



CEQA

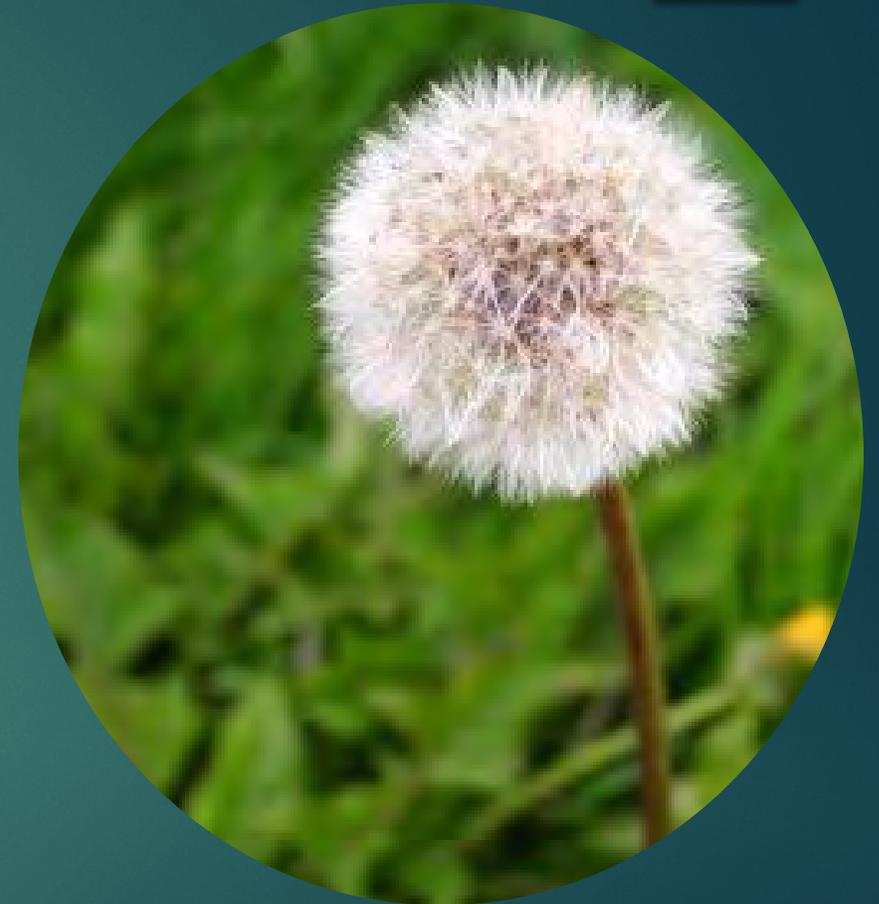
In the Weeds

March 17, 2022 | 10:30 – 12:00

SHANNON GEORGE & MARK TEAGUE

Overview of Today's Presentation

- ▶ How CEQA Decisions are Made
- ▶ Project Description
- ▶ Baseline
- ▶ Thresholds of Significance
- ▶ Technical Studies
- ▶ Mitigation Measures
- ▶ Findings
- ▶ Statements of Overriding Consideration
- ▶ Testimony at Hearing(s)
- ▶ Streamlining
- ▶ Setting & Baseline



How CEQA Decisions are Made

- ▶ Type of project
- ▶ Results of technical studies
- ▶ Knowledge of the community
- ▶ Previous decisions by decision makers
- ▶ Results of litigation
- ▶ Public controversy



