MARIPOSA COUNTY RESOLUTION NO. 79-151

The Board of Supervisors, County of Mariposa, State of California, does hereby resolve as follows:

WHEREAS, this resolution No. 79-151 hereby rescinds resolution No. 78-197 and

WHEREAS, Section 15026.5 of the CEQA Guidelines defines Environmental Documents as Draft and Final EIR's, Initial Studies, Negative Declarations, Notices of Preparation, Notices of Completion and Notices of Determination and

WHEREAS, the CEQA Guidelines are being amended to include a statement that lead agencies should provide a process for public notification including public hearings within the environmental review process as a result of the recent Horn vs. County of Ventura Decision by the California State Supreme Court and

WHEREAS, it is in the interest of the people of Mariposa County to develop and maintain a high quality environment now and in the future; and

WHEREAS, it is in the interest of the people of Mariposa County to provide clean air and water, enjoyment of aesthetic, natural scenic, and historic environmental qualities and freedom from excessive noise; and

WHEREAS, it is in the interest of the people of Mariposa County to consider qualitative factors as well as economic and technical factors and long term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed projects which affect the environment.

WHEREAS, the Planning Commission has adopted Resolution No. 79-23 setting out the Criteria and Procedures for Reviewing Projects in Compliance with State Law, and for Providing Public Notice and Public Hearings on Projects Requiring Environmental Review.

NOW, THEREFORE, BE IT RESOLVED, that the Mariposa County Board of Supervisors hereby adopts Planning Commission Resolution 79-23 in its entirety
as the Criteria and Procedures for Reviewing Projects in Compliance with State Law, and for Providing Public Notice and Public Hearings on Projects Requiring Environmental Review.

PASSED AND ADOPTED by the Board of Supervisors, Mariposa County, this 4th day of September, 1979 by the following vote:

AYES: Dalton, Clark, Weber, Erickson, Owings

NOES: None

NOT VOTING: None

ABSENT: None

EUGENE P. DALTON, JR., Chairman
Board of Supervisors

APPROVED AS TO FORM

NEIL B. VAN WINKLES
County Counsel/Administrative Assistant to the Board

ATTEST:

JOAN LYNK, Clerk of the Board
PLANNING COMMISSION - COUNTY OF MARIPOSA

STATE OF CALIFORNIA

RESOLUTION NO. 79-23

The Mariposa County Planning Commission does hereby resolve as follows:

WHEREAS, this resolution No. 79-23 hereby rescinds resolution No. 78-44 and

WHEREAS, Section 15026.5 of the CEQA Guidelines defines Environmental Documents as Draft and Final EIR's, Initial Studies, Negative Declarations, Notices of Preparation, Notices of Completion and Notices of Determination and

WHEREAS, the CEQA Guidelines are being amended to include a statement that lead agencies should provide a process for public notification including public hearings within the environmental review process as a result of the recent Horn vs. County of Ventura Decision by the California State Supreme Court and

WHEREAS, it is in the interest of the people of Mariposa County to develop and maintain a high quality environment now and in the future; and

WHEREAS, it is in the interest of the people of Mariposa County to provide clean air and water, enjoyment of aesthetic, natural scenic, and historic environmental qualities and freedom from excessive noise; and

WHEREAS, it is in the interest of the people of Mariposa County to consider qualitative factors as well as economic and technical factors and long term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed projects which affect the environment.

BE IT THEREFORE RESOLVED, that the Mariposa County Planning Commission does hereby adopt Criteria and Procedures for Reviewing Projects in Compliance with State Law, and for Providing Public Notice and Public Hearings on Projects Requiring Environmental Review, attached hereto as Exhibit "A" and made a part.
of this resolution.

PASSED AND ADOPTED this thirtieth day of August, 1979 by the
following vote:

AYES:      Tune, Martini, Simpson, Kendrick, Sharp, Brouillette, Jacobs
NOES:      None
NOT VOTING: Grammer
ABSENT:    None

FORBES SIMPSON, Chairman
Mariposa County Planning Commission

ATTEST:

KATHY WORLEY, Secretary
Mariposa County Planning Commission
1. The following criteria shall be used to determine the completeness of an application for the projects noted:

