ADDENDUM TO THE NEGATIVE DECLARATION

FOR

USE PERMIT RENEWAL UR_2024-0004 (WILDWOOD)

PROJECT DESCRIPTION AND BACKGROUND:

On March 18, 1993, the Mendocino County Planning Commission adopted a Negative Declaration (ND) and Use Permit Renewal (UR) for Wildwood Campground, UR 30-72/92. At that time, the project consisted of a two phase development: Phase I would create 73 developed campsites, and Phase II would create 101 additional 'primitive' campsites at a later date. UR 30-72/92 was approved by the Planning Commission for a 20-year term to expire on March 29, 2013.

UR 2013-0002 was again approved by the Planning Commission on August 2nd, 2018 to expire on June 1, 2019. This renewal revoked the previous approval of the Phase II developments, which had never been undertaken. No separate environmental document or addendum was prepared for this project, and the adoption of the previous ND in 1993 was carried forward.

UR_2019-0001 was approved by the Planning Commission on March 19, 2020 for an additional five-year term, to expire on June 1, 2024. Many of the corrective conditions approved as a part of UR 2013-0002 were found to have been met and were either removed or rephrased, as the project had come back into compliance with regulatory requirements. No separate environmental document or addendum was prepared for this project, and the adoption of the previous ND adoption in 2013 was carried forward.

On December 4, 2024, the property owners formally applied for another renewal of the governing use permit as case number UR_2024-0004. The current project requests continuation of the campground operation, including 73 campsites, a mobile home used for the manager's quarters, an office, and two restroom and shower facilities. A maximum of 45 campsites will be connected to the septic system, with the remaining 28 having no utility connections. The applicants request a 10-year term upon approval of this renewal.

Purpose: Section 15164 of the California Environmental Quality Act (CEQA) Guidelines provides that the lead agency shall prepare an addendum to a previously adopted Negative Declaration if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent MND have occurred. Section 15162(a) states that *when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

(1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

No changes are proposed as part of the project's renewal. Approval of the previous two-phase development that was part of the existing ND in 1992 has since been revoked, and there are no expansions or alterations proposed. The campground will continue to operate in the same manner as was originally approved, and no new significant effects or changes in the severity of effects are anticipated.

(2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

Based on the discussion in Finding 1 above, no new significant environmental effects resulting from renewal of the existing Use Permit are anticipated. The circumstances under which the project is undertaken remain the same or less.

(3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

(A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

(B) *Significant effects previously examined will be substantially more severe than shown in the previous 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, but the project proponents decline to adopt the mitigation measure or alternative; or*

(D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

There has been no new information of substantial importance which was not known and could not have been known at the time the previous ND was complete. Previous conditions of approval have been successful in minimizing nuisance issues and regaining compliance with health and safety impacts. Therefore it can be concluded that the current project will not have any significant effects on the environment that were not previously discussed in the adopted ND. Furthermore, significant effects previously examined will not be substantially more severe than shown in the previous ND. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible and would substantially reduce one or more significant effects of the project. There are no mitigation measures or alternatives identified in this analysis which are considerably different from those analyzed in the previous ND, and which would substantially reduce one or more significant effects on the environment.

No substantial changes are proposed which would require major revisions to the previously approved Negative Declaration.

Where none of the conditions specified in Section 15162 are present, the lead agency must determine whether to prepare an Addendum or whether no further CEQA documentation is required (CEQA Guidelines Section 15162(b)). An Addendum is appropriate where some minor technical changes or additions to the previously certified EIR or ND are necessary, but there are no new or substantially more severe significant impacts (CEQA Guidelines Section 15164, Addendum to an EIR or Negative Declaration).

CONCLUSION: Based on these findings it is concluded that an Addendum to the adopted Negative Declaration is appropriate to address the requirements under CEQA for the proposed project.

RECOMMENDATION: In accordance with CEQA Guidelines, staff has determined that an Addendum to the approved Negative Declaration is the appropriate environmental document for the Project. This Addendum reviews the previously adopted Negative Declaration and examines whether, as a result of any changes or new information, a subsequent ND may be required. This examination includes an analysis pursuant to the provisions of Sections 21166 and 15162 of CEQA Guidelines and their applicability to the Project. The previously adopted Negative Declaration is incorporated into this Addendum as an attachment and is available for review at the office of the Mendocino County Planning and Building Services Department, located at 860 N. Bush Street, Ukiah, CA 95482 as part of use permit renewal UR 30-72/92.