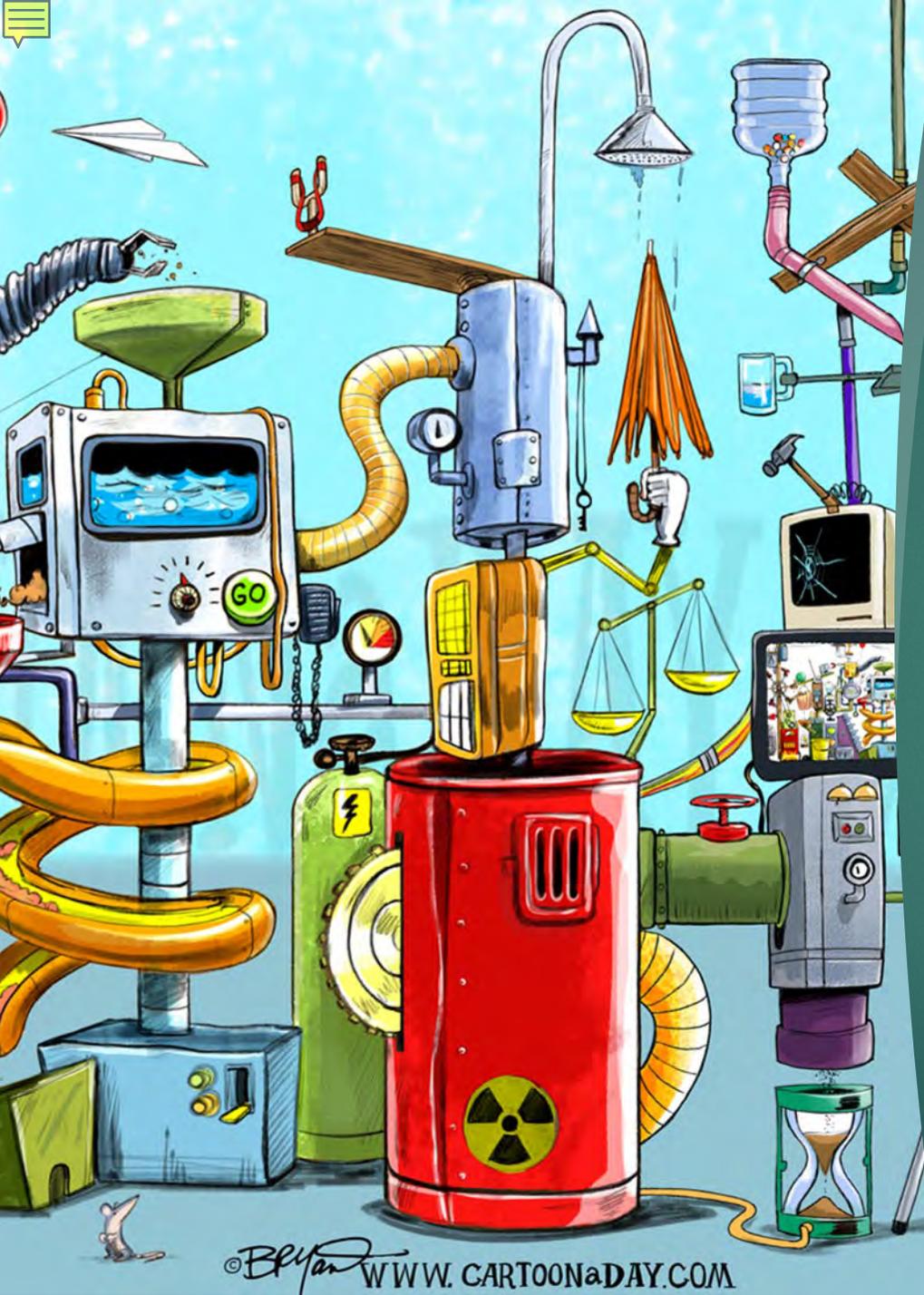
What Type of CEQA Analysis?