1.1 **Minor Land Divisions**
   1.11) Application Form
   1.12) Preliminary Environmental Assessment Form
   1.13) Appropriate Fees
   1.14) 12 Copies of the Tentative Map
   1.15) Verification of Taxes Paid
   1.16) Appropriate Deeds, to establish legality of parcel
   1.17) Reports from the County Sanitarian and County Surveyor
   1.18) Initial Study
   1.19) Negative Declarations or EIR

1.2 **Major Land Divisions**
   1.21) Application Form
   1.22) Preliminary Environmental Assessment Form
   1.23) Appropriate Fees
   1.24) 20 copies of the Tentative Map
   1.25) Verification of Taxes Paid
   1.26) Appropriate Deeds, to establish legality of parcel
   1.27) Grading Plan
   1.28) Initial Study
   1.29) Negative Declaration or EIR

1.3 **Use Permits**
   1.31) Application Form
   1.32) Preliminary Environmental Assessment Form
1.33) Appropriate Fees
1.34) 15 Copies of the site plan
1.35) A letter, or other written documentation, giving the specifics of the project.
1.36) Initial Study

1.4 General Plan Amendments
1.41) Application
1.42) Environmental Assessment Form
1.43) Fee
1.44) 12 Copies of U.S.G.S. 1:24,000 scale map showing the area of proposed amendment
1.45) Initial Study
1.46) Negative Declaration or EIR

1.5 Zoning Amendments
1.51) Application
1.52) Fees
1.53) Environmental Assessment Form
1.54) Deed, to establish legality of parcel
1.55) Verification of Taxes Paid
1.56) Initial Study

1.6 Categorically Exempt Projects which are deemed to have potential for significant impact
1.61) Application
1.62) Fees
1.63) Deed, to establish legality of parcel
1.64) Any written documentation as required by the Planning Office.
1.65) A site plan (where appropriate)

2. The following procedures shall be followed in the process of an
application for the projects noted.

2.1 Minor Land Divisions

2.11) As soon as possible after receipt of an application, but in no case more than 30 days, staff will notify project applicant that the application is not complete in accordance with Section 15054.1 of the CEQA guidelines.

2.12) An Initial Study will be prepared by staff and forwarded to the Subdivision Committee for their consideration.

2.13) If the Committee makes a determination that the project is not likely to have a significant impact on the environment, the Committee will define affected property owners per Section 3.3 of this resolution and instruct the staff to prepare a written notice of Public Hearing per Section 3.2. Such notice will be placed in the newspaper and mailed to affected property owners and posted in a public place. Additionally, staff will prepare a Notice of Preparation.

2.131 Upon the publication of the notice of Public Hearing, a fourteen (14) day public review period will commence. A Public Hearing will be scheduled to coincide with the end of the public review period.

2.132 Following the public hearing on the proposed Negative Declaration, such Negative Declaration may be filed.

2.133 Upon completion of documents in Section 2.132, the project applicant may be notified the application is complete if all other items have
been received.

2.134 The project application will be processed through normal procedures and will be heard by the Subdivision Committee.

2.135 Upon either approval or denial of the project, staff will be instructed to prepare and file a Notice of Determination.

2.14) If, after reviewing the Initial Study or after the public hearing on a Negative Declaration, the Committee determines that an Environmental Impact Report (EIR) will need to be prepared on the project, said project will be forwarded to the ER-TAC with a recommendation as to the need for the EIR and the items the draft EIR will be required to address as well as a recommended definition of affected property owners per Section 3.3.

2.141 The ER-TAC will review the recommendations of the Subdivision Committee, and will review the technical aspects of the project. ER-TAC will forward both their own and the Subdivision Committees Recommendations and concerns to the Planning Commission for review.

2.142 The Planning Commission will review recommendations of the Subdivision Committee and the ER-TAC and will accept or modify their recommendations. The Planning Commission will also accept or amend the recommended definition of affected property owners.

2.143 The staff will prepare a "Scope of Environmental
Concerns" which will be used as the foundation for the preparation of the draft EIR. Staff will prepare bid proposals to be submitted to at least three consultant firms selected by project applicant from the County's official list of qualified consultants. The Planning Commission will review the request for proposal, including the "Scope of Environmental Concerns" prior to release for bid. Upon receipt of bids, project applicant has the right to select a consultant who will prepare the draft EIR, subject to final approval by staff. The County of Mariposa will act as an intermediary between the applicant and the consultant for drawing up contracts, depositing bonds, and preparation of draft EIRs. Staff will prepare a Notice of Preparation.

