



STAFF SUPPORT SERVICES

CITY OF LOS BANOS

EMC has a long history of providing staff support services to cities, counties, and special districts. Services include project management and application processing; preparation of notices, staff reports, conditions of approval, resolutions, ordinances, and findings; public outreach; and agency coordination. EMC can also prepare standard conditions of approval, document formats, operating guidelines, such as CEQA implementation guidelines and thresholds of significance, and special studies such as vacant land inventories, LAFCo sphere updates, and fee nexus studies.

For nearly four years EMC has provided staff support services to the City of Los Banos Planning Department. Working both at City Hall and in EMC's offices, EMC managed over 40 projects for the City including annexation,

general plan amendment, zone change, major subdivision, planned development, and site plan review applications.

Through meetings with the City Manager, Planning Manager, Public Works Director, City Attorney and other city staff, EMC coordinated department input and facilitated application processing. EMC represented the City in meetings with applicants, agencies and organizations, and members of the public, and conducted community meetings for large and controversial projects. EMC has performed similar services with other local jurisdictions, often performing selected tasks such as noticing or staff reports as part of a larger project such as environmental impact report preparation.

PROJECT EX-



PLANNING FOR
SUCCESS.