

CHAPTER FIVE

CONSEQUENCES OF PROJECT IMPLEMENTATION (MANDATORY CEQA SECTIONS)

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This section of the Draft EIR provides for the required statements regarding the consequences of project implementation on the environment. The subsections below provide a listing of the environmental effects found not to be significant, significant effects which can be successfully mitigated, significant effects which cannot be mitigated, irreversible impacts, and finally cumulative impacts. Each of the statements below is supported in the analysis contained in Section Three of this DEIR.

5.1 *Effects Found Not To Be Significant*

Section 15128 of the CEQA Guidelines requires that an EIR 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. Based on the analysis conducted in Chapter Three of this Draft EIR, the following additional impacts were found not to be significant:

AESTHETICS

Impact #3.1-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway.

AGRICULTURAL RESOURCES

None

AIR QUALITY

Impact #3.3-1: Conflict with or obstruct implementation of any applicable air quality plan

Impact #3.3-5: Expose sensitive receptors to substantial pollutant concentrations.

Impact #3.3-6: Exposure of a substantial number of people to sources of objectionable odors

BIOLOGICAL RESOURCES

Impact #3.4-2: Adverse effects on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Impact #3.4-3: Adverse effects on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

- Impact #3.4-4: Interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Impact #3.4-5: The proposed project could result in conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Impact #3.4-6: Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan.

CULTURAL RESOURCES

None

GEOLOGY, SOILS, AND MINERAL RESOURCES

- Impact #3.6-2: Result in substantial soil erosion or the loss of topsoil.
- Impact #3.6-3: Result in potential hazards due to construction on expansive or otherwise unstable soils.
- Impact #3.6-4: Contain soils that are incapable of adequately supporting the proposed onsite wastewater disposal system.
- Impact #3.6-5: Result in the loss of availability of known mineral resource or a locally important mineral resource recovery site.

HAZARDS AND HAZARDOUS MATERIALS

- Impact #3.7-1: Routine use, transport, storage, disposal, or accidental release of hazardous materials.
- Impact #3.7-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment
- Impact #3.7-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school
- Impact #3.7-4: Location of project site on a known hazardous materials site.
- Impact #3.7-5: Adverse impacts due to existing soil contamination.

- Impact #3.7-6: Would the proposed project be located within an airport land use plan within two miles of a public airport or the vicinity of a private airstrip, creating a safety hazard for people residing or working in the project area.
- Impact #3.7-7: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan
- Impact #3.7-8: 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 residence are intermixed with wildlands

HYDROLOGY AND WATER QUALITY

- Impact #3.8-1: Violation of water quality standards or waste discharge requirements during project construction.
- Impact #3.8-3: Substantially deplete 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.
- Impact #3.8-4: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.
- Impact #3.8-5: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- Impact #3.8-7: Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- Impact #3.8-8: Placement of structures within a 100-year flood hazard area that would impede or redirect flood flows.
- Impact #3.8-9: 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.
- Impact #3.8-10: Have a significant risk of inundation by seiche, tsunami, or mudflow.

LAND USE, PLANNING, POPULATION AND HOUSING

- Impact #3.9-1: Physical division of an established community.

- Impact #3.9-2: Conflicts with land use policies adopted for the purpose of avoiding or mitigating an environmental effect.
- Impact #3.9-4: Conflict with any applicable habitat conservation plan or natural community conservation plan.
- Impact #3.9-5: Directly or indirectly induce substantial population growth.
- Impact #3.9-6: Displace substantial numbers of people and/or existing housing, thereby necessitating the construction of replacement housing elsewhere.

NOISE

- Impact #3.10-5: Activities associated with construction will result in groundborne vibrations within the immediate area.

PUBLIC SERVICES AND RECREATION

- Impact #3.11-3: Potential impact on schools related to increased population and school enrollment from the proposed development.
- Impact #3.11-4: Increased demand for parkland and recreational facilities related to increased population from the proposed development.

TRANSPORTATION AND CIRCULATION

- Impact #3.12-10: Potential conflict with adopted policies, plans or programs supporting alternative transportation.
- Impact #3.12-11: 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

UTILITIES AND SERVICE SYSTEMS

- Impact #3.13-2: Construction of new water or wastewater treatment facilities, which could cause significant environmental effects.
- Impact #3.13-3: Construction of new storm water drainage facilities, which could cause significant environmental effects.
- Impact #3.13-4: Adequacy of water supplies to serve the proposed project.
- Impact #3.13-5: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs

Impact #3.13-6: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments.

Impact #3.13-7: Comply with federal, state, and local statutes and regulations related to solid waste.

