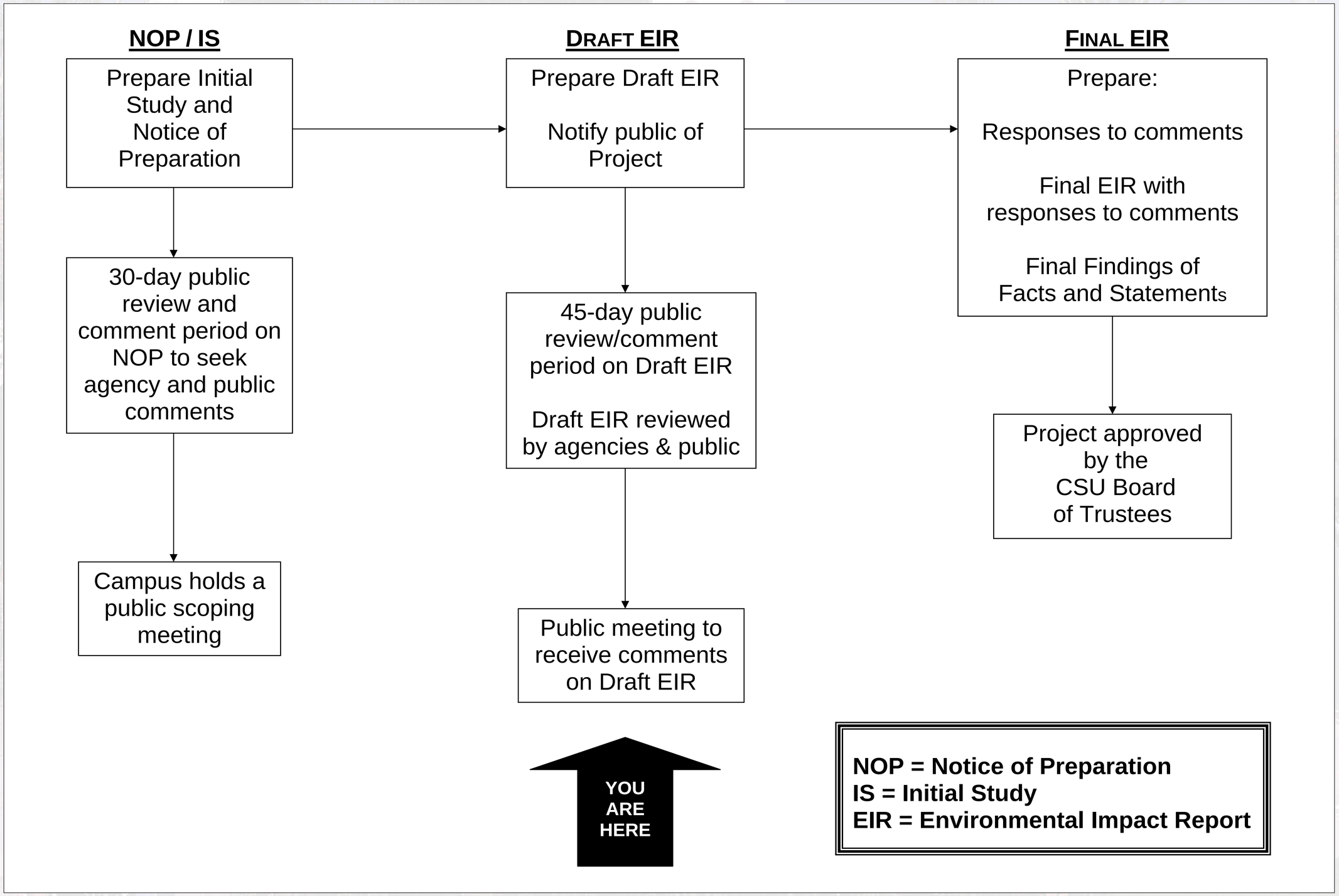CEQA ENVIRONMENTAL ANALYSIS & PROJECT APPROVAL PROCESS