

ATTACHMENT B: 15162 LETTER

TO: Decision-Makers

FROM: Gary Kaiser, Supervising Planner
Development Review Division, Planning and Development
Staff Contact: John Zorovich

DATE: January 25, 2008

RE: CEQA Determination: Finding that Section 15162 of the State CEQA Guidelines applies to the Vintage Ranch Time Extension (Case# 07TEX-00000-00020). CEQA Section 15162 allows the use of a previously prepared EIR, Addendum, or ND unless subsequent changes are proposed in the project which will require important revisions of the previous EIR, Addendum, or ND due to the involvement of new significant environmental impacts, or there are substantial changes with respect to the circumstances under which the project is undertaken, or new information becomes available.

Location: The project is located at the terminus of Stubblefield Road in the Fourth Supervisorial District. (APN #'s 101-010-002)

Background:

The Planning Commission approved the Addendum (dated February 25, 2005) to 95-EIR-01 for TM 14,556. Pursuant to Section 15164 of CEQA, an addendum is allowed to be prepared when only minor changes or changes that do not create new significant impacts would result from the project. The Addendum identified the specific environmental impacts of TM 14,556 and, where appropriate, refined the program level mitigation measures from 95-EIR-01 to reduce the project's environmental impacts. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15162, preparation of a new EIR, Addendum, or ND is not necessary.

Changes in Project Impacts:

No changes to the project description have been requested and the environmental setting of the project site has not substantially changed since the original project was approved. The short-term, long-term and cumulative impacts associated with the proposed project have not increased or changed since the time of original project approval. The mitigation measures identified in the original Addendum would remain applicable and adequate to reduce the potential impacts to less than significant levels.

Findings:

It is the finding of this Division that the previous environmental documents (the February 25, 2005 Addendum and 95-EIR-01) may be used to fulfill the environmental review requirements of the Vintage Ranch Time Extension. No impacts previously found to be insignificant are now significant. Taken together, the original environmental documents and this letter fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15162, preparation of a new EIR, Addendum, or ND is not necessary.

Discretionary processing of Vintage Ranch Time Extension (Case # 07TEX-00000-00020) may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.