

**OVERVIEW OF DEVELOPMENT REVIEW / APPROVAL PROCESS
CECCHINI RANCH PROPERTY**

REVIEW / APPROVAL NEEDED	DESCRIPTION	AGENCY JURISDICTION	HEARING BODY	COMMENTS
Development Plan - continued	<ul style="list-style-type: none"> • type, location, and dimension of all residential units; • type, location, and dimension of public improvements; • location and design of storm drainage and sewage disposal facilities; • type and location of, parks landscaping, parking and other public facilities; • details on grading • schematic drawings of nonresidential buildings and structures, including architectural design and dimensions; • economic feasibility analysis • explanation on the stages of development proposed • explanation of how development would be consistent with General Plan 			
Subdivision Map	A map that legally divides the property into lots and defines the area of public improvements. A tentative map is submitted to identify location and dimensions of proposed lots, street layout, and public improvements. A large development proposal, such as Cecchini Ranch, will have multiple maps.	Contra Costa County	Planning Commission	<p>Planning Commission approves a Vesting Tentative Map following a noticed public hearing.</p> <p>The Final Map is approved by the Board of Supervisors</p>

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CEQA Review	CEQA, the California Environmental Quality Act, was enacted by the Legislature in 1970. It requires consideration and documentation of environmental impacts of a given action. If an action is deemed a project, CEQA documentation must be provided.	Contra Costa County	Board of Supervisors Planning Commission	The proposed applications for development of the Cecchini Ranch property would be a "project" under CEQA. An Environmental Impact Report (EIR) will be required for this project. The EIR must be completed and certified by County before the project can be approved and developed.
Annexation	Town of Discovery Bay Community Services District (DBCSD) is the nearest provider of water and sewer service. It is anticipated that the Cecchini Ranch property would be annexed to the district to receive these services.	Local Agency Formation Commission (LAFCO) DBCSD	LAFCO DBCSD Board	LAFCO must approve the annexation following a public hearing. DBCSD must agree to the annexation DBCSD also plays critical role in verifying for the County whether there is sufficient capacity in its system to provide water and sewer service for the proposed development.
Special District Formation	It is likely that other special districts will need to be formed to provide certain essential services, e.g. landscape and lighting district, police services district (Sheriff), etc.	Contra Costa County	Board of Supervisors	
Schools	Since the project involves significant residential development it would impact schools. It is anticipated that new schools or expansion of existing schools will be necessary.	Byron Union School District Liberty Union School District	School Board School Board	Although the County's primary role as the land use planning agency is to ensure that sufficient land area within the master-planned community is reserved for future school site(s), it is expected that there would be direct collaboration and coordination with the school

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Schools -continued	The selection and development of new school(s) and school expansion are the responsibility of the local school district. Building plans for new schools or school expansion must be reviewed and approved by the state.	CA Dept. of Education CA Dept. of General Services, Office of State Architect		district(s) in the planning and development of school(s) since a school is such an essential element in creating a community (strong schools = strong community).
Alteration of Levees, Waterways, or Wetlands	Since the project proposes to breach an existing levee and create new waterways for a water-oriented residential and recreational development, there will be an extensive review and approval by both state and federal agencies that have jurisdiction over such matters.	U. S. Army Corps of Engineers U.S. Fish & Wildlife Service CA Water Resources Control Board Delta Protection Commission CA Dept. of Fish & Game Reclamation District 800	To be determined	Although jurisdiction over permits related to levees, waterways, and wetlands resides with state and federal agencies, these are matters within the purview of consideration of the County, acting in its capacity as a land use agency, and such matters must be considered in the CEQA review process undertaken by the County.