Substantial Evidence

- ▶ Exemptions
 - ▶ Statutory
 - ▶ Categorical
- ▶ Environmental Impact Reports
 - ▶ Subsequent
 - ▶ Supplement
 - ▶ Master
 - ▶ Program
 - ▶ Project
- ▶ Addendum to an EIR

Fair Argument

- Negative Declarations
 - Negative Declaration (No Mitigation Measures)
 - Mitigated Negative Declaration
- Addendum to Negative Declaration



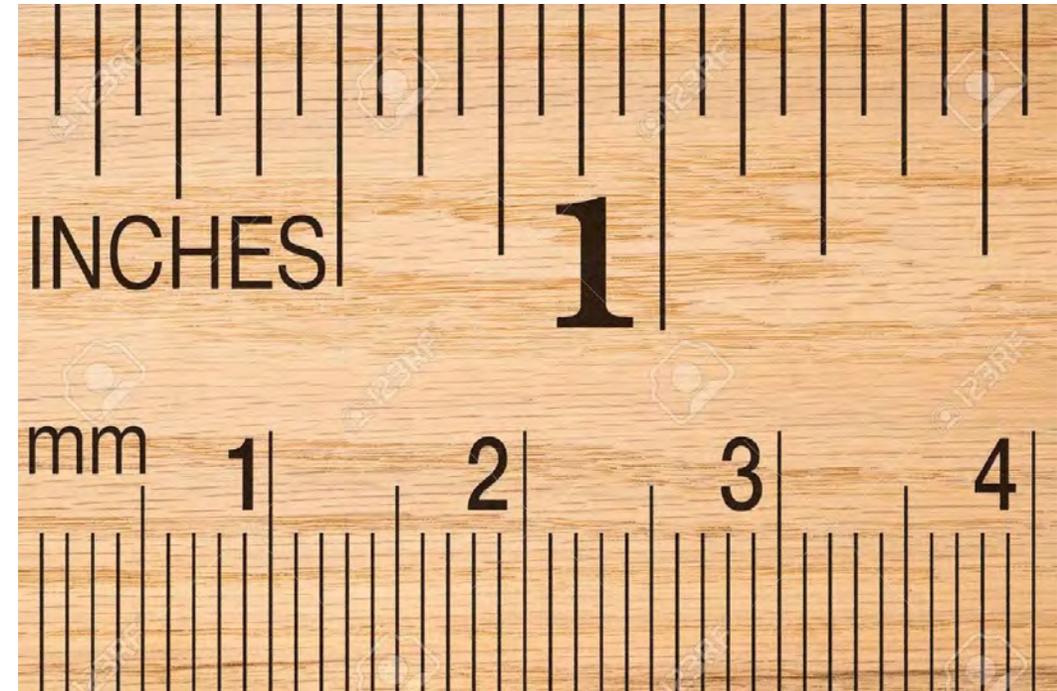
Project Description

Whole of the project

- ▶ Onsite changes
- ▶ Off-site changes
- ▶ Operational Characteristics
- ▶ Mitigation Measures

Baseline

- ▶ [A] baseline is simply a measure of some situation before it changes. There is no “true,” “normal,” or “natural” baseline. You decide what you want to measure, and then you select a baseline appropriate to your goal. What one wants to measure is a policy question, as is the choice of a baseline.
- ▶ The Court observed that one’s “analytical objective determines [one’s] choice of a baseline method”; that “baselines” are *human* constructs that “did not exist in the pre-human natural world”; and that “humans determine which of the various baselines – peak or average – will better accomplish the specific objective at hand.”



Thresholds of Significance

- ▶ Roots in Appendix G of CEQA Guidelines
- ▶ Also included in:
 - ▶ General Plan
 - ▶ Municipal Code
 - ▶ Adopted Development Standards
- ▶ Varies by Agency
- ▶ Can vary by location





Technical Studies



- ▶ Scope of the analysis
 - ▶ Geographic area
 - ▶ Not limited to agency boundaries
 - ▶ Focused on environmental topic
- ▶ Times & days matter
 - ▶ Is school in session
 - ▶ Is it spring or winter
 - ▶ Wet or dry year
- ▶ Models
 - ▶ Generally blunt instruments
 - ▶ Four decimal places is absurd
 - ▶ Results based on assumptions



