



MEMORANDUM

DATE: FEBRUARY 12, 2025

TO: CALIFORNIA STATE CLEARINGHOUSE

FROM: LIAM CROWLEY, PLANNER II

SUBJECT: SCH NUMBER 2025010409 "CDP_2024-0004 (REIMANN)" REVISIONS TO MITIGATED NEGATIVE DECLARATION

After the Mitigated Negative Declaration (MND) for this project was made available to the public and published to the State Clearinghouse, Mendocino County Planning & Building Services staff received written and verbal comments from the California Department of Fish & Wildlife (CDFW), the North Coast Regional Water Quality Control Board (RWQCB), and the California Coastal Commission (CCC).

In response to these comments, project revisions were added and the MND was revised. Certain mitigation measures within the MND were replaced with equal or more effective measures, new mitigation measures were added to address newly identified environmental impacts, and new information was added to clarify or correct minor technical mistakes within the MND. Some conditions of project approval were also added to the associated development permit which are not required by CEQA.

Therefore, recirculation of the MND is required in accordance with CEQA Guidelines. Planning & Building Services staff requests that the revised MND and other attached documents be published to the State Clearinghouse to allow other agencies and the public the opportunity to review the revisions.

Specifically, the project description was revised to account for project revisions that included the removal of several originally proposed elements from the scope of work. Accordingly, the applicant submitted a revised site plan that supersedes the site plan originally included in the MND. The applicant also submitted an "Alternatives Analysis", "Addendum to Biological Scoping Survey, Wetland Delineations, & Botanical Surveys", and a revised version of the Biological Scoping Survey, Wetland Delineations, & Botanical Surveys.

In addition, several revisions were made to the body of *Section 5.4 Biological Resources* within the MND, including in the discussion of checklist questions a – e to reflect the comments received from agencies and resulting project revisions. Mitigation Measures BIO-2, BIO-3, BIO-6, BIO-9, BIO-11, and BIO-12 were replaced with equal or more effective mitigation measures based on comments received from the agencies listed above and additional information provided by a biologist. Mitigation Measures BIO-13, BIO-14, and BIO-15 were also added in response to comments. Staff also revised the Mitigation Monitoring and Reporting Program (MMRP) accordingly.

Attachments:

1. Revised Mitigated Negative Declaration
2. Updated Notice of Intent (NOI)
3. Revised MMRP
4. Revised Site Plan
5. Alternatives Analysis
6. Addendum to Biological Scoping Survey, Wetland Delineations, & Botanical Surveys
7. Revised Biological Scoping Survey, Wetland Delineations, & Botanical Surveys