



SECTION 9.0

Effects Found Not To Be Significant



9.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

The City of Santa Clarita conducted an Initial Study in April 2006 to determine significant effects of the proposed project. In the course of this evaluation, certain impacts of the proposed project were found to be less than significant due to the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in primary analysis sections of the EIR. In accordance with *CEQA Guidelines* Section 15128, the following section identifies those impacts determined as either No Impact or Less Than Significant Impact in the Initial Study. A copy of the Initial Study and the explanation for the less than significant conclusions of the following environmental issue areas are included in Appendix A, Initial Study/Notice of Preparation. This section also summarizes which impacts were found to be less than significant, both with and without mitigation, in the EIR.

9.1 INITIAL STUDY CONCLUSIONS

AGRICULTURE RESOURCES

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

BIOLOGICAL RESOURCES

- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

CULTURAL RESOURCES

- Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.



- Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature.
- Disturb any human remains, including those interred outside of formal cemeteries.

GEOLOGY AND SOILS

- Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.
- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.
- The destruction, covering or modification of any unique geologic or physical feature.

HAZARDS AND HAZARDOUS MATERIALS

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.
- Exposure of people to existing sources of potential health hazards (e.g. electrical transmission lines, gas lines, oil pipelines).



HYDROLOGY AND WATER QUALITY

- Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- Inundation by seiche, tsunami, or mudflow.

LAND USE AND PLANNING

- Disrupt or physically divide an established community (including a low-income or minority community).
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project.

MINERAL RESOURCES

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- Use nonrenewable resources in a wasteful and inefficient manner.

NOISE

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.
- For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

POPULATION AND HOUSING

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).



- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing).
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

TRANSPORTATION/TRAFFIC

- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Result in inadequate emergency access.
- Result in inadequate parking capacity.
- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).
- Hazards or barriers for pedestrians or bicyclists.

UTILITIES AND SERVICE SYSTEMS

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

9.2 EIR CONCLUSIONS

9.2.1 LESS THAN SIGNIFICANT IMPACTS WITHOUT MITIGATION

The EIR concluded that impacts were less than significant without mitigation for the following areas.

AESTHETICS

- Long-term operation of the proposed project could result in adversely affect the aesthetic and visual character at and surrounding the project site.
- Development associated with the buildout of the proposed project and other related cumulative projects could result in adverse impacts related to aesthetics, light, and glare.



BIOLOGICAL RESOURCES

- Development associated with the buildout of the proposed project and other related cumulative projects could result in adverse impacts related to biological resources.

TRAFFIC AND CIRCULATION

- Implementation of the proposed project could result in adverse impacts to local residential streets providing access to the project site.
- Implementation of the proposed project could result in adverse impacts to Los Angeles County CMP facilities.

AIR QUALITY

- Development associated the proposed project could conflict with the SCAQMD's adopted air quality management plan.
- Development of the proposed project could result in long-term operational air pollutant emission impacts.
- Development of the proposed project could result in mobile source emissions that could increase CO concentrations at intersections in and around the project site.
- Development of the proposed project could create objectionable odors affecting a substantial number of people.

NOISE

- Development of the proposed project could permanently increase noise in the project area.

HYDROLOGY AND WATER QUALITY

- Development associated with the proposed project and other related cumulative projects could contribute to cumulative hydrology and water quality impacts.

GEOLOGY, SOILS, AND SEISMICITY

- Development associated with the proposed project could expose people or structures to potential substantial adverse effects from seismic groundshaking.
- On-site expansive soils could pose a risk to people and structures associated with proposed development.



- Development associated with the proposed project, in conjunction with other cumulative projects in the Santa Clarita Valley, could result in cumulatively considerable geology, soils, and seismicity impacts.

POLICE PROTECTION

- Development of the proposed project and other related cumulative projects in the Santa Clarita Valley would increase demands for police protection services.

PARKS AND RECREATION

- Development of the proposed project could increase usage of neighborhood and community parks.
- Development of the proposed project would increase usage of regional parks.
- Development of the proposed project would increase usage of state and federal recreation facilities and/or national forests.
- Development of the proposed project would increase usage of local and regional trails.
- Development associated with the proposed project and related cumulative projects would increase demands for parks and recreational facilities in the Santa Clarita Valley.

WATER SUPPLY

- Development associated with the proposed project and other related cumulative projects would increase the demand for water in the Santa Clarita Valley.