Technical Studies



- ▶ Usually very narrow scope
- ▶ Check the baseline information
- ▶ Before you ask for more study, what is it you hope to find out?
- ▶ Expensive and time consuming
- ▶ Results dependent upon the assumptions
- ▶ Will not recommend approval or denial of a project

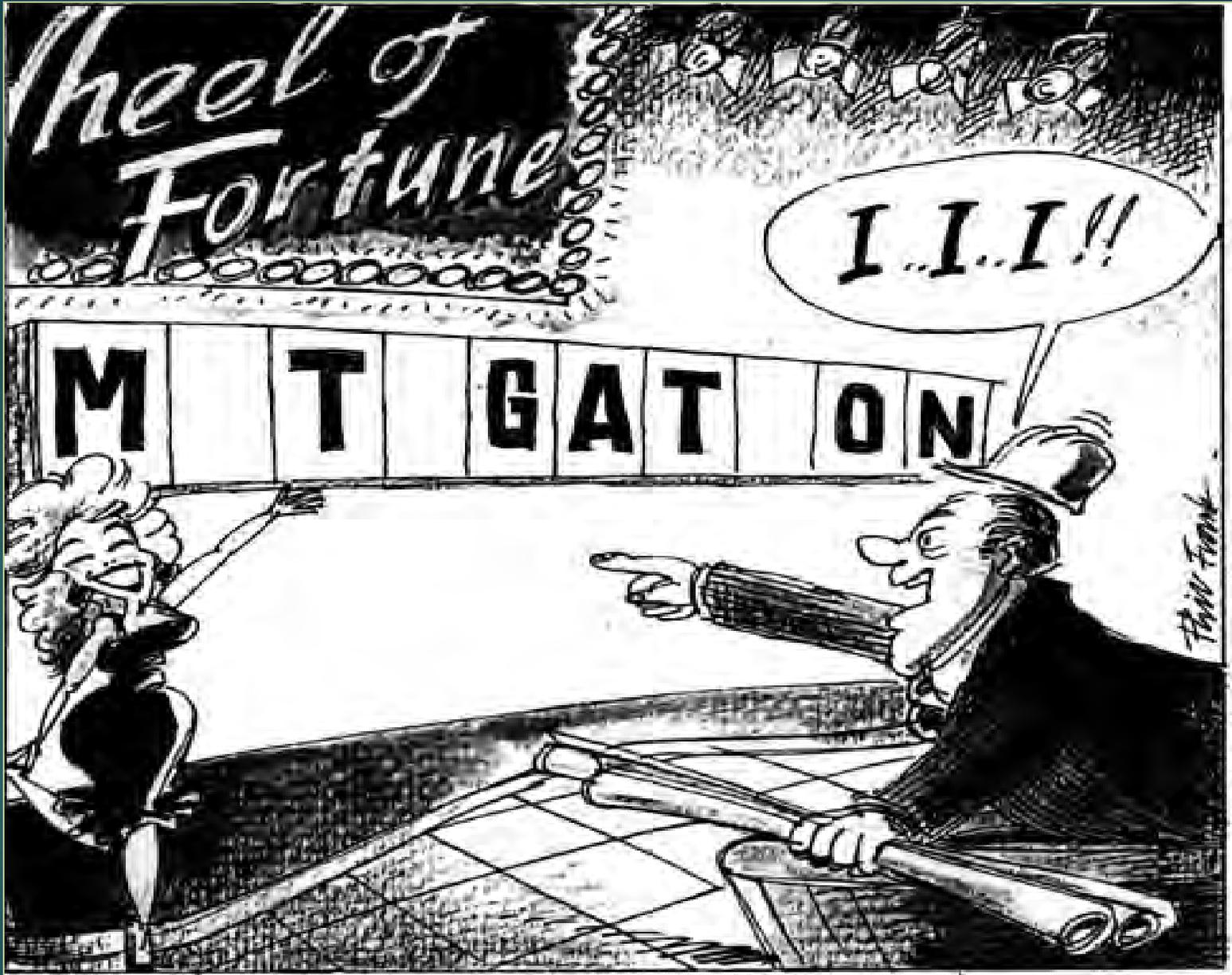
Technical Studies

A

B

C

Aesthetics	Biological Resources	Air Quality
Agriculture & Forestry Resources	Cultural Resources	Energy
Geology/Soils	Population/Housing	Greenhouse Gas Emissions
Hazards & Hazardous Materials	Public Services	Noise
Hydrology/Water Quality	Recreation	Cumulative Analysis
Land Use/Planning	Transportation	Alternatives
Mineral Resources	Tribal Cultural Resources	
	Utilities / Service Systems	
	Wildfire	



