

## 5.0 DETERMINATION

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, a **MITIGATED NEGATIVE DECLARATION** is appropriate (i) because all significant and unavoidable effects of the proposed project have been previously examined in a Master EIR prepared pursuant to CEQA Guidelines section 15176, and (ii) because, with respect to any potentially new or additional significant environmental effects associated with the proposed project that have not been previously examined in the Master EIR, revisions to the proposed project have been made by or agreed to by the project proponents that clearly reduce such new or additional significant environmental effects to less-than-significant levels. In addition, I find that a **MITIGATED NEGATIVE DECLARATION** is also appropriate because the proposed project would not cause any significant environmental effects (i) that are "peculiar to the project or the parcel," (ii) that were not analyzed as significant effects in the prior EIR for the Sunrise Douglas Community Plan and Sunridge Specific Plan, or (iii) that, due to substantial new information not known at the time the EIR was certified, are more severe than discussed in the prior EIR. [See State CEQA Guidelines, § 15183, subd. (c)]
- I find that a **SUBSEQUENT MITIGATED NEGATIVE DECLARATION** is appropriate because (i) substantial changes in the project occurred after adoption of the original MITIGATED NEGATIVE DECLARATION that would require major revisions of the previous document and (ii) changes to the proposed project have been made by or agreed to by the project proponents that clearly reduce any new impacts or any increase in the significance of previously identified impacts to a less than significant level. [See State CEQA Guidelines, § 15162, subd. (a)]
- 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 significant effect(s) on the environment, but one or more of such significant effects: 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.

Signature: H. Anderson Date: 6/8/06  
Printed Name: Hilary Anderson For: City of Rancho Cordova

Per CEQA Section 15070(b)(1), the project proponent for the North Douglas project has reviewed and agreed to the mitigation measures contained in this Subsequent Mitigated Negative Declaration.

Signature: Bob Shattuck Date: 6/6/06  
Printed Name: Bob Shattuck For: Lennar Communities