

8.0 | EFFECTS FOUND NOT TO BE SIGNIFICANT

INTRODUCTION

The Initial Study Environmental Checklist form contained in CEQA Guidelines Appendix G was utilized to identify the issue areas considered within this EIR. The Initial Study was prepared prior to preparation of the Draft EIR and distributed during the NOP Scoping period from March 14, 2013 to April 15, 2013 and can be found in Appendix A. Subsequently, the Draft EIR was prepared and several topics were found to be less than significant with implementation of the CGPU. The following section summarizes these impacts. The analysis for these topics that were not found to be less than significant by the Initial Study can be found in Section 4.0 of this Draft EIR

EFFECTS FOUND NOT TO BE SIGNIFICANT

AESTHETICS

Impact 4.1-1: Would the project have a substantial adverse effect on a scenic vistas?

Impact 4.1-2: Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Impact 4.1-4: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

AGRICULTURE RESOURCES

Impact 4.2-3: Would the Project involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses?

BIOLOGICAL RESOURCES

Impact 4.3-1: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Impact 4.3-2: Would the Project Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations; or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Impact 4.3-3: Would the Project 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?

Impact 4.3-4: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

Cumulative Impacts: Would the project cause cumulative impacts on biological resources?

CULTURAL RESOURCES

Impact 4.4-1: Would the project cause a substantial adverse change in the significance of a historical resource [inclusive of archaeological resources] which is either listed or eligible for listing on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic resources?

Impact 4.4-2: Would the Project Cause a substantial adverse change in the significance of a unique archaeological resources (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?

Impact 4.4-3: Would the project disturb any human remains, including those interred outside of formal cemeteries?

Cumulative Impacts: Would the project cause cumulative impacts on cultural resources?

GEOLOGY AND SEISMIC HAZARDS

Impact 4.5-1: Would the Project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

- 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?*
- Strong Seismic Ground Shaking?*
- Seismic-related ground failure, including liquefaction?*
- Landslides?*

Impact 4.5-3: Would the Project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving seismic-related ground failure, including liquefaction?

Impact 4.5-4: Would the Project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving landslides?

Impact 4.5-5: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Impact 4.5-6: Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property?

Impact 4.5-7: Would the Project result in substantial soil erosion or the loss of topsoil?

Impact 4.5-8: 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?

Impact 4.5-9: Would the Project result in loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

Impact 4.5-10: Would the Project result in loss of availability of locally important mineral resources recovery site delineated on a local general plan, specific plan, or any other land use plan.

Cumulative Impacts: Would the project experience cumulative impacts from geology and seismic hazards?

HAZARDOUS MATERIALS

Impact 4.6-1: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Impact 4.6-3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Impact 4.6-4: Would the project 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?

Impact 4.6-5: 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?

Impact 4.6-6: 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?

Impact 4.6-7: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Impact 4.6-8: 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?

Cumulative Impacts: Would the project cause cumulative impacts from hazardous materials?

HYDROLOGY AND WATER QUALITY

Impact 4.7-1: Would the Project violate any water quality standards or waste discharge requirements?

Impact 4.7-2: Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Impact 4.7-3: Would the Project substantially alter the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or sedimentation on- or off-site?

Impact 4.7-4: Would the Project substantially alter the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Impact 4.7-5: Would the Project or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Impact 4.7-6: Would the Project Substantially degrade water quality?

Impact 4.7-7: Would the Project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Impact 4.7-8: Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Impact 4.7-10: Would the Project result in inundation by seiche, tsunami, or mudflow?

Cumulative Impacts: Would the project cause cumulative impacts on hydrology and water quality?

LAND USE AND PLANNING

Impact 4.8-1: Would the Project physically divide an established community?

Impact 4.8-2: Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Impact 4.8-3: Would the Project conflict with any applicable habitat conservation plan, or natural community conservation plan?

Cumulative Impacts: Would the project cause cumulative impacts on land use and planning?

TRAFFIC AND CIRCULATION

Impact 4.9-3: Would the project results 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?

Impact 4.9-4: Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or impede emergency vehicle access?

Impact 4.9-5: Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

NOISE

Impact 4.10-1: Would the Project expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Impact 4.10-2: Would the Project expose persons to or generate excessive groundborne vibration or groundborne noise levels?

Impact 4.10-3: Would the proposed General Plan Update result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Impact 4.10-4: Would the proposed General Plan Update cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Impact 4.10-5: Would the proposed General Plan Update expose people residing or working in the project area to excessive noise levels from a public or private airport within two miles of the project area?

Cumulative Impacts: Would the project cause cumulative impacts on noise?

AIR QUALITY

Impact 4.11-1: Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Impact 4.11-2: Would the Project generate construction-related emissions that may result in temporary adverse impacts to local air quality?

Impact 4.11-3: Would long-term emissions associated with future development facilitated by the General Plan Update exceed levels in regional forecasts?

Impact 4.11-4: Would the Project violate any air quality standard or contribute substantially to an existing or project air quality violation?

Cumulative Impacts: Would the project cause cumulative impacts on air quality?

GREENHOUSE GAS

Impact 4.12-1: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Impact 4.12-2: Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Cumulative Impacts: Would the project cause cumulative impacts on greenhouse gases?

POPULATION AND HOUSING

Impact 4.13-1: Would the Project induce substantial population growth in an area, either directly or indirectly?

Impact 4.13-2: Would the Project displace substantial numbers of existing housing necessitating the construction or replacement housing elsewhere; and/or displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

Cumulative Impacts: Would the project cause cumulative impacts on population and housing?

UTILITIES

Impact 4.14-1: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service or to meet performance objectives for Natural Gas, Electricity, or Telecommunication?

Impact 4.14-2: Would the project result in wasteful energy consumption?

Impact 4.14-3: Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Impact 4.14-4: Would the project comply with federal, state, and local statutes and regulations related to solid waste?

PUBLIC SERVICES

Impact 4.15-1: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services?

Impact 4.15-2: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for law protection?

Impact 4.15-3: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any schools?

Impact 4.15-4: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any parks?

Impact 4.15-5: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any other public facilities?

WATER SUPPLY

WATER

Impact 4.16.1-1: Would the Project require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Impact 4.16.1-2: Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Impact 4.16.1-3: Would the project require or result in the construction of new water treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

WASTEWATER

Impact 4.16.2-1: Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Impact 4.16.2-2: Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Impact 4.16.2-3: Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Impact 4.16.2-4: Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?