2.144 Upon receipt of the draft EIR, ER-TAC will review the document for adequacy. If inadequate, ER-TAC will return document to preparer to correct inadequacies. If deemed to be adequate, ER-TAC will forward recommendation to the Planning Commission for acceptance or modification of recommendations. If Planning Commission considers document inadequate, draft EIR will be returned to preparer to correct inadequacies. When deemed adequate by the Planning Commission, staff will be instructed to release draft EIR for public review. Additionally, staff will prepare a Notice of
Completion.

2.145 At the beginning of the 30 day public review period (45 days if State Clearinghouse review required) on the Draft EIR, Staff will prepare a written notice of public hearing before the Planning Commission per Section 3.2. Such notice will be placed in the newspaper, and mailed to affected property owners and posted in a public place. In no case will public notice allow less than 14 days notice prior to the public hearing.

2.146 A public hearing before the Planning Commission will be scheduled to coincide with the end of the public review period on the Draft EIR. Comments received will be received per Section 7 of this resolution.

2.15) Following the public review period and the public hearing the consultant will prepare a final EIR for submission to the Planning Commission at a regularly scheduled meeting for certification.

2.16) Upon certification of the final EIR the project applicant may be notified the application is complete if all other items have been received.

2.17) The project application will be processed through normal procedures and will be heard by the Subdivision Committee.

2.171 Upon either approval or denial of the project, staff will be instructed to prepare a Notice of Determination.
2.18) In the event the Subdivision Committee is unable to reach a unanimous decision on a minor subdivision project, the project will be referred to the Planning Commission for review and action.

2.2 **Major Land Divisions**

2.21) As soon as possible after receipt of an application, but in no case more than 30 days, staff will notify project applicant that the application is not complete in accordance with Section 15054.1 of the CEQA guidelines.

2.22) An Initial Study will be prepared by staff and forwarded to the Environmental Review-Technical Advisory Committee, along with the tentative map, for their recommendations as to whether a negative declaration should be filed or an EIR should be prepared. The ER-TAC will prepare a recommended definition of affected property owners per Section 3.3 of this resolution.

2.23) The recommendations of ER-TAC will be forwarded to the Planning Commission to either accept or modify such recommendations.

2.231 If the Commission accepts ER-TAC's recommendation that the project is not likely to have a significant impact on the environment or itself so determines the Commission will define affected property owners per Section 3.3 of this resolution and instruct staff to prepare a written notice of Public Hearing per Section 3.2. Such notice will be placed in the newspaper and mailed to affected property owners and posted in a public place.
Additionally, staff will prepare a Notice of Preparation.

2.232 Upon the publication of the notice of Public Hearing in the newspaper, a fourteen (14) day public review period will commence. A public hearing will be scheduled to coincide with the end of the public review period.

2.233 Following the public hearing on the proposed Negative Declaration, such Negative Declaration may be filed.

2.234 Upon completion of documents in Section 2.233, the project applicant may be notified the application is complete if all other items have been received.

2.235 The project application will be processed through normal procedures. The project will receive initial review by the Subdivision Committee and will be forwarded with recommendations to the Planning Commission.

2.236 Upon either approval or denial of the project, staff will be instructed to prepare and file a Notice of Determination.

2.24) If, after reviewing the Initial Study or after the public hearing on a Negative Declaration the ER-TAC determines that an Environmental Impact Report (EIR) will need to be prepared on the project, said project will be forwarded to the Planning Commission with a recommendation as to the need for the EIR and the items the draft EIR
will be required to address as well as a recommended definition of affected property owners per Section 3.3.

2.241 The Planning Commission will review recommendations of the ER-TAC and will accept or modify their recommendations. The Planning Commission will also accept or amend the recommended definition of affected property owners.

2.242 The procedure to be followed from drafting the "Scope of Environmental Concerns" through preparation of the Notice of Preparation will be in accordance with Section 2.143.

2.243 Determination on adequacy of document is in accordance with Section 2.144.

2.244 Notice of Public Hearing will be in accordance with Section 2.145.

2.245 Public Hearing will be held in accordance with Section 2.146.

2.25) Following the public review period and the public hearing the consultant will prepare a final EIR for submission to the Planning Commission at a regularly scheduled meeting for certification.

2.26) Upon certification of the Final EIR, the project applicant may be notified the application is complete if all other items have been received.

