

Appendix A
**Notice of Preparation,
Responses, and Scoping**



Notice of Preparation and Notice of Public Scoping Meeting

**To: Responsible Agencies, Trustee Agencies
and Other Interested Persons**

**From: Madera County Community
& Economic Development
Department
200 W. 4th Street, Suite 3100
Madera, CA 93637**

Notice of Preparation

Madera County will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. **A copy of the Initial Study is attached.**

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Please send your response to **Matthew Treber** at the address shown above. We will need the name for a contact person in your agency.

Notice of Scoping Meeting

In compliance with CEQA Guidelines Section 15082(c)(1), the County of Madera will hold a Scoping Meeting to present the proposed project and to solicit input from the responsible and trustee agencies and interested persons on the content of the Draft EIR. The Scoping Meeting will be held on April 20, 2017 at 2:00 p.m. at 200 W. 4th Street, Suite 3100.

Project Title: **Castellina Project**

Project Applicant, if any: **Castellina, LLC**

Lead Agency Contact: **Matthew Treber, Director
Community & Economic Development Department
County of Madera
559.675.7821**

Date: **April 6, 2017**

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

CASTELLINA PROJECT

Initial Study

Prepared for
County of Madera

March 2017



CASTELLINA PROJECT

Initial Study

Prepared for
County of Madera

March 2017

2121 Alton Parkway
Suite 100
Irvine, CA 92606
949.753.7001
www.esassoc.com

Irvine	Sacramento
Los Angeles	San Diego
Oakland	San Francisco
Orlando	Santa Monica
Pasadena	Seattle
Petaluma	Tampa
Portland	Woodland Hills

D150463



OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

Table of Contents

Castellina Initial Study

	<u>Page</u>
Project Description.....	1
Introduction	1
Project Background	1
Project Location and Existing Characteristics	2
Project Site	2
Project Characteristics.....	6
Initial Approvals.....	6
Proposed Infrastructure and Public Services	12
Proposed Circulation and Mobility System	15
Proposed Project Phasing	17
Overview	17
Phase 1 Conceptual Neighborhood Plan	17
Grading.....	18
Project Objectives.....	18
Reviews and Approvals	19
County of Madera Approvals Required.....	19
Other Agencies Whose Approval May Be Required	20
 Environmental Factors Potentially Affected.....	 22
Environmental Checklist	23
Aesthetics.....	23
Agricultural and Forest Resources	25
Air Quality.....	27
Biological Resources	29
Cultural Resources.....	31
Geology, Soils, and Seismicity	33
Greenhouse Gas Emissions	36
Hazards and Hazardous Materials	37
Hydrology and Water Quality	40
Land Use and Land Use Planning	44
Mineral Resources	45
Noise	46
Population and Housing.....	48
Public Services.....	49
Recreation.....	51
Transportation and Traffic.....	52
Utilities and Service Systems	55
Mandatory Findings of Significance.....	58
 References.....	 59

Figures

1	Regional Location.....	3
2	Project Vicinity.....	4
3	Existing Project Site	5
4	Conceptual Land Plan.....	9
5	Proposed Land Use Designations and Zoning Districts	10
6	Phase 1 Conceptual Neighborhood Plan.....	13
7	Proposed Roadway Network.....	16

Table

1	Land Use Summary.....	7
---	-----------------------	---

INITIAL STUDY

1. **Project Title:** Castellina
2. **Lead Agency Name and Address:** County of Madera, Planning Department, 200 W. 4th Street, Madera, California 93637
3. **Contact Person and Phone Number:** Matthew Treber, 559.675.7821
4. **Project Location:** Madera County
5. **Project Sponsor's Name and Address:** Castellina, LLC,
175 E. Main Street, Suite 110, Morgan Hill,
CA 95037
6. **General Plan Designation(s):** New Growth Area
7. **Zoning:** ARE-40 (Agricultural Rural Exclusive – 40 acre)

Project Description

Introduction

The proposed Castellina project (proposed project) is a master-planned community located on approximately 794 acres about one mile north of the City of Madera in Madera County. The Castellina project includes the development of up to 3,072 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.

Project Background

The 1995 Madera County General Plan (General Plan) provides a broad framework for supporting future land use and development decisions within the County. On February 24, 2014, the Madera County Board of Supervisors approved Resolution 2014-012, changing the land use designation on the project site from Agricultural Exclusive (AE) to New Growth Area (NGA). The NGA designation applies to areas where extensive new development is planned. Development under this designation requires the adoption of an area plan. The proposed Castellina Area Plan (CAP) has been prepared concurrently with the proposed Castellina Specific Plan. The proposed Specific Plan is consistent with the proposed CAP. Subsequent to approval of

the CAP, the NGA designation would be replaced by the land use designations identified in the proposed CAP.

The current allowable uses on the project site include those specified under the Agriculture (A) and Open Space (OS) designations in the Madera County Code. The Castellina Specific Plan would implement the goals and policies of the General Plan, would serve as an extension of the General Plan, and can be used as both a policy and a regulatory document. The purpose of the Specific Plan is to implement the project objectives by providing goals, policies, programs, development standards and design guidelines to direct future development.

The goal of a NGA is to ensure that areas are comprehensively planned and developed as well-balanced, independent communities. The project site is within the City of Madera's Growth Boundary and General Plan Planning Area. The project site is identified as a part of "Village B - Northeast Madera" in the City of Madera General Plan; however, the project site is not within the City's Sphere of Influence. The CAP and the Specific Plan are compatible with the concepts set forth in the City of Madera Land Use Element relating to the "village concept." However, the City has no approving authority for the Specific Plan.

