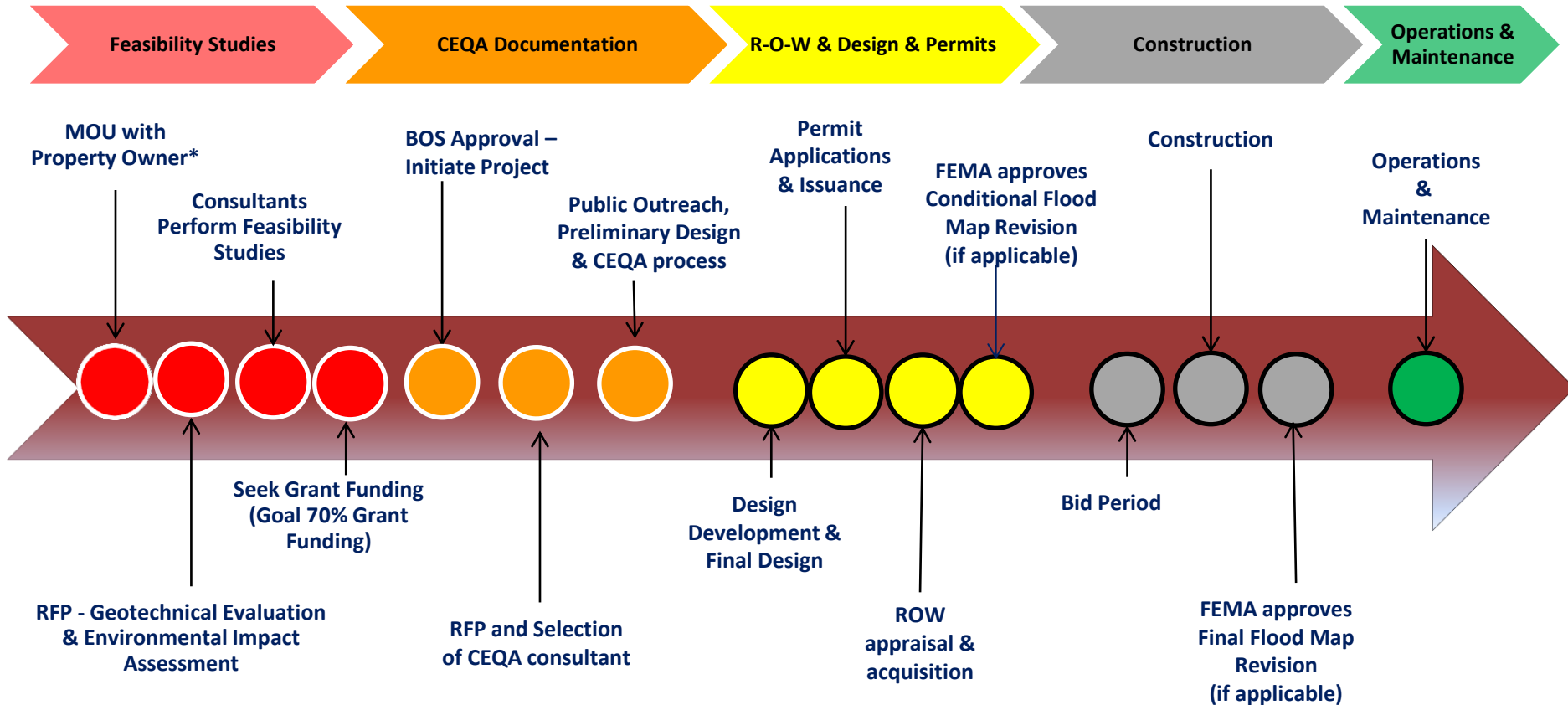


DETENTION BASIN PROJECT PROCESS



**For Public Agency owned sites*

OPTION	ACTION	PRO	CON
1	Defer CEQA /biological studies to later in design/permit phase.	Shorten timeframe of CEQA process prior to release for public review.	Seasonal requirements for some biological studies could be missed. Permitting agencies will want to see all information related to biological surveys in the CEQA document. Deferral of biological surveys could result in legal defensibility issues.
2	Start CEQA & design before completion of feasibility studies.	Shorten timeframe prior to CEQA beginning.	There is a risk that feasibility studies would alter the design and potentially the CEQA analysis, therefore, there is a potential that costs and schedule could increase.
3	Start CEQA & design before MOU with property owner (proceed based on verbal ok).	Shortens timeframe prior to CEQA beginning.	Funds spent on CEQA and design could potentially be lost if property owner withdraws support.
4	Prepare permit applications during CEQA phase.	Shortens timeframe by making permit application process concurrent with CEQA process. Incorporate early feedback from agencies may actually save money and expedite time frame for permit issuance.	Requires more design work being performed earlier in the process, which requires more money up front. Potential that permit applications may need to be redone if significant changes to design during CEQA or ROW phase.
5	Prepare ROW appraisal during CEQA phase based on preliminary design.	Shortens timeframe between completion of CEQA and start of construction.	Appraisal may need to be redone, if significant changes in project alter project.
6	Start CEQA phase without 70% grants secured. Return to AB for approval to continue to next phase.	Allows District to begin CEQA on Primary Detention Basin Sites without having to wait for grant opportunities. Having CEQA complete improves grant readiness.	Limits total amount of projects that can be built with flood fees.
7	Start a project without 70% grants secured.	Allows District to carry project from feasibility through construction without schedule delays in waiting for grant funding.	Limits total amount of projects that can be built through construction with flood fees.
8	Engage resource permitting agencies early in CEQA phase.	Provides certainty in mitigation and cost. Minor schedule compression of permit phase.	No cons, more of a standard practice.
9	Design Build	Potentially reduce project cost and expedite project completion.	Needs to be built by town, city or county. Restricted to projects involving construction of buildings and improvements directly related to the construction of buildings. Would require special legislation to revise "project" definition.