

REDEVELOPMENT AGENCY OF THE
CITY OF EL PASO DE ROBLES

RESOLUTION NO. RA 86-04

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES APPROVING AND ADOPTING AMENDED PROCEDURES FOR THE PREPARATION, PROCESSING, AND REVIEW OF ENVIRONMENTAL DOCUMENTS

WHEREAS, the City of El Paso de Robles created the Redevelopment Agency of the City of El Paso de Robles on June 25, 1980, by Ordinance No. 499 N.S. for the purpose of pursuing redevelopment in the community; and

WHEREAS, certain provisions of the California Environmental Quality Act ("CEQA", Public Resources Code Section 21000 et. seq.) and the State EIR Guidelines (Title 14, California Administration Code Section 15000 et. seq.) apply to activities of the Redevelopment Agency of the City of El Paso de Robles; and

WHEREAS, it is necessary for the Redevelopment Agency of the City of El Paso de Robles to approve and adopt amended procedures for the preparation, processing, and review of environmental documents in accordance with State law.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES, AS FOLLOWS:

Section 1. The amended procedures for the preparation, processing, and review of Environmental Documents for the Redevelopment Agency of the City of El Paso de Robles attached as Exhibit "A", and incorporated herein by reference, are hereby approved and adopted by the Redevelopment Agency of the City of El Paso de Robles

Section 2. The Secretary of the Redevelopment Agency of the City of El Paso de Robles is hereby directed to maintain a copy of said amended procedures for public inspection and review.

PASSED AND ADOPTED THIS 13th day of August, 1986 by the following roll call vote:

AYES : Agency Members: Cousins, Ovitt, Dolan, Stemper and Russell

NOES : Agency Members: None

ABSENT : Agency Members: None

Nick Russell
CHAIRMAN of the Redevelopment Agency
of the City of El Paso de Robles

ATTEST:

Jerry Barkston
SECRETARY of the Redevelopment Agency
of the City of El Paso de Robles

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO)SS
CITY OF EL PASO DE ROBLES)

I, Jerry Bankston, Secretary of the Redevelopment Agency of the City of El Paso de Robles, California, do hereby certify that the foregoing Resolution No. RA 86-04 was duly and regularly adopted, passed and approved by the Redevelopment Agency of the City of El Paso de Robles, California at a adjourned/regular meeting of said Redevelopment Agency held at the regular meeting place thereof, on the 13th day of August, 1986, by the following vote:

AYES : Agency Members: Cousins, Ovitt, Dolan, Stemper and Russell
NOES : Agency Members: None
ABSENT : Agency Members: None

Dated this 13th day of August, 1986.

Jerry Bankston
SECRETARY, Redevelopment Agency
CITY OF EL PASO DE ROBLES

EXHIBIT "A"

AMENDED PROCEDURES FOR THE PREPARATION,
PROCESSING, AND REVIEW OF ENVIRONMENTAL DOCUMENTS

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES

TABLE OF CONTENTS

	<u>PAGE</u>
<u>ARTICLE I</u>	1
Section 100. General.....	1
Section 101 Purpose.....	1
Section 102 Application.....	1
Section 103 Definitions.....	1
Section 104 Harmonizing with City Procedures.....	2
Section 105 Amendments.....	2
 <u>ARTICLE II</u>	 2
Section 200. Determining type of Environmental Assessment Required..	2
Section 201 EIR Required.....	2
Section 202 Program EIR.....	3
Section 203 Evaluation of Projects in Futherance of a Redevelopment Plan.....	4
Section 204 No Environmental Assessment Necessary.....	6
 <u>ARTICLE III</u>	 6
Section 300. Environmental Review Procedures.....	6
Section 301 Initial Study.....	6
Section 302 Termination of Subsequent Environmental Assessment.....	7
Section 303 Preparing the Draft EIR.....	7
Section 304 Consultation on Preparation of the Draft EIR.....	8
Section 305 Notice of Completion.....	8
Section 306 Consultation, Public Review, and Notice.....	9
Section 307 Evaluation of Comments by Agency and Preparation of Final EIR.....	9