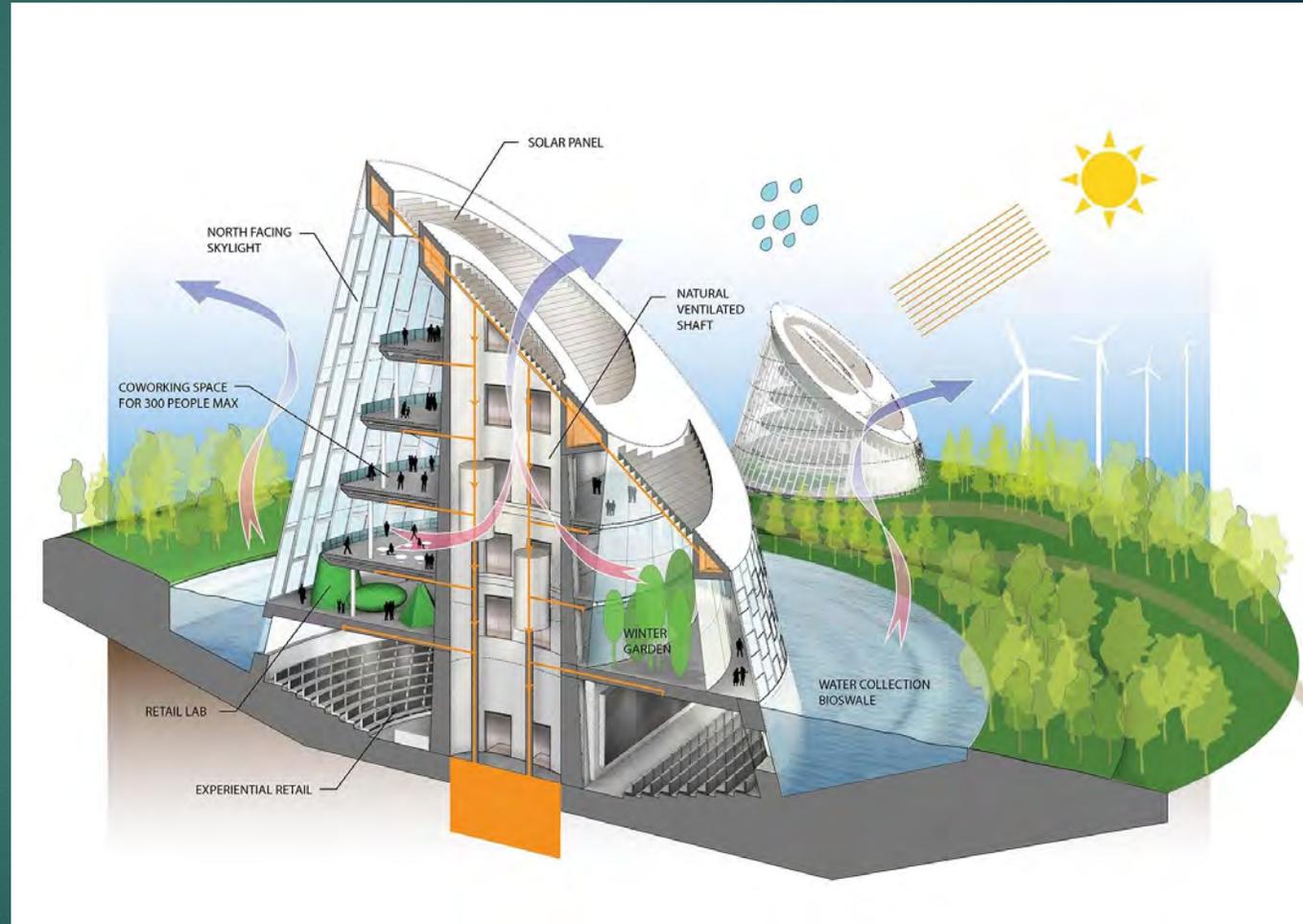
Mitigation Measures

- ▶ Project Design Features
- ▶ Formal Mitigation Measures
 - ▶ Measurable changes to a project
 - ▶ What does feasible mitigation mean?
 - ▶ What level do we mitigate to?
 - ▶ Within your jurisdiction and authority



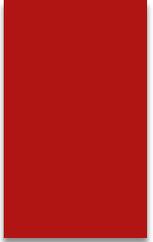
Project Design Features

- ▶ Elements of the project designed to reduce environmental impact
- ▶ Included in the project description
- ▶ Shown on site plans
- ▶ Should be reflected in the approvals





Example of Project Design Feature

- ▶ Project includes a 6-foot masonry wall on property at adjacent street
 - ▶ All windows facing adjacent street are Sound Transmission Classification (STC) of 50
 - ▶ Hours of operation are from 7:00 AM through 7:00 PM, Monday through Saturday
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What are “Mitigation Measures” Supposed to Do?

Changes required of the project to:

- ▶ Avoid the impact altogether
- ▶ Minimize the degree of magnitude of impact
- ▶ Rectify the impact through restoration
- ▶ Reduce or eliminate the impact through preservation
- ▶ Compensate for the impact



Mitigation Measures

- ▶ Requirement to mitigate does not confer to agencies any new legal authority:
 - ▶ "...a public agency may exercise only those express or implied powers provided by law other than this division." (PRC 21004)
- ▶ Measures must be enforceable.
 - ▶ Pay particular attention to "fair-share fees"
 - ▶ Difficult to enforce future public behavior
- ▶ Be linked to an impact – No nexus, no mitigation



