

CHAPTER 7: EFFECTS FOUND NOT TO BE SIGNIFICANT

7.1 - Introduction

This chapter is based on the Notice of Preparation (NOP), dated January 6, 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 6, 2021, and February 4, 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. This chapter 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 Draft 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 12 (SR-12) borders the southern side of the project site. SR-12 is not classified as either an "Officially Designated" or an "Eligible" State Scenic Highway. Therefore, this precludes any possibility of adversely altering views from a State Scenic Highway. No impacts would occur.

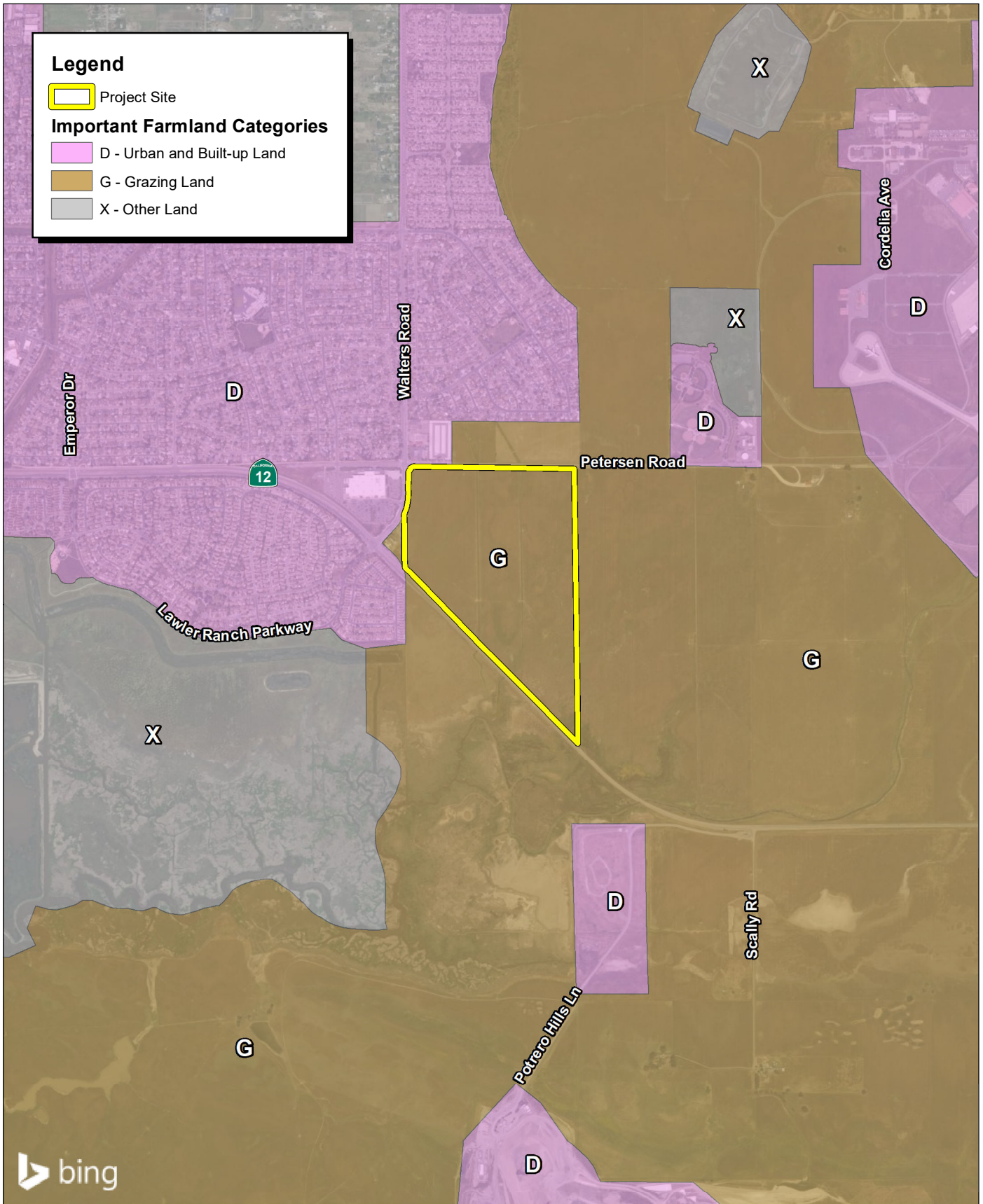
7.2.2 - Agricultural and Forest Resources

Loss of Important Farmland

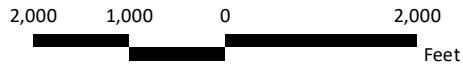
The project site supports grazing land use activities. As shown in Exhibit 7-1, the California Department of Conservation Farmland Mapping and Monitoring Program maps the project site as 'Grazing Land,' which does not fall under the Important Farmland umbrella (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) as defined by California Environmental Quality Act (CEQA) Guidelines Appendix G. Furthermore, the project site's soils (Antioch-San Ysidro complex, 0 to 2 percent soils; Solano loam; and Pescadero clay loam) are not classified as prime soils (Class I or II) by the United States Department of Agriculture (USDA), a key attribute used by the California Department of Conservation in classifying farmland.