TABLE OF CONTENTS
(continued)

	<u>PAGE</u>
Section 308 Hearing and Notice.....	10
Section 309 Certification by the Agency; Findings.....	10
Section 310 Submission to the City Council.....	11
Section 311 Notice of Determination.....	11
<u>ARTICLE IV</u>	11
Section 400. Time Limits for Processing Applications for Development	
Section 401 Determination of Type of Environmental Assessment.....	12
Section 402 Environmental Assessment.....	12

PROCEDURES FOR THE PREPARATION, PROCESSING,
AND REVIEW OF ENVIRONMENTAL DOCUMENTS

ARTICLE I.

SECTION 100. GENERAL

Section 101. Purpose

The purpose of these procedures and criteria (hereinafter referred to as the "Agency EIR Procedures") is to implement the requirements of the California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.), the California Environmental Quality Act ("CEQA," Public Resources Code Section 21000 et. seq.) and the State EIR Guidelines (hereinafter referred to as the "Guidelines") adopted by the Secretary of the Resources Agency of the State of California (Title 14, California Administration Code, Section 15000 et. seq.), particularly with respect to redevelopment agencies.

Section 102. Application

These Agency EIR Procedures are intended to govern the procedures pursuant to which the Agency will prepare, process, and review Initial Studies, Negative Declarations, and Environmental Impact Reports (referred to as "EIRs") and to govern such substantive matters as the definition of a "significant effect" on the environment. Where a procedure is not specified herein, the procedure to be followed by the Agency shall be consistent with CEQA and the Guidelines.

Section 103. Definitions

As used herein, the following definitions apply:

"Affected Taxing Entity" means any governmental taxing agency which levied tax on all or any portion of property located in the proposed Project Area in the fiscal year prior to submission of the redevelopment plan for approval.

"Agency" means the Redevelopment Agency of the City of El Paso de Robles.

"City" means the City of El Paso de Robles.

"City Council" means the City Council of the City of El Paso de Robles.

"Development project" means any project for the construction, demolition, alteration, or rehabilitation of any structure in a redevelopment project area by a private person in furtherance of a redevelopment plan pursuant to a disposition and development agreement, owner participation agreement, any other agreement with the Agency, or any lease, permit, license, certificate or other entitlement for use which requires the approval of the Agency.

"Project applicant" means a person who proposes a development project to the Agency. Project applicants include developers who are acquiring property from the agency pursuant to a disposition and development agreement and property owners who enter into an owner participation agreement with the Agency.

"Responsible Agency" means a public agency other than the Redevelopment Agency of the City of El Paso de Robles which has discretionary approval power over the project.

"Trustee Agency" means a state agency having jurisdiction by law over natural resources affected by a project which is held in trust for the people of the State of California.

Section 104. Harmonizing with City Procedures

To the greatest extent possible, these Agency EIR Procedures shall be interpreted in a manner that makes them consistent with procedures adopted by the City concerning the preparation, processing, and review of environmental documents in order that environmental assessment may be completed efficiently and without duplication of time and effort. The Agency may delegate any of its functions hereunder to City staff or advisory bodies to accomplish that objective.

Section 105. Amendments

These Agency EIR Procedures may be revised from time to time to conform to amendments to CEQA and the Guidelines or for any other reason.

ARTICLE II.

Section 200. Determining Type of Environmental Assessment Required

Section 201. EIR Required

The Agency shall prepare, or cause to be prepared, an EIR in connection with the following activities:

- (1) Adoption by the City Council of a redevelopment plan for a particular redevelopment project pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.); or
- (2) Adoption by the City Council of an amendment to a redevelopment plan for a particular redevelopment project pursuant to the provisions of the Community Redevelopment Law where the Agency or the City Council determines, after an Initial Study, that substantial changes are proposed in the project which may cause a significant effect on the environment not considered at the time the redevelopment plan was adopted.

