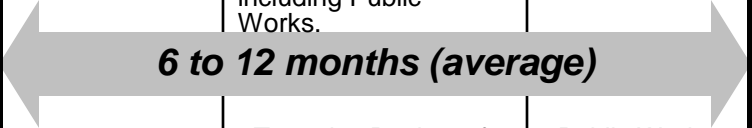
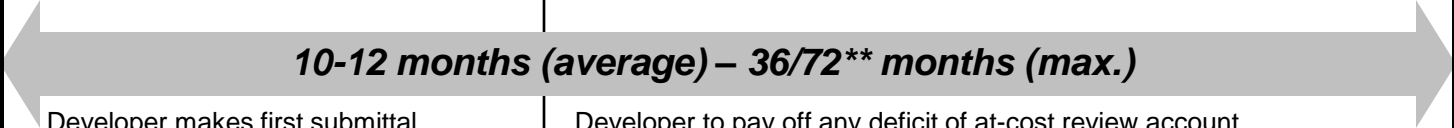


Timeline of Tract Map Process

PLANNING PHASE			ENGINEERING PHASE		PERMITTING AND CONSTRUCTION PHASE					
	Application Intake	Preliminary Review	Tentative Tract Map	Engineering Review	Final Map and Improvement Plans	Permits	Construction	Acceptance of Improvements		
Community Development Agency	<p>Pre-Application Meeting</p> <p>Refer to Community Development Agency (CDA) application package for items to be submitted.</p> <p>Deposit \$4,000 to CDA for review.</p> <p>Submit complete Subdivision Application.</p>	<p>Distribute referrals to other Departments and Agencies.</p> <p>California Environmental Quality Act (CEQA) review before or after Public Hearing.</p> <p>Conduct public hearing.</p> <p>Planning Commission approves/denies project.</p> <p>Consolidate Conditions of Approval from all other agencies including Public Works.</p>	<p>Planning Resolution approves Tentative Map and Conditions of Approval (COA), i.e., Exhibits A and B.</p> <p>Transmits all of the above to PWA.</p>							
										
Public Works Agency	<p>Public Works Agency (PWA) staff will be present at Intake Meeting to provide initial project advice.</p>	<p>Tentative Review of Subdivision Application includes:</p> <ul style="list-style-type: none"> - Tentative Map - Impervious Surface Form - Preliminary Stormwater Protection Plan - Preliminary Grading Plan* - Soils/Geologic Investigation Report* - Preliminary Floodplain Management Plan* - Preliminary On-Site Storm Runoff Detention Plan* - Traffic Study* <p>Send comment letters to CDA planners.</p>	<p>Public Works Agency to send First Submittal Letter to applicant.</p>	<p>Developer makes first submittal.</p> <p>Deposit \$10,000 to PWA</p> <p>Engineering Review includes:</p> <ul style="list-style-type: none"> - Compliance with CDA - Grading and Site Improvement Plans - Preliminary Geotechnical Report - Flood: Drainage and storm drainage - Road/Traffic: Public or private road with traffic issues - Streetlights - Survey/Real Estate: Certificate Sheet, Map examination, right-of-way dedications - Fire Department: Separate submittal by developer - Public Utilities: Separate submittal by developer - Clean Water Program: SWPPP, post-construction site design and stormwater treatment plans 	<p>Developer to pay off any deficit of at-cost review account.</p> <p>Final Letter items to be submitted for ACPWA approval by developer:</p> <ul style="list-style-type: none"> - Final Map signed by Owners, Surveyor, Trustees - Improvement Plans signed by Civil Engineer, Geologist, Fire Department, Utility Districts - Signed and notarized Joint Maintenance Agreement, Covenants, Conditions and Restrictions (CC&R), Tract Develop Contract, Performance and Payment Securities - Hydrology/Hydraulic calculations, Engineer's estimate, project specifications - Property Tax Letters and Tax Bonds - Subdivision Guarantee, Monument Guarantee - Certificates of Insurance <p>Director of PWA signs improvement plans.</p> <p>County Surveyor signs Final Map.</p> <p>Agenda Package sent to Board of Directors for approval which includes Agenda Information Distribution (AID) Worksheet, tax letters, tax bonds, subdivision tax bond, Subdivision Guarantee, and Final Map.</p> <p>Board of Supervisor returns approved Final Map and Agreements to Land Development Section.</p> <p>Improvement Plans released to developer.</p>	<p>Developer obtains necessary permits for site improvements:</p> <ul style="list-style-type: none"> - Road Encroachment - Grading - Flood Encroachment - Dept. of Fish and Game - Regional Water Quality Conservation Board (NOI) <p><i>Building permits will not be issued until Final Map is recorded.</i></p>	<p>Upon completion of construction the developer is to provide:</p> <ul style="list-style-type: none"> - Set of As-Built Plans - Final report and declarations from inspector, civil engineer, and geologist - Letter from Fire Department approving work - Monuments approved by Survey Dept. <p>Construction inspection of improvements.</p> <p>Close PWA permits.</p> <p>Secure maintenance bond prior to the release of performance and payment bonds</p>	<p>Resolution accepting tract improvements.</p> <p>Transmittal letter to Board of Supervisors</p> <p>AID Worksheet</p>		

NOTE: * If required . ** Tentative Tract Map expires 36 months after Planning Department approval, but may be extended only once for an additional 36 months.