

3.2 Effects Found Not Significant as Part of the Initial Study Process

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15128) requires that an environmental impact report (EIR) briefly describe potential environmental effects that were determined not to be significant, and therefore, were not discussed in detail in this EIR. As determined during the initial study process for The Villages – Escondido Country Club Project (Project), the following environmental issues are not considered significant, and the reasons for the conclusion of non-significance are summarized in the following text (see Appendix 1-1, Initial Study/Notice of Preparation, of the EIR).

3.2.1 Agriculture and Forestry Resources

The entire Project site and Project vicinity are designated as urban and built-up land, pursuant to the Farmland Mapping and Monitoring Program of the California Natural Resources Agency (DOC 2016a). The closest tract of land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is approximately 0.95 miles northeast of the Project site, and designated as Unique Farmland. Therefore, the Project would not result in conversion of farmland to nonagricultural use and no impact would occur.

The Williamson Act, also known as the California Land Conversion Act of 1969 (California Government Code, Section 51200 et seq.), preserves agricultural and open space lands from the conversion to urban land uses by establishing a contract between local governments and private landowners to voluntarily restrict their land holdings to agricultural or open space use. The Project site and surrounding area are not located on any lands with Williamson Act contracts (DOC 2013). Additionally, the Project site is currently designated as Residential Urban I in the *City of Escondido General Plan*, and thus would not conflict with existing zoning for agricultural use (City of Escondido 2012). Therefore, the Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract and no impact would occur.

According to the City of Escondido General Plan, the Project area is currently designated as Residential Urban I in the Land Use Element (City of Escondido 2012). The surrounding land consists of residential uses (City of Escondido 2012). The Project would not conflict with existing zoning or cause rezoning of any forest or timberland since none of those land types are located within the vicinity of the Project site. Therefore, no impact would occur.

The Project is located in an urban, developed area and is not located within or in the vicinity of forest land. The closest forest is the Cleveland National Forest, located approximately 12.5 miles west of the Project site. Due to the Project's location in an urban, developed area and the fact that no forest is located within the Project's vicinity, the Project would not result in the loss of forest land or conversion of forest land to non-forest use and no impact would occur.

No farmland or forest land exists within the vicinity of the Project site, as described previously. Therefore, no farmland or forests would be converted for nonagricultural or non-forest use due to the Project, and **no impact** on farmland or forest land would occur.

3.2.2 Mineral Resources

The City is located in the Western San Diego County Production-Consumption (P-C) Zone according to the California Mineral Land Classification System. However, the Project site is not located within a Mineral Resource Zone as defined and classified by the Surface Mining and Reclamation Act. There are no known mineral resources within the Project site, and no evidence exists indicating that there could be mineral resources in the Project vicinity (City of Escondido 2012). Additionally, according to the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, there are no gas, geothermal, or other known wells located on or within 2 miles of the Project site (DOC 2016b). Therefore, the Project would not result in the loss of availability of a known mineral resource that would be of value to the state and no impact would occur.

The *City of Escondido General Plan* does not identify any zones of locally important mineral resources (City of Escondido 2012). Additionally, the Project site is located within a highly urbanized area of the City of Escondido. Mineral extraction land uses would be incompatible with the existing and planned land uses within and around the Project site. Therefore, **no impact** to locally important mineral resources would occur.

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