

SECTION 3.0
IMPACTS FOUND NOT TO BE SIGNIFICANT

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3.1 OVERVIEW

Section 15082 of the California Environmental Quality Act (CEQA) Guidelines requires a Lead Agency for a proposed project, in this case the City of Santa Ana, to prepare an Initial Study (IS) and Notice of Preparation (NOP) which describes the proposed project and identifies potentially significant impacts to the environment that could be associated with the construction and operation of the project. In accordance with the CEQA Guidelines, potential impacts identified in the IS that would result in no impacts, less than significant impacts or less than significant impacts with the incorporation of mitigation measures are not required to have any additional analysis. Those issues determined to have the potential to result in significant impacts to the environment are required to have further analysis in an Environmental Impact Report (EIR).

As part of the NOP for the City Place Sky Lofts project (proposed project), an IS was prepared by the City of Santa Ana. The results of the IS define the scope or focus of the EIR for the proposed project. The IS, which was circulated with the NOP, is provided in Appendix A of this EIR.

This section provides an analysis of impacts associated with implementation of the proposed project that were determined to have no impact, less than significant impact or less than significant impact with the incorporation of mitigation measures. The analysis is based on the City of Santa Ana CEQA Environmental Checklist, as shown by the bold phrases below.

3.2 AESTHETICS

Have a substantial adverse effect on a scenic vista?

Damage scenic resources, including but not limited to trees, rock outpourings and historic buildings within a State highway?

The project site contains a small amount of weedy vegetation and is surrounded by urban land uses. The project site is void of any scenic vistas or scenic resources. Additionally, there are no state scenic highways within the vicinity of the project site. Therefore, implementation of the proposed project would not result in impacts to any scenic vistas or scenic resources.

3.3 AGRICULTURAL RESOURCES

Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agriculture use?

Conflict with existing zoning for agriculture use or Williamson Contract?

Involve other changes in the existing environment, which, due to their location or nature, could individually or cumulatively result in loss of Farmland, to non-agriculture use?

The project site is located in an urban environment. According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site does not contain any Unique Farmlands, Prime Farmlands or Farmlands of Statewide Importance. There are no agricultural soils or activities occurring on the project site, and no zoning or agriculture preservation policies or agreements, or Williamson Act Contracts apply to the site. Therefore, no impacts to agricultural resources would

occur and implementation of the proposed project would not result in the conversion of agriculture to non-agriculture uses.

3.4 AIR QUALITY

Create objectionable odors affecting a substantial number of people?

The operation of the proposed project is not expected to generate objectionable odors. Some construction-related odors could potentially be emitted from construction equipment. However, the odor impacts would be short term and would not be considered significant. During construction, odors resulting from spray coating applications would be regulated by South Coast Air Quality Management District (SCAQMD) Rule 481. This rule imposes equipment and operational restrictions during construction for all spray painting and spray coating operations. Compliance with SCAQMD rules and permit requirements would ensure that no objectionable odors would be created. Therefore, impacts related to creation of objectionable odors would be less than significant.

3.5 BIOLOGICAL RESOURCES

Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game (CDFG) or United States Fish and Wildlife Service (USFWS)?

Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or the USFWS?

Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (CWA) (including, but not limited to, marsh, vernal pool, or coastal areas) through direct removal, filling, hydrological interruption, or other means?

Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, other approved local, regional, or state habitat conservation plan?

The project site contains a small amount of weedy, non-native vegetation and is surrounded by urban uses. According to the CDFG Natural Diversity Database, there are no known sensitive wildlife or plant species on the project site. Additionally, the project site does not contain riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by CDFG or USFWS. No federally protected wetlands (as defined by Section 404 of the CWA), wildlife nurseries, wildlife corridors, or natural communities exist on the project site. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, other approved habitat conservation plans, or local policies or ordinances protecting biological resources that apply to the project site. Therefore, no impacts to biological resources resulting from implementation of the proposed project would occur.

3.6 CULTURAL RESOURCES

Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines?

The project site is raw land, undeveloped, and there are no structures present. According to the Santa Ana Local Register of Historical Structures and the Federal Register of Historical Structures, there are no historically significant structures located on the project site. Therefore, implementation of the proposed project would not result in significant impacts to historical resources.

3.7 GEOLOGY AND SOILS

Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State geologist for the area or based on other substantial evidence of a known fault?

According to the City of Santa Ana General Plan Land Use Element EIR, there are no active earthquake faults or Alquist-Priolo Earthquake Zones within the City. Therefore, implementation of the proposed project would not result in an increased risk for ground rupture impacts.

Subject to Landslides

According to the City of Santa Ana General Plan Land Use Element EIR, there are no landslide areas within the City. Therefore, implementation of the proposed project would not expose people or structures to landslide risks.

Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The project site is located within an urban setting where sewer service is available. The proposed project would not require septic tanks or alternative disposal systems. Therefore, there would be no impacts related to septic tanks or alternative wastewater disposal systems.

3.8 HAZARDS AND HAZARDOUS MATERIALS

Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

The proposed project will not use a substantial amount of hazardous materials during construction. Hazardous materials that are used during construction will be transported, used, stored, and disposed of according to City, State, and Federal regulations. The proposed project includes multi-family residential uses which have little potential for storage of toxic substances with the exception of household chemicals. Common household chemicals would be of such a low concentration and volume that they would not pose significant impacts to human health and safety. Therefore, impacts related to the routine transport, use or disposal of hazardous materials would be less than significant.

Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance or waste within one-quarter mile of an existing or proposed school?

The proposed project is a residential structure and would not involve any activities that would result in hazardous emissions. In addition, the project site is not located within one-quarter mile of an existing or planned school. Therefore, implementation of the proposed project would not result in hazardous emission impacts to schools within the vicinity of the project site.

Be located on a site which is located on a list of hazardous material sites compiled pursuant to Government Code Section 659662.5 and, as a result, would it create a significant hazard to the public or the environment?

According to a Phase I Report prepared for the adjacent City Place EIR, which includes the proposed project site, the project site is not included on a list of sites containing hazardous materials or wastes. Therefore, implementation of the proposed project would not result in impacts associated with a listed hazardous materials site.

Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The project site is located in an urban setting and there are no wildland areas adjacent to or near the project site. Therefore, there would be no threat of wildfire hazard at the project site.

3.9 HYDROLOGY AND WATER QUALITY

Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Implementation of the proposed project would not degrade groundwater quality or interfere with groundwater recharge because the project site is not located in an area that is known to recharge the groundwater system. Therefore, implementation of the proposed project would not result in impacts to any underground water supplies.

Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**Place within a 100-year floodplain structure, which would impede or redirect flood flows?**

The project site is not located within a 100-year floodplain as mapped by a federal Flood Hazard Boundary, Flood Insurance Rate Map (FIRM) 06059C0163H. Therefore, there would be no hazards related to the 100-year floodplain.

Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is near Santiago Creek and is approximately 10 miles downstream of Santiago Dam that forms Irvine Lake. This dam was constructed and is operated in accordance with regulations and requirements to ensure dam safety and minimize the threats related to dam failure. Therefore, impacts at the

project site related to dam failure would be less than significant.

Inundation by seiche, tsunami, or mudflow?

The project site is 11 miles inland from the coast and there are no large bodies of water near the project site. Therefore, there is no threat of seiche or tsunami at the project site. The project site is relatively level, as is the adjacent area, and is surrounded by developed urban uses. Therefore, there would be no threat of mudflow at the project site.

3.10 LAND USE AND PLANNING

Physically divide an established community?

South of the site are residential units under construction as part of the City Place project. To the west are commercial, retail and residential structures under construction as part of the City Place Project. To the north is a six-story parking structure and sixteen-story office building, and to the east is a senior citizen retirement living facility. Surrounding land uses in the project site vicinity are accessible via public road and access ways. Implementation of the proposed project would not physically divide any established community in the project area.

Conflict with any applicable habitat conservation plan or natural community plan?

According to the City of Santa Ana General Plan Land Use Element EIR, the project site is not included in any habitat conservation plan or natural community conservation plan. Therefore, implementation of the proposed project would not result in impacts to any habitat conservation plan or natural community conservation plan.

3.11 MINERAL RESOURCES

Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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?

According to the City of Santa Ana General Plan, there are no mineral resources on the project site considered locally or regionally important. Therefore, implementation of the proposed project would not result in any impacts to any mineral resources or the loss of a locally important resource recovery site.

3.12 NOISE

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

For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is neither located within two miles of a public airport nor private air strip. The closest airport is John Wayne Airport located approximately seven miles southeast of the project site. According to the

Orange County Airport Environs Land Use Plan (AELUP) for John Wayne Airport, the project site is not impacted by aircraft noise that would exceed State or local noise standards.

3.13 POPULATION AND HOUSING

Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The project site is raw land, undeveloped, and there are no structures present. No existing housing units would be displaced by the construction or operation of the proposed project, nor would its implementation necessitate the construction of replacement housing elsewhere. Therefore, implementation of the proposed project would not result in impacts related to displacement of existing housing or people.

3.14 TRANSPORTATION AND TRAFFIC

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?

The proposed project does not include any land uses or activities that would result in a change in air traffic patterns or an increase in safety risks. Therefore, implementation of the proposed project would not result in impacts to air traffic patterns. It should be noted that impacts related to aviation requirements will be analyzed under Hazards and Hazardous Materials.