GLOBAL CLIMATE CHANGE

Impact #3.14-2: Climate Change could potentially result in an impact on Project water resources

5.2 Significant Environmental Effects Requiring Mitigation

Multiple environmental impacts have been identified which can be reduced to a level of less than significance upon incorporation of mitigation measures. These impacts are listed below. Refer to Chapter Three of the Draft EIR for a full analysis of impacts and mitigation measures.

AESTHETICS

Impact #3.1-3: Creation of a new source of substantial light or glare which would adversely affect nighttime views in the area.

Impact #3.1-4: Creation of a new source of glare.

AGRICULTURAL RESOURCES

Impact #3.2-4: Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use

AIR QUALITY

Impact #3.3-3: Cause a violation of any air quality standard or contribute substantially to an existing or projected air quality violation due to onsite construction emissions.

BIOLOGICAL RESOURCES

Impact #3.4-1: Direct or indirect effects on species, identified as a candidate, sensitive, special-status species, or migratory, including their habitat, or movement corridors.

CULTURAL RESOURCES

Impact #3.5-1: Would development of the project site cause a substantial adverse change in the significance of a historical or archaeological resource as defined in Section 15064.5 of the CEQA Guidelines.

Impact #3.5-2: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature of paleontological or cultural value?

Impact #3.5-3: Disturb any human remains, including those interred outside of formal cemeteries?

GEOLOGY, SOILS, AND MINERAL RESOURCES

Impact #3.6-1: Exposure of people and structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, ground failure, or landslides.

HAZARDS AND HAZARDOUS MATERIALS

None

HYDROLOGY AND WATER QUALITY

Impact #3.8-2: Violation of water quality standards or waste discharge requirements during project operation.

Impact #3.8-6: Creation or contribution of runoff which will exceed the capacity of planned storm drainage systems or provide substantial additional sources of polluted runoff.

LAND USE, PLANNING, POPULATION AND HOUSING

None

NOISE

Impact #3.10-1: Traffic noise level increases effects on existing land uses in the project area.

Impact #3.10-2: On-Site truck circulation and loading dock activity may result in an exceedance of the Shasta County General Plan noise level criteria for non-transportation noise sources.

Impact #3.10-3: Roof-top HVAC equipment may result in noise levels which exceed the Shasta County noise level criteria.

Impact #3.10-4: Activities associated with construction will result in temporary elevated noise levels within the immediate area.

Impact #3.10-6: Activities associated with the wastewater treatment plant will result in elevated noise levels within the immediate area.

PUBLIC SERVICES AND RECREATION

Impact #3.11-1: Increased demand for police protection services on the project site.

Impact #3.11-2: Increased demand for fire protection services on the project site.

TRANSPORTATION AND CIRCULATION

Impact #3.12-7: Potential increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Impact #3.12-8: Potential inadequate emergency access.

Impact #3.12-9: Potential inadequate parking supply.

UTILITIES AND SERVICE SYSTEMS

Impact #3.13-1: Potential to violate RWQCB, Central Valley Region wastewater treatment requirements and cause degradation of groundwater quality.

GLOBAL CLIMATE CHANGE

None

5.3 Significant Environmental Effects That Cannot Be Avoided

Section 15126.2(b) of the CEQA Guidelines requires that the EIR describe any significant impacts, including those that cannot be reduced to a level of insignificance. Where there are impacts that cannot be alleviated with the implementation of feasible mitigation measure(s), their implications and the reasons (project objectives) the project is being proposed notwithstanding their effect, should be described. The applicant's project objectives and goals are described in Section 2.4.

The environmental impacts that will result from the proposed project are discussed in detail in Chapter Three of this Draft EIR. The following is a brief review of the impacts that have been found to be significant and unavoidable.

AESTHETICS

Impact #3.1-1: Have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings.

AGRICULTURAL RESOURCES

Impact #3.2-1: Conversion and loss of Prime Farmland to a non-agricultural use.

Impact #3.2-2: Indirect conversion and loss of surrounding Important Farmland to non-agricultural use.

Impact #3.2-3: Conflict with existing zoning for agricultural use.

AIR QUALITY

Impact # 3.3-2: Cause a violation of any air quality standard or contribute substantially to an existing or projected air quality violation due to area source or operational emissions

Impact #3.3-4: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

BIOLOGICAL RESOURCES

None

CULTURAL RESOURCES

None

GEOLOGY, SOILS, AND MINERAL RESOURCES

None

HAZARDS AND HAZARDOUS MATERIALS

None

HYDROLOGY AND WATER QUALITY

None

LAND USE, PLANNING, POPULATION AND HOUSING

Impact #3.9-3: Potential land use conflicts created by pressure to convert additional land to commercial uses.

