
City of Grass Valley

**Environmental Review
Guidelines**

March 6, 2007

**City of Grass Valley
Grass Valley, California 94931**

CITY OF GRASS VALLEY

Environmental Review Guidelines

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CHAPTER 1.0 - PURPOSE AND APPLICABILITY

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1.010 - Purpose

These Environmental Review Guidelines (referred to in this document as "these guidelines") implement the requirements of the California Environmental Quality Act (CEQA) by providing the City of Grass Valley (referred to in these guidelines as the City), as lead agency, with criteria and procedures for applying the requirements of CEQA to proposed projects, including the preparation and processing of Negative Declarations, Environmental Impact Reports (EIRs), and other environmental review documents for projects that are subject to CEQA. As required by CEQA, these guidelines are intended to:

- A. **Inform.** Inform government decision makers and the public about the potential environmental effects of proposed activities;
- B. **Identify.** Identify ways that potential environmental damage may be avoided or significantly reduced;
- C. **Prevent.** Prevent significant, avoidable environmental impacts by requiring changes in projects, either by the adoption of alternatives or the imposition of mitigation measures; and
- D. **Disclose.** Disclose to the public why a project was approved if the project could cause significant environmental effects.

1.020 - Authority

The guidelines are adopted in compliance with and to implement the California Environmental Quality Act of 1970, California Public Resources Code Section 21082 et seq., referred to in these guidelines as "CEQA."

1.030 - Applicability

These guidelines are intended to augment CEQA and the California state guidelines for implementation of CEQA (California Code of Regulations Title 14, Section 15000 et seq., referred to here as the "CEQA Guidelines"). These guidelines are not intended to replace CEQA, and full compliance with CEQA is required regardless of the provisions of these guidelines.

- A. **City actions.** These guidelines shall apply to all City actions in the implementation of CEQA.
- B. **Conflicting provisions.** In the event of any conflict between these guidelines and CEQA or the CEQA Guidelines, CEQA and the CEQA Guidelines shall prevail.

- C. **Reference to Negative Declaration.** Any reference to a Negative Declaration in these guidelines includes a Mitigated Negative Declaration, as applicable.

1.040 - Exemptions from CEQA

A proposed project is exempt from these guidelines if it is exempt from CEQA by State statute (statutorily exempt), categorical exemption, general rule, or by rejection or denial of the project, in compliance with CEQA Guidelines Section 15061. Statutory exemptions include ministerial projects, as defined in CEQA Guidelines Section 15369. See also Subsection 2.030 (Exempt Projects), below.

1.050 - Review Authority

- A. **Negative Declaration.** A Negative Declaration shall be reviewed, and approved, or denied by the Planning Commission (referred to here as the Commission), unless the proposed project requires City Council (referred to here as the Council) action (e.g., amendment or appeal), in which case the Council shall be the review authority.
- B. **Environmental Impact Report (EIR).** An Environmental Impact Report (EIR) shall be reviewed, and approved, or denied by the Commission, unless the proposed project requires Council action (e.g., amendment or appeal), in which case the Council shall be the review authority.

1.060 - Time Limits

Time limits governing the preparation and review of CEQA documents are in CEQA Guidelines Sections 15100 through 15112.

- A. **Time limits for City action.** The City shall complete and approve a Negative Declaration in not more than 180 days; and complete and certify an EIR in not more than 12 months.
- B. **Determination of time limit.** The time limits in Subsection A., above, shall run from the date when the application for project approval is accepted by the City as complete, in compliance with Development Code Section 17.70.070 (Initial Application Review). The time limits may be waived when a project must comply with both CEQA and the National Environmental Policy Act (NEPA), or the applicant has requested or consented to a waiver of the time limits.
- C. **Suspension of time limits.** An unreasonable delay by an applicant in meeting requests by the City necessary for the preparation of a Negative Declaration or an EIR shall suspend the running of the time limits identified in Subsection A., above, for the period of the unreasonable delay.

1.070 - Guiding Principles

The following principles are intended to guide the City's review of projects that are subject to discretionary review and decisions by the City, and that are also subject to CEQA.

- A. **Timing of review.** Environmental considerations shall be addressed at the earliest point possible by emphasizing the use of an initial study. Any potentially adverse environmental effects that are properly mitigated through re-design may preclude more extensive environmental review.
- B. **Extent of review.** The least extensive environmental review consistent with the purposes of these guidelines shall be utilized (e.g., an Environmental Impact Report should not be required if a Negative Declaration can legitimately be prepared). In this way, sufficient environmental protection will be afforded, while minimizing the time required for project review.

