt a Resolution to approve the General Plan Amendment, or they may approve in a modified form or request additional information.
	4. The City Council may also consider the Coastal Development Permit at this time or at a later time. An action to approve the Coastal Development permit is appealable to the Coastal Commission.
	5. If the ordinance changing the zoning regulations is introduced, it can be heard for a second reading and adoption at the next City Council meeting.

F. COASTAL COMMISSION REVIEW

	1. Upon approval and adoption by the City Council of the LCP amendment, the action is forwarded to the California Coastal Commission for review and certification.
	2. At a public hearing, the Coastal Commission may certify, deny or modify the decision of the City Council.
	3. Upon certification by the Coastal Commission, the City's LCP is amended.