4.12 OTHER ENVIRONMENTAL ISSUES DETERMINED TO BE LESS THAN SIGNIFICANT

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This section of the EIR consists of a brief summary of the remaining environmental issues that have been determined in the Initial Study (Appendix A)to have a less-than-significant impact for the project.

The California Environmental Quality Act (CEQA) guidelines require a lead agency to prepare an Initial Study "*to determine if the project may have a significant effect on the environment*." CEQA Guidelines Section 15063c states:

> *"The purposes of the Initial Study are to:*
>
> *"(1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration.*
>
> *"(2) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration.*
>
> *"(3) Assist in the preparation of an EIR, if one is required, by:*
> *(A) Focusing the EIR on the effects determined to be significant,*
> *(B) Identifying the effects determined not to be significant,*
> *(C) Explaining the reasons for determining that potentially significant effects would not be significant, ..."*

The City of Dixon prepared an Initial Study, which is included in Appendix A of this EIR. The Initial Study determined that an EIR should be prepared for the project because several environmental impacts could be potentially significant. The Initial Study determined that potential project and anticipated future impacts related to aesthetics, agricultural resources, air quality, biological resources, cultural resources, hazardous materials, hydrology and water quality, land use and planning, noise, public services, geology and seismicity, transportation, and utilities should be analyzed further in the EIR.

The remaining issues found not to have potentially significant impacts were mineral resources, population/housing, and recreation. In addition, geology and seismicity were found not to have significant impacts upon review of the environmental commitments proposed by the applicant (refer to Chapter 3, Project Description). These issues were not analyzed in this EIR, but are described below.

In addition, the City of Davis requested, in a response to the NOP, that traffic impacts from the future development of the project site be evaluated for roads in Yolo County. The City

Engineering and Community Development departments considered this request and determined that the potential impacts to Yolo County roads, specifically Interstate 80 intersections with Old Davis Road, Central Davis, and Mace Boulevard, would be less than significant from future site development.

Geology and Seismicity

In general, the project site is relatively level and is not expected to be subject to slope instability. The elevation of the site ranges from approximately 65 feet above the National Geodetic Vertical Datum (NGVD) to 70 feet NGVD. No active faults have been mapped at the project site. Therefore, the potential for fault rupture at the site is negligible, and no portion of the site is located within an Alquist-Priolo Earthquake Fault Zone. Dixon has not experienced many damaging seismic events in recent history because of the relatively long distance between the City and the active faults of the San Andreas Fault Zone. The record shows that the Winters-Vacaville-Dixon area did experience a series of damaging earthquakes in April 1892. It is likely that the series of earthquakes described above occurred on the Coast Range-Sierran Block Boundary. The Coast Range-Sierran Block Boundary is currently recognized as a potential seismic source capable of generating moderate earthquakes in the vicinity of the project site (Wong, et al., 1988).

As part of future site development, the applicant has committed numerous general and specific measures that would be implemented as part of future site development to reduce anticipated future impacts. The applicant has agreed to:

- Prepare a grading plan that conforms to City criteria.
- Construct fill slopes no steeper than 2:1; use flatter fill slopes to transition between steep fill slopes.
- Compact fill material and the top six inches of building pads and paved areas according to the project engineer's specifications and approval of the City Public Works Department.
- Prepare an erosion control plan prior to construction.
- During the rainy season, do not leave disturbed areas of the project site that are not actively under construction exposed for more than one month.
- Conduct a detailed geotechnical investigation of on-site soils to identify the soils subject to shrink-swell behavior.
- Avoid hazards associated with shrink-swell soils through proper construction methods, which include site drainage and responsive grading, excavation, and foundation design.
- Avoid the loss of healthy trees to the extent possible.

- Construct all structures and new buildings in conformance with the latest seismic structural standards of the Uniform Building Code as a minimum standard.
- Submit an investigative report with plans for individual buildings subject to public occupancy.
- Prohibit public or private electrical, water, wastewater, or gas lines from crossing identified potential ground failure areas without sufficient precautionary emergency provisions for rapid shutoff, minimum disruption of service, and any adverse impact on adjoining and surrounding uses in the event of seismic-induced ground failure.

Incorporation of the above measures into future site development would reduce any potential impacts related to soils, geology, and seismicity to a less-than-significant level. The potential for damage during strong seismic shaking at the project site cannot be eliminated. A similar potential for seismically-induced damage affects most areas in the region that are located near major active faults. The above environmental commitments agreed to by the applicant would reduce, but not eliminate, the severity of impact associated with seismic shaking. However, the risk of earthquakes and associated damage is generally accepted in this part of California and institutional controls have been enacted to reduce the risks to acceptable levels. Therefore, implementation of the measures committed to by the applicant for future development would reduce this anticipated future impact to a less-than-significant level.

Mineral Resources

According to mapping conducted by the California Department of Conservation (CDC,1988), there are no known mineral resources at or near the project site. Thus, the project or future site development would not cause any potential impacts on mineral resources and no further analysis has been included in this EIR. (See Section X of the Initial Study in Appendix A.)

Population and Housing

Future site development would not induce new population growth in the Dixon area since the project contains no housing component. Future site development would not require displacement of existing residences or people. Thus, future site development would not cause any potential impacts on population and housing and these issues have not been addressed further in this EIR. (See Section XII of the Initial Study in Appendix A.)

Recreation

The project or future site development would not affect the demand for recreational facilities because it would not result in an increase in local population, and would not affect

any existing recreational facilities in the vicinity. The future site development includes an agricultural area, which, presumably, would be maintained by the developer. Thus, the future site development would not cause any potential impacts on recreation facilities or services and these issues have not been addressed further in this EIR. (See Section XIV of the Initial Study in Appendix A.)