Furthermore, Yolo Land & Cattle Company, the tenant grazing entity, provided a letter to the City of Suisun City on March 17, 2021, indicating that the project site produced poor yields of dryland hay in the prior 3 years. The tenant also advised that it leases multiple parcels for grazing in the project vicinity and the project site provides the "poorest quality of forage" of the various grazing sites. This provides independent confirmation that the project site is not economically viable agricultural land. Thus, its conversion from agricultural to non-agricultural use would not constitute a significant impact. No impacts would occur.

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Conflicts With Agricultural Zoning or Williamson Act Contracts

The Solano County Zoning Ordinance zones the project site ‘Exclusive Agricultural 160 acres (A-160),’ an agricultural zoning designation. The proposed project involves pre-zoning the project site to an urban zoning district and annexing the site into the City of Suisun City. Pre-zoning would serve to reconcile any conflicts with agricultural zoning. Additionally, 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.

Loss of Forestland or Conflicts With Forest Zoning

The project site does not contain any stands of commercially harvestable trees and, thus, the proposed project would not convert forestland to non-forest use. The Solano County Zoning Ordinance zones the project site ‘Exclusive Agricultural 160 acres (A-160),’ a non-forest zoning designation. The project site would be pre-zoned for light industrial use as part of the annexation process. No impacts would occur.

Pressures to Convert Farmland

The land to the west is currently within the city limits and designated for commercial development by the Suisun City General Plan; thus, it is considered committed to urban use within the foreseeable future. The undeveloped land to the north is within the Suisun City Sphere of Influence (SOI) and is ultimately contemplated to be annexed into Suisun City and developed for nonresidential use. Thus, its conversion to non-agricultural use was previously contemplated by the Suisun City General Plan. The lands to the east and south are contemplated to remain in unincorporated Solano County and be permanently protected as agricultural land, due to their proximity to Travis Air Force Base and Suisun Marsh, respectively. This condition precludes the possibility of the proposed project creating pressures to convert farmland to non-agricultural use. No impacts would occur.

7.2.3 - Biological Resources

Local Biological Ordinances and Policies

The Suisun City Code does not have any ordinances that directly regulate biological resources such as a Tree Ordinance or a Creek Setback Ordinance. This precludes the possibility of conflicts with local biological ordinances and policies. 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 Fairfield-Suisun Sewer District. 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

Dan O. Root Elementary School, the closest school to the project site, is located 0.6 mile to the northeast. 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.

Emergency Response or Evacuation Plan

The proposed project would take driveway access from Walters Road and Petersen Road. Both roadways are designated truck routes and, thus, suitable for use as an emergency response or evacuation route. The proposed project would comply with all applicable provisions of the California Fire Code, including requirements for emergency access for large vehicles such as fire engines. These conditions would preclude the possibility of conflicts with emergency response or evacuation plans. No impacts would occur.

Wildland Fires

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). This condition precludes the possibility of the proposed project exposing people or structures to a significant risk of loss, injury, or death involving wildlife fires. No impacts would occur.

7.2.6 - Hydrology and Water Quality

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 42 miles from the Pacific Ocean, 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 Significance or Local Importance

The project site does not support mineral resource extraction operations. Neither the California Department of Conservation nor the Suisun City General Plan designates the site a location of known mineral deposits. In addition, the California Department of Conservation Division of Oil, Gas and

Geothermal Resources (DOGGR) indicates that there 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 Section 6, Other CEQA Considerations for discussion of growth inducement.

Displacement of Persons or Housing

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 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 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 would not directly induce population growth and therefore 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 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 proposed project would take driveway access from Walters Road and Petersen Road. Both roadways are designated truck routes and, thus, suitable for use as an emergency response or evacuation route. The proposed project would comply with all applicable provisions of the California Fire Code, including requirements for emergency access for large vehicles such as fire engines. 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 three sides by urban development within the city limits and associated with Travis Air Force Base. 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 three sides by urban development within the city limits and associated with Travis Air Force Base. 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 undeveloped land and is surrounded by three sides by urban development within the city limits and associated with Travis Air Force Base. The project site contains flat relief. 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.