



## **8.0 Effects Found Not To Be Significant**

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## 8.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

California Public Resources Code Section 21003 (f) states: "...it is the policy of the state that...[a]ll persons and public agencies involved in the environmental review process be responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial, governmental, physical, and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment."

This policy is reflected in CEQA Guidelines, section 15162(a), which states that once an EIR has been prepared for a project, a lead agency shall not prepare a further EIR unless substantial changes are proposed to the project and those changes lead to new significant impacts or a substantial increase in impacts; or, substantial changes in circumstances occur such that the project would have new significant impacts or a substantial increase in impacts; or, new information of substantial importance shows that the project would have one or more significant effects not discussed in the previous EIR.

The Town used a Modified Initial Study to document whether any of the circumstances under Public Resources Code, section 21166 and State CEQA Guidelines, section 15162 were triggered by the project.

As described in the Notice of Preparation (NOP) prepared for the proposed project, seven impact categories were found to have at least one potentially significant impact resulting from new information of the type that triggers additional environmental review pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162; therefore, these seven categories (Aesthetics, Air Quality, Greenhouse Gas Emissions, Land Use and Relevant Planning, Traffic/Circulation, Noise, and Utilities and Service Systems) have been evaluated in this SEIR.

### 8.1 ASSESSMENT IN THE MODIFIED INITIAL STUDY

The Modified Initial Study prepared for the project in March 2014 determined that the impacts listed below were fully evaluated and addressed in the previous environmental documentation. As a result, these impacts do not trigger circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 and no further environmental review is required for these areas. Please refer to [Appendix 11.1, \*Modified Initial Study and Notice of Preparation\*](#), for an explanation of the basis of these conclusions. Impact categories and questions below are summarized directly from the CEQA Environmental Checklist, as contained in the Modified Initial Study.

**Table 8-1  
Impacts Found Not To Be Significant**

Environmental Issues	Initial Study Determination
<p><b>4.2 Agriculture and Forest Resources.</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>	
<p>4.2.a. 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?</p>	No New Impact/No Impact.
<p>4.2.b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	No New Impact/No Impact.
<p>4.2.c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p>	No New Impact/No Impact.
<p>4.2.d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	No New Impact/No Impact.
<p>4.2.e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	No New Impact/No Impact.
<p><b>4.3 Air Quality.</b> <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i></p>	
<p>4.3.e. Create objectionable odors affecting a substantial number of people?</p>	No New Impact/No Impact.
<p><b>4.4 Biological Resources.</b> Would the project:</p>	
<p>4.4.a. 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?</p>	No New Impact/No Impact.
<p>4.4.b. 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?</p>	No New Impact/No Impact.
<p>4.4.c. Have a substantial adverse effect 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?</p>	No New Impact/No Impact.
<p>4.4.d. 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?</p>	No New Impact/No Impact.
<p>4.4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	No New Impact/No Impact.

**Table 8-1 [continued]  
Impacts Found Not To Be Significant**

Environmental Issues	Initial Study Determination
4.4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No New Impact/No Impact.
<b>4.5 Cultural Resources.</b> <i>Would the project:</i>	
4.5. a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	No New Impact/No Impact.
4.5. b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	No New Impact/No Impact.
4.5. c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No New Impact/No Impact.
4.5. d. Disturb any human remains, including those interred outside of formal cemeteries?	No New Impact/No Impact.
<b>4.6 Geology and Soils.</b> <i>Would the project:</i>	
4.6.a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	
1) 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.	No New Impact/No Impact.
2) Strong seismic ground shaking?	No New Impact/No Impact.
3) Seismic-related ground failure, including liquefaction?	No New Impact/No Impact.
4) Landslides?	No New Impact/No Impact.
4.6.b. Result in substantial soil erosion or the loss of topsoil?	No New Impact/No Impact.
4.6.c. 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?	No New Impact/No Impact.
4.6.d. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?	No New Impact/No Impact.
4.6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No New Impact/No Impact.
<b>4.8 Hazards and Hazardous Materials.</b> <i>Would the project:</i>	
4.8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No New Impact/No Impact.
4.8.b. 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?	No New Impact/No Impact.
4.8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No New Impact/No Impact.
4.8.d. 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?	No New Impact/No Impact.