Section 202. Program EIR

CEQA and the Guidelines provide that all public and private activities or undertakings pursuant to, or in furtherance of, a redevelopment plan constitute a single project which shall be deemed approved at the time of adoption of the redevelopment plan by the City Council. Thus, only a Program EIR must be prepared which comprehensively examines environmental effects and therefore permits subsequent developmental activities in the redevelopment project area to be undertaken without requiring independent environmental assessment.

The Agency shall prepare or cause to be prepared a "Program EIR" in connection with the activity described in Section 201(1).

Pursuant to CEQA and the Guidelines an EIR on a redevelopment plan shall be treated as a Program EIR with the following characteristics:

- (1) A Program EIR is an EIR prepared on a series of actions characterized as one large project and related in any of the following ways:
 - a. Geographically,
 - b. As logical parts in the chain of contemplated actions,
 - c. In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
 - d. As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.
- (2) The use of a Program EIR should provide the Agency with the following advantages:
 - a. Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,

- b. Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,
 - c. Avoid duplicated reconsideration of basic policy considerations,
 - d. Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and
 - e. Allow reduction in paperwork
- (3) The Program EIR will be the primary document considered in the evaluation of subsequent projects and activities in furtherance of the redevelopment plan to determine whether an additional environmental document is needed.

A Program EIR will be most helpful in dealing with subsequent activities, if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the Program EIR, and no further environmental documents would be required.

Section 203. Evaluation of Projects in Furtherance of a Redevelopment Plan

Pursuant to CEQA and the Guidelines a Program EIR should provide a comprehensive examination of environmental effects of the redevelopment plan and program thus eliminating the need for individual environmental assessments, such as Categorical Exemption and Negative Declarations, for subsequent projects and activities in furtherance of the redevelopment plan.

The Agency should, however, examine subsequent projects and activities in furtherance of the redevelopment plan giving consideration to the environmental assessment of the Program EIR. If the subsequent project activity is found to have effects not examined in the program EIR the Agency should prepare or cause to be prepared a new Initial Study leading to the preparation of a subsequent or supplemental EIR.

A subsequent EIR or supplement to an EIR should be prepared for redevelopment project activities and development projects when the following situations exist:

- (1) Subsequent Redevelopment EIR:
 - a. Such actions by the City Council as described in Section 201(2);

- b. Subsequent changes are proposed in the project which will require important revisions of the previous EIR due to the involvement of new significant environmental impacts not considered in the previous EIR for the redevelopment project;
- c. Substantial changes occur with respect to the circumstances under which the project is undertaken, such as a substantial deterioration in the air quality where the project will be located, which will require important revisions in the previous EIR due to the involvement of new significant environmental impacts not covered in a previous EIR; or
- d. New information of substantial importance to the project becomes available, and
 - 1. The information was not known and could not have been known at the time the previous EIR was certified; and
 - 2. The new information shows any of the following:
 - a. The project will have one or more significant effects not discussed previously in the EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
 - d. Mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen one or more significant effects on the environment.
 - e. Mitigation measures or alternatives previously found to be feasible would not in fact be feasible and those could not substantially reduce one or more significant effects on the environment.

(2) Supplement to the Program EIR:

- a. Any of the conditions described in subsection (1) that would require the preparation of a subsequent EIR; and
- b. Only minor additions or changes that would be necessary to make the previous EIR adequately apply to the project in the changed situation.

If the Program EIR has been completed, but the project has not yet been approved, the Agency shall prepare or cause to be prepared the subsequent EIR before approving the project.

The supplement to the Program EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

The supplement, or a subsequent EIR, shall be given the same kind of notice and public review as is given to a draft EIR under Section 306 of these Agency EIR Procedures, however, it may be circulated by itself without recirculating the previous Program EIR.

When the Agency decides whether to approve the project, the City Council shall consider the previous EIR as revised by the subsequent or supplemental EIR and a finding in accordance with Section 309 of these Agency EIR Procedures shall be made for each significant effect shown in the previous EIR as revised.

The Agency or staff making such environmental determination under this Section shall maintain the preliminary analysis constituting said environmental determination in the records of the Agency.

