



As always, CLAM receives many questions about the latest developments at the Coast Guard Neighborhood project. We strive to be totally transparent about the process, where we are in it and what's next. We are on track to start accepting applications in 2027.

CLAM is approaching the next milestone of the Coast Guard Neighborhood Project. Marin County planning staff sent CLAM and our partners, Eden Housing, a draft of the Initial Study/Mitigated Negative Declaration (ISMND) document for our approval.

A Mitigated Negative Declaration (MND) is prepared under the California Environmental Quality Act (CEQA) when a proposed project is found to have potentially significant environmental impacts. Fortunately, many of these impacts can be reduced to a less than significant level through mitigation measures that are designed to reduce or eliminate the identified impacts to a level that is considered less than significant. Marin County Planning Department staff and Panorama Environmental Consultants have proposed mitigation measures in compliance with CEQA.

Once both CLAM and Eden have signed the document in agreement with the proposed mitigations, County staff will do a final review and publish the document for public comment near the end of April. There will then be an opportunity for community members to make public comments in support of

the Coast Guard Neighborhood Project to the Marin County Planning Department. **Watch for CLAM's call for action!**

After the public review period, the County must respond to the comments received. This response addresses any concerns raised and explains how they have been addressed in the final Mitigated Negative Declaration document. If the County determines that the Mitigated Negative Declaration adequately identifies and mitigates the environmental impacts of the project to a less than significant level, it may approve the project.

If the initial study suggests that the project may have significant environmental impacts that cannot be mitigated to a less than significant level, the environmental consultants must prepare an Environmental Impact Report (EIR) to meet the requirements of CEQA.

The next step of the environmental review phase will be to approve a similar document that results from the NEPA (National Environmental Policy Act) review. Any project or action that is proposed to be carried out, funded, or approved by a federal agency typically requires a NEPA review. Both the CEQA and NEPA environmental reviews have been underway since 2023 and are scheduled to conclude this year. Contact Project Manager [Tom McCafferty](#) with any questions.