**Table 8-1 [continued]  
Impacts Found Not To Be Significant**

Environmental Issues	Initial Study Determination
4.8.e. 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?	No New Impact/No Impact.
4.8.f. 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?	No New Impact/No Impact.
4.8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No New Impact/No Impact.
4.8.h. 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?	No New Impact/No Impact.
<b>4.9 Hydrology and Water Quality.</b> <i>Would the project:</i>	
4.9.a. During project construction, substantially impair the water quality of receiving waters? In considering water quality, factors such as water temperature, dissolved oxygen levels, and turbidity should be considered.	No New Impact/No Impact.
4.9.b. Substantially degrade 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)?	No New Impact/No Impact.
4.9.c. Substantially alter the existing drainage pattern of the 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 siltation on- or off-site?	No New Impact/No Impact.
4.9.d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	No New Impact/No Impact.
4.9.e. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	No New Impact/No Impact.
4.9.f. Otherwise substantially degrade water quality?	No New Impact/No Impact.
4.9.g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	No New Impact/No Impact.
4.9.h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No New Impact/No Impact.
4.9.i. 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?	No New Impact/No Impact.
4.9.j. Inundation by seiche, tsunami, or mudflow?	No New Impact/No Impact.
<b>4.10 Land Use and Planning.</b> <i>Would the project:</i>	
4.10.a. Physically divide an established community?	No New Impact/No Impact.
4.10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	No New Impact/No Impact.

**Table 8-1 [continued]  
Impacts Found Not To Be Significant**

Environmental Issues	Initial Study Determination
<b>4.11 Mineral Resources.</b> <i>Would the project:</i>	
4.11.a. 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?	No New Impact/No Impact.
4.11.b. 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?	No New Impact/No Impact.
<b>4.12 Noise.</b> <i>Would the project:</i>	
4.12.e. 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?	No New Impact/No Impact.
4.12.f. 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?	No New Impact/No Impact.
<b>4.13 Population and Housing.</b> <i>Would the project:</i>	
4.13.a. 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)?	No New Impact/No Impact.
4.13.b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No New Impact/No Impact.
4.13.c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No New Impact/No Impact.
<b>4.14 Public Services.</b> <i>Would the project:</i>	
4.14.a. 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 of the public services:	
1) Fire protection?	No New Impact/No Impact.
2) Police protection?	No New Impact/No Impact.
3) Schools?	No New Impact/No Impact.*
4) Parks?	No New Impact/No Impact.
5) Other public facilities?	No New Impact/No Impact.
<b>4.15 Recreation.</b> <i>Would the project:</i>	
4.15.a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No New Impact/No Impact.
4.15.b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No New Impact/No Impact.
<b>4.16 Transportation/Traffic.</b> <i>Would the project:</i>	
4.16.b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	No New Impact/No Impact.



**Table 8-1 [continued]  
Impacts Found Not To Be Significant**

Environmental Issues	Initial Study Determination
4.16.c. 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?	No New Impact/No Impact.
4.16.d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No New Impact/No Impact.
4.16.e. Result in inadequate emergency access?	No New Impact/No Impact.
4.16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	No New Impact/No Impact.
<b>4.17 Utilities and Service Systems. <i>Would the project:</i></b>	
4.17.c. 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?	No New Impact/No Impact.
4.17.f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	No New Impact/No Impact.
4.17.g. Comply with federal, state, and local statutes and regulations related to solid waste?	No New Impact/No Impact.
* - The past environmental documentation concluded that the project would have significant and unavoidable impacts in this regard. However, the Modified Initial Study analyzed the proposed project and concluded that the project would have no new impacts or reduced impacts. Therefore, the topic is not further analyzed in this SEIR. The lead agency will include findings of fact in the certifying resolution reflecting this conclusion.	