

10/6/2006

**Preliminary Summary/Schedule of Processing Requirements
Sonoma Valley Hospital, Medical Office Building and Sonoma Medical Spa**

Ref. #	Action/Entitlement	Responsible Entity	Schedule	Comment
1.0	Amendment of the Urban Growth Boundary			
1.1	Draft Language of Initiative	Cirrus and SMS	11/1/2006	Review with attorneys and City Clerk
1.2	File Notice of Intention to Circulate Petition, include complete text of initiative	Cirrus and SMS	11/10/2006	
1.3	City Clerk transmit copy of initiative to City Attorney for review	City Clerk	11/10/2006	15 days for City Attorney Review
1.4	City Attorney Prepares a title and summary for proposed measure	City Clerk	11/25/2006	
1.5	Publish Notice of Intention to Circulate Petition in Newspaper at least once	Cirrus and SMS	12/1/2006	
1.6	File Affidavit of Publication of Notice of Intention to Circulate and gather signatures	Cirrus and SMS	12/1/2006	
1.7	Begin gathering 922 signatures	Cirrus and SMS	12/5/2006	180 days to gather and file signatures. Collect excess of 922 signatures. Assume 40 days
1.8	File Petition and Signatures with City Clerk	Cirrus and SMS	1/15/2007	
1.9	City Clerk checks signatures	City Clerk	1/30/2007	Verify time required
1.10	Signature Requirements are determined met	City Clerk	2/1/2007	
1.11	City Council Meeting to call Special Election	City Council	2/14/2007	Special Election to be held not less than 88 days and not more than 103 days from this date. Assume 90 days.
1.12	Special Election Scheduled for 5/14/07			
1.13	Amendment to UGB (ballot initiative or referendum)	Voters within the City of Sonoma	5/15/2007	This is not actually an entitlement, but is necessary to allow an application to made.

Ref. #	Action/Entitlement	Responsible Entity	Schedule	Comment
2.0	Planning Applications and Environmental Review (Processed Concurrently)			
2.1	Prepare Planning Documents	RDC and Cirrus	4/15/2007	
2.2	Submit Planning Documents	RDC and Cirrus	5/15/2007	
2.3	Environmental Review	Planning Commission	6/1/2007	An EIR would be required
2.4	General Plan Amendment	Recommendation by Planning Commission; Approval by City Council		A legislative action, not an entitlement.
2.5	Sphere of Influence Amendment	Recommendation by Planning Commission; Approval by City Council; approval by LAFCO		The amendment of the SOI is part of the amendment of the General Plan. However, this specific aspect is subject to the approval of LAFCO.
2.6	Prezoning	Recommendation by Planning Commission; Approval by City Council		A legislative action, not an entitlement.
2.7	Various Public Hearings			Ongoing
2.8	Use Permit	Planning Commission	Complete 6/08	Assumes a one year total for the City controlled entitlement process. This is subject to conditions of approval and contingent upon the GPA, the prezoning, and the approval of the annexation by LAFCO.
3.0	Annexation (to the City and to the SVCSD)			
3.1	Annexation	LAFCO (Local Agency Formation Commission)	Complete 10/08	Assumes 4 months total - maybe 3. Not actually an entitlement, but necessary for the use permit to become effective. LAFCO is an independent agency with its own procedures and review criteria. The approval of a prezoning by the City Council does not guarantee approval of an annexation by LAFCO.
4.0	Architecture and Engineering			
4.1	Site Master Planning and Hospital Programming	RDC and Cirrus Architect	Begin 11/06 Complete 5/07	
4.2	Conceptual Design: Community/Neighbor-hood Input	RDC and Cirrus Architect	Begin 1/07 Complete 5/07	
4.3	Schematic Design	Medical Spa - RDC Hospital and MOB - Cirrus	Begin 3/08 Complete 6/08	The product of this work will be used to complete design review prior to other entitlements.
4.4	Design Development	Medical Spa - RDC Hospital and MOB - Cirrus	Begin 6/08 Complete 9/08	
4.5	Construction Documents	Medical Spa - RDC Hospital and MOB - Cirrus	Complete 3/09 Complete 3/09	
4.6	Permit Facilitation	Medical Spa - RDC Hospital - Cirrus MOB - Cirrus	1/09 - 3/09 1/09 - 6/10 1/09 - 3/09	

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5.0	Design Review			
5.1	Design Review	Design Review Commission	3/08 - 6/08	Not actually an entitlement. This review could occur prior to the completion of the annexation.
6.0	Administrative Approvals			
6.1	Public improvement plans	City Engineer	Complete 6/09	Not actually an entitlement.
6.2	OSHPD Review and Approval of Hospital Plans	OSHPD with Cirrus Architect	Hospital: 2/08 - 6/10	Required for Hospital construction
7.0	Construction Phase			
7.1	Sonoma Medical Spa		6/09 - 9/10	Assumes SMS and MOB built prior to SVH
7.2	Medical Office Building		6/09 - 9/10	
7.3	Sonoma Valley Hospital		6/10 - 1/12	