2.27) The project application will be processed through normal procedures. The project will be reviewed initially by the Subdivision Committee and forwarded with recommendations to the Planning Commission.
2.271 Upon either approval or denial of the project staff will be instructed to prepare a Notice of Determination.

2.3 Use Permit

2.31) Within 30 days of receiving an application, the Planning Office, using the aforementioned criteria list, will determine whether the application is complete or not complete & a notice shall be sent to Applicant.

2.32) If an application is determined not to be complete, said notice shall inform the applicant as to the deficiencies in the application. When such deficiencies have been rectified, a notice shall then be sent to the applicant that the application is complete.

2.33) An Initial Study will be prepared by staff and forwarded to the Environmental Review-Technical Advisory Committee, along with the Site Plan and Project Description, for their recommendations as to whether a negative declaration should be filed or and EIR should be prepared. The ER-TAC will prepare a recommended definition of affected property owners per Section 3.3 of this resolution.

2.34) The recommendations of ER-TAC will be forwarded to the Planning Commission. Applicant will be requested to make a full presentation on the scope of the project to the Planning Commission at that time. The Planning Commission will then either accept or modify ER-TAC's recommendations.

2.341 Notice of Public Hearing on Negative Declaration will be in accordance with Section 2.231.
2.342 Public Hearing will be held in accordance with Section 2.232.

2.343 Following the public hearing on the proposed Negative Declaration, such Negative Declaration may be filed.

2.344 The Commission will also instruct staff to place the consideration of the Use Permit Application on a regularly scheduled meeting. Or consideration of a project may coincide with public hearing.

2.345 Upon either approval or denial of the project, staff will be instructed to prepare and file a Notice of Determination.

2.35) Determination to prepare an EIR will be in accordance with Section 2.24.

2.351 The Planning Commission will review recommendations of the ER-TAC and will accept or modify their recommendations. The Planning Commission will also accept or amend the recommended definition of affected property owners.

2.352 The procedure to be followed from drafting the "Scope of Environmental Concerns" through preparation of the Notice of Preparation will be in accordance with Section 2.143.

2.353 Determination on adequacy of document is in accordance with Section 2.144.

2.354 Notice of Public Hearing will be in accordance with Section 2.145.
2.355 Public Hearing will be held in accordance with Section 2.146.

2.36) Following the public review period and the public hearing the consultant will prepare a final EIR for submission to the Planning Commission at a regularly scheduled meeting for certification.

2.37) The Commission will also instruct staff to place consideration of the Use Permit Application on a regularly scheduled meeting, or consideration of project may coincide with public hearing.

2.38) Upon either approval or denial of the project, staff will be instructed to prepare a Notice of Determination.

2.4 General Plan Amendments

2.41) Receipt of General Plan Amendments are subject beyond the scope of this resolution to the provisions of Planning Commission Resolution No. 78-59.

2.42) As soon as possible after receipt of an application, but in no case more than 30 days, staff will notify project applicant the application is not complete in accordance with County policy.

2.43) An Initial Study will be prepared by Staff and forwarded to the Environmental Review-Technical Advisory Committee, along with the tentative map, for their recommendations as to whether a negative declaration should be filed or an EIR should be prepared. The ER-TAC will prepare a recommended definition of affected property owners per Section 3.3 of this resolution.

2.44) The recommendations of ER-TAC will be forwarded to the
Planning Commission to either accept or modify such recommendations.

2.441 Notice of Public Hearing on Negative Declaration will be in accordance with Section 2.231.

2.442 Public Hearing will be held in accordance with Section 2.232.

2.443 Following the public hearing on the proposed Negative Declaration, the Planning Commission will forward its recommendations to the Board of Supervisors for action.

2.444 Following action by the Board of Supervisors, a Negative Declaration may be filed.

2.445 Upon completion of documents in Section 2.444 the project applicant may be notified the application is complete if all other items have been received.

2.446 The project application will be processed through normal procedures. A public hearing will be held by the Planning Commission and the project will be forwarded with recommendations to the Board of Supervisors for public hearing.

2.447 Upon either approval or denial of the project, staff will be instructed to prepare and file a Notice of Determination.

2.45) Determination to prepare an EIR will be in accordance with Section 2.24.

2.451 The Planning Commission will review recommendations of the ER-TAC and will accept or modify
their recommendations. The Planning Commission will also accept or amend the recommended definition of affected property owners.