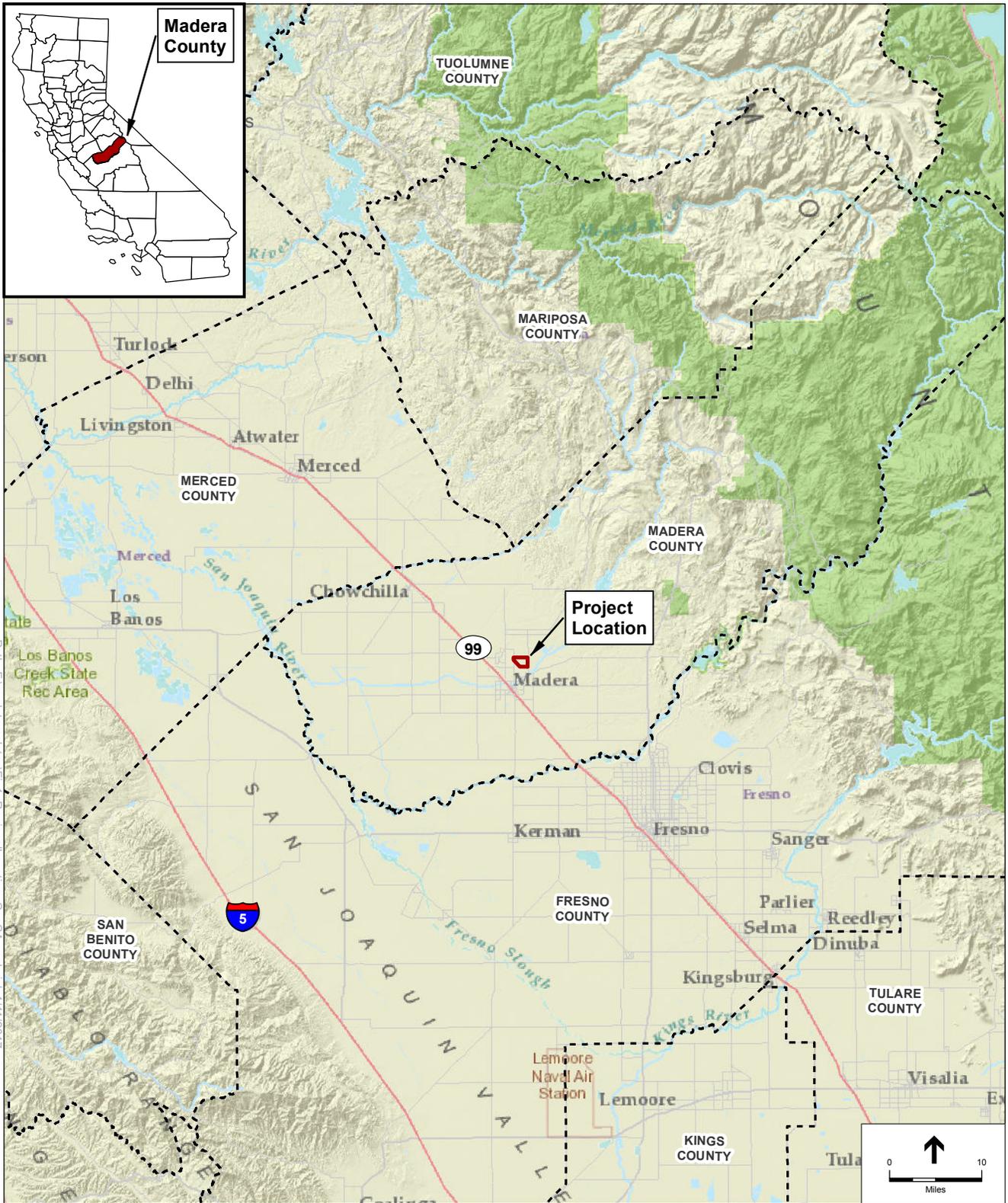
Project Location and Existing Characteristics

Project Site

The project is located in Madera County, in the Central Valley region of California. Specifically, the project site is located approximately one mile north of the City of Madera. The project is bordered by the Avenue 18 alignment to the north, Road 28½ (Raymond Road) to the east, the alignment of Avenue 17 to the south, Road 27 (Lake Street) to the west, and the Burlington Northern Santa Fe (BNSF) railroad line to the southwest (see **Figure 1**, **Figure 2**, and **Figure 3**).

The project site is currently used for agricultural production and contains almond and fig orchards, related agricultural support facilities (e.g., equipment storage), wells, and unimproved dirt roadways. There are five wells located within the project site that draw groundwater from the Madera groundwater basin. Based on data provided by the property owners and engineering estimates, the existing agricultural operations use approximately 2,822 acre-feet per year (AFY) of groundwater, which is equivalent to nearly 920 million gallons.

Madera County's natural environment has been substantially altered by agricultural and ancillary activities, while lands within the existing city limits of the City of Madera have been converted to urban development. Like the site itself, many of the surrounding lands have been highly modified for agricultural purposes or otherwise developed as roads, individual residences, residential subdivisions, and commercial centers. Natural rangelands are located immediately north of the Project site, orchards to the east, and rural residential land uses exist to the south and west of the site. The extension of Avenue 17 does not presently exist and Avenue 18 terminates at Road 27. The project site can be accessed via Road 27 and Road 28½ on the west and east sides, respectively (see Figure 3).

