

**Lyons Canyon Ranch
Draft Environmental Impact Report**

9.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

The County of Los Angeles Department Regional Planning conducted an Initial Study in June 2005 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* is in Appendix A, *Initial Study/Notice of Preparation*. This section also summarizes which impacts were found to be less than significant in the EIR.

INITIAL STUDY CONCLUSIONS

Geotechnical Hazards

Project is not considered a sensitive use (school, hospital, public assembly site) located in close proximity to a geotechnical hazard.

Project would not be located on an expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating a substantial risk to life and property

Flood Hazards

The project site is not in or subject to high mudflow conditions.

Fire Hazards

The project site is not located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives, manufacturing).

The proposed use does not constitute a potentially dangerous fire hazards.

Water Quality

The project site is located in an area known to have perchlorate water contamination problems. However, the proposed project is not proposing the use of individual water wells and thus all water used for drinking and irrigation will meet or exceed state water quality standards.

The proposed project will not require the use of a private sewage disposal system.

Lyons Canyon Ranch

Draft Environmental Impact Report

The proposed project will not require the use of private sewage disposal systems.

Air Quality

The proposed project will not exceed the State's criteria for regional significance (generally 500 dwelling units for residential uses or 40 gross acres, 650,000 SF of floor area or 1,000 employees for non-residential uses).

The project will not conflict with or obstruct implementation of the applicable air quality plan.

The project will not violate any air quality standard or contribute substantially to an increased or project air quality violation.

Archaeological/Cultural Resources

The project does not contain any known historic structures or site.

The project would not cause a substantial adverse change in the significance of a historical or archaeological resource as defined in Section 15064.5.

Mineral Resources

The project would not result in the loss of availability of a known mineral resource that would be of value to the region and residences of the state.

The project would not result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan.

Agricultural Resources

The project would not covert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses.

The project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.

The project would not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of prime Farmland, to non-agricultural use.

Visual Qualities

The project will not likely create substantial sun shadow, light or glare problems.

Lyons Canyon Ranch

Draft Environmental Impact Report

Traffic/Access

The proposed project will not result in hazardous traffic conditions.

The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus stops, bicycle racks).

Utilities

The proposed project will not create problems with providing utility services, such as electricity, gas, or propane.

Other Factors (General)

The proposed project will not result in an insufficient use of energy resources.

The project will result in a significant reduction in the amount of agricultural land.

Other Factors (Environmental Safety)

There are no residential units, schools, or hospitals located within 500 feet that could be potentially affected by on-site hazardous materials.

The proposed project will not create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment.

The proposed project will not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The project is not located on a project site which is included in a list of hazardous materials sites compiled pursuant to Government Code 65962.5 and, as a result, would not create a significant hazard to the public or environment.

The project would not result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip.

The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Land Use

The project would not physically divide an established community.

EIR CONCLUSIONS

Lyons Canyon Ranch

Draft Environmental Impact Report

Geology/Soils

Development of the proposed project would not expose people or structures to potential substantial adverse effects from surface fault rupture.

Noise

Development associated with the proposed project would not result in a permanent increase in stationary source noise in the project area.

Air Quality

Occupancy of the proposed project would not create carbon monoxide hotspot impacts in the project area.

Cultural and Historic Resources

The proposed project does not have the potential to adversely affect the significance of historic resources on, or in the vicinity of the project site.

Mineral Resources

The proposed project would not result in the loss of availability of known mineral resources or a locally important mineral resource recovery site.

Traffic

The project would not result in adverse impacts to the function of Los Angeles County Congestion Management Program intersections and roadway segments in the project area.

The project would not result in significant impacts to the function of public transit services in the project area.

Water/Wastewater

The project would not create significant impacts on water treatment and distribution facilities in the project area.

The project would not create demand for water that exceeds available supplies.

Lyons Canyon Ranch

Draft Environmental Impact Report

Law Enforcement Services

The proposed project would not significantly result in increased demand for California Highway Patrol services.

The proposed project would not significantly increase demand for police protection services in the Santa Clarita Valley.

Electricity

Implementation of the proposed project would not significantly increase demands on electricity supplies and distribution infrastructure.

Natural Gas

Implementation of the proposed project would not significantly increase demands on natural gas supplies and distribution infrastructure.

Parks and Recreation

The proposed project would not significantly increase usage of local or regional parks.

The proposed project would not significantly increase usage of state and federal recreation areas.

The proposed project would not significantly increase usage of local or regional trails.

Land Use

The project would not disrupt or physically divide an established community (including a low-income or minority community).

Growth Inducement/Population, Employment, and Housing

The project would not 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).

The project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

The project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.