ELECTRICITY

- Development of the proposed project would increase demands on electricity supplies and distribution infrastructure.
- Development associated with the proposed project would and other related cumulative projects would increase demands on electricity supplies and distribution infrastructure.

NATURAL GAS

- Development associated with the proposed project would increase demands on natural gas supplies and distribution infrastructure.
- Development associated with the proposed project would and other related cumulative projects would incrementally increase demands on natural gas supplies and distribution infrastructure.



9.2.2 LESS THAN SIGNIFICANT IMPACTS WITH MITIGATION INCORPORATION

AESTHETICS

- Construction of the proposed project could result in adverse aesthetic impacts within the site vicinity.
- Long-term operation of the proposed project could result in adverse impacts to scenic vistas and resources in the project area.
- Light and glare produced by the proposed project during long-term operations could adversely impact the aesthetic character of the project area.

BIOLOGICAL RESOURCES

- Implementation of the proposed project could result in adverse impacts to special-status plant species existing on the project site.
- Implementation of the proposed project could result in impacts to special-status animal species known to occur within the project site vicinity.
- Impacts to Oak Trees existing within the limits of the project site could be adversely affected by implementation of the proposed project.
- Jurisdictional waters of the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Game could be adversely affected by the proposed project.

TRAFFIC AND CIRCULATION

- Vehicle trips generated by the proposed project could result in impacts to the local roadway system.
- Development associated with the buildout of the proposed project and other related cumulative projects could result in adverse impacts to the function of intersections in the project area for the future year (2030) traffic conditions.

AIR QUALITY

- Construction activities associated with the proposed project could result in air pollutant emissions impacts.
- Construction and operation of the proposed project could result in temporary impacts to localized air quality that would violate an existing or projected air quality standard.



- Development associated with the proposed project and other related projects could result in cumulatively considerable air quality impacts.

GREENHOUSE GAS EMISSIONS

- Greenhouse gas emissions generated by the proposed project could have a significant impact on the environment.
- Implementation of the proposed project could conflict with an applicable greenhouse gas reduction plan, policy, or regulations.
- Greenhouse gas emissions resulting from development of the proposed project could impact greenhouse gas levels on a cumulatively considerable basis.

NOISE

- Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable noise impacts.

HYDROLOGY AND WATER QUALITY

- Construction activities associated with implementation of the proposed project could result in adverse impacts to surface water quality.
- Implementation of the proposed project could result in adverse impacts related to exceedance of storm drainage capacity and flooding on- and off-site.
- Operation of development associated with the proposed project could result in adverse surface water quality impacts.
- Development associated with the proposed project could result in adverse groundwater quality impacts.

GEOLOGY, SOILS, AND SEISMICITY

- Development associated with the proposed project could expose people or structures to potential substantial adverse effects from ground failure, including settlement, collapse, ground lurching, liquefaction, or lateral spreading.
- Development associated with the proposed project could expose people or structures to potential substantial adverse effects from landslides or other slope failures.
- Development of the proposed project would result in a change in topography or ground surface relief features, earth movement of 10,000 cubic yards or more.



FIRE PROTECTION

- Construction of the proposed project would result in an increased demand for fire protection services.
- Operations of the proposed project would result in an increased demand for fire protection services.
- Development of the proposed project could increase wildland fire hazards.
- Development associated with the proposed project and related cumulative projects would increase demands for fire protection.

POLICE PROTECTION

- Construction of the proposed project would result in an increased demand for police protection.
- Operations of the proposed project would result in an increased demand for police protection.

SCHOOLS/EDUCATION

- Development associated with the proposed project would increase student enrollment within the Sulphur Springs District.
- Development associated with the proposed project would increase student enrollment within the Hart District.
- Development associated with the proposed project and other related cumulative projects would increase the demand for school facilities within the Springs and Hart School Districts.

SOLID WASTE

- Construction of the proposed project could generate solid waste, which could decrease the capacity and lifespan of landfills.
- Operation of the proposed project could generate solid waste which could decrease the capacity and lifespan of landfills.
- Development associated with the proposed project and related cumulative projects could increase the demand for landfill disposal capacity.



WATER SUPPLY

- Construction and operation of the proposed project would result in an increased demand for water.

WASTEWATER

- The proposed project would generate wastewater that could exceed the capacity of conveyance and treatment facilities that serve the project area.
- Development associated with the proposed project and other related cumulative projects would increase demand for wastewater conveyance and treatment capacity.

NATURAL GAS

- Development of the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.