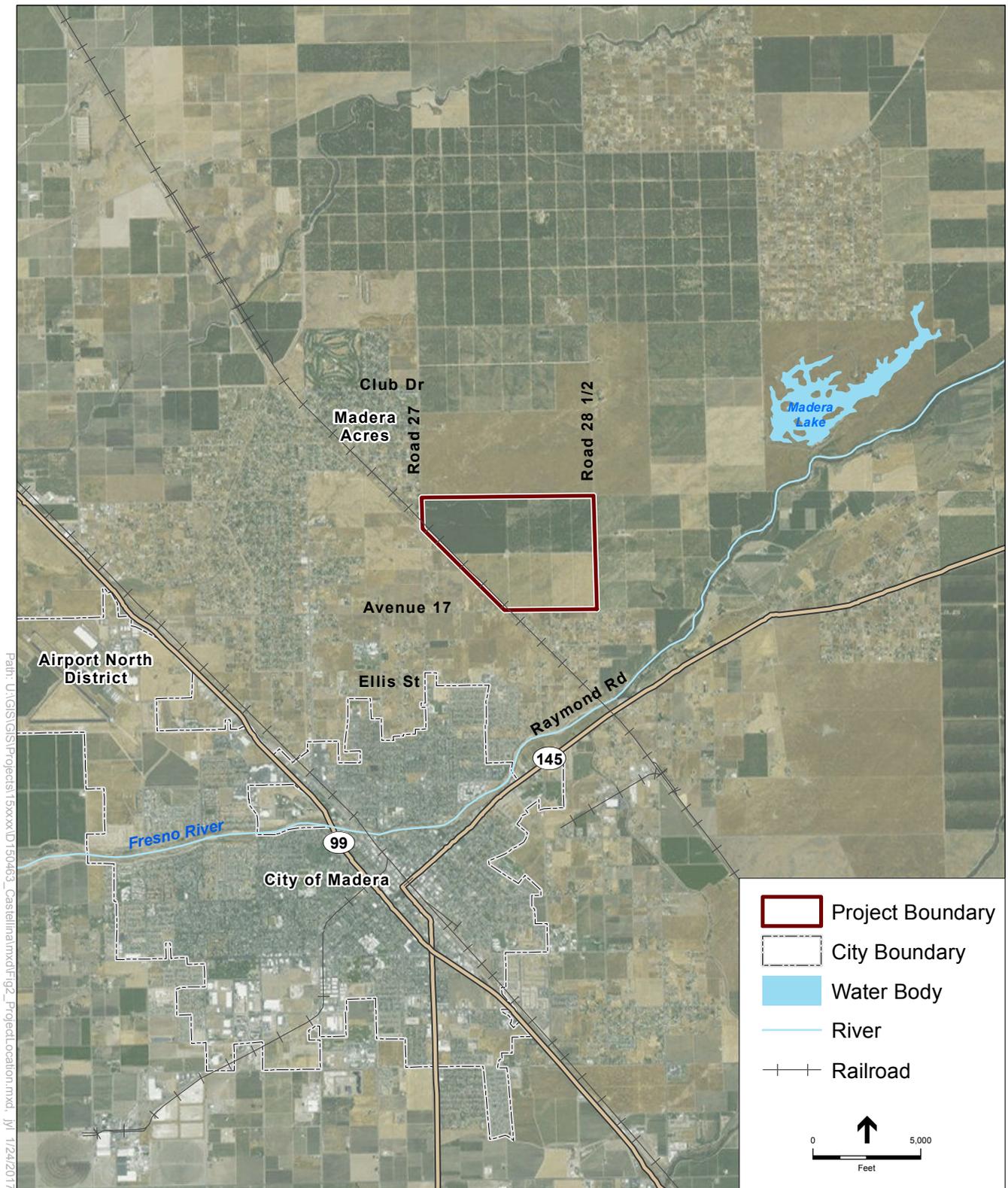


Path: F:\mxd_templates\Fig1_RegionalLocation_CentA.mxd, jpl 1/11/2017

SOURCE: ESRI

Castellina Initial Study . 150463

Figure 1
Regional Location



Path: U:\GIS\GIS\Project\150463\Castellina\mxd\Fig2_ProjectLocation.mxd, jpl 11/24/2017

SOURCE: ESRI

Castellina Initial Study . 150463

Figure 2
Project Vicinity



DT150463.00 - Castellina SP EIR/05 Graphics-GIS-Modeling/illustrator

SOURCE: Kimley Horn, 2016

Castellina Initial Study . 150463

Figure 3
Existing Project Site



Project Characteristics

The proposed project is a master-planned community that will require various approvals. Along with the proposed residential, commercial, and support uses, the project includes infrastructure, public services, vehicular circulation and non-vehicular mobility system. The project phasing includes the initial development of Phase 1 and subsequent phases will be implemented based on market demand.

Initial Approvals

The proposed project includes requests for various approvals. These initial approvals include (1) General Plan Amendment/General Plan Text Amendment, (2) Area Plan, (3) Specific Plan, (4) County Code, Zoning Text and Zoning Map Amendments (to be addressed in the Specific Plan), (5) Large Lot Tentative Map, (6) Development Agreement, and (7) Tentative Map for Phase I. The Development Agreement would address the entire Castellina project site which encompasses 794 acres. Subsequent individual development within the project site will require additional approvals. Below is a discussion of each initial approval for the Castellina project.

Proposed General Plan Amendment/General Plan Text Amendment

The proposed amendment of the Madera County General Plan is planned to change the General Plan Land Use map to show the project site as “Castellina Area Plan” and make other specific conforming amendments to the General Plan. This would ensure consistency between the General Plan, Area Plan and the Specific Plan. These actions would be adopted by resolution.

Proposed Area Plan

Because the project site includes a NGA designation, the County of Madera requires an Area Plan to be approved prior to development of the site. The intent of the Area Plan is to refine the vision, goals, policies and actions of the General Plan by establishing area-specific goals and policies to guide land use development on the project site.

Proposed Specific Plan Zoning

The Specific Plan implements the goals and policies of the General Plan and Area Plan. The purpose of the Specific Plan is to implement the project vision by providing goals, policies, programs, development standards, and design guidelines to direct future development within the Specific Plan Area.

The Specific Plan Area is approximately 794 acres in size and includes 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, trails, plazas, community gardens, and other open space. The Specific Plan Area would be composed of five neighborhoods, each with its own character, and mix of land uses and residential densities. The residential neighborhoods would be designed around a framework of parks and recreation facilities to encourage a walkable community and active community interaction. Each

neighborhood will be organized in a traditional modified grid roadway pattern, with a minimal number of cul-de-sacs. The location of public open space and parklands is an important component of a compact smart-growth community.

Table 1 below summarizes the proposed land use types:

**TABLE 1
LAND USE SUMMARY**

Land Use Types	Gross Acres	Dwelling Units	Non-Residential Square Feet
Residential			
Very Low-Density Residential	34	87	-
Low-Density Residential	311	1,368	-
Medium-Density Residential	153	1,148	-
High-Density Residential	12	264	-
Mixed-Use (Residential Component)	-	205	-
Commercial			
Village Center (mixed use)	21	-	288,000 (FAR ^a – 0.3)
Public and Quasi Public			
Neighborhood Parks	20	-	-
Community Garden	3	-	-
Central Park	25	-	-
Grand Promenade	3	-	-
Linear Pathways	6	-	-
Village Green	2	-	-
Open Space	67	-	-
Active Adult Amenity Center	5	-	-
Elementary School	12	-	-
Other			
Roads and Other Miscellaneous	120	-	-
TOTAL	794	3,072	288,000
NOTES:			
^a FAR – Floor Area Ratio			
SOURCE: Kimley Horn, 2016			

The Specific Plan would define land use designations applicable to the Castellina site. In addition, the Specific Plan would establish zoning districts and provisions that will implement the land use designations. Upon approval of the Specific Plan, the County of Madera Zoning Map will be amended to identify the project area as the Castellina Specific Plan and the zoning as set forth in the Castellina Specific Plan would apply. The proposed land use designations are illustrated in the Conceptual Land Use Plan (**Figure 4**) and the Proposed Land Use Designations and Zoning Districts (**Figure 5**) and are described in further detail below.

Residential Uses

The Specific Plan would accommodate low-, medium-, and high-density residential uses. Residential uses would be allowed in residential and town center mixed-use designations. The proposed residential development could range from detached and attached single-family residences to multi-family housing. The proposed Specific Plan would consist of a maximum of 3,072 dwelling units. Specifically, the residential land use designations are described as follows:

Very Low-Density Residential (C-VLDR)

This designation/district allows detached units ranging in net density from 2 to 4 dwelling units per acre (du/ac), with a typical net density of 3 du/ac.

Low-Density Residential (C-LDR)

This designation/district allows detached unit sizes ranging in net density between 4 to 7 du/ac, and a typical net density of 5.5 du/ac.

Medium-Density Residential (C-MDR)

This designation/district allows both detached and attached units with a net density range between 7 and 15 du/ac, and a typical density of 10 du/ac.