- C. Mitigation measures.** The primary goal of the environmental review process is to incorporate mitigation measures in the project to be considered by the review authority where necessary and appropriate to reduce the potential for significant environmental impacts.

- D. Mitigation monitoring.**
 - 1. Where the mitigation of environmental impacts is required, each mitigation measure shall be monitored for an appropriate time period to ensure that the steps taken are adequate for the intended purpose, in compliance with Chapter 5.0 (Mitigation Monitoring).

 - 2. The applicant for a project that requires mitigation monitoring shall be responsible for all costs associated with the monitoring program, in compliance with Section 1.080 (Fees and Deposits).

1.080 - Fees and Deposits

Fees to recover the costs to the City of the preparation and processing of Initial Studies, Negative Declarations, Draft and Final Environmental Impact Reports, related notices, other environmental documents, administrative costs, and any deposits determined by the Director to be necessary to cover the cost of EIR preparation, shall be payable to the City in the amounts and at the times identified by the City's Fee Schedule.

1.090 - Appeal

A determination or decision relating to these guidelines may be appealed in compliance with Development Code Chapter 17.91 (Appeals).

CHAPTER 2.0 - INITIAL PROJECT REVIEW

Sections:

- 2.010 - Application Content and Completeness
- 2.020 - Preliminary Determination
- 2.030 - Exempt Projects
- 2.040 - Initial Study
- 2.050 - Environmental Determination

2.010 - Application Content and Completeness

Each application shall include sufficient information to allow a determination of whether environmental review is required and, if so, the type of environmental document that shall be prepared. An application without this information shall be deemed incomplete in compliance with Development Code Section 17.70.070 (Initial Application Review).

- A. Project description.** A land use permit application filed in compliance with Development Code Section 17.70.040 (Application Preparation and Filing) shall include a detailed project description, for City use in the preparation of an initial study to evaluate the potential environmental impacts of the project in compliance with CEQA Guidelines Section 15063(a).
- B. Additional information.**
1. The City may require an applicant to provide additional information necessary for making an environmental determination, in compliance with CEQA Guidelines Section 15063(e).
 2. The additional information may be required after the project is found complete in compliance with Development Code Section 17.70.070 (Initial Application Review).

2.020 - Preliminary Determination

Upon receipt by the City of an application deemed complete in compliance with Development Code Section 17.70.070 (Initial Application Review), or a proposal for a public project, the Community Development Director (referred to in this document as the Director) shall make a preliminary determination as to whether environmental review in compliance with these guidelines is required, and what type of environmental document shall be required. The Director shall report the determination either to the applicable City department, if the project is ministerial or otherwise exempt from CEQA, or to the applicant or applicant's representative.

2.030 - Exempt Projects

A project identified by the CEQA Guidelines as statutorily or categorically exempt (CEQA Guidelines Sections 15260 through 15285, or 15300 through 15332, respectively) is not subject to these guidelines. If a proposed project requires notice of a public hearing or other notice in compliance with other Development Code requirements, the notice shall also include a statement that the project is statutorily or categorically exempt from CEQA, as applicable.

2.040 - Initial Study

An initial study shall be prepared by the Community Development Department (referred to here as the "Department") in compliance with CEQA Guidelines Section 15063(d), to determine the required level of environmental review (e.g., Negative Declaration or an EIR). If an EIR is required, the Director may waive the requirement for an initial study.

2.050 - Environmental Determination

In determining whether a proposed project may have a significant effect on the environment, the City shall make its determination in compliance with CEQA Guidelines Sections 15063, 15064, 15064.5, 15064.7, and 15065, and Appendix G.

- A. Submittal of proposed changes.** If the initial study or other information discloses significant adverse effects from the proposed project, the applicant may submit proposed changes in the project to mitigate the potentially adverse impacts to a less than significant level.
- B. Negative Declaration required.** If the information shows that impacts can be avoided, or reduced to a less than significant level, the Director may determine that the project will not have a significant impact and proceed with preparation of a Negative Declaration in compliance with Chapter 3.0 (Negative Declarations), below.
- C. EIR required.** If the information does not demonstrate that potentially significant impacts can be avoided, an EIR shall be prepared in compliance with Chapter 4.0 (Environmental Impact Reports), below.