Adequacy of Mitigation

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Adequate



- Avoid
- Minimize
- Rectify
- Reduce over time
- Compensate

Questionable



- Provide funding for
- Hire staff
- Monitor or report
- Comply with existing regulations or ordinances
- Preserve already existing natural area

Inadequate



- Consult with
- Submit for review
- Coordinate with
- Study further
- Inform
- Encourage/discourage
- Facilitate
- Strive to

To What Level do we Mitigate?



- ▶ To a level at or below the threshold
- ▶ Zero impact is not the goal
- ▶ ~~Can not~~ Should not have to mitigate for impacts of others
- ▶ Important to demonstrate impact after mitigation



Not So Good Mitigation Wording



- ▶ Prior to ground disturbance a qualified archaeologist shall meet with the construction personnel and inform them on what cultural artifacts may look like, and the importance of notifying the City if any artifacts are uncovered during excavation. If artifacts are discovered, all work shall stop within 50-feet of the discovery, and the City shall be notified.

Better Mitigation Wording

- ▶ Prior to ground disturbance a qualified archaeologist shall be retained to monitor all excavation below 3-feet. The archaeologist shall meet with the construction personnel and inform them on what cultural artifacts may look like, and that the archaeologist may stop excavation if artifacts are uncovered. If artifacts are discovered, all work shall stop within 50-feet of the discovery site, and the City shall be notified.