Impact #3.9-7: Land use conflicts created by cumulative pressure to convert additional land to commercial uses.

Impact #3.9-8: Potential urban decay impacts to the City of Redding which could lead to abandonment of existing buildings.

NOISE

None

PUBLIC SERVICES AND RECREATION

None

TRANSPORTATION AND CIRCULATION

Impact #3.12-1: Impacts to roadway segments under Existing Plus Project conditions

Impact #3.12-2: Impacts to intersections under Existing Plus Project conditions

Impact #3.12-3: Impacts to the I-5 merge/diverge ramp under Existing Plus Project conditions.

Impact #3.12-4: Roadway Segments

Impact #3.12-5: Intersections

Impact #3.12-6: Freeway Ramp Merge/Diverge

UTILITIES AND SERVICE SYSTEMS

None

GLOBAL CLIMATE CHANGE

Impact #3.14-1: Development of the Project could potentially result in a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change

5.4 Irreversible Impacts

Section 15126.2(c) of the CEQA Guidelines requires a discussion of significant and irreversible changes that would be caused by the proposed project if implemented. The use of non-renewable resources during a project is irreversible when a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary and secondary impacts must also be considered, as well as the possibility of environmental accidents and commitments incurred by future generations.

AESTHETICS

A significant portion of the project site is currently under agricultural production. Project implementation will degrade the visual quality of the project site. This constitutes a significant

and irreversible environmental change as the existing visual quality of the project site will be irreversibly changed by development.

AGRICULTURAL RESOURCES

The proposed project will convert farmland to urban uses, which will fully commit the land to a non-agricultural use. This constitutes a significant and irreversible environmental change as the farmland will be removed from agricultural use in perpetuity.

AIR QUALITY

None

BIOLOGICAL RESOURCES

None

CULTURAL RESOURCES

None

GEOLOGY, SOILS, AND MINERAL RESOURCES

None

HAZARDS AND HAZARDOUS MATERIALS

None

HYDROLOGY AND WATER QUALITY

None

LAND USE, PLANNING, POPULATION AND HOUSING

None

NOISE

None

PUBLIC SERVICES AND RECREATION

None

TRANSPORTATION AND CIRCULATION

Implementation of the proposed project will result in a substantial increase in vehicle trips on the county's roadway system. This impact is considered irreversible as the project will permanently add a commercial use, thereby permanently increasing vehicle trips, including new visitors from outside the area.

UTILITIES AND SERVICE SYSTEMS

None

GLOBAL CLIMATE CHANGE

None

5.5 Cumulative Impacts

Section 15130 of the State CEQA Guidelines requires that an EIR discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable. Section 15064(h) defines a cumulative impact as "cumulatively considerable" if "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

Pursuant to Section 15130(b)(1), the "list method" was used to discuss cumulative impacts of the proposed project in which "a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency" is created. A list of these projects is provided below. No other known projects are located in or near the Churn Creek basin that will create cumulative impacts in conjunction with the proposed project. These projects were used in each of the cumulative analyses summarized below.

Approved/pending projects in Shasta County (and City of Redding):

- Rancho Road/Airport Road Area
- Stone Creek – 104 Dwelling Units
- Shastina Ranch – 460 DU, 21 acres of light industrial
- Stonesfair – 305 DU
- Clover Creek – 116 DU
- Veterans Hospital – 200 beds

In addition to these projects, the forecasting model used in Section 3.12 to analyze traffic impacts accounts for other growth in the area. Also, the model was updated to account for other approved or pending projects outside the study area (but in Shasta County), such as buildout of the Vineyards-at-Anderson (~5,000 d.u.). The area of cumulative impact for air quality is the northern portion of the Sacramento Valley Air Basin (see Figure 3.3-1).

Development of the projects identified above in combination with the proposed project has the potential to result in cumulatively considerable impacts to agricultural resources, land use and planning, transportation/circulation and global climate change as described more fully below.

AESTHETICS

Implementation of the proposed project will result in a significant degradation of the existing visual character and quality of the project site. For aesthetic impacts, the area of impact is defined as the Churn Creek Bottom area. Churn Creek Bottom is primarily scattered rural residential uses. Other allowable development in the vicinity will not create a substantial visual impact; therefore, the proposed project *will not result in cumulatively considerable* impacts.

AGRICULTURAL RESOURCES

Implementation of the proposed project will result in the conversion of a significant amount of land classified as Prime Farmland and zoned for agricultural uses to a non-agricultural use. In conjunction with past conversion and other future potential development projects outside the urban area, this impact will become greater as more agricultural land is converted for urban uses. This impact on agriculture resources is *cumulatively considerable*.

