HANS PROCESS

Applicant wants to file development application (TR, PM, GPA, CZ, SP, PP, CUP, PUP), comes to a Land Use Tech with completed application and required materials.

Is the project within a Cell Criteria Area?

YES → HANS I application submitted to and reviewed by EPD.

HANS criteria determination letter and exhibit provided to applicant and/or Planner

→ HANS I extended meeting occurs

→ Initiate MSHCP technical studies/analysis

Does applicant agree with HANS I determination?
NO →

NO → **Does applicant request Conflict Resolution Process?**

YES → Conflict Resolution Process

YES → Applicant fulfills MSHCP requirements for studies/analysis

EPD initiates JPR process.

Is JPR completed? — NO →

YES → EPD issues JPR Determination Letter

Is HANS II required?

YES → HANS II process

NO → Exit HANS process

NO → File Development Application

Case assigned to Planner

Case planner transmits project to responding agencies for review

Internal review process (LDC) occurs. All County depts. list exhibit corrections and/or requirements for special Studies in LMS.

Planner sends Applicant comments on project.

Are County agencies satisfied with design and technical studies?

NO → (back to Case planner transmits project to responding agencies for review)

YES → EPD issues MSHCP consistency letter.

Planner completes conditions of approval and environmental assessment. Project proceeds to appropriate hearing body or bodies.