Mitigation Monitoring & Reporting



- ▶ Required of every project that has mitigation
- ▶ Indicates who is responsible for implementing the measure
- ▶ Shows when the measure is supposed to be implemented
- ▶ Includes date(s) of when the measure was completed
- ▶ Is not technically part of the environmental process, but part of the project approval
- ▶ Is a public document and should be part of the project file



Impacts that Can't be Mitigated to Less Than Significant



- ▶ Sometimes even with mitigation an impact remains significant
- ▶ The analysis must include all feasible mitigation
- ▶ Substantial evidence is needed to discard a suggested mitigation
- ▶ Cost should not be the only reason to discard the mitigation
- ▶ If you have them you need an EIR
- ▶ With an EIR you can still approve the project
- ▶ Significant impacts *do not* (necessarily) stop a project



Findings



- ▶ Showing your work
- ▶ Explaining your reasoning
- ▶ Information other than the EIR/IS/MND
- ▶ Drafted by Staff, Approved by Council or Commission

Example of a Finding

The project will result in a significant increase in noise on adjacent road.

Compliance with the noise mitigation measure will construct a wall of sufficient density to reduce the noise level by 5 dBA.

With completion of the mitigation measure, the resulting noise level is below the 65 dBA threshold and therefore less than significant.



Statement of Overriding Considerations



- ▶ Reasons why the project should be approved even though it has significant environmental impacts
- ▶ Supported by substantial evidence
- ▶ We need the \$\$\$ isn't likely to survive challenge
- ▶ List as many reasons as make sense, only one is needed to support the override



Testimony at Hearings



- ▶ Late Hits
- ▶ How to balance testimony
- ▶ When to Continue the item
- ▶ When to decide

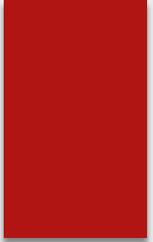
What is Streamlining?

- ▶ Shortening the timeline between application and consideration.
- ▶ Eliminating parts of the process that simply don't apply.
- ▶ Completing analysis beforehand so that the impact and the mitigation is standardized.
- ▶ Making a decision in a timely fashion.





Streamlining § 15183

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- ▶ § 15183 (a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Infill Exemption § 15183.5

CEQA does not apply to the effects of an eligible infill project under two circumstances.

- ▶ First, if an effect was addressed as a significant effect in a prior EIR for a planning level decision, then, with some exceptions, that effect need not be analyzed again for an individual infill project even when that effect was not reduced to a less than significant level in the prior EIR.
- ▶ Second, an effect need not be analyzed, even if it was not analyzed in a prior EIR or is more significant than previously analyzed, if the lead agency makes a finding that uniformly applicable development policies or standards, adopted by the lead agency or a city or county, apply to the infill project and would substantially mitigate that effect.
- ▶ The EIR must have been certified.

Streamlining Through Ministerial Acts

- ▶ Eliminate discretion and CEQA no longer applies
- ▶ Project conditions based on existing ordinances
- ▶ Objective Design Standards
- ▶ The safety net of CEQA is unavailable here

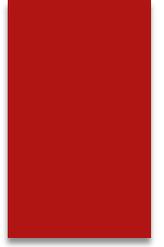
WEED & GRASS

Roundup
READY-TO-USE



Don't Rely on CEQA to Plan

- ▶ We don't fix things in the EIR, we report on what's broken
- ▶ The CEQA process has been used as a means to avoid detailed planning for years. With new laws like SB 330 and SB 35, the discretion and therefor CEQA is eliminated making local planning more important
- ▶ Solving this means:
 - ▶ Adopting Objective Standards
 - ▶ Requiring Technical Reports by Ordinance
 - ▶ Reviewing and Understand your Capital Improvement Program
 - ▶ Keeping Impact Fees Current





Other CEQA Pieces – For EIR



▶ **Cumulative Analysis**

- ▶ Not necessarily 'build out'
- ▶ Two methods: project list or regional model
- ▶ May have different setting than project
- ▶ Not the worse case

▶ **Alternatives**

- ▶ Must avoid or lessen an environmental impact
- ▶ Project alternatives may not be CEQA alternatives
- ▶ Not discussed at same level as project
- ▶ Compared against project applicant's project objectives
- ▶ Only the no-project alternative is required

Thank You

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