AIR QUALITY

Impact #3.3-2 found the increase in vehicular emissions as a result of the proposed project to be significant and unavoidable. Therefore, the project will result in a *cumulatively considerable* net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

BIOLOGICAL RESOURCES

The proposed project site is bordered by a travel center, undeveloped land, private residences, and the I-5 corridor. The project may contribute to the loss of wildlife habitat and forage lands in Shasta County, as well as create habitat degradation due to encroaching urbanization and habitat fragmentation; however, the size, location, and current uses of the project site make these impacts *less than significant*.

CULTURAL RESOURCES

Implementation of the proposed project may result in surface remains being at risk of vandalism and unauthorized artifact collection due to increased public accessibility to the project area. In addition, buried or concealed heritage resources could be disturbed during construction. However, implementation of mitigation measures will reduce these potential impacts to a level of insignificance; therefore, implementation of the proposed project will *not result in cumulatively considerable* impacts on cultural resources.

GEOLOGY, SOILS, AND MINERAL RESOURCES

Implementation of the proposed project will not result in any significant impacts related to Geology and Soils; therefore, the project *will not result in cumulatively considerable* impacts.

HAZARDS AND HAZARDOUS MATERIALS

Implementation of the proposed project will not result in any significant impacts related to hazards or hazardous materials. Therefore, the proposed project will *not result in cumulatively considerable* impacts.

HYDROLOGY AND WATER QUALITY

All project impacts have been mitigated to a less-than-significant level and the water supply analysis completed for the proposed project concludes that adequate water supply exists for the project and other future projects in the long term, development of the proposed project will *not result in cumulatively considerable* impacts.

LAND USE, PLANNING, POPULATION AND HOUSING

See the Cumulative Impacts discussion in Section 3.9 Land Use, Planning, Population and Housing.

NOISE

Implementation of the proposed project will result in temporary increases in noise levels within the project vicinity. The proposed project will require the construction of noise barriers to mitigate increases in noise near existing residential. However, implementation of proposed mitigation measures will reduce potential noise impacts to a level that is less than significant. Therefore, development of the proposed project will *not result in cumulatively considerable* impacts.

PUBLIC SERVICES AND RECREATION

The proposed project will result in an increased demand for both fire and police services. As a result the Shasta County Sheriff's Office and the Shasta County Fire Department may require additional equipment and/or staff. In combination with other new or proposed projects in the County this increased demand for services could result in a cumulative impact on these departments. However, implementation of Mitigation Measures #3.11-1, #3.11-2a, and #3.11-2b will allow these departments to purchase equipment and/or hire new staff to maintain current service levels. The proposed project will not have a significant impact on local public schools or parks. Development of the proposed project will *not result in cumulatively considerable* impacts.

TRANSPORTATION AND CIRCULATION

See the Cumulative Impacts discussion in Section 3.12 Transportation and Circulation.

UTILITIES AND SERVICE SYSTEMS

Because all impacts were either less than significant or mitigated to a less-than-significant level, development of the proposed project will *not result in cumulatively considerable* impacts.

GLOBAL CLIMATE CHANGE

See the Cumulative Impacts discussion in Section 3.14 Global Climate Change.

5.6 Growth Inducing Impacts

Section 15126.2(d) of the CEQA Guidelines requires a discussion of growth-inducing impacts of a proposed project. Growth inducement occurs when a project will, either directly or indirectly, foster economic or population growth, construct additional housing, remove obstacles to population growth, increase burdens on existing community service facilities to the extent that new facilities will be needed, or encourage other activities that cause significant environmental effects. Note that it must not be assumed that growth is necessarily beneficial, detrimental, or of little significance to the environment.

DIRECT GROWTH INDUCEMENT

Direct population growth occurs when a project would result in the construction of a substantial amount of new housing or otherwise directly cause a substantial increase in population.

The proposed project will not directly induce population growth since the project will not involve housing or residential units. Therefore, the proposed project will not result in significant direct growth-inducing impacts.

INDIRECT GROWTH INDUCEMENT

Indirect growth inducement occurs when a project would extend infrastructure to undeveloped areas or otherwise remove obstacles to population growth.

The proposed project may indirectly induce population growth by constructing or funding transportation improvements, such as improvements to Knighton Road and I-5, which may induce population growth by making the area more easily accessible. By creating a large retail use in the area, the project could also increase demand by developers to convert existing residential land uses in the area to higher density or to convert non-residential land uses to residential, thereby inducing population growth.