
IV. ENVIRONMENTAL IMPACT ANALYSIS

A. IMPACTS FOUND TO BE LESS THAN SIGNIFICANT

Section 15128 of the CEQA Guidelines states:

“An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. Such a statement may be contained in an attached copy of an Initial Study.”

An Initial Study was prepared for the proposed project (see Appendix A of this DEIR). 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

Aesthetics

The project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

The project is not located adjacent to or within the proximity of a state listed scenic highway. Therefore, the proposed project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway and no impacts would occur.

Agricultural and Forestry Resources

The project would not convert 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 use.

The Farmland Mapping and Monitoring Program (“FMMP”) designates the site as “Grazing” or “Other Land”.¹ Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. No impact would result and no further analysis of this issue is required.

¹ California Division of Land Resource Protection, *Farmland Mapping and Monitoring Program. Butte County Important Farmland 2014.* <http://maps.conservation.ca.gov/ciff/ciff.htm>. Accessed May 17, 2016.

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

The project site includes the following existing and proposed zoning districts: RS-20, R1, R3, CC, OR, OS1, OS2, with RC and PD overlays. Therefore, no conflict with existing or proposed zoning for agriculture would result from project implementation. The project site is not under Williamson Act Contract. No impact would result and no further analysis of this issue is required.

The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).

The project site includes the following existing and proposed zoning districts: RS-20, R1, R3, CC, OR, OS1, OS2, with RC and PD overlays. As such, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impact would result and no further analysis of this issue is required.

The project would not result in the loss of forest land or conversion of forest land to non-forest use.

No forest land is present within the project site. No impact would result and no further analysis of this issue is required.

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

No agriculture or forest land uses are located on or in close proximity to the project site. No impact would result and no further analysis of this issue is required.

Air Quality

The project would not create objectionable odors affecting a substantial number of people.

According to the BCAQMD, the types of projects that commonly result in odor impacts include: agricultural and food processing facilities, landfills, composting facilities, and wastewater treatment plants. The proposed project does not include any of these uses and would not create objectionable odors that would affect a substantial number of people. The project site is not affected by existing odor sources that would cause odor complaints from new residents. Therefore, odor impacts are less than significant.

Cultural Resources

The project would not disturb any human remains, including those interred outside of formal cemeteries.

No human remains are known to exist on the project site. It is possible that unknown resources could be encountered during project construction, particularly during ground-disturbing activities such as excavation and grading. However, as required by State law, if human remains are discovered at the project site during construction, work at the specific construction site at which remains have been uncovered shall be suspended, and the appropriate City and County agencies immediately notified. If remains are determined by the County coroner to be Native America, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. Therefore, project impacts to unknown human remains would be less than significant and no further analysis of this issue is required.

Geology & Soils

The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

Potential impacts from landslides are low on the project site due to the lack of significant slopes. The project site is flat, with minimal changes in elevation. Therefore, the project would result in a less than significant impact and no further analysis of this issue is required.

The project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

No impact is anticipated related to the use of septic tanks or other wastewater disposal systems as the proposed project would connect sewer lines to the existing sewer mains. There are no current septic tanks or other wastewater disposal systems on the site. Therefore, no impacts are anticipated and no further analysis is required.

Hazards and Hazardous Materials

The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Full implementation of the proposed project would result in the routine handling and use of small quantities of commercially-available hazardous materials, such as household cleaning and landscaping supplies. Additional, commercial uses may routinely use other forms of hazardous materials in the operation businesses. These materials would not be expected to be used in large quantities or contrary to normal uses permitted by law, and therefore would not pose a threat to human health or the environment. Compliance with existing state and federal laws and regulations would reduce potentially significant impacts related to commercial and residential uses to a less than significant impact on the public or the environment related to the routine

transport, use, and handling of hazardous materials, since such activities are not expected. No further analysis is required.

The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

The proposed project is the subdivision of 313 acres and the development of infrastructure, as well as the eventual construction of residential and commercial land uses. Therefore, the project is not expected to generate or use high levels of hazardous materials during its operation. In addition, on-site handling and storage of hazardous materials would be done according to all applicable local, state, and federal regulations. No upset or accident conditions resulting in the release of hazardous material into the environment can be reasonably expected to occur during operation of the project and therefore this impact would be less than significant and no further analysis is required.

