

ENVIRONMENTAL DETERMINATION

The Environmental Checklist, consistent with CEQA Guidelines, was used to determine whether the proposed project is “within the scope” of the *Mountain House Master Plan Final Environmental Impact Report* (MEIR) and to examine the continued adequacy of the MEIR. The Checklist and Discussion assess whether: (1) there are any additional significant environmental effects not previously examined in the MEIR; (2) any new mitigation measures are required; (3) any substantial changes have occurred with respect to the circumstances under which the MEIR was certified, or (4) whether there is new available information that was not known and could not have been known at the time the MEIR was certified so that major revisions of the previous MEIR would be required (CEQA Guidelines Sections 15176 and 15179, 2004). A “substantial change” must involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects (CEQA Guidelines Section 15162, 2004).

The environmental factors checked below (black boxes) would be potentially affected by this project, involving at least one impact that is a “New Additional Significant Impact Not Addressed in the MEIR” as indicated by the Environmental Checklist in Chapter 4. As shown, no such impacts were identified.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology / Soils
Hazards & Hazardous Materials	Hydrology / Water Quality	Land Use / Planning
Mineral Resources	Noise	Population / Housing
Public Services	Recreation	Transportation / Traffic
Utilities / Service Systems	Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that: 1) a Master EIR has been prepared for the project; 2) all potentially significant impacts have been addressed in the Master EIR; 3) the proposed project is a subsequent project within the scope of the Master EIR; 4) the Initial Study for the project has found that there are no additional significant effects, nor any new additional mitigation measures or alternatives required for the project that are not already discussed in the Master EIR and subsequent environmental documentation under the Master EIR; 5) the proposed project does not require the incorporation of additional mitigation measures for the project; and 6) the project incorporates or will incorporate all feasible mitigation measures set forth in the Master EIR. Nothing further is required.

Signature Chandler Martin, Deputy Director of Planning
For: San Joaquin County Community Development Department

April 20, 2005
Date