



10.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

In the course of this evaluation, certain impacts of the project were found to be less than significant due to the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in primary analysis sections of the Draft EIR. In accordance with CEQA Guidelines Section 15128, the following section provides a brief description of potential impacts found to be less than significant.

AGRICULTURAL RESOURCES. Would the Project:

- *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

The project site is not known to contain soils that have been designated as prime or unique agricultural soils and agricultural activities have not historically occurred at the project site. The project would not adversely impact prime or locally important agriculture as none occur within the project area. The project site is zoned for residential and open space uses (water reservoir area) and is not under a Williamson Act contract. No further discussion of agricultural resources is required in an EIR.

BIOLOGICAL RESOURCES. Would the Project:

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

No habitat conservation plans exist in the project area; this project will therefore not pose any conflict with existing plans for biological resource conservation.

HAZARDS AND HAZARDOUS MATERIALS. Would the Project:

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



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

Development of the proposed residential uses would not include the use of hazardous chemicals or materials. However, operation of the proposed wastewater and water treatment plants may include the routine transport, use, or disposal of hazardous materials. Use of these materials would be subject to local, State and Federal regulations. Additionally, no schools are located or proposed within one-quarter mile of the project site.

- *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The project site is not included on a list of hazardous materials sites that would create a significant hazard to the public or the environment.

- *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 result in a safety hazard for people residing or working in the project area?*
- *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

The proposed project area is not located within an airport land use plan area. Project implementation would not impact any airport operations or create any airport related safety hazards.

- *Impair implementation of or physically interfere with an adopted emergency evacuation plan?*

The project site is located in an area where adequate circulation and access is provided to address emergency responses. Future construction of structures would be subject to all emergency access standards and requirements of the Madera County Fire Department and/or California Department of Forestry and Fire Protection.

Appendix G of the California Environmental Quality Act (CEQA) Guidelines contains the Initial Study Environmental Checklist form which includes questions relating to public services and utilities.

It is also noted that in Appendix G of the CEQA Guidelines, under Hazards and Hazardous Materials, impacts should be evaluated that regard exposure of people or structures to wildland fires. This impact is considered in Section 5.10, *Public Services and Utilities*, under Impact Statement 5.10-1, "Fire Protection." The analysis concludes that impacts regarding fire protection service would be less than significant following compliance with Madera County development standards and conditions of approval set forth by the MCFD and/or CDF, payment of applicable



development fees and taxes, and implementation of the recommended mitigation measures. As part of the conditions of approval set for the by the MCFD and/or, a fuel modification plan would be required, which would be reviewed and approved by the MCFD and/or CDF. Implementation of the conditions of approval set forth by the MCFD and/or CDF would ensure that wildland fire impacts are less than significant.

LAND USE AND PLANNING. Would the Project:

- *Physically divide an established community?*

The project site is designated for residential uses and consists of undeveloped vacant land adjacent to the Sierra Meadows golf course. The project would be consistent with similar land development projects that have been proposed in the Ahwahnee/Oakhurst area in recent years, including the Ahwahnee Country Club Estates located to the northeast and the Miami Creek Estates located to the east of the project site. Since the project would not divide any contiguous established community, no impacts would occur in this regard.

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

No habitat conservation or natural community conservation plans exist in the project area; this project will therefore not pose any conflict with existing plans for conservation.

MINERAL RESOURCES. Would the Project:

- *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?*

The site is not within an area designated by the State for locally important mineral resources and it does not lie within the Fresno production-Consumption (PC) region, which is identified by the Madera County General Plan Background Report as having known mineral resources. Thus, no impacts to mineral resources would occur as a result of the project implementation.

NOISE. Would the Project:

- *For a project located within an airport land use plan or, where such a plan has bet 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 proposed Project area is not located within an airport land use plan area or in the vicinity of a private airstrip. Thus, the proposed Project would not expose people to excessive noise levels

POPULATION AND HOUSING. Would the Project:

- *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 is a 315-lot residential development on undeveloped vacant land. There would be no displacement of existing housing or people

RECREATION

In Appendix G of the CEQA Guidelines, under Recreation, impacts regarding existing park facilities and proposed park facilities should be included as part of the environmental analysis of a project. For purposes of the EIR evaluation, impacts to recreational facilities are discussed in Section 5.10, *Public Services and Utilities*, under Impact Statement 5.10-4, "Recreation." The analysis recommends mitigation that would require the Project Applicant to either dedicate land and/or pay park dedication fees, pursuant to General Plan Policy 4.A.5, to reduce impacts park and recreation facilities to a less than significant level. Implementation of recommended mitigation measure would reduce impacts park and recreation facilities to a less than significant level.

TRANSPORTATION/TRAFFIC. Would the Project:

- *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?*

No changes to air traffic patterns would result from the proposed residential subdivision project.

- *Result in inadequate emergency access?*

The project would be accessible from multiple points from Highway 49, including Opah Drive via Harmony Lane, and Pine River Road. The site plan must satisfy all Madera County design standards related to emergency access. Thus, less impacts regarding emergency access would be less than significant.

- *Result in inadequate parking capacity?*

There is no public parking associated with the development project. Each individual lot would have typical residential parking provisions.



- *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Project implementation would not include modifications to the roadway system or existing land uses that would conflict with adopted policies, plans or programs supporting alternative transportation. The Ahwahnee/Nipinnawasee area contains no public transportation routes or facilities. Additionally, Bike and pedestrian facilities are absent in the Ahwahnee/Nipinnawasee area, in part because of the area's steep terrain. The area is dependent on private automobile and truck access.