

CHAPTER 7: EFFECTS FOUND NOT TO BE SIGNIFICANT

7.1 - Introduction

This chapter, prepared in satisfaction of California Environmental Quality Act (CEQA) Guidelines Section 15128 (Effects Not Found to Be Significant), is based in part on the Notice of Preparation (NOP), dated January 12, 2021, and contained in Appendix A of this Draft Environmental Impact Report (Draft EIR). The NOP was prepared to identify the potentially significant effects of the proposed project and was circulated for public review between January 12, 2021, and February 10, 2021. In the course of this evaluation, certain impacts were found to be less than significant because the proposed project's characteristics would not create such impacts. Consistent with section 15128, this chapter provides a brief description of the reasons why effects were found not to be significant or less than significant, based on the NOP comments or more detailed analysis conducted as part of the EIR preparation process. Note that a number of impacts that are found to be less than significant are addressed in the various EIR topical sections (Sections 3.1 through 3.13) to provide more comprehensive discussion of why impacts are less than significant, in order to better inform decision-makers and the general public.

7.2 - Effects Found not to be Significant

7.2.1 - Aesthetics, Light, and Glare

State Scenic Highways

State Route (SR) 29 is located approximately 750 feet east of the project site. SR-29 is classified as an "Eligible" State Scenic Highway. Because of the project site's distance from SR-29 and the presence of intervening development, vegetation, and topography, the proposed project would have minimal visibility from the highway. Therefore, this precludes any possibility of the proposed project adversely altering views from a State Scenic Highway. No impacts would occur.

7.2.2 - Agriculture and Forest Resources

Important Farmland

The project site supports grazing land use activities. The California Department of Conservation maps the project site as "Farmland of Local Importance," which does not fall under the Important Farmland umbrella (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) as defined by CEQA Guidelines Appendix G. Two of the three project site's soils (Haire loam, 2 to 9 percent soils; and Haire clay loam, 2 to 9 percent) are not classified as prime soils by the United States Department of Agriculture, a key attribute used by the California Department of Conservation in classifying farmland. No impacts would occur.

Agricultural Zoning or Williamson Act Contracts

The project site is zoned "Industrial" by the American Canyon Zoning Ordinance, a non-agricultural zoning designation. The project site is not encumbered by any active Williamson Act contracts, which precludes the possibility of conflicts in this regard. No impacts would occur.

Forest Zoning

The project site is zoned “Industrial” by the American Canyon Zoning Ordinance, a non-forest zoning designation. No impacts would occur.

Timberland

The project site contains undeveloped land. There are no stands of commercially harvestable trees and, thus, the proposed project would not convert forestland to non-forest use. No impacts would occur.

Pressures to Convert Agricultural or Timberland

The project site is currently within the American Canyon city limits and designated for urban development by the City of American Canyon General Plan (General Plan); thus, it is considered committed to urban use within the foreseeable future. The surrounding land is also within the American Canyon city limits and designated for urban development by the General Plan. Thus, it is also committed to urban use. This condition precludes the possibility of the proposed project creating pressures to convert farmland to non-agricultural use. As noted above, moreover, the project site does not qualify as “Important Farmland” as that term is used by the State of California. No impacts would occur.

7.2.3 - Biological Resources

Conservation Plans

The project site is not within the boundaries of an adopted habitat conservation plan or natural community conservation plan. This condition precludes the possibility of the proposed project conflicting with such a plan. No impacts would occur.

7.2.4 - Geology, Soils, and Seismicity

Septic or Alternative Wastewater Disposal Systems

The proposed project would be served with sanitary sewer service provided by the City of American Canyon. No septic or alternative wastewater disposal system would be employed. This condition precludes the possibility of related impacts. No impacts would occur.

7.2.5 - Hazards and Hazardous Materials

Exposure of Schools to Hazardous Materials

Calvary Baptist Church School, the closest school to the project site, is located 0.65 mile to the south. This distance precludes the possibility of the proposed project exposing schools located within 0.25 mile of the site to hazardous materials or hazardous air emissions. No impact would occur.

Wildland Fires

The project site contains undeveloped land and is surrounded by urban development within the American Canyon city limits. The project site is not located within a “high” or “very high” fire hazard severity zone as identified by the California Department of Forestry and Fire Protection (CAL FIRE). The site also lacks the kind of vegetation associated with wildland fires. For these reasons, the

project site is not susceptible to wildland fires. In addition, the proposed project would have multiple connections to Green Island Road and the future Devlin Road, so that adequate emergency response and evacuation routes would be available in the event of a fire-related emergency. These conditions and circumstances preclude the possibility of the proposed project exposing people or structures to a significant risk of loss, injury, or death involving wildland fires. No impacts would occur.

