

# CHAPTER 4

## ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

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### INTRODUCTION

This chapter of the DEIR addresses specific topics to be evaluated in accordance with the requirements of the California Environmental Quality Act and Guidelines. An evaluation of whether the proposed project has complied with the Mitigation Monitoring Program (MMP) contained in the Final Supplemental Environmental Impact Report (Final SEIR) for the Mountain House New Town General Plan Amendment, published in January 1993 and approved by the San Joaquin County Board of Supervisors in March 1993 is contained in Appendix D.

Each topic in this Chapter includes a description of the existing conditions (Setting) at the project site and in the vicinity, when appropriate. The existing conditions at the site have previously been described in the Final SEIR and/or the FEIR. The Setting sections from the Final SEIR or FEIR have been summarized in this Chapter and updated where needed.

Unless otherwise noted, all impacts are considered significant impacts. The associated mitigation measures would be sufficient to reduce the significant impact to a level of insignificance, unless otherwise noted. When more than one mitigation measure is recommended for a specific impact, all mitigation measures would be required to reduce the impact to a level of insignificance, unless the word "or" appears in the list of mitigation measures.

The impacts and mitigation measures have been coded to refer to the Draft Master Plan, Draft Specific Plan I, and Specific Plan subareas, respectively. All impact statements and mitigation measures pertaining to the Draft Master Plan are preceded by the letter "M" (e.g., Impact M4.1-1 and Mitigation Measure M4.1-1). All impact statements and mitigation measures pertaining to the Draft Specific Plan I are preceded by the letter "S" (e.g., Impact S4.2-1 and Mitigation Measure S4.2-1); in addition, the Draft Specific Plan I impacts and mitigation measures specify whether the impacts and mitigation measures pertain to the subareas Central Mountain House (C), Old River Industrial Park (O), or Mountain House Business Park (M).

Examples:

- **Impact S4.1-1 (C,O,M)**

Refers to Draft Specific Plan I and pertains to Central Mountain House (C), Old River Industrial Park (O), and Mountain House Business Park (M).

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- **Impact S4.1-2 (M)**

Refers to Draft Specific Plan I and pertains only to the Mountain House Business Park.

The mitigation measures presented in this Chapter for the Draft Master Plan consist primarily of proposed changes to the Objectives, Policies, and/or Implementations of the Draft Master Plan; these are all contained in Appendix C of this document. Some proposed mitigation measures also recommend changes to the Land Use Map; the proposed Land Use Map is presented in Figure 3.4. Mitigation measures for Draft Specific Plan I include recommendations for changes to achieve compliance with the Master Plan and/or mitigate environmental impacts.

CEQA defines a significant effect as a substantial, or potentially substantial adverse change in the environment (Public Resource Code 21068). The Guidelines implementing CEQA direct that this determination be based on scientific and factual data. The specific criterion for determining significance of a particular impact in this DEIR is described at the beginning of each topic section and are consistent with the significance criteria set forth in the CEQA Guidelines implementing CEQA.