

3.2 Effects Found Not Significant During Initial Study

The following environmental effects were determined not to be potentially significant during the Environmental Initial Study. A complete copy of the Environmental Initial Study is attached as Appendix A.

3.2.1 Agriculture and Forestry Resources – Forest Lands and Timberland

The project site and off-site improvement areas do not contain forest lands or timberland. The County of San Diego does not contain any existing Timberland Production Zones. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones. The absence of forest lands and timberland from the County of San Diego and from the project site ensures that **no impact** would occur.

Because the project site and off-site improvement areas do not contain any forest lands as defined in Public Resources Code section 12220(g), project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of off-site forest resources. Accordingly, **no impact** would occur.

3.2.2 Cultural Resources – Paleontology

Development of the project would not directly or indirectly destroy a unique paleontological resource or site. A review of the County's Paleontological Resources Maps indicates that the project is located entirely on Cretaceous Plutonic Rock and has no potential for producing fossil remains. Therefore, **no impact** would occur.

3.2.3 Hazards and Hazardous Materials – Airports

The project site is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. In addition, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area. Accordingly, **no impact** would occur.

In addition, the project site is not within one mile of a private airstrip. As a result, the project would not constitute a safety hazard for people residing or working in the project area. Therefore, **no impact** would occur.

3.2.4 Land Use Planning – Divide an Established Community

The project site is currently a mix of undeveloped open space, agricultural uses, and rural residences. The project site is located along the western fringe of the rural community of Valley Center. The roadways on-site provide access to the on-site uses, but do not provide a connection between community areas. ~~The project would introduce a new village consisting of new infrastructure, including roadways, water supply systems, and utilities to the site.~~

Since the project does not serve as a connection point between community areas, the project would not significantly disrupt or divide an established community. On-site, the project would consist of rural residential uses and agricultural land. Although the project would not divide an established community, the project analyzed its relationship to existing and planned land uses with adjacent properties. Specifically, subchapter 3.1.4.2 evaluates the project's compatibility with surrounding off-site land uses and the project's internal compatibility with existing and planned land uses on-site. Compliance with the goals and policies of both Valley Center and Bonsall Community Plans are detailed in the General Plan Consistency Analysis (see Appendix W) and in subchapter 3.1.4.2. Likewise, compliance with the project's design guidelines and other provisions of the Specific Plan assure the project's compatibility with the adjacent off-site land uses and those land uses proposed within the project site. Overall, the project is consistent with the relevant policies of both the Bonsall and Valley Center Community Plans and land use impacts associated with policy inconsistencies would be less than significant.

As discussed in Chapter 1.0, one of the project's objectives includes the recognition of the existing rural atmosphere of the surrounding area through use of agriculture on-site and provision of transitional features to provide adequate buffering between types of residences and active agriculture. (see also subchapter 2.4.) The Specific Plan includes agriculture throughout the project site including common open space areas, biological open space, and manufactured slopes. HOA-maintained agricultural open space would be retained along many of the boundaries of the project site, as agricultural compatibilities buffers including groves of orchard trees, such as avocado and citrus. Other agricultural-related commercial uses may also be established by the project as allowed in the C-36 zones. The project's consistency with additional relevant goals of the Bonsall and Valley Center Community Plans associated with the maintenance of community character are discussed in detail in subchapter 3.1.4.

Overall, the project would not significantly disrupt or divide an established community due to ~~Since the site currently does not serve as a connection point between community areas, the project's compatibility with relevant General and Community Plans policies (see subchapter 3.1.4, and Appendix W) the project would not significantly disrupt or divide an established community.~~ Accordingly, impacts would be **less than significant**.

3.2.5 Mineral Resources – Loss of Availability

The lands within the project site have not been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region 1997). The project site is not underlain by a known sand gravel mine, quarry, or gemstone deposit. In addition, the project site is surrounded by developed land uses, including agricultural operations and rural residences, which are incompatible with future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties regarding issues such as noise, air quality, traffic, and possibly other impacts. Therefore, because the mineral resource has already been lost due to incompatible land uses, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value.

As further demonstrated in a supplemental letter dated January 4, 2012 (attached to the Geotechnical Investigation, see Appendix N), the alluvial soils within the project canyons

and active drainages are generally classified as silty to clayey sands and sandy silts with very limited exposures of “clean” sands that have minimal fines content. The vast majority of alluvium contained in the on-site canyons and drainages are not considered suitable for use as fine aggregate for concrete production in their current condition. It may be possible, but highly unlikely, to develop a sand mixture that is suitable for use in concrete production through extensive washing, screening and mixing. However, this is not economically feasible due to the following: the relatively minor volumes of materials on-site; significant increased production costs for washing, screening, and mixing; and the additional excavation and handling costs associated with relatively shallow groundwater (8 to 10 feet below grade) necessitating drag lining and drying to develop these deposits. The minor amount of alluvium is estimated to account for less than 25,000 tons having a current market value of less than \$750,000 which is significantly less than the County’s \$12,500,000 construction materials threshold. Accordingly, impacts would be **less than significant**.

Furthermore, the project site is not located in an area that has Mineral Resource Zone (MRZ)-2 designated lands, which is the state classification indicating the presence of mineral resources, or located within 1,300 feet of such lands. Therefore, the project would not result in the loss of availability of locally important mineral resource(s) delineated on local land use plans, including the general plan. **No impact** would occur.

3.2.6 Noise – Airports

The project is not located within an ALUCP for any airport or within 2 miles of a public airport or public use airport. Therefore, the project would not expose people residing or working in the project area to excessive public airport-related noise levels, and **no impact** would occur.

Furthermore, the project is not located within a one-mile vicinity of a private airstrip. Therefore, the project would not expose people residing or working in the project area to excessive private airport-related noise levels. **No impact** would occur.

3.2.7 Population and Housing – Displacement

The site contains 12 existing homes and approximately 20 to 30 persons. These homes would be removed and people displaced. However, this is not a substantial number of residential structures or people. Furthermore, the project includes the construction of a maximum of 1,746 dwelling units. Therefore, impacts would be **less than significant**.

3.2.8 Transportation and Housing – Air Traffic

The project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport. Therefore, the project would not result in a change in air traffic patterns, and there would be no increase in air traffic levels or a change in location that results in substantial safety risks. **No impact** would occur.

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