7.2.6 - Hydrology and Water Quality

100-Year Flood Hazards

The project site is not within a 100-year flood hazard zone. This condition precludes the possibility of the proposed project exposing people or structures to 100-year flood hazards. No impacts would occur.

Levee or Dam Failure

Exhibit 15 of the General Plan indicates that the western portion of the project site is within the dam failure inundation area of Conn Dam, Milliken Dam, and Rector Reservoir. The western portion of the project site is proposed as a wetland preserve and retention basin and, thus, inundation by floodwaters would not pose a risk to public safety. Moreover, dam failure is considered remote and unlikely due to regular monitoring of the structural integrity of these facilities. Additionally, the project site is not protected by any levees, which precludes the potential for inundation by levee failure. No impacts would occur.

Seiches, Tsunamis, or Mudflows

There are no large inland bodies of water such as lakes or reservoirs near the project site, a condition that precludes seiche inundation. The project site is located more than 30 miles from the Pacific Ocean and more than 1 mile from the Napa River, a condition that precludes tsunami inundation. The project site is not located in a volcanically active area or at the base of a mountain range, a condition that precludes mudflow inundation. No impacts would occur.

7.2.7 - Land Use

Division of an Established Community

The project site currently does not contain any occupied dwelling units and is surrounded with a barbed wire fence intended to deter trespassing. Thus, it does not contain any established communities or serve as a linkage between established communities. This condition precludes the division of an established community. No impacts would occur.

7.2.8 - Mineral Resources

Mineral Resources of Statewide or Local Importance

The project site does not support mineral resource extraction operations. Neither the California Department of Conservation nor the General Plan designates the site a location of known mineral deposits. In addition, the California Department of Conservation Geologic Energy Management

Division indicates no existing or plugged gas or oil wells on the project site. This condition precludes the possibility of a loss of mineral resources of Statewide or local importance. No impacts would occur.

7.2.9 - Population and Housing

Growth Inducement

Please refer to Chapter 6, Other CEQA Considerations, Section 6.2 for discussion of growth inducement.

Displacement of Persons or Dwelling Units

The project site does not contain any existing dwelling units. This condition precludes the possibility of displacement of persons or dwelling units. No impacts would occur.

7.2.10 - Public Services

Schools

The proposed project is nonresidential in nature and would not directly induce population growth and, therefore, would not increase demand for schools such that new or expanded facilities would be required. This condition precludes the possibility of related impacts. No impacts would occur.

Parks

The proposed project is nonresidential in nature and would not directly induce population growth and therefore would not increase demand for park facilities such that new or expanded facilities would be required. This condition precludes the possibility of related impacts. No impacts would occur.

Other Public Facilities

The proposed project is nonresidential in nature and would not directly induce population growth and therefore would not increase demand for public facilities, such as libraries, such that new or expanded facilities would be required. This condition precludes the possibility of related impacts. No impacts would occur.

7.2.11 - Recreation

Physical Deterioration of Recreational Facilities

The proposed project is nonresidential in nature and would not directly induce population growth and therefore would not increase the demand for recreational facilities such that new or expanded facilities would be required. This condition precludes the possibility of related impacts. No impacts would occur.

7.2.12 - Wildfire

Emergency Response or Evacuation

The project site contains undeveloped land and is surrounded by urban development within the American Canyon city limits. The project site is not within a State responsibility area or classified as a very high fire hazard severity zone. As such, the project site is not susceptible to wildfires. Regardless, the proposed project would have multiple connections to Green Island Road and the future Devlin Road. As such, adequate emergency response and evacuation routes would be available in the event of an emergency. No impact would occur.

Exposure to Wildfire

The project site contains undeveloped land and is surrounded by urban development within the American Canyon city limits. The project site is not within a State responsibility area or classified as a very high fire hazard severity zone. As such, the project site is not susceptible to wildfires. Thus, persons or structures would not be exposed to wildfire hazards. No impact would occur.

Fire Infrastructure

The project site contains undeveloped land and is surrounded by urban development within the American Canyon city limits. The project site is not within a State responsibility area or classified as a very high fire hazard severity zone. As such, the project site is not susceptible to wildfires. Thus, no wildfire suppression infrastructure would be required. No impact would occur.

Post-Fire Flooding or Landslides

The project site contains flat, undeveloped land and is surrounded by urban development within the American Canyon city limits. The project site is not within a State responsibility area or classified as a very high fire hazard severity zone. As such, the project site is not susceptible to wildfires and, thus, it would not be susceptible to post-fire flooding or landslides. No impact would occur.

THIS PAGE INTENTIONALLY LEFT BLANK