Section 204. No Environmental Assessment Necessary

All activities of the Agency and the City prerequisite or preparatory to the adoption of a redevelopment plan or amendment to a redevelopment plan by the City Council are exempt from CEQA. Included within this category are informational studies and negotiations with developers.

ARTICLE III.

Section 300. Environmental Review Procedures

Section 301. Initial Study

The Agency shall prepare an Initial Study where it desires a written determination of whether a subsequent EIR, or supplement to an EIR should be prepared. If any aspects of the project, either individually or cumulatively, may cause a significant effect on the environment not examined in the Program EIR, then a subsequent or supplemental EIR should be prepared, unless potential adverse effects are mitigated through changes in the project to a point where no new effects would occur. Since an EIR must be prepared for a redevelopment plan, no Initial Study is necessary. An Initial Study may be prepared for redevelopment plan amendments, development projects, or other activities in furtherance of a redevelopment plan.

An Initial Study shall contain in brief form: 1) a description of the project, including the location of the project; 2) an identification of the environmental setting; 3) an identification of environmental effects; 4) a discussion of ways to mitigate significant effects identified, if any; 5) an examination of whether the project is compatible with existing zoning and plans; and 6) the name of the person or persons who prepared or participated in the Initial Study.

Section 302. Termination of Subsequent Environmental Assessment

With respect to subsequent projects or activities for which an Initial Study has been prepared, if the Agency finds, on the basis of the Initial Study, that the project under review will not have any new or significant effect on the environment not previously examined by the Program EIR, the Agency may terminate any further environmental assessment pursuant to CEQA.

Section 303. Preparing the Draft EIR

When an EIR is required, the Agency shall first prepare, or cause to be prepared, a draft EIR. The Agency may require a project applicant to submit necessary information and data to it, including but not limited to, a description of the project, a statement describing the intended use of the EIR, a list of the agencies that are expected to use the EIR in their decision-making process, and a list of the approvals for which the EIR will be used. The Agency may compile lists and criteria which specify in detail any and all information required from a project applicant.

Determination of whether or not a development project application is complete may be made by Agency staff in compliance with Government Code Section 65920 et. seq. and the Permit Guidelines contained in the State Administrative Manual Section 1070 et. seq.

The draft EIR shall contain the information required by the Guidelines in sufficient detail, as determined by the Agency, to permit adequate evaluation and review of the environmental impact of the proposed project. The draft EIR shall contain a brief summary of the proposed action and its consequences in language sufficiently simple that the issues can be understood by the average member of the lay public. The summary shall stress the major conclusions, areas of controversy (including issues raised by agencies and the public), and the issues to be resolved (including the choice among alternatives and how to mitigate the significant effects). The draft EIR shall contain a table of contents or an index. The project shall be described by containing the precise location and boundaries, a statement of objectives sought, a general description of the project's technical, economic and environmental characteristics, and a statement briefly describing intended use of the EIR, including a list of agencies using the EIR and the corresponding approvals. The EIR must also include a description of the environment in the vicinity of the project as it exists before commencement of the project from both local and regional perspective. The EIR

shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans. In considering the planning, acquisition, development and operation of the project, the following subjects shall be included for discussion separately: 1) the significant effects of the proposed actions on the environment, directly and indirectly; 2) any significant environmental effects which cannot be avoided if the proposal is carried out; 3) proposed mitigation measures to minimize the significant effects including those suggested for the conservation of energy; 4) reasonable alternatives to the project as planned; 5) relationship between short-term uses proposed and the long-term, cumulative effects of the project; 6) description of any significant irreversible changes that may be produced by the project; and 7) growth-including impacts of the proposed project. The draft EIR should also contain a list of agencies, organizations, and individuals consulted in preparing the environmental document in addition to the person, firm or agency actually preparing the report. Cumulative impacts shall be discussed when they are significant and the level of discussion shall reflect the severity and likelihood of occurrence.

