
SECTION 7: EFFECTS FOUND NOT TO BE SIGNIFICANT

7.1 - Introduction

This section is based on the Notice of Preparation (NOP), dated September 9, 2011, 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 September 26, 2011 and October 26, 2011. 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 3.12) 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

Scenic Vistas

The project site is not located within an officially designated scenic vista. Because Interstate 80 (I-80) is elevated above the site, the proposed project would not interrupt views of the low-lying foothills of the Sulfur Springs Mountains. Impacts would be less than significant.

State Scenic Highways

There are no state scenic highways within Solano County. The closest state scenic highway to Solano County is State Route 160, which is a state-designated scenic highway in Sacramento County. Although I-80 is designated as a scenic roadway in the Solano County General Plan, the project site is located in an area of urban development and there are no exceptional scenic resources located on the project site. As such, no impacts to scenic resources within a state scenic highway would occur.

7.2.2 - Agriculture Resources

Important Farmland

The site has no recent history of being used for forestry and is presently not used for agricultural purposes. As such, no impacts would occur.

Williamson Act Contracts or Agricultural Zoning

The proposed project site does not contain active agricultural land. Therefore, the site not would be eligible for a Williamson Act contract. The project site is designated Public Facilities by the Vallejo Zoning Ordinance, which is a non-agricultural zoning designation. This condition precludes the

possibility of the project conflicting with an active Williamson Act contract or an agricultural zoning designation. No impacts would occur.

7.2.3 - Geology, Soils, and Seismicity

Septic or Alternative Wastewater Disposal Systems

The proposed project would be served by the Vallejo Sanitary and Flood Control District's wastewater collection system. No septic or alternative wastewater disposal systems exist onsite and none would be installed as part of the project. No impacts would occur.

7.2.4 - Hazards and Hazardous Materials

Public Airports

The project site is not located within an airport land use plan or within two miles of a public airport. No impact would occur.

Private Airstrips

The project site is not located within the vicinity of a private airstrip. No impact would occur.

7.2.5 - Hydrology and Water Quality

Seiches, Tsunamis, or Mudflows

According to California Office of Emergency Services data mapped by the Association of Bay Area Governments, the project site is not located within a dam failure inundation hazard area.

Additionally, the distance from the project site (approximately 5 miles) and site elevation (82 to 105 feet above mean sea level) would preclude the risk of exposure to coastal hazards such as sea level rise, extreme high tides, or tsunamis. Accordingly, no impact would occur.

7.2.6 - Land Use

The proposed project is inconsistent with the current General Plan land use designation and zoning designation for the site. However, the proposed plan is consistent with the Solano360 Vision Plan, which was formulated in a joint effort between the City of Vallejo and the County of Solano, and the Vallejo General Plan and Zoning Map will be amended to accommodate the Specific Plan.

Accordingly, these actions would result in the project achieving consistency with the City's General Plan and Zoning Map. Moreover, the proposed plan will not divide an established community.

Issues of land use compatibility associated with construction and long-term use impacts, such as traffic, noise, air quality, have been analyzed in those respective topical sections of this EIR. No impact would occur, and the preparation of a Land Use and Planning section is not necessary.

7.2.7 - Mineral Resources

Mineral Resources of Statewide or Local Importance

The project site does not contain any known mineral deposits or active mineral extraction operations. According to the Vallejo General Plan, there are no significant mineral resources within the planning

area, and no known mining of mineral resources has occurred in the planning area. No impacts would occur.

7.2.8 - Population and Housing

Growth Inducement

The proposed project would include up to 50 multi-family dwelling units within the proposed EMU and EC areas subordinate to the commercial uses and would not substantially induce population growth. Analysis by the Goodwin Consulting Group indicates that the Fair of the Future would generate approximately 65 permanent employee equivalent positions (Goodwin Consulting Group, Inc. 2011). These positions would be a mix of entry-level and higher-paying positions, and based on industry averages, it is estimated that approximately 60 percent would be full-time and 40 percent would be part-time. The Goodwin Consulting Group estimates that the proposed EC area would generate the equivalent of 190 permanent employee equivalent positions, while the EMU area is anticipated to employ 405 persons at the retail uses and 218 persons at the restaurant uses.

Data provided by the California Employment Development Department indicate that, as of September 2011, the City of Vallejo had an unemployment rate of 13.6 percent or 8,800 unemployed persons, and Solano County had an unemployment rate of 11.0 percent or 23,500 unemployed persons. Given the nature of the job opportunities and the availability of labor, it would be expected that the proposed project's employment opportunities could be readily filled from the local labor force and would not result in indirect population growth. For these reasons, the proposed project would not induce substantial population growth.

The development site includes the existing Solano County Fairgrounds and is surrounded by developed land uses, such as Six Flags Discovery Kingdom, the Courtyard by Marriott Hotel, Gateway Plaza, Newell Mobile Homes, and urban infrastructure (e.g., potable water, electricity, roadways) that exist close to the project site. As such, no major infrastructure expansions would be required, and development of the proposed project would not remove a physical barrier to growth through the extension of urban infrastructure to unserved areas. For these reasons, the proposed project would not indirectly induce substantial population growth. In summary, the proposed project would not have the potential to cause substantial direct or indirect population or housing growth.

Displacement of Persons or Housing

The project site contains no housing and resident population; therefore, project construction would not displace any persons. No impacts would occur.

7.2.9 - Recreation

Physical Deterioration of Recreational Facilities

The proposed project would include up to 50 multi-family dwelling units within the proposed EMU and EC areas subordinate to the commercial uses and would not substantially induce population

growth. The new employment opportunities created by the project would not induce substantial population growth into Vallejo from outside areas. Therefore, the project would not cause significant physical deterioration of existing recreational facilities from increased usage.

The proposed project will result in the removal of the existing golf course contained within the infield of the horse racetrack. Other golf courses in the vicinity of Vallejo are expected to accommodate increased demand associated with the closure of the onsite golf course. Recreational facilities for the residential dwellings that may occur on the project site would be addressed through payment of in-lieu park fees to the City.

Impacts would be less than significant.

New or Expanded Recreational Facilities

The proposed project would include up to 50 multi-family dwelling units within the proposed EMU and EC areas subordinate to the commercial uses and would not substantially induce population growth. The new employment opportunities created by the project would not induce substantial population growth into Vallejo from outside areas. Therefore, the project would not result in the need for new or expanded recreational facilities. No impacts would occur.

7.2.10 - Urban Decay

The proposed project may include a limited amount of new retail commercial development that supports the entertainment uses proposed on the site. This commercial development does not have the potential to negatively impact existing retailers in the County and in the City because these businesses would not be in competing retail categories that could result in store closures. Notably, the land uses proposed in the Plan are consistent with the market demand study prepared for the Vision Plan. Additional information about the market demand study is contained in Section 2.3 of the Plan. Accordingly, the potential for urban decay to occur as a result of the proposed project was not assessed in this EIR. Impacts would be less than significant.