



SECTION 9.0
EFFECTS FOUND NOT TO BE SIGNIFICANT

9.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

The City of San Fernando conducted an Initial Study on August 20, 2007 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 Draft EIR. In accordance with *CEQA Guidelines* Section 15128, the following section identifies those impacts determined to be less than significant in the Initial Study. A copy of the Initial Study and the explanation for either the no impact or 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 in the EIR, both with and without the imposition of mitigation measures.

9.1 INITIAL STUDY CONCLUSIONS

LAND USE

- Physically divide an established community, or otherwise result in an incompatible land use.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.
- 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 that, due to their location or nature, may result in conversion of farmland to non-agricultural use.

POPULATION AND HOUSING

- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

EARTH RESOURCES AND GEOLOGY IMPACTS

- The risk of loss 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 rupture.

- Substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction.
- Substantial soil erosion or the loss of topsoil.
- Location on a geologic unit or a 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.
- Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
- 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.
- Unique geologic or physical features.

WATER AND HYDROLOGY IMPACTS

- Violate any water quality standards or waste discharge requirements.
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause 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).
- Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.
- Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site.
- Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- Substantially degrade water quality.
- 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.
- Place within a 100-year flood hazard area, structures which would impede or redirect flood flows.
- Expose people or structures to a significant risk of flooding as a result of dam or levee failure.
- Result in inundation by seiche, tsunami, or mudflow.

AIR QUALITY

- Create objectionable odors affecting a substantial number of people.

BIOLOGICAL RESOURCES

- 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.
- 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.
- On federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites.
- In conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

ENERGY AND 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.
- Conflict with adopted energy conservation plans.
- Use non-renewable resources in a wasteful and inefficient manner.

RISK OF UPSET AND HUMAN HEALTH IMPACTS

- Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- 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 within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area.

- Within the vicinity of a private airstrip, 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 fire, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

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.

UTILITIES

- 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.
- Result in a need for new systems, or substantial alterations in communication systems.

AESTHETICS

- Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

CULTURAL RESOURCES

- Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- Disturb any human remains, including those interred outside of formal cemeteries
- Have the potential to cause a physical change that would affect unique ethnic cultural values.
- Restrict existing religious or sacred uses within the potential impact area.

TRANSPORTATION

- Substantially increase hazards due to the design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Result in inadequate emergency access.
- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).
- Result in waterborne or air traffic impacts.
- Result in hazards or barriers for pedestrians or bicyclists.

9.2 EIR CONCLUSIONS

The impact statements from [Section 5.0](#) are restated verbatim in the following two sections.

9.2.1 LESS THAN SIGNIFICANT IMPACTS WITHOUT MITIGATION

The following impacts were identified as less than significant and did not require mitigation.

LAND USE

- Development of the proposed project could conflict with the City of San Fernando zoning ordinance. Less than significant for Zoning Consistency and Variance and for Encroachment Permit for Lots 8 and 10 (Plaza Del Sol).
- Implementation of the proposed project could conflict with the applicable land use plan, policies, or regulations of the *San Fernando Corridors Specific Plan*. Less than significant for San Fernando Corridors Specific Plan Consistency and Variance and for Encroachment Permit for Lots 8 and 10 (Plaza Del Sol).
- The proposed project could conflict with the goals and policies of the City of San Fernando redevelopment plan for Redevelopment Project Area No. 1.
- Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable land use and planning impacts.

TRAFFIC

- Development of the proposed project could result in significant public transit impacts.
- Development associated with the proposed project could result in adverse impacts to the function of state highway facilities in the project area.

PARKING

- Buildout of the proposed project could result in inadequate on- and off-site parking within the project area.

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

NOISE

- Grading and construction associated with the proposed project could result in temporary vibration impacts to nearby noise sensitive receptors.
- Traffic generated by the proposed project could result in a long-term traffic noise impact.
- Development associated with operations of the proposed project and other related cumulative projects could result in a cumulatively considerable long-term noise impact.

POLICE PROTECTION

- Development of the proposed project could result in reduced response times or the need for additional police staff, equipment, or facilities.
- Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable impacts to police protection services in the city of San Fernando.

ELECTRICITY AND NATURAL GAS

- Development of the proposed project could increase the demand for natural gas service beyond existing conditions and could require expansion of the existing natural gas system.
- Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable impacts to electrical and/or natural gas services and facilities within the City of San Fernando.

9.2.2 LESS THAN SIGNIFICANT IMPACTS WITH MITIGATION

The following impacts were identified as potentially significant, but were reduced to less than significant with the imposition of mitigation.

AESTHETICS, LIGHT AND GLARE

- Redevelopment of the project sites could substantially degrade the existing visual character/quality of the site and its surroundings.
- Development of the proposed project could create a new source of light and/or glare, which could affect daytime and/or nighttime views in the area.
- Development of the proposed project and other related cumulative projects could result in cumulatively considerable aesthetics, light, and glare impacts.

PARKING

- Construction activities associated with the proposed project could result in inadequate on- and off-site parking within the project area during construction.

AIR QUALITY

- Short-term construction diesel particulate matter impacts could occur during site preparation and project construction.
- Localized carbon monoxide hot-spots could result due to increases in local traffic volumes.

NOISE

- The proposed project could result in on-site noise levels in excess of the City of San Fernando noise standards.
- The proposed project could result in a significant increase in ambient noise levels due to the generation of on-site noise.
- Development associated with construction of the proposed project and other related cumulative projects could result in cumulatively considerable short-term noise impact.

HAZARDS AND HAZARDOUS MATERIALS

- Development of the proposed project could result in potentially significant risks to people or the environment from the routine transport, use, or disposal of hazardous materials.
- Development of the proposed project could result in potentially significant risks to people or the environment from asbestos-containing materials (“ACMs”).
- Demolition associated with the proposed project could result in potentially significant risks to people or the environment from lead-based paint.
- Development of the proposed project could result in potentially significant risks to people or the environment from listed hazardous materials sites.
- Development of the proposed project and other related cumulative projects could result in cumulatively considerable hazards and hazardous materials impacts.

FIRE PROTECTION

- Development of the proposed project could result in reduced response times or the need for additional fire protection staff, equipment, or facilities.
- Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable impacts to fire protection services in the City of San Fernando and neighboring jurisdictions.

SCHOOLS

- Development of the proposed project could impact existing school facilities in the Los Angeles Unified School District or the Los Angeles Community College District.
- Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable impacts to school facilities servicing the City of San Fernando.

PARKS AND RECREATION

- Development of the proposed project could increase the use of existing neighborhood and regional parks and other recreational facilities, thereby creating the potential for physical deterioration of each facility.
- Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable impacts to parks and recreational facilities in the City of San Fernando.

WATER

- Development of the proposed project could create demand for water that exceeds available supplies or requires new facilities.
- Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable impacts to water supplies and facilities.

WASTEWATER

- Development of the proposed project could 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 could result in cumulatively considerable impacts to water supplies and facilities.

SOLID WASTE

- Construction waste generated by the proposed project could incrementally decrease the capacity and lifespan of landfills.
- Development associated with the proposed project could generate solid waste that could incrementally decrease the capacity and lifespan of landfills.
- Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable impacts to landfill disposal capacity in Los Angeles County.

ELECTRICITY AND NATURAL GAS

- Development of the proposed project could increase the demand for electrical service beyond existing conditions and could require expansion of the existing electrical system.