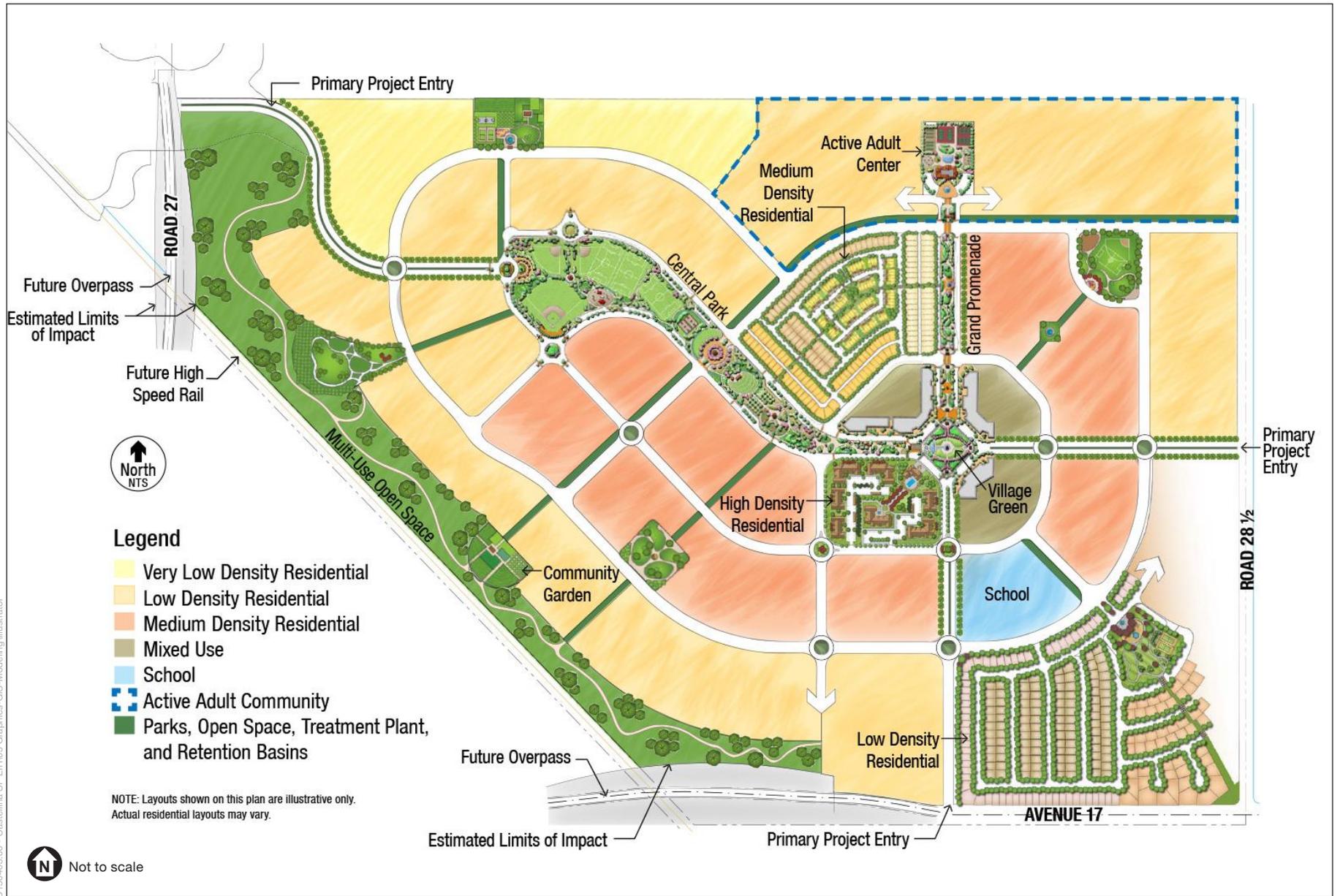
Land for a 12-acre elementary school may be developed within this designation and would be owned and operated by the Madera Unified School District (MUSD) or their designee.

High-Density Residential (C-HDR)

This designation/district allows attached units with a net density range between 15 and 25 du/ac, and a typical density of 22 du/ac.

Commercial Use

The Specific Plan will provide the opportunity for a mix of commercial, office, retail, civic, institutional, and residential uses within the proposed mixed use designation.



