

Discretionary Entitlements Concurrent Plan Review Application and At-Risk Acknowledgement

The County's Concurrent Plan Review Program was created to offer eligible projects the opportunity to request concurrent plan review of certain types of development plans. This application is only for **Discretionary Entitlements Concurrent Review** requests. The eligibility criteria and terms and conditions for the Concurrent Plan Review Program pertaining to Discretionary Entitlements are outlined below.

Applicant shall obtain approval of Discretionary Entitlements Concurrent Review from Planning and Environmental Review (PER) prior to submitting plans to other divisions/departments for concurrent review. A copy of the approved Discretionary Entitlements Concurrent Plan Review and At-Risk Acknowledgement shall be included with the complete submittal package.

Project Information

Project Name: _____

Site address: _____

Assessor's Parcel Number(s): _____

Gross Acres: _____

Project Control Number: _____

Contact Information

Engineer/Consultant Information

Engineer/Consultant Company Name: _____

Engineer/Consultant Contact Person: _____

Engineer/Consultant Address: _____

City: _____

State: _____

Zip Code: _____

Engineer/Consultant Phone Number: _____

Engineer/Consultant Email: _____

Developer/Owner Information

Developer/Owner Company Name: _____

Developer/Owner Contact Person: _____

Developer/Owner Address: _____

City: _____

State: _____

Zip Code: _____

Developer/Owner Phone Number: _____

Developer/Owner Email: _____

Eligibility Criteria

Given the discretionary nature and due process requirements of certain types of planning entitlements, concurrent review will not typically be allowed except in special/extenuating circumstances. Such special circumstances may include, but are not limited to:

- Public facility projects that are required to be completed prior to issuance of additional development permits;
- Projects with state/federal grant funding that need to meet certain deadlines for completion;
- Consistency with one or more of the County's strategic priorities (affordable housing, infill development located within an identified Infill Corridor or infill map, or projects that support addressing the climate emergency);
- Other circumstance that justifies the need and/or County benefit of processing the discretionary entitlement concurrently with the post entitlement development plans as determined by the Community Development Director and/or Planning Director.

1. Is the project classified as a public facility?

☐ Yes.

☐ No.

If "no" please provide a brief justification on how the project meets the special/extenuating circumstances listed above.

2. Does the project include any of the following entitlements: a General Plan Amendment, a Specific Plan/Master Plan, a Rezone, or amendments to an approved roadway system?

☐ Yes. *Stop, this project is not eligible for concurrent review*

☐ No.

3. Have draft Conditions of Approval and draft CEQA Mitigation Measures (if applicable) been reviewed by the Project Review Committee?
- ☐ Yes.
- ☐ No. *Stop, this project is not eligible for concurrent review*
4. Has the public review period for the draft CEQA Environmental Impact Report (EIR) started?
- ☐ Not applicable, EIR was not required for project.
- ☐ Yes.
- ☐ No. *Stop, this project is not eligible for concurrent review.*
5. Does the project require a FEMA floodplain map revision?
- ☐ Not applicable, development is not within a FEMA mapped floodplain
- ☐ No.
- ☐ Yes. *Stop, this project is not eligible for concurrent review.*
6. Requesting concurrent review of the following:
- ☐ Improvement Plans ☐ Grading Permit ☐ Building Permit ☐ Final Map
- ☐ Non-Discretionary Design Review ☐ Landscape Plans

Applicant Responsibilities

An initial below indicates that the applicant acknowledges, understands, and consents to the statements below.

- _____ The submittal package (Building Plans, Grading Plans or Improvement Plans) will include all required documents in the plan review application and a copy of the signed concurrent Plan Review Agreement.
- _____ The applicant is responsible for ensuring that all submittals and resubmittals are of the highest quality and are well-coordinated between disciplines.
- _____ Resubmittals shall thoroughly address all review comments and must include response letters or plan annotations clearly describing how the comment has been addressed.
- _____ Incomplete submittals may be rejected by the County.

Consent and At-Risk Acknowledgement

An initial below indicates that the applicant acknowledges, understands, and consents to the item.

_____ I understand that acceptance into the Concurrent Plan Review Program does not guarantee approval of any discretionary entitlements.

_____ I understand that moving forward with concurrent review is at my own risk. Comments from the review of a plan set may require changes to other construction drawings, plans, and/or documents and I agree to make all necessary changes to the plan submittals to achieve consistency. Further I acknowledge and accept that the County assumes no responsibility for said changes and any resultant subsequent impacts to the development.

_____ I acknowledge that I am responsible for all labor costs imposed by County staff related to concurrent plan review. Further I assume all costs associated with the submittal of revised materials that result from modifications to the Project that may result from the concurrent review of plans.

_____ I acknowledge that acceptance of a project for concurrent processing does not mean the project is receiving accelerated review. Review times as established by each reviewing entity will be maintained to the extent feasible. In some instances, final sign off of plans or turn-around times for review of a plan set may be impacted by requirements and/or processing times of other plans that are being reviewed concurrently.

_____ I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of the address and contact information of all parties to this application on any website maintained by the County of Sacramento (the County).

_____ I hereby agree that any technical studies and/or associated models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the development project approval.

_____ I (Applicant/Owner) shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application, any associated concurrent review, or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application and any associated concurrent review including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the applicant chooses to act in its own stead as the real party in interest in any such claim, action or proceeding. Under such circumstances, the applicant consents to work in concert with the County to defend said claim, action or proceeding and pay all County costs incurred for the defense.

_____ I acknowledge that approval of this Agreement does not eliminate or replace the need to obtain all necessary project permits and/or clearances for the project.

The signature below signifies that the Applicant/Owner understands the potential delays and risks associated with concurrent review process and will comply with the stated terms and conditions of the Concurrent Review and Processing Program. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Owners* Name: _____

Signature: _____ Date: _____

*If signed by other than the Owner, the Applicant must attach evidence (i.e. letter of authorization, power of attorney, signature authority).

County Responsibilities

County staff will review the submittal package for completeness to the best of staff's knowledge based on the scope of work and applicable technical studies, draft conditions and mitigation measures that are available at the time of submission.

The number of projects accepted for concurrent processing may be limited based on the number of projects currently in workflow, staffing constraints, and if the project would help advance one of the County's strategic priorities.

STAFF USE ONLY (Community Development Director or Planning Director)

Customer Identification Number: _____

Order Number: _____

Sub Order Number: _____

Request approved / denied / reason:

Name: _____ Date: _____

Title: _____

Signature: _____

Distributed to: ☐ BPI ☐ DWR ☐ SCWA ☐ PER ☐ Surveys ☐ Transportation

☐ Other _____