Effects dismissed in the Initial Study, if any, as clearly insignificant and unlikely to occur, need not be discussed further in the EIR unless the Agency subsequently receives information inconsistent with the finding in the Initial Study. A copy of the Initial Study shall be attached to the EIR to provide the basis for limiting the impacts discussed.

Section 304. Consultation on Preparation of the Draft EIR

Before completing the draft EIR, the Agency shall consult with the City and all other public agencies involved in carrying out or approving the project. The Agency shall send to the City, any other responsible agencies, any Affected Taxing Entity, and to any Trustee Agency responsible for resources affected by the project, a Notice of Preparation stating that an EIR will be prepared. The Notice of Preparation must provide sufficient information about the project including a description of the project, a locational map of the project and probable environmental effects of the project. This notice may be in the form set forth in the Guidelines and may include an attached copy of the Initial Study. In addition, the Agency may hold one or more meetings with the City and/or a project applicant to discuss the scope and content of the environmental assessment. Such meetings shall be convened by the Agency no later than 30 days after the meetings are requested.

Prior to completing the draft EIR the Agency may, but is not required to, consult directly with any person or organization it believes will be concerned with the environmental effects of the project. Many public agencies have found that early consultation solves many potential problems that would arise in more serious forms later in the review process.

Section 305. Notice of Completion

As soon as the draft EIR is completed the Agency shall cause a Notice of Completion to be filed with the Secretary of the Resources Agency in the form set forth in the Guidelines and containing a brief description of the project, its proposed location, the address where copies of the EIR are available, and the period during which comments will be received.

Section 306. Consultation, Public Review, and Notice

After completing the draft EIR the Agency shall circulate for comment copies of the draft EIR to, and shall consult with, all public agencies having jurisdiction by law. The Agency may also consult with any person who has special expertise with respect to any environmental impact involved. To facilitate the consultation process, the Agency may use existing state, regional, or local clearinghouses to distribute EIRs and may compile listings of other agencies which have jurisdiction by law and/or special expertise with respect to redevelopment projects.

The Agency shall provide public notice of the completion of a draft EIR at the same time it sends a Notice of Completion to the Resources Agency. Public notice shall be given by publication at least once in a local newspaper or by any other means authorized by CEQA and the Guidelines. Notice shall also be given to all individuals and organizations who have previously requested such notice. The period during which the Agency shall receive comments on the Draft EIR shall be no less than 30 or more than 90 days.

The Agency shall transmit the draft EIR prepared in connection with the adoption of a redevelopment plan or amendments thereto to the Planning Commission of the City and the Project Area Committee, if such an organization is in existence, for review and consideration. In the event that the proposed project is of statewide, regional or area wide significance as defined in the Guidelines (Section 15161.6), the draft EIR shall be submitted to the State Clearinghouse and may also be submitted to the metropolitan area council of governments for review and comment.

The Agency may furnish copies of the draft EIR to appropriate public libraries to facilitate review by the public. Additionally, the Agency may hold a public hearing for the purpose of obtaining comments from the public, either in separate proceedings or in conjunction with other proceedings of the Agency.

Section 307. Evaluation of Comments by Agency and Preparation of Final EIR

The Agency shall review and evaluate the comments received from persons, entities, and agencies who reviewed the draft EIR.

Following the period established by the Agency for receipt of comments on the draft EIR, the Agency shall prepare or cause to be prepared, a final EIR. The final EIR shall consist of: the draft EIR or a revision of the draft EIR; comments and recommendations received on the draft EIR either verbatim or in summary; a list of persons, organizations, and public agencies commenting on the draft EIR; and the responses of the Agency to significant environmental points raised in the review and consultation process, any additional information added by Lead Agency.

Section 308. Hearing and Notice

Prior to its certification of the final EIR, the Agency shall consider the final EIR at a public hearing. The public hearing may be held at the same time and in conjunction with the public hearing on a redevelopment plan, amendments to a redevelopment plan, a development project, or at any other time. The purpose of the public hearing on the final EIR shall be to consider the adequacy of the final EIR and not matters that should be raised in the review of the draft EIR.