D:\150463.00 - Castellina SP EIR\05 Graphics-GIS-Modeling\Illustrator

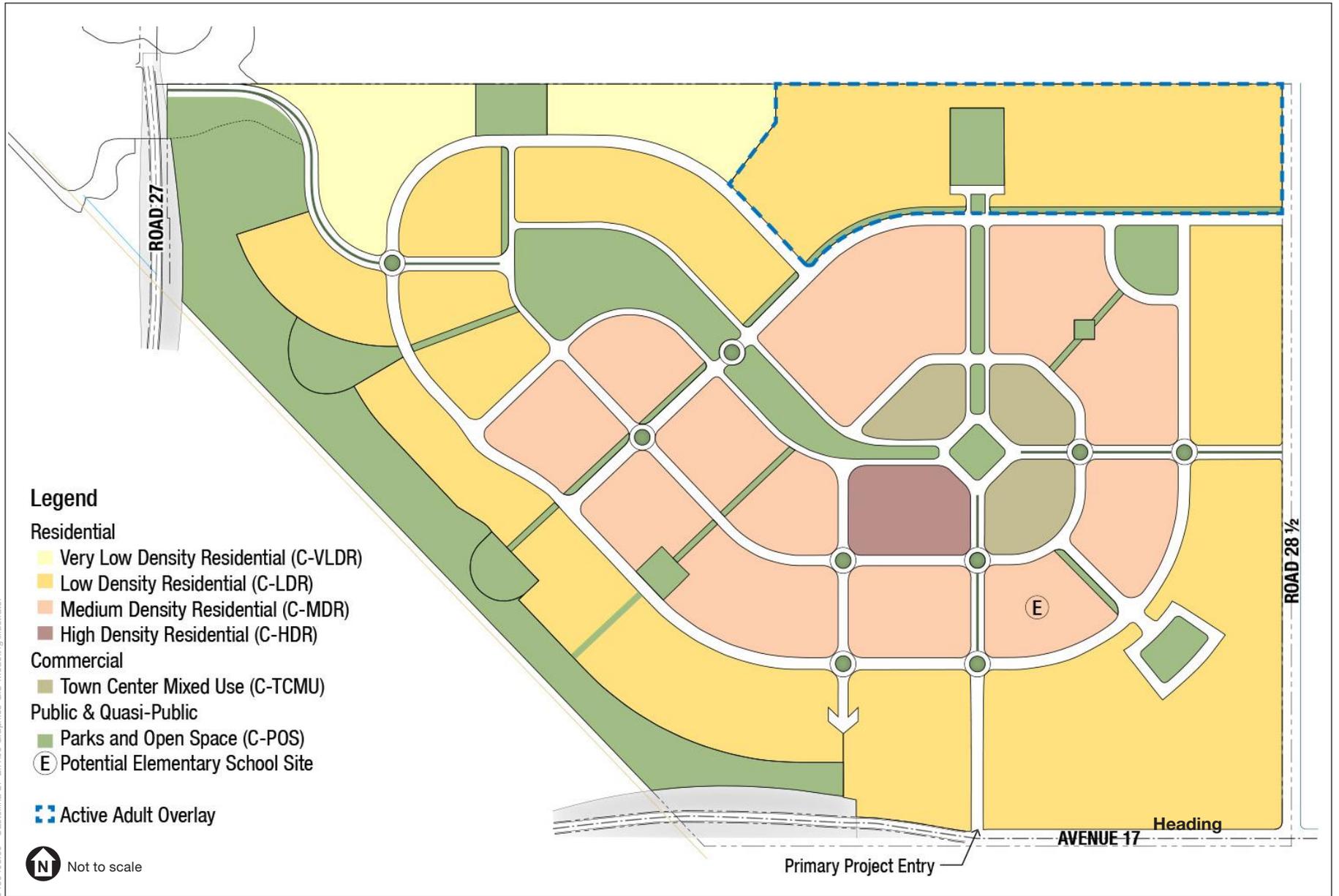
SOURCE: Kimley Horn, 2016

Castellina Initial Study . 150463

Figure 4

Conceptual Land Plan





SOURCE: Kimley Horn, 2016

Castellina Initial Study . 150463

Figure 5

Proposed Land Use Designations and Zoning Districts

Town Center Mixed Use (C-TCMU)

The intent for this land use designation is to create an active town center for the community that also serves as a community gathering place for civic events and functions. The focal point of the Town Center would be the Village Green which is surrounded on all four sides by streets designed to be periodically closed to vehicular traffic. This will allow for pedestrian-only access to accommodate community events such as a farmer's market, craft shows, festivals, special events, and civic celebrations.

Public and Quasi Public

The location and design of parks and open space as well as education and civic facilities are key organizing elements of Castellina. They are important social gathering spaces as well as centers for recreation activities, education and community functions, and aesthetic features.

Parks and Open Space (C-POS)

Approximately 131 acres of parks and other open space would be developed in the Specific Plan Area. Specific uses would be planned and designed with the appropriate facilities to meet the recreation needs of either the community at-large for the Central Park or neighborhood residents for the neighborhood parks.

Proposed Large Lot Tentative Map

The proposed project will include a Large Lot Tentative Map that creates individual development neighborhoods, parcels, and other large lots. The large lots are for financing purposes, therefore the requirement for dedications and improvements will not be a condition of the large lot tentative map. The large lots will be subsequently subdivided into smaller lots upon which the proposed uses will be developed. This further subdivision will occur through the small lot tentative subdivision map process.

Development Agreement

The proposed project will also include a Development Agreement that would comply with the provisions of California Government Code Sections 65864-65869.5 (the Development Agreement Statute) for the purpose of providing the developer and the County with long-term assurances of land use and to allow for flexibility in timing development. The Development Agreement would also incorporate all infrastructure plans, including its governance, infrastructure financing, and public service delivery provisions.

Tentative Map for Phase I

The proposed project includes an initial approval of the first phase of development that encompasses 84.8 acres (**Figure 6**). Phase I includes two neighborhoods encompassing 40.6 acres and 108 residential lots, an entry and collector roads encompassing 9.5 acres, and a park and detention/retention area encompassing 34.7 acres.

Proposed Infrastructure and Public Services

Implementation of the Castellina project would require the construction of public facilities and services to serve the land uses proposed on the project site. Services include: water, sewer, storm drainage, solid waste disposal, fire and police protection, schools, and library services.

Water Supply

Groundwater would be the water supply source for the land uses proposed within the project site. Water supply and demand for the project will be analyzed as part of the preparation of a Water Supply Assessment (WSA), consistent with the requirements of SB 610 and its companion SB 221. To limit water use, the proposed project includes the incorporation of water conserving features. These include water-saving plumbing and irrigation features, drought-tolerant plants, limited use of turf, and the use of recycled water for non-residential demands.

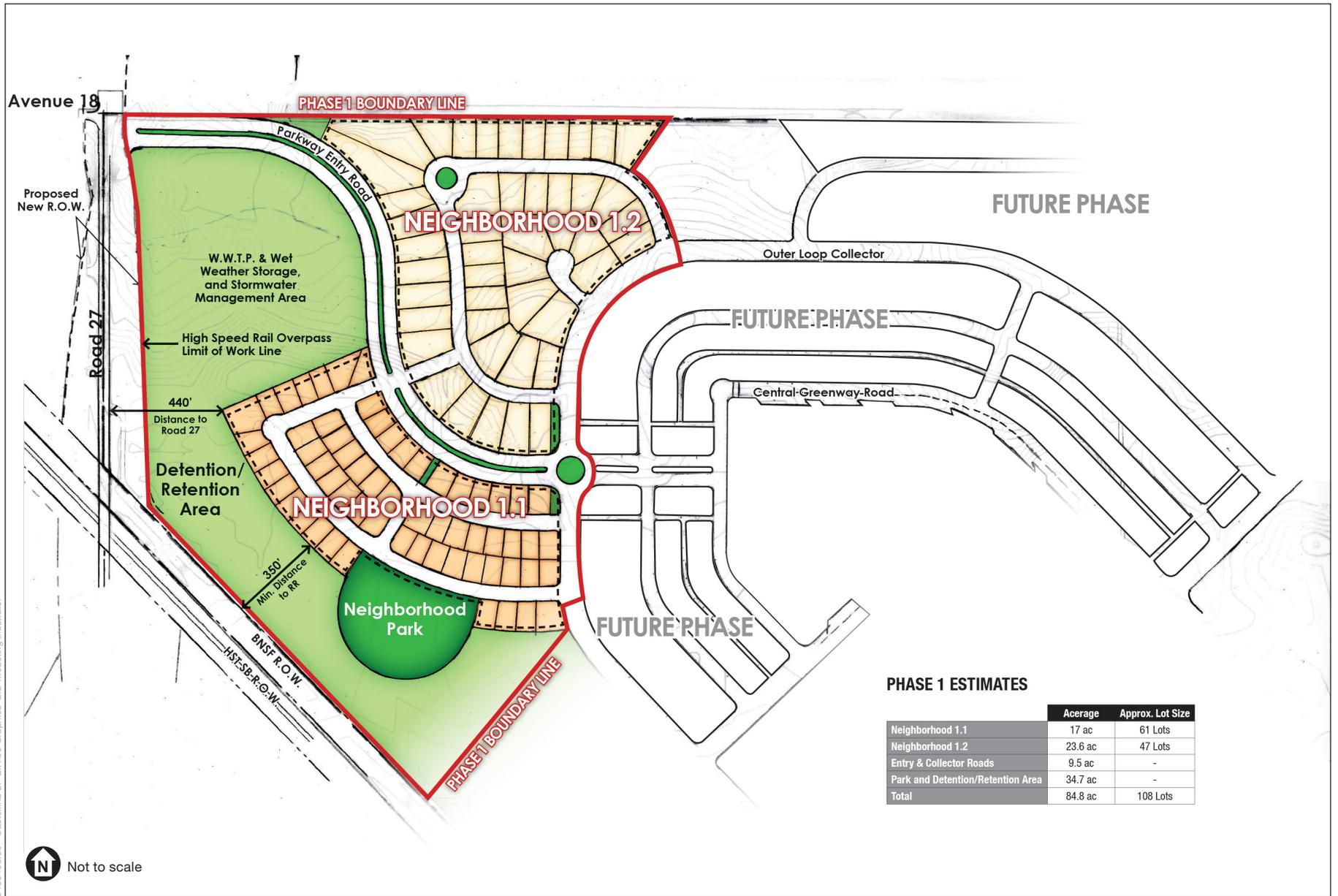
The Project applicant will be responsible for construction of the water supply system within the project site. Once constructed, the applicant proposes that the system would be operated and managed by a separate entity; either a regulated public utility, a mutual water company or equivalent. Development of the proposed project includes a looped potable water system with stubs to each of the proposed neighborhoods.