CHAPTER 3.0 - NEGATIVE DECLARATIONS

Sections:

- 3.010 - Negative Declaration Contents
- 3.020 - Notice and Public Review Period
- 3.030 - Project Changes Before Public Review
- 3.040 - Adoption
- 3.050 - Findings Required for Approval
- 3.060 - Recirculation of a Negative Declaration
- 3.070 - Substitution of Mitigation Measures
- 3.080 - Notice of Determination

3.010 - Negative Declaration Contents

A Negative Declaration shall contain the following information, in compliance with CEQA Guidelines Section 15072(f):

- A. Project description.** A complete project description;
- B. Location map.** A location map for the project, including the site address;
- C. Proposed finding.** A proposed finding that the project will not have a significant effect on the environment and the Initial Study that supports the finding;
- D. Mitigation measures.** Mitigation measures, if any, to avoid potentially significant effects, and a written agreement from the applicant agreeing to the identified mitigation measures; and
- E. Hazardous Waste and Substances Statement.** Where a project involves a site that the Secretary for Environmental Protection has identified as being affected by hazardous wastes, the Negative Declaration shall include a Hazardous Waste and Substances Statement in compliance with Government Code Section 65962.5.

3.020 - Notice and Public Review Period

A proposed Negative Declaration shall be noticed and available for public review for the time periods required by CEQA Guidelines Section 15105(b) in compliance with the following.

- A. Publishing of notice.** A notice of intent to adopt the Negative Declaration shall be published in a newspaper of general circulation, in compliance with CEQA Guidelines Section 15072(d), and for the periods specified in Subsections D. and E., below.
- B. Distribution of notice.** Notice shall be given to the County Clerk and all responsible agencies in compliance with Public Resources Code Section 21080.3 and to other public agencies having jurisdiction. The Director may also give notice to persons having special expertise as provided by CEQA Guidelines Section 15072.
- C. Intent of notice.** It is the intent of the City to combine this notice with the notice for the companion permit application whenever possible.

- D 30-day public review period.** The public review period shall be 30 days for a project where a Negative Declaration is prepared and circulated to the State Clearinghouse. In these cases the notice shall be provided to the County Clerk at least 30 days before the public hearing or decision on the project.
- E. 20-day public review period.** A 20-day public review period shall be provided for a project that is not circulated to the State Clearinghouse.

3.030 - Project Changes Before Public Review

Changes in a project description that are designed to mitigate significant environmental effects to a level of insignificance shall be agreed to by the applicant before a draft Negative Declaration is released for public review, in compliance with CEQA Guidelines Section 15070(b)(1).

3.040 - Adoption

A. Action on Negative Declaration.

1. The action on the Negative Declaration may be held in conjunction with the public hearing on the project permit application, if required by the Development Code. If required, the hearing on the Negative Declaration shall occur before the end of the public review period.
2. If required, notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 17.92 (Public Hearings).
3. The review authority shall either adopt the Negative Declaration, or return it to the Department for further study.
4. The applicant shall address any adverse impacts identified by the review authority and may revise the project to mitigate the impacts.

B. Determination that an EIR is required. If the review authority finds that there is substantial evidence, in light of the whole record, that the project, even if revised, may have a significant effect on the environment that cannot be mitigated or avoided, an EIR shall be prepared for the project in compliance Chapter 4.0 (Environmental Impact Reports), below, as required by CEQA Guidelines Section 15073.5(d).

3.050 - Findings Required for Approval

In adopting a Negative Declaration, the review authority shall first determine that the project will not have a significant adverse effect on the environment, consistent with the "Mandatory Findings of Significance" in the initial study, in compliance with CEQA Guidelines Section 15065, and make a finding that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the City's independent judgment and analysis in compliance with CEQA Guidelines Section 15074(b).

3.060 - Recirculation of a Negative Declaration

The City shall recirculate a Negative Declaration when the document needs to be substantially revised after public notice of its availability has previously been given, but before its adoption, in compliance with CEQA Guidelines Section 15073.5.

3.070 - Substitution of Mitigation Measures

As a result of the public review process for a proposed Mitigated Negative Declaration, including any administrative decisions or public hearings conducted on the project before its approval, the review authority may conclude that certain mitigation measures identified in the Mitigated Negative Declaration are infeasible or otherwise undesirable. Before approving the project, the review authority may delete those mitigation measures and substitute for them other measures which the review authority first determines are equivalent or more effective in compliance with CEQA Guidelines Section 15074.1(a).

