



Identifying the Required Land Use Entitlement Application Components and Review Process

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Summary

Discuss with your client how to identify the required entitlement application components and understand the review process for land use due diligence. We completed legal editing and analysis of authorities cited here as of the date listed above.

I. Required Entitlement Application Components

To proceed with a development project in California, developers must carefully prepare several key components in their entitlement applications:

- Project design and purpose;
- Site plan and architectural design;
- Zoning and land use analysis;
- Environmental impact reports (EIRs);
- Traffic impact analysis;
- Utility and infrastructure plans;
- Community outreach and engagement plan; and
- Legal documentation.

These components ensure that the project meets all regulatory and community standards.

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APPLICATION COMPONENT	DESCRIPTION
Project design and purpose	<p>Detailed Narrative: A comprehensive narrative that describes the project, its objectives, and its anticipated benefits should specify the scope of the project, the types of structures, and the intended use of the property.</p> <p>Alignment with Local Goals: An explanation of how the project aligns with local planning and development goals can include references to local comprehensive plans, economic development strategies, and community needs assessments.</p>
Site plan and architectural design	<p>Detailed Site Plan: A detailed site plan showing the layout of the project, including buildings, parking, landscaping, and access points should adhere to local zoning requirements and guidelines.</p> <p>Architectural Drawings: Renderings and drawings that depict the design and aesthetic elements of the project demonstrate how it will integrate with the surrounding area and comply with design standards.</p>
Zoning and land use analysis	<p>Current Zoning Analysis: An analysis of the current zoning and land use designations of the site includes evaluating whether the project can be approved under existing zoning or whether changes are needed.</p> <p>Justification for Changes: Justification for any required zoning changes, variances, or conditional use permits explains why these adjustments are necessary and beneficial.</p>
Environmental impact reports	<p>Comprehensive Environmental Assessments: Environmental assessments that evaluate potential impacts on air and water quality, wildlife, traffic, noise, and cultural resources include compliance with the National Environmental Policy Act (NEPA) (42 U.S.C. §§ 4321 et seq.) and the California Environmental Quality Act (CEQA) (<u>Pub. Resources Code, §§ 21000–21189.3</u>), as applicable.</p> <p>Mitigation Measures: Proposed mitigation measures to address any identified environmental impacts ensure that the project minimizes its negative effects on the environment.</p>
Traffic impact analysis	<p>Traffic Studies: Studies that assess the project's impact on local traffic patterns and infrastructure should include an analysis of existing traffic conditions and the projected increase in traffic due to the project.</p> <p>Mitigation Measures: Proposed measures to mitigate traffic congestion and improve transportation access include road improvements, traffic signal adjustments, and public transportation enhancements.</p>
Utility and infrastructure plans	<p>Connection Plans: Plans showing how the project will connect to existing utility systems, including water, sewer, electricity, and gas, ensure that the project will have the necessary infrastructure support.</p> <p>Assessment of Upgrades: An assessment of any required upgrades or improvements to local infrastructure to accommodate the project ensures that it</p>