2.452 The procedure to be followed from drafting the "Scope of Environmental Concerns" through preparation of the Notice of Preparation will be in accordance with Section 2.143.

2.453 Determination of adequacy of document is in accordance with Section 2.144.

2.454 Notice of Public Hearing will be in accordance with Section 2.145.

2.455 Public Hearing will be held in accordance with Section 2.146.

2.46) Following the public review period and the public hearing the consultant will prepare a final EIR for submission to the Planning Commission at a regularly scheduled meeting for recommendation to the Board of Supervisors for Certification.

2.47) Upon certification of the Final EIR, the project applicant may be notified the application is complete if all other items have been received.

2.48) The project application will be processed through normal procedures and will be heard by the Planning Commission in Public Hearing and will be forward with recommendation to the Board of Supervisors for Public Hearing.

2.481 Upon either approval or denial of the project, staff will be instructed to prepare a Notice of Determination.
2.5 Zoning Amendments

2.51) Zoning Amendments are subject to all of the provisions of Section 2.31 and 2.32 on Use Permits and Sections 2.43 through 2.46 on General Plan Amendments, excepting Section 2.455.

2.52) Subject to the discretion of the Planning Commission and Board of Supervisors, concurrent public hearings may be held on zoning amendment projects and environmental documents.

2.6 Categorically Exempt Projects

2.61) CEQA Guidelines have been amended to disallow the use of a categorical exemption for an activity "Where there is a reasonable possibility that the activity will have a significant effect on the environment due to circumstances peculiar to the project."

2.62) This resolution will provide for applications under 2.6 above to be subject to the same process as delineated in Section 2.3 on Use Permits.

3. Public Notice

3.1 Application and Scope

Any matter requiring environmental review under provisions of the California Environmental Quality Act (CEQA) (either Negative Declaration or EIR) and Mariposa County Policy shall be subject to the following public notice requirements.

3.2 Written Notice

Written notice of Public Hearing on an EIR or Negative Declaration shall be made to all property owners affected by a project. Such notice shall be by certified mail and will contain
the following:

3.21) Generally describe the nature and location of the project under review.

3.22) The closing date for public review and comment.

3.23) The location of where initial studies, staff reports and relevant information on the proposed project (such as mitigation measures on negative declarations) may be reviewed.

3.24) The actions of the County with respect to accepting a negative declaration or on requiring an environmental impact report to be prepared and,

3.25) Options available to the public with respect to the action of the County, including public hearing and appeal processes.

3.26) The location where documents and files may be reviewed. On Negative Declarations that shall be the Planning Department office. Copies of Draft EIRs will be available at the Public Library, County Clerk's Office, the Public Information Office, and the Planning Department.

3.3 **Affected Property Owner Defined**

3.31) **Adjacent Property Owners** - At a minimum property owners within 600 feet of the boundaries of a project shall receive written notice as described in Section 3.2 above.

3.32) **Affected Property Owners Streets and Roads** - All property owners adjacent to or utilizing, as primary access, any road, street or easement not included in the Mariposa County Road System or state or federal highway system shall receive written notice as described in
Section 3.2 above.

This provision does not exclude property owners abutting a road in the County Road System, or State or Federal Highway in the event there are characteristics peculiar to a project which directly affect said property owner, or which can be shown to have potential for significant impact on said property.

3.33) Affected Property Owners, Other Factors - All property owners within the immediate vicinity of a project that may be affected by that particular projects impact on water availability or quality, erosion or siltation, dust, noise, odor or other factor that may affect the quality of life or public health as determined by the Planning Commission or committee thereof.

3.331 If the project has particular characteristics which may affect property owners outside the immediate vicinity of the project, the Planning Commission or Committee thereof, may choose to expant public and/or personal notification accordingly.

4. Public Hearing

4.1 General - All public hearings on environmental review matters shall be conducted in accordance with established Planning Commission policies and legal notice requirements.

4.2 A public hearing will be required on Negative Declaration and EIR's before the Planning Commission or on Negative Declarations before the Subdivision Committee of the Planning Commission. Notices will be sent to all property owners as de-
scribed by Section 3.31, 3.32 and 3.33 above, and giving the
date of said public hearing.

4.3 A negative declaration cannot be filed until such time as all
proceedings have been concluded and the public hearing closed.
Unless otherwise precluded by earlier provisions of this res-
olution.