Wastewater

The project site is not near a public wastewater system or non-community wastewater system, and there is no on-site sewage disposal system. To meet wastewater treatment and disposal needs, the project applicant or qualified entity, proposes to construct and operate a wastewater treatment plant (WWTP) within the project site. The WWTP would include collection, treatment, disposal, and redistribution of treated reclaimed water. The WWTP would include: A pumping station (as required); effluent disinfection; biosolids digestion, dewatering, and hauling; effluent pumping and storage for reuse; administration and laboratory; and electrical supply, distribution, instrumentation. The WWTP may be built in multiple phases concurrent with build out of the project site, and may require 3 to 5 acres of land in total.

Recycled Water Facilities

The County General Plan's goals and policies require new development to install non-potable recycled water infrastructure for irrigation of landscaped areas, where feasible and cost effective. Wastewater from the plant is proposed to be treated to a tertiary-quality effluent level that will meet State Title 22 recycling criteria for unrestricted irrigation uses. The treated water would be used for irrigation on the project site including parks and open space areas and landscaped roadway medians.



SOURCE: Kimley Horn, 2016

Castellina Initial Study . 150463

Figure 6
Phase 1 Conceptual Neighborhood Plan



Drainage and Stormwater Quality

The proposed project includes grading the project site so that the existing topography is followed. The project would incorporate site design measures and Low Impact Development (LID) principals throughout, with the goal of treating and infiltrating stormwater runoff to the maximum extent practical. The major roads will connect with existing edge conditions at the northwest corner, east entry, and south entry locations. This includes connections with the future High-Speed Rail overpass at Road 27.

Once the stormwater system is operational, it would be deeded to and maintained by an appropriate agency. The storm drain system within the project site would be graded to drain towards the large open space area along the railroad tracks and into infiltration retention basins created as part of the Managed Aquifer Recharge program (as described below). Stormwater drainage would be directed through site design elements and Low Impact Development (LID) before entering the drainage network. In addition, the grading and layout of the system is proposed to be designed adjacent to open space and park areas. These areas are proposed to be used as dual use parks and infiltration retention basins that would be used for retention/detention areas for groundwater recharge, stormwater treatment, and flood control. Sizing and specific locations of these retention/detention areas would be designed based on future subsequent engineering studies.

Stormwater Quality and Management

Prior to development of the project site, the State Water Resources Control Board (SWRCB) will be required to identify the site as a Small MS4 and the proposed project will be required to meet the requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II General Permit, as issued by the SWRCB. The SWRCB's goal is to minimize the negative impacts of urban stormwater runoff on natural open space areas.

Dry Utilities

Gas and electric service for the project site would be provided by Pacific Gas and Electric Company (PG&E). Telecommunications services would be provided by Verizon or other service provider(s) at the time of construction. These utilities will be expanded to the rest of the site commensurate with each phase. A new point of connection for the dry utility system will be extended to the project site along an existing utility easement.

Public Services

Fire Protection

The Madera County Fire Department (MCFD) contracts with the California Department of Forestry and Fire Protection (CAL FIRE) to provide fire protection and emergency medical services. The nearest station to the project site is Madera Acres Station #3, located at Road 26 and Avenue 18, less than a mile northwest of the project site.

Police Protection

Police protection to the project site, for both crime and traffic services, is provided by the Madera County Sheriff's Department (MCSO). The headquarters station is located at 2725 Falcon Drive in the City of Madera, about four miles west of the project site.

Schools

The project is proposed to be served by the Madera Unified School District (MUSD). The project includes land for a 12-acre elementary school site. This school site may be located within an entire block, providing convenient circulation access on all four sides.

Solid Waste Management

Disposal of solid waste generated by the project is proposed to be contracted with the local provider, Redrock Environmental Group. To assist in reducing waste, the project applicant would ensure construction contractors would provide recycling bins for glass, metals, paper, wood, plastic, green wastes, and cardboard during construction; and building materials would be made of recycled materials, to the greatest extent practicable.