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

Children are more susceptible to health effects from exposure to hazardous materials than adults. Hazardous materials use near schools and day care centers must consider potential health effects to these populations. Castles Preschool is located within ¼ mile of the project site. All commercial use would be required to comply with existing state and federal laws and regulations. Hazardous materials required for construction of the project have the potential for accidental release. However, in the event of a hazardous material spill or release, notification and cleanup operations would be performed in compliance with federal and state regulations and therefore impacts would be less than significant.

The project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment. The provisions of Government Code 65962.5 require the Department of Toxic Substance Control (“DTSC”), the State Water Resources Control Board, the California Department of Health Services, and the California Integrated Waste Management Board to submit information pertaining to sites associated with solid waste disposal, hazardous waste disposal, and/or hazardous materials releases to the Secretary of Cal/EPA. Based on a review of regulatory databases,² including listed hazardous materials release sites compiled pursuant to Government Code 65962.5, the project site is not listed as a hazardous materials site. The nearest active cleanup site is located at Bruce and Humboldt Roads, Highway 32, approximately 0.88 miles north of the project site. This site was previously a burn dump and landfill that is now an active cleanup site under the State’s jurisdiction. Therefore, no impacts would occur.

² State Water Resources Control Board, 2011. GeoTracker Environmental Database. <http://envirostor.dtsc.ca.gov/public/>. Accessed on May 17, 2016.

The project site is not located within an airport land use plan or within area where such a plan has not been adopted, within two miles of public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area.

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest public airport is the Chico Municipal Airport located approximately 7.5 miles to the northwest of the project site. Therefore, the project would not expose people to safety hazards related to public airports. Therefore, no impacts would occur.

The project is not within the vicinity of a private airstrip, and the project would not result in a safety hazard for people residing or working in the project area.

The project site is not located within the vicinity of a private airstrip. Therefore, the project would not expose people to safety hazards related to private airstrips. Therefore, no impacts would occur.

Hydrology & Water Quality

The project would not be subject to inundation by seiche, tsunami, or mudflow.

Tsunami and seiche hazards result from the impact of large waves and associated flood waters on land areas adjacent to open water (tsunamis) or closed water bodies (seiches). Tsunamis and seiches are not a significant hazard at the project site because the City of Chico is located far inland from any associated water body. No impacts associated with tsunamis and seiches are anticipated as a result of the proposed project. The potential for the project site to be inundated by mudflows is addressed in the Section IV-F. (Geology) of the Draft EIR.

Land Use Planning

The project would not physically divide an established community.

The proposed project site is currently undeveloped and therefore would not divide an established community. Furthermore, the proposed project would allow for future development that includes connectivity to existing neighborhoods that promotes cohesiveness of the built environment. Therefore, no impacts would occur.

The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

The project site is not subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or any other habitat plan. Therefore, development of the proposed project would not conflict with any habitat conservation plan. Therefore, no impacts would occur.

Mineral Resources

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

According to the City's General Plan, there are no active mines and no known areas with mineral resource deposits within the City, although historically several areas along Butte Creek were mined for gold, sand, and gravel. Therefore, the proposed project would not result in the loss or availability of a known resource that would be of value to the region and the residents or the state. Therefore, no impacts would occur.

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

As discussed in the answer above, no locally-important mineral resource recovery sites are delineated in the General Plan or other land use plans. Therefore, no impacts would occur.

Noise

The project is not located within an airport land use plan, or any areas where such a plan has not been adopted within two miles of a public airport or public use airport, where the project would expose people or residing or working in the project area to excessive noise levels.

The proposed project is not located near any public airport or public use airport. Therefore, no impacts would occur.

The project is not within the vicinity of private airstrip where the project would expose people residing or working in the project area to excessive noise levels. Therefore, no impacts would occur.

Population and Housing

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

There are no existing housing units on the project site. Therefore, the proposed project would not displace a substantial number of existing housing and no impacts would occur.

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

As discussed above, the project would not displace any people. Therefore, no impacts would occur.

Transportation and Traffic

The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

This question would apply to the proposed project only if it were an aviation-related use. The project site does not contain any aviation-related uses, and the proposed project would not include the development of any aviation-related uses. Thus, the proposed project would have no impacts on air traffic patterns.

Utilities and Service Systems

The project would comply with federal, state, and local statutes and regulations related to solid waste.

The construction and operation of the proposed project would be required to adhere to all applicable federal, State, and local statutes and regulations related to solid waste. Therefore, no impacts would result with regard to compliance with federal, state, and local statutes and regulations related to solid waste.

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