4.4 Concurrent Hearings - The Planning Commission may hold con-
current public hearings on a project and an environmental im-
pact report or a project and negative declaration.

4.5 Effect of Environmental Review Action

4.51) Acceptance and filing of a negative declaration or ac-
cceptance and certification of an environmental impact
report shall not preclude the Planning Commission from
denying any project.

4.52) Where a project because of inconsistency with state law,
County ordinance, the County General Plan or where other
factors are known that would lead to disapproval, the
Planning Commission upon its own motion may terminate
all environmental proceedings and deny the project ap-
plication.

4.53) No action can be taken to approve a project for which
environmental review is being conducted until appeal
periods have expired.

4.54) Upon appeal to the Board of Supervisors, should the
Board reverse the action of the Planning Commission to
terminate environmental proceedings under 4.52 above,
the Board can instruct staff to reinstitute such pro-
ceedings.
5. **Appeal**

5.1 All actions of the Planning Commission on environmental review matters are subject to appeal by any interested party to the Mariposa County Board of Supervisors within 10 days of Planning Commission action.

5.2 All appeals shall be directed to the Board in writing and may be heard by the Board on the determination by that body that circumstances of previous actions warrant review and hearing by the Board.

5.3 All matters on appeal to the Board shall be heard De Novo, on a project with only that information and facts as submitted and considered by the Planning Commission.

5.4 All actions of the Subdivision Committee on Negative Declarations are subject to appeal by any interested party to the Planning Commission within 10 days of Subdivision Committee action.

5.5 Appeals on Negative Declarations to the Planning Commission shall be subject to the provisions of Sections 5.2 and 5.3 above.

6. **Public Notice and Hearing Costs to be Reimbursed to the County**

6.1 The costs of all public hearings on environmental review matters and the costs for notifying all affected property owners by means other than legal notice filed in newspaper in accordance with County ordinance and Planning Commission policy shall be reimbursed by the project applicant.

6.2 Costs Established - It shall be the responsibility of the project applicant to provide to the Planning Department names and addresses of affected property owners within 600 feet of
the outside boundaries of the project, as well as property owners adjacent to or utilizing as primary access any road, street or easement affected by the project.

6.21) The costs for a required public hearing on an environmental impact report or filing of a negative declaration shall be $35.00 for public hearings before the Subdivision Committee and $100.00 for public hearings before the Planning Commission. Project applicants may bear the cost of more than one public hearing.

6.22) The costs of notifying affected property owners by written notice shall be $3.00 per written notice mailed by the Planning Office. Project applicants may bear the cost of more than one mailing.

6.3 Public Notice and Environmental Review Hearing Agreement

6.31) An agreement will be executed between the project applicant and the County setting forth the following:

6.311 That the applicant agrees to reimburse the County for all reasonable costs in accordance with Sections 6.2 and 6.35 for notifying affected property owners and conducting public hearings on environmental review matters.

6.312 The County is responsible for filing all legal notices in the newspaper, preparing initial studies, EIR certifications, Notice of Preparation, Notice of Completion, and Notice of Determination; costs for which are included in application fees.

6.32) The Planner/Grantsman or designee is empowered to exe-
cute said agreements on behalf of the County.

6.33) A bill shall be presented to the project applicant for such costs incurred by the County as described above at least two weeks prior to any hearing or meeting at which action is to be taken on said project.

6.34) All costs, as billed, shall be deposited with the Mariposa Planning Office twenty-four hours prior to any hearing or meeting at which action is to be taken on said project.

6.35) In the event that said fees are not received as described above, all proceedings shall be terminated until such fees are received in addition to such additional fees for any rescheduled hearing as may be required. In the event that said fees are not received within 60 days and upon notice to project applicant, the application will be deemed withdrawn.

7. Public Comments

7.1 During the specified public review periods public comments will be accepted, in writing, on any environmental impact report or initial study/negative declaration. Public comments may address:

7.11) Adequacy of environmental impact reports, initial studies and support documentation.

7.12) Conclusions contained in such reports or studies as to significant environmental impacts and proposed mitigating measures.

7.13) General concerns with respect to proposed project, for which environmental review is being conducted, or the
desirability or need for such a project.

7.2 Written comments will be made part of the record of any public hearing conducted on a project and addressed by the Planning Commission or sub-committee thereof.

7.3 Verbal comments will only be accepted during a duly noticed public hearing on an environmental document.