Proposed Circulation and Mobility System

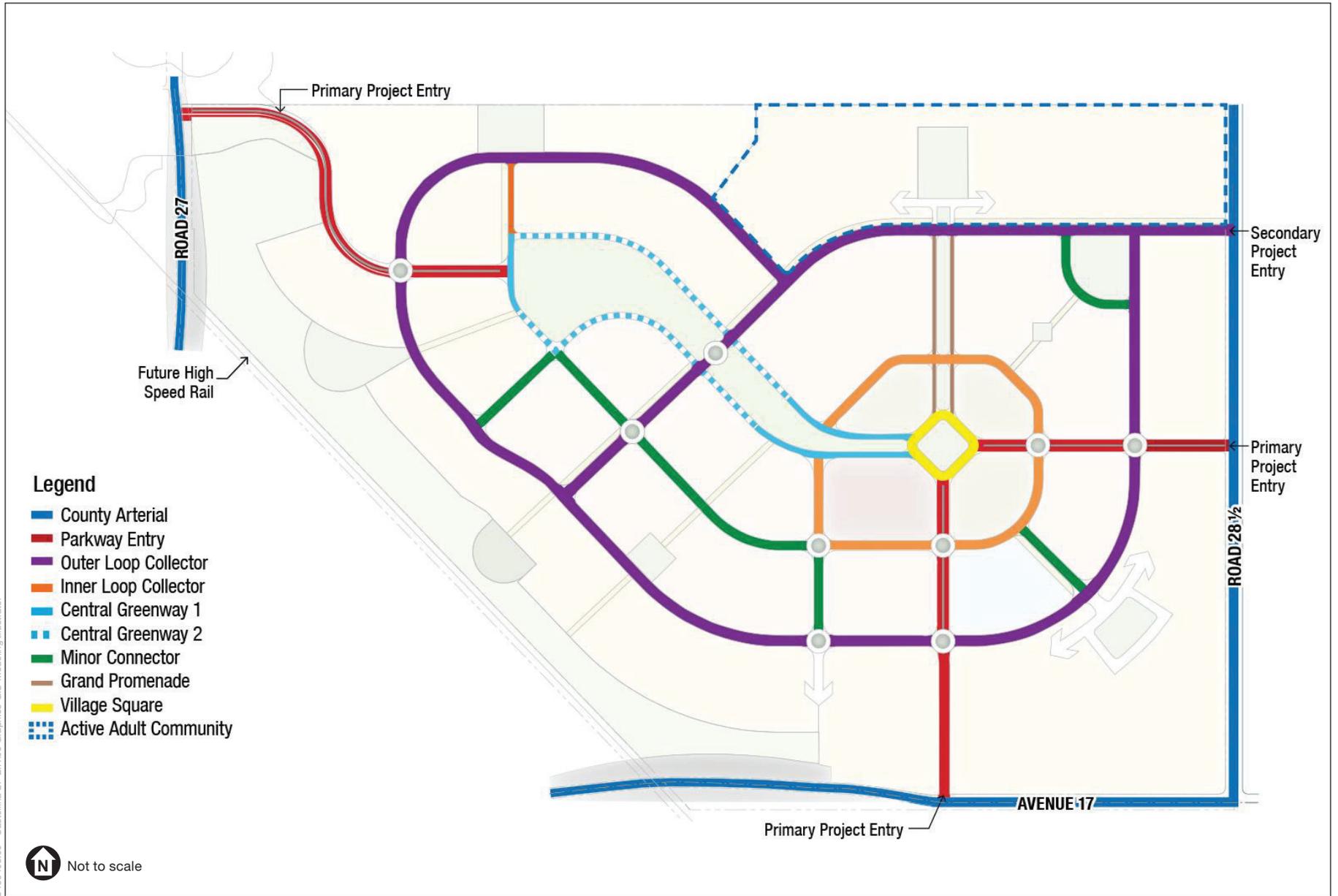
The circulation system within Castellina would be designed as a comprehensive road network that provides both vehicular and non-vehicular mobility to allow the efficient movement of people. Some streets would be designed for multiple modes of transportation, including walking, bicycling, or driving a local use vehicle (LUV) or automobile. A network of interconnected pedestrian and bike pathways are proposed throughout the residential, commercial, and park and open space areas.

Roadway Network

Roadway circulation within the project site would be anchored by an inner loop road adjacent to the Central Park and Town Center, and an outer loop road that provides access to the residential neighborhoods and their parks, the Active Adult Community, and the elementary school (**Figure 7**).

The alignment of the loop roads is intended to provide efficient connectivity, while also achieving optimal street and lot design. The loop roads and the entry roads are aligned to create strong sight lines that reinforce a boulevard character and sense of place. The sight lines would occur along the main entries, the Central Park, Town Center, and Grand Promenade.

Offsite roadway improvements include County Arterials which include Road 28½, Avenue 17 and Road 27 adjacent to the Project site. In addition, both Avenue 17 and Road 27 are proposed to be a future overpass over the existing railroad tracks.



D:\150463.00 - Castellina SP EIR\05 Graphics-GIS-Modeling\Illustrator

SOURCE: Kimley Horn, 2016

Castellina Initial Study . 150463

Figure 7
Proposed Roadway Network



Bicycle Network

Bicycle circulation would be integrated throughout the project site through separated off-street bike or multi-use paths, on-street bike lanes, and bike routes. Where bike lanes are not provided, such as along neighborhood streets; bicyclists and slower-moving vehicles would share the road. Multi-use bicycle/pedestrian paths are proposed to be a minimum of ten feet wide and bike lanes would be a minimum of four feet wide.

Transit Service

Transit service in Madera County is provided by Madera County Connection. It presently provides service via three routes: Eastern Madera County- Madera; Chowchilla-Fairmead-Madera; and Eastin Arcola-Ripperdan-La Vina.

At least one bus stop with a bus shelter is proposed to be provided in a convenient and accessible location in the proposed Town Center. If requested, an additional bus stop with a shelter would be provided at the Active Adult Center. The location of these bus stop(s) or shelter(s) would be identified in coordination with Madera County Connection and the City of Madera Transit Services. Within a civic building or other appropriate location in the Town Center, a bulletin board would be provided for the purposes of posting bus schedules, park-and-ride facility locations, and notices of availability for alternative transportation services (e.g., airport shuttle). A bulletin board would also be located in the Active Adult Center.

Proposed Project Phasing

Overview

Development of Castellina would occur in phases depending on market demand and to assure that there is adequate infrastructure. Construction is proposed to begin adjacent to Road 28½, Road 27, and/or Avenue 17. The residential uses are proposed to be constructed in earlier phases along with commensurate public and private recreational facilities. The land uses within the Town Center are anticipated to be constructed in later phases when the project's residential uses create a demand for the mixed-use development.

Phase 1 Conceptual Neighborhood Plan

The first phase to be developed will be Neighborhoods 1.1 and 1.2, as shown in Figure 7, Phase 1 Conceptual Neighborhood Plan. These two neighborhoods are located at the northwest corner of the project site. They will include approximately 108 single-family residential lots ranging in size from approximately 7,000 to 20,000 square feet. An approximately 5-acre neighborhood park will also be constructed on the south side of Neighborhood 1.1.

A new parkway entry road will provide access to these two neighborhoods from Road 27. The first phase (module) of the wastewater treatment plant will be constructed in the multi-use open space area, along with adequately-sized stormwater storage and detention/retention basins. Water will be derived either from an existing well or the construction of a new well on the project site.

Grading

All lots, roadways, and other improved areas within a phase are proposed to be graded sufficiently to accommodate development. A grading borrow/stockpile area may be established in a future phase area, if necessary, to accommodate extra grading material. All grading is proposed to comply with Madera County Municipal Code. All temporary borrow/stockpile areas would be treated with the appropriate stormwater control measures and visually screened, as appropriate. It is expected that grading for the project site would balance cut and fill material without the need to export or import soils.

Roadways

Roadways shown within a phase would be improved and constructed per the applicable road cross sections. This includes paving for sidewalks, paths, and travel lanes, landscaping, lane and crosswalk striping, traffic signals, street furnishings; and all infrastructure within the right-of-way. Where roadways terminate at a phase boundary, appropriate barricades and signage, as approved by the Madera County Public Works Director, would be installed to alert roadway users of the street termination. All temporary turn-arounds, if necessary, would be constructed per Madera County Code requirements.

Utilities

All utilities including water, wastewater, storm drain, recycled water, telephone, cable, electricity, and gas would be installed within all parcels prior to issuance of the appropriate permit. All utilities would be fully operational prior to building occupancy. Connections would be constructed so that future phases can connect to previously-installed utility infrastructure.

Project Objectives

The following are the objectives of the project.

