

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2017041022**

## Project Title: Castellina Specific Plan

Lead Agency: County of Madera Contact Person: Jamie Bax  
Mailing Address: 200 W. 4<sup>th</sup> Street, Suite 3100 Phone: 559.675.7821  
City: Madera Zip: 93637 County: Madera

Project Location: County: Madera City/Nearest Community: Madera Acres  
Cross Streets: Road 27 and Avenue 18 Zip Code: \_\_\_\_\_

Lat. / Long. (degrees, minutes, and seconds): 37° 00' 38.69" N/ 120° 03' 22.39" W Total Acres: 792  
Assessor's Parcel No.: 031-221-001 and 031-222-001 Section: 5 and 6 Twp.: 11S Range: 18 E Base: Madera/Kisnet  
Within 2 Miles: State Hwy #: NA Waterways: Fresno River  
Airports: NA Railways: BNSF Schools: Multiple - See Attachment A

## Document Type:

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other  
 Mit Neg Dec Other \_\_\_\_\_  FONSI \_\_\_\_\_

## Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other See Attach. B

## Development Type:

Residential: Units 3,072 Acres 510  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 134,000 Acres 21 Employees 261  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational Elementary - 15 acres  Waste Treatment: Type Wastewater MGD 0.75  
 Recreational Active and Passive Parks/Recreation/Open Space - 132 acres  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type 2 - 550,000 gal tanks MGD 3.33  Other: Road/Other Miscellaneous Areas - 114 acres

## Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: GHG Emissions

## Present Land Use/Zoning/General Plan Designation:

Present Land Use - Agriculture / Zoning - ARE-40 (Agricultural Rural Exclusive - 40 acres) / General Plan Designation - New Growth Area

## Project Description: (please use a separate page if necessary)

See Attachment C

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency, please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 6	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other <u>CA High Speed Rail Authority</u>
<input checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

-----

### Local Public Review Period (to be filled in by lead agency)

Starting Date October 30, 2021 Ending Date December 15, 2021

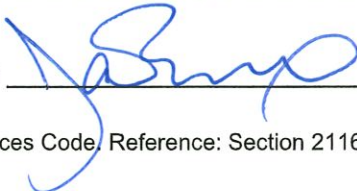
-----

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Pembrook Development c/o Glenn Pace</u>
Address: <u>16755 Von Karman Avenue, Suite 200</u>	Address: <u>175 East Main Avenue, Suite 110</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>Morgan Hill, CA 95037</u>
Contact: <u>Michael E. Houlihan, AICP</u>	Phone: <u>408.782.1669</u>
Phone: <u>949.753.7001</u>	

-----

Signature of Lead Agency Representative: \_\_\_\_\_



Date: 10/28/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Attachments for Environmental Document Transmittal for Castellina Specific Plan**

### **Attachment A**

#### Project Location: Schools

Schools within 2 miles of the Project Site Include: James Monroe Elementary School (K-6), John J. Pershing Elementary School (K-6), and Millview Elementary School (K-6), Jack G. Desmond Middle School (7-8), Sherman Thomas Charter School (K-8), Ezequiel Tafoya Alvarado Academy (K-8), Madera Christian School (1-12), and Mountain Vista High School (9-12).

### **Attachment B**

#### Local Action Type: Other

(1) General Plan Amendment, (2) Area Plan, (3) Specific Plan, (4) County Code, Zoning Text and Zoning Map Amendments, (5) Large Lot Tentative Map(s), (6) Development Agreement, (7) Tentative Map for the Phase 1 Project, (8) Tentative Tract Maps, (9) Water Supply Assessment, (10) Grading Permit(s), (11) Final Map(s), (12) Infrastructure Master Plan, (13) Building Permits, (14) Tree Removal Permit(s), and (15) Well Construction Permit(s)

### **Attachment C**

#### Project Description

The proposed project, Castellina Specific Plan, is a master-planned community located on approximately 794 acres, about one mile north of the City of Madera in Madera County. The Castellina Specific Plan would allow for the development of up to 3,072 market-rate and active adult single-family, multi-family, and mixed-use residential units; approximately 21 acres of commercial mixed-use; and approximately 131 acres of parks, play fields, trails, plazas, community gardens, and other open space. The project also includes a 15-acre elementary school, a wastewater treatment plant and various utilities to serve the proposed Project. The Castellina Specific Plan Program includes several phases to be constructed in approximately 15 years until sometime between 2035 and 2040. The Phase 1 Project is located in the northwest portion of the Program site and includes 67 low-density residential units, 50 very low-density residential units, open space/multi-use area, a park, wastewater treatment plant, and water wells/facilities on 96 acres to be constructed by approximately 2025.