

SECTION 7: EFFECTS FOUND NOT TO BE SIGNIFICANT

7.1 - Introduction

This section is based on the Notice of Preparation (NOP), dated December 2, 2014, and contained in Appendix A of this Environmental Impact Report (EIR). The NOP was prepared to identify the potentially significant effects of the proposed projects and was circulated for public review between December 2, 2014 and January 2, 2015. 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. This section provides a brief description of effects 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 3.11) 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 - Agriculture and Forest Resources

Conversion of Important Farmland

The project site does not currently support agricultural land use activities. The project site is mapped as containing mostly "Farmland of Local Importance," with a small portion of the site mapped as "Other Land" by the California Department of Conservation Farmland Mapping and Monitoring Program. Farmland of Local Importance does not fall under the "Important Farmland" umbrella. Therefore, the proposed project would not convert Important Farmland to non-agricultural use. No impacts would occur.

Williamson Act Contracts or Agricultural Zoning

The project site does not currently support agricultural land use activities and, therefore, is not eligible for a Williamson Act contract. The project site is zoned "Business/Industrial Park" by the Napa County Airport Industrial Area Specific Plan, which is a non-agricultural zoning designation. This condition precludes the possibility of conflicts with a Williamson Act contract or agricultural zoning. No impacts would occur.

Forest Zoning

The project site does not contain forest land and is zoned "Business/Industrial Park" by the Napa County Airport Industrial Area Specific Plan, which is a non-forest zoning designation. This condition precludes the possibility of the proposed project conflicting with existing forest zoning. No impact would occur.

Conversion of Forestland

The project site contains undeveloped land; no forest land exists on-site. This condition precludes the possibility of the proposed project converting forest land to non-forest use. Therefore, no impacts would occur.

Pressures to Convert Agricultural/Forest Land to Non-Agricultural/Non-Forest Use

The project site contains undeveloped land; no agricultural or forest land exists on-site or on any adjacent property. This condition precludes the possibility of adverse impacts to agricultural and forest resources. No impacts would occur.

7.2.2 - Biological Resources

Local Biological Ordinances or Policies

American Canyon Municipal Code Chapter 18.40 establishes the City's tree preservation requirements. Because there are no trees on-site, this Municipal Code provision would not apply, and, therefore, no conflicts with local biological ordinances or policies would occur. No impacts would occur.

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 the provisions of such a plan. No impacts would occur.

7.2.3 - Geology, Soils, and Seismicity

Septic or Alternative Wastewater Disposal Systems

The proposed project would be served by sanitary sewer service provided by the City of American Canyon. No septic systems or wastewater disposal systems would be used. No impacts would occur.

7.2.4 - Hazards and Hazardous Materials

Exposure of Schools to Hazardous Materials

The closest school to the project site is Napa Junction Elementary School, located approximately 2 miles to the southeast. This condition precludes the possibility of the proposed project exposing any schools within 0.25 mile of the project site to hazardous materials or emissions. No impacts would occur.

Private Airstrips

There are no private airstrips in the project vicinity. This condition precludes the possibility of exposure of persons residing in the project vicinity to aviation safety hazards. No impacts would occur.

Wildland Fires

The project site is surrounded by urban uses and infrastructure on three sides and undeveloped land on the fourth. These characteristics preclude the possibility of the proposed project being exposed to wildland fires. No impacts would occur.

7.2.5 - Hydrology and Water Quality

100-Year Flood Hazards

The project site is located outside of a 100-year flood hazard area. As such, the proposed project would not locate structures within a 100-year flood hazard area. No impacts would occur.

Levee or Dam Failure

Exhibit 15 of the City of American Canyon 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 inland water bodies that could be potentially susceptible to a seiche in the project vicinity. This precludes the possibility of a seiche inundating the project site.

The Association of Bay Area Government's interactive tsunami mapping feature indicates that only the coastal portions of Sonoma, Marin, San Francisco, and San Mateo Counties are susceptible to tsunamis. Areas located near the bay are not considered susceptible to tsunami inundation. This condition precludes the possibility of a tsunami inundating the project site.

There are no steep slopes that would be susceptible to a mudflow in the project vicinity, nor are there any volcanically active features that could produce a mudflow in the City of American Canyon. This precludes the possibility of a mudflow inundating the project site. No impacts would occur.

7.2.6 - Land Use

Division of an Established Community

The project site contains undeveloped land; there are no occupied structures on-site. No established communities exist on or adjacent to the project site. Additionally, the development of the proposed project would not sever any linkages between any surrounding land uses. For these reasons, the proposed project would not divide an established community. No impacts would occur.

Conservation Plans

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

7.2.7 - Mineral Resources

Mineral Resources of Statewide or Local Importance

The project site contains undeveloped land that does not support mineral extraction operations. Neither the State nor the City of American Canyon designates the project site as a location of known mineral deposits. This condition precludes the possibility of a loss of mineral resources of statewide or local importance. No impacts would occur.

7.2.8 - Population and Housing

Growth Inducement

The proposed project would employ up to 287 workers. The California Employment Development Department indicates that as of May 2016, there were 2,600 unemployed persons in Napa County and 10,000 unemployed persons in Solano County. Accordingly, it would be expected that the proposed project's new jobs could be readily filled from available local labor in both counties.

The project site is located in area served with existing utilities and infrastructure. Thus, the proposed project would remove a barrier to growth through the extension of utilities and infrastructure to the project site.

Finally, the proposed project would not develop residential uses and, therefore, would not directly facilitate population growth.

Therefore, the proposed project would not have the potential to cause substantial direct or indirect population growth. No impacts would occur.

Displacement of Persons or Housing

The project site does not contain or propose any residential uses. Therefore, the development of the proposed project would not displace any persons or housing and thus would not have the potential to create a need to construct replacement housing elsewhere. No impacts would occur.

7.2.9 - Public Services

Schools

The proposed project does not contain any residential uses and would not directly induce population growth. The new employment opportunities created by the proposed project would not induce substantial population growth into the American Canyon area from outside areas. Therefore, the project would not result in the need for new or expanded school facilities. No impacts would occur.

Parks

The proposed project does not contain any residential uses and would not directly induce population growth. The new employment opportunities created by the proposed project would not induce substantial population growth into the American Canyon area from outside areas. In addition, employees of the future uses contemplated by the project would not be likely to use park facilities during working hours. Therefore, the project would not result in the need for new or expanded park facilities.

Other Public Facilities

The proposed project does not contain any residential uses and would not directly induce population growth. The new employment opportunities created by the proposed project would not induce substantial population growth into the American Canyon area from outside areas. Therefore, the project would not result in the need for new or expanded library or other public facilities, which are not likely to be utilized by project employees during the workday. No impacts would occur.

7.2.10 - Recreation

New or Expanded Recreational Facilities

The proposed project does not contain any residential uses and would not directly induce population growth. The new employment opportunities created by the proposed project would not induce substantial population growth into the American Canyon area from outside areas. Therefore, the project would not result in the need for new or expanded recreational facilities, and employees of the project's future uses would not be likely to use recreational facilities during working hours. No impacts would occur.

Physical Deterioration of Recreational Facilities

The proposed project would not result in substantial population growth or increased use of recreational facilities. Therefore, the project would not result in increased physical deterioration of such facilities. No impacts would occur.

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