3.080 - Notice of Determination

- A. **Preparation and filing.** Within five working days after the approval of a project by the review authority for which a Negative Declaration has been approved, a Notice of Determination shall be prepared and signed by the Director, and shall be filed with the County Clerk, in compliance with CEQA Guidelines Section 15075(a).
- B. **Filing with Secretary of Resources.** The Notice of Determination shall also be filed with the Secretary for Resources within five working days after approval of the project by the review authority, if required by CEQA Guidelines Section 15075.
- C. **Contents of Notice of Determination.** A Notice of Determination for a Negative Declaration shall contain the information required by CEQA Guidelines Section 15075.

CHAPTER 4.0 - ENVIRONMENTAL IMPACT REPORTS

Sections:

- 4.010 - Draft Environmental Impact Reports
- 4.020 - Final Environmental Impact Reports
- 4.030 - Standards of Adequacy
- 4.040 - Findings
- 4.050 - Notice of Determination

4.010 - Draft Environmental Impact Reports

The requirement to prepare a draft Environmental Impact Report (EIR) shall be in compliance with CEQA Guidelines Sections 15081 and 15081.5.

- A. **Notice of Preparation.** Before commencing the preparation of an EIR that has been required for a project, the Director shall send a Notice of Preparation (NOP) to each responsible agency by certified mail and to the State Clearinghouse, stating that an EIR is being prepared in compliance with CEQA Guidelines Section 15082.
- B. **Preparation and adequacy.**
 - 1. **Preparation of draft EIR.** When an EIR is required, it shall be prepared by a consultant under contract to the City or by City staff, with the applicant paying for all costs of EIR preparation. If the EIR is to be prepared by a consultant, the City shall select and engage a qualified consultant in compliance with any procedures established by the City for environmental document preparation contracting.
 - 2. **Administrative review.** The EIR preparer shall provide and the Director shall review an administrative draft EIR. The administrative draft EIR shall be limited to internal review only and shall not be subject to or available for review by the public. The Director shall either determine that the administrative draft is adequate and authorize preparation of the draft EIR, or determine that the administrative draft EIR is inadequate and return it to the preparer for additional work.
- C. **EIR contents.** Each EIR prepared by or for the City shall include discussion of all topics required by CEQA Guidelines Section 15120 for EIRs. Data and conclusions may be drawn from other reports accepted by the City and appropriately referenced within the EIR. The EIR shall address all potential environmental impacts.
- D. **Notice of Completion.** As soon as the draft EIR is completed, a Notice of Completion (NOC) shall be filed with the State Office of Planning and Research in a printed hard copy or in electronic form on a diskette or by electronic mail transmission in compliance with CEQA Guidelines Section 15085.
- E. **Distribution and review.**
 - 1. **Public review of draft EIR.** The public review period for a draft EIR shall be at least 30 days and should be no longer than 60 days, except under unusual circumstances. When a draft EIR is submitted to the State Clearinghouse for review by State agencies, the public review period shall be a least 45 days, unless a shorter period, not less than 30 days, is approved by the State Clearinghouse, in compliance with CEQA Guidelines Section 15105(a).

2. Public notice.

- a. Public notice of the review period shall be given in compliance with CEQA Guidelines Section 15087(d). (Also see Public Resources Code Section 21092).
- b. The public notice shall contain all of the information specified in CEQA Guidelines Section 15087(c).
- c. The public notice shall be published in a newspaper of general circulation, and posted in the County Clerk's office for the number of days specified in Subparagraph 1., above.
- d. A Notice of Availability shall be filed with the County Clerk, all responsible and trustee agencies, and distributed to any person or organization requesting a copy, or who previously requested a copy.

3. Distribution of draft EIR. Copies of the final EIR shall be placed in the City Hall, public library, and in other locations designated by the Director.**F. Public hearing.** A public hearing shall be held to accept written and oral comments on the draft EIR.

1. The hearing shall occur during the public review period.
2. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 17.92 (Public Hearings).