Public hearing notice shall be given in the same form and time as notice for any other regularly conducted public hearings before the Agency, provided that in every case notice of review of an EIR shall be published in the local newspaper not less than ten days prior to the public hearing on the EIR.

Notice of the public hearing on review of an EIR may be combined with notice of the public hearing on the redevelopment plan, amendments to the redevelopment plan, or development project.

Section 309. Certification by the Agency; Findings

In the event that the EIR has been prepared in connection with the adoption of a redevelopment plan or amendments thereto, the Agency shall certify the final EIR prior to the City Council's adoption of such redevelopment plan or amendments; provided, however, that if the Agency and the City Council hold a joint public hearing as provided in Sections 33355-33359 or Section 33458 of the Health and Safety Code, then the Agency may certify the final EIR following the joint public hearing and before the final action by the City Council adopting the redevelopment plan or amendments thereto.

In the event that the EIR has been prepared in connection with any project activity or undertaking in furtherance of the redevelopment plan, the Agency shall certify the final EIR prior to the Agency's approval of said activity or undertaking.

The certification of the final EIR shall state that the final EIR has been completed in compliance with CEQA and the State Guidelines and that the decision-making body or administrative official having final approval authority over the project has reviewed and considered the information contained in the EIR prior to the approval of the project.

A project for which an EIR has been completed which identifies one or more significant effects of the project shall not be approved unless the Agency makes one or more of the following written findings for each of those significant effects accompanied by a statement of the facts supporting each finding:

- (1) Changes or alterations have been required in, or incorporated into, the projects which mitigate or avoid the significant environmental effects thereof as identified in the final EIR; or
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the Agency. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or
- (3) Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.

The Agency shall not approve or carry out a project as proposed unless the significant environmental effects have been reduced to any acceptable level as defined in the Guidelines, except as allowed therein.

Where the Agency approves a project which would allow the occurrence of significant effects identified in the final EIR but are not mitigated, the Agency shall make a statement of overriding considerations stating the reasons to support its action.

Section 310. Submission to the City Council

An EIR prepared in connection with a redevelopment plan or amendments to a redevelopment plan shall be submitted to the City Council as part of the report required by Section 33352 of the Health and Safety Code prior to the adoption of said redevelopment plan or amendments by the City Council.

An EIR prepared in connection with a development project shall be submitted to the City Council for its review and consideration prior to City Council action on said development project, if necessary.

Section 311. Notice of Determination

Where an EIR has been prepared, the Agency shall file, or cause to be filed, a Notice of Determination with the County Clerk following final action on the project. The statement shall include: 1) an identification of the project by its common name, where possible, and its location; 2) a brief description of the project; 3) the date when the Agency approved the project; 4) the determination as to whether the project in its approved form will have a significant effect on

the environment; 5) whether mitigation measures were made a condition of the approval of the project; 6) a statement that the EIR was prepared and certified pursuant to the provisions of CEQA; 7) whether findings were made for each significant effect of the project pursuant to the provision of CEQA; 8) whether a statement of overriding considerations was adopted for the project; and 9) the address where a copy of the EIR and the record of project approval may be examined. With respect to the adoption of a redevelopment plan requiring a Program EIR or an amendment to a redevelopment plan requiring a subsequent EIR, or supplement to an EIR, the Notice of Determination shall be filed after final action by the city Council which shall be the adoption of an ordinance adopting the redevelopment plan or amendment thereof.

ARTICLE IV.

Section 400. Time Limits for Processing Applications for Development Projects

Section 401. Determination of Type of Environmental Assessment

Within 45 days after accepting an application for a development project as complete, the Agency shall make an initial determination of whether said project will need a Program EIR, subsequent EIR, supplement to the Program EIR, or no further environmental assessment. The Agency shall be deemed to have accepted an application for a development project as complete on the date that it approves publication of notice of a public hearing on the application.

Section 402. Environmental Assessment

In the event that further environmental assessment is necessary or appropriate for a development project, the Agency shall complete and certify an EIR in not more than one year after the Agency has accepted the application for a development project as complete.