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CHAPTER 7.0 - EFFECTS FOUND NOT TO BE SIGNIFICANT

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CEQA requires a statement indicating the reasons that various possible significant effects of a proposed project were found to be less than significant. The Initial Study for the proposed West Coyote Hills Specific Plan project indicates which potential environmental effects were determined to be less than significant and, therefore, screened from further analysis in the EIR. To avoid unnecessary duplication of effort, the Initial Study checklist and discussion of environmental effects found not to be significant has been included in Appendix 14.1 of this EIR, in accordance with Section 15128 of the CEQA Guidelines.

- Project implementation will not convert prime farmland, unique 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 proposed project will not conflict with existing zoning for agricultural use, or a Williamson Act contract.
- The proposed project will not involve other changes in the existing environment that would result in the conversion of farmland to non-agricultural uses.
- The proposed project will not conflict with or obstruct implementation of the SCAQMD Air Quality Maintenance Plan or other program adopted by that agency and will not create objectionable odors that would affect a substantial number of people.
- The project is not subject to earthquake fault rupture and other seismic-related effects, including landslides, unstable soils, etc.
- Project implementation would not create a significant hazard associated with the use or transport of hazardous materials and the project would not emit such substances or handle hazardous or acutely hazardous materials within one-quarter mile of an existing or proposed school.
- The project is not located within an airport land use plan or in the vicinity of a private airstrip and would not result in the creation of a safety hazard to people working or residing in the area and the project would not interfere with the City's adopted emergency evacuation plan.
- The project is not located within the limits of a 100-year flood and neither people nor structures would be exposed to significant risk of loss, injury or death involving flooding, including as the result of the failure of a dam or levee. Finally, the site is not subject to inundation by a seiche or tsunami.
- Occupants of the proposed project will not be exposed to excessive groundborne vibration or groundborne noise levels and would not be exposed to noise associated with aviation uses.
- The proposed project will not result in the loss of either existing residential housing stock or the displacement of substantial numbers of people as no residential development exists on the subject property that would be affected by the proposed development.