4.020 - Final Environmental Impact Reports**A. Response to comments.** Upon completion of the public review period, the Director shall collect all comments on the draft EIR and provide them to the City's consultant or City staff. The comments and appropriate responses shall be included in the final EIR.**B. Review.** If requested by the Director, the City's consultant or City staff shall submit for review an administrative draft of the final EIR. The administrative draft of the final EIR shall be limited to internal review only and shall not be subject to or available for review by the public. The Director shall either determine that it is adequate and authorize preparation of the final EIR, or determine that it is inadequate and return it to the preparer for further analysis. (CEQA Guidelines Section 15084)**C. Certification hearing.**

1. No action shall be taken to approve a project that requires an EIR until the review authority has certified that the final EIR has been prepared in compliance with CEQA, that it has been reviewed and considered by the review authority, that it represents the City's independent judgement and analysis, or if the review authority determines that the final EIR is inadequate, it shall be returned to the City's consultant or City staff for further processing.
2. A public hearing may be required for certification of a final EIR.
3. If required, the public hearing may be held in conjunction with the hearing on the project permit application.
4. If required, notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 17.92 (Public Hearings).

D. Distribution of final EIR. Copies of the final EIR shall be placed in the City Hall, public library, and in other locations designated by the Director.

4.030 - Standards of Adequacy

A. Sufficient analysis.

1. An EIR should be prepared with a sufficient degree of analysis to provide the review authority with the information which enables them to consider all of the potential environmental consequences in compliance with CEQA Guidelines Section 15151.
2. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is considered reasonably feasible.
3. Disagreement among experts does not make an EIR inadequate.
4. The appropriate standard for assessing the sufficiencies of analysis is the degree of adequacy, completeness, and good faith effort at full disclosure.

B. Responsibility for adequacy. The draft and final EIRs shall reflect the City's independent judgement in compliance with CEQA Guidelines Section 15084.

C. Recirculation of EIR. The City shall recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under CEQA Guidelines Section 15087, but before certification, in compliance with CEQA Guidelines Section 15088.

4.040 - Findings

Before the review authority acts on a project for which an EIR has been certified, it shall certify that it has reviewed and considered the information identified in the EIR, and it shall determine whether the project would or would not have a significant effect on the environment.

A. Required findings. The review authority shall not approve or carry out a project where the certified EIR identifies one or more significant environmental effects, unless the review authority makes one or more of the following findings, supported by written evidence, in compliance with CEQA Guidelines Section 15091.

1. The changes or alterations, which have been required in or incorporated into the project, mitigate, or avoid the significant environmental effects identified in the certified EIR.
2. The changes or alterations are within the responsibility and jurisdiction of another public agency, and the changes have been adopted by the other agency or can and should be adopted by the other agency.
3. Specific economic, social, or other considerations make unfeasible the mitigation measures or project alternatives identified in the certified EIR.

B. Statement of Overriding Considerations. The review authority may approve a project which may result in significant adverse impacts on the environment only if the review authority first adopts written findings clearly identifying the economic, legal, social, technological, or other benefits of the proposed project that outweigh the possibility of environmental damage in compliance with CEQA Guidelines Section 15093.

1. In this case, the review authority shall issue a Statement of Overriding Considerations which justifies the conclusion that the overall potential benefits outweigh the potential environmental effects.

2. The Statement of Overriding Considerations shall be supported by substantial evidence in the record in compliance with CEQA Guidelines Section 15093.

4.050 - Notice of Determination

- A. Preparation and filing.** Within five working days after approval of a project by the review authority for which a Final Environmental Impact Report has been certified, a Notice of Determination shall be prepared and signed by the Director, and filed with the County Clerk.
- B. Filing with Secretary of Resources.** The Notice of Determination shall also be filed with the Secretary for Resources within five working days after approval of the project by the review authority, if required by CEQA Guidelines Section 15094.
- C. Contents of Notice of Determination.** A Notice of Determination shall contain the information required by CEQA Guidelines Section 15094.

CHAPTER 5.0 - MITIGATION MONITORING

Sections:

- 5.010 - Purpose
- 5.020 - Negative Declaration without Mitigation Measures
- 5.030 - Negative Declaration with Mitigation Measures
- 5.040 - Project with EIR
- 5.050 - Compliance with Conditions
- 5.060 - Reimbursement of Monitoring Costs
- 5.070 - Failure to Comply

5.010 - Purpose

This Chapter establishes procedures for the environmental compliance and monitoring of project conditions imposed as a result of the certification of an EIR with mitigation measures, or the approval of a Negative Declaration based on project conditions of approval, in compliance with CEQA Guidelines Section 15097. (Also see Public Resources Code Section 21081.6.)

5.020 - Negative Declaration without Mitigation Measures

A project with a Negative Declaration that includes no mitigation measures or project conditions does not require an environmental compliance and monitoring program, as long as the plans, specifications, actual construction, use, or operation comply with all applicable City standards and requirements.

5.030 - Negative Declaration with Mitigation Measures

A project with a Negative Declaration that includes mitigation measures shall be processed as follows.

- A. Preparation of list of proposed conditions.** Before the application is submitted to the review authority for final action, the Director shall prepare a list of all proposed conditions of approval, including those required to reduce any identified environmental impacts to levels of insignificance (e.g., mitigation measures) and other conditions required to ensure project compliance with applicable City codes, policies, and regulations.
- B. Time specific or quantifiable.** Each mitigation measure shall be written so that it is either time specific or quantifiable, and shall specify the City department or other agency responsible for monitoring compliance.
- C. Copy of the mitigation measures provided to applicant.** A copy of the proposed mitigation measures, along with the staff report shall be provided to the applicant.

5.040 - Project with EIR

A project that requires an EIR shall incorporate a mitigation monitoring program as follows.

- A. Proposed environmental compliance and monitoring program required.** The final EIR shall include a proposed environmental compliance and monitoring program in compliance with CEQA Guidelines Section 15126.4, with conditions including those required to reduce any identified environmental impacts to levels of insignificance and conditions required to ensure project compliance with all applicable City codes, policies, and regulations.

- B. Mitigation measures shall be incorporated into the final EIR.** All proposed mitigation measures shall be incorporated into the final EIR in a chapter or section clearly identified as containing recommended or proposed mitigation measures.
- C. Time specific or quantifiable.** Each mitigation measure shall be written so that it is either time specific or quantifiable, and shall specify the City department or other agency responsible for monitoring compliance.
- D. Public and agency review process.** The mitigation measures shall be part of the public and agency review process.
- E. Mitigation measures revised for the final document.** The final EIR shall include the chapter or section with the mitigation measures revised for the final document.

5.050 - Compliance with Mitigation Measures and Conditions

No certificate, license, or permit for construction, use, or occupancy shall be issued by the City until the Director has verified that the project is in compliance with all applicable mitigation measures and conditions of approval.

- A. Phased intervals.** If mitigation measures or conditions are scheduled for compliance in phased intervals, the next phase shall not commence until the Director has determined that all approved mitigation measures and conditions have been satisfied for the previous phases.
- B. Regular or periodic reports.** If a mitigation measure or condition requires a regular or periodic report, the permit holder shall be responsible for submittal of the appropriate report before the specified date.
- C. Permit holder shall reimburse the City for all costs.** If the City requires the services of a qualified professional in order to determine compliance with the mitigation measures, conditions, or reporting requirements, the permit holder shall reimburse the City for all of the costs associated with obtaining the required services.

5.060 - Reimbursement of Monitoring Costs

The permit holder shall be required to reimburse the City for all costs associated with the environmental compliance and monitoring program.

5.070 - Failure to Comply

In addition to the enforcement provisions identified in Chapter 17.98 (Enforcement) and the Municipal Code, failure to comply with all mitigation measures and permit conditions, including making payments to reimburse the City for expenses incurred in the implementation of the environmental compliance and monitoring program, shall result in the City commencing any or a combination of the following measures.

- A. Issuance of a Stop Work Order.** Issuing a Stop Work Order halting all activities until all mitigation measures and conditions have been satisfactorily completed.
- B. Seek injunctive relief.** Seeking injunctive relief from a court of competent jurisdiction.
- C. File a lien.** Filing a lien against the property in the amount of any money owed.
- D. All of the above.** Issuing a Stop Work Order and seeking injunctive relief ordering restoration of the environment, damages, and court costs incurred in the event of damage to the environment for which mitigation measures were expressly incorporated into the project.

- E. Refuse to allow construction, use, occupancy, or issuance of a Business License.** Refusing to allow the construction, use, occupancy, or issuance of a Business License for any project not in compliance with its mitigation measures and permit conditions of approval.

- F. Compliance with Government Code and Municipal Code.** The enforcement (e.g., assessment of fines, civil penalties, etc.) of any mitigation measures and conditions of planning permit or subdivision approval imposed in compliance with the Development Code, shall be in compliance with Government Code Sections 36901 and 53069.4. and Municipal Code Chapters 1.10 through 1.15.