1. Provide a master planned community with residential and commercial of sufficient scale to permit master-planning of infrastructure, parks, open space, and public services to achieve efficiencies and synergies.
2. Create a community that can provide for the special social, recreational, and housing needs of active adults.
3. Provide a neighborhood-oriented community designed to encourage an active and healthy quality of life.
4. Plan for the inclusion of an elementary school facility that is integrated into the overall land plan and is readily accessible via non-vehicular pathways to residential neighborhoods and parks.
5. Provide a transportation and circulation network designed to accommodate all modes of transportation.
6. Establish a mixed-use Town Center to provide land uses for employment-generating businesses.

7. Provide employment opportunities to assist in meeting the Madera County COG's employment growth projections.
8. Provide a broad mix of housing to contribute to meeting the housing demand in Madera County.
9. Provide a range of housing types on the project site.
10. Establish one or more Community Facilities Districts (CFD) or other similar financing mechanisms to develop and maintain the necessary infrastructure (e.g., water, sewer, storm drain, parks, open space, and roadways) to create a fiscally neutral project for Madera County. Consistent with Madera County goals and sound water conservation practices, plan to extract no more groundwater than is recharged to the aquifer each year.

Reviews and Approvals

Below is a list of the anticipated discretionary permits requiring approval by the County of Madera and other agencies.

County of Madera Approvals Required

- Certification of the Castellina Final EIR. Approval of the certification of the Final EIR including the Findings of Fact and Mitigation Monitoring and Reporting Program for the Castellina project from the Board of Supervisors is required.
- General Plan Amendments. Approval of General Plan Amendments to allow the uses proposed within the Specific Plan is required from the Board of Supervisors.
- Adoption of the Castellina Area Plan. Approval of an Area Plan to allow the proposed land uses is required from the Board of Supervisors.
- Adoption of the Castellina Specific Plan. Approval of the proposed Specific Plan to allow the proposed land uses and development regulations is required from the Board of Supervisors.
- County Code, Zoning Text and Zoning Map Amendments. Approval of amendments to the County Code, Zoning Text and Zoning Map to allow the proposed project is required from the Board of Supervisors.
- Approval of Large Lot Tentative Map. Approval of the proposed Large Lot Tentative Map is required by the Board of Supervisors.
- Approval of Development Agreement. Approval of a Development Agreement is required for project implementation from the Board of Supervisors.
- Approval of Tentative Map for Phase 1. Approval of the Tentative Map for Phase 1 is required from the Board of Supervisors.
- Approval of Tentative Tract Map(s). Approval of tentative tract maps from the Board of Supervisors is required.
- Approval of Water Supply Assessment. Approval of the project's Water Supply Assessment from the Board of Supervisors is required.

- Approval of Grading Permit(s). Approval of grading permits from the Public Works Department is required.
- Final Map(s) Approval & Recordation. Approval of Final Maps from the Board of Supervisors is required.
- Approval of Infrastructure Master Plan. Approval of an Infrastructure Master Plan from the Board of Supervisors is required.
- Approval of Building Permits. Approval of building permits from the Building Division is required.
- Approval of Tree Removal Permit(s). Approval of tree removal permit(s) from the Planning Department is required.
- Approval of Well Construction Permit(s). Approval of Well Construction Permits from the Environmental Health Department is required.
- Approval of Water System Design. Approval of Water System Design from the Environmental Health Department is required.
- Approval of Recycled Water Use and Wastewater Treatment System. Approval of Recycled Water Use and Wastewater Treatment System from the Environmental Health Department is required.

Other Agencies Whose Approval May Be Required

Other government agencies that may have some level of approval for one or more components of the Project include:

- Army Corps of Engineers – Potential approval of a Section 404 Permit of the Clean Water Act.
- California Department of Fish & Wildlife – Potential approval of a Streambed Alteration Agreement pursuant to Section 1600 of the Fish and Game Code.
- California Department of Health Services – Potential approval for public water system permits and water reclamation permits.
- California Department of Transportation – Potential approval of improvements to Caltrans facilities.
- California Department of Water Resources – Potential approval for the use of groundwater for potable water use.
- California Public Utilities Commission – Potential approval of electrical facilities proposed to serve the project.
- Federal Emergency Management Agency – Potential approval for a Letter of Map Revision.
- Madera Unified School District – Approval for the construction of new school facilities.

- Regional Water Quality Control Board - National Pollution Discharge Elimination System (NPDES) permit under Section 402 of the Clean Water Act (CWA), as well as approval of Section 401 Water Quality Certification of Waiver.
- U.S. Fish & Wildlife Service – Potential approval for incidental take of an endangered or threatened plant or animal species.
- San Joaquin Air Quality Control Board – Approval of potential stationary operating permits.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial study:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Environmental Checklist

Aesthetics

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1. AESTHETICS — Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. Although the current General Plan does not identify any scenic vistas within and in the vicinity of the project site, there are open views of agricultural landscapes that are located within and around the project site. Implementation of land use changes associated with the proposed project may significantly affect scenic qualities of views within the community. These potential effects on views will be evaluated in the EIR and mitigation measures will be recommended, as necessary.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Potentially Significant Impact. There are no state scenic highways within or immediately adjacent to the project site (Caltrans, 2017). As identified in Checklist Item 1(a), the scenic resources within and surrounding the project site include agricultural landscapes. Development of the project in accordance with the proposed Specific Plan could result in impacts to scenic resources. As such, the EIR will evaluate the potential impacts to scenic resources and recommend mitigation measures, if necessary.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. Future development resulting from the implementation of the proposed project could result in potential significant impacts to the visual character of Madera County (County). The EIR will assess potential impacts to the visual character in the vicinity of the project site and recommend measures to reduce these potential impacts, if necessary.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Potentially Significant Impact. Land use changes associated with the proposed project have the potential to increase the amount of light and glare due to increased development within the County. This increase in light and glare could be significant. The EIR will evaluate the potential increase in light and glare from the development that could occur under the proposed Specific Plan. This assessment will include an evaluation of the potential for denser and taller structures on the project site to create new sources of light and glare and the potential for spillover onto neighboring sensitive receptors. Mitigation measures will be recommended, where necessary.

Agricultural and Forest Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2. AGRICULTURAL AND FOREST RESOURCES —				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</p> <p>Would the project:</p>				
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **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?**

Potentially Significant Impact. Future development in accordance with the proposed project would result in the conversion of existing farmland to urban uses. The EIR will evaluate the current condition of the areas that are proposed for land use changes to determine if the soils meet the U.S. Natural Resources Conservation Service's designation for Prime Farmland. Additionally, the EIR will include an evaluation of whether the land use changes will result in the removal of existing productive agricultural land. Mitigation measures will be provided, if required and available.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Potentially Significant Impact. The proposed project would result in the removal of agricultural zoning districts on the project site; therefore, this removal may increase the

potential for existing agricultural land adjacent to the project site to not renew existing Williamson Act contracts. The EIR will address this potential effect of the proposed project and include mitigation measures, if available.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

No Impact. Based on a review of the California's Forest and Rangelands 2015 Assessment prepared by the California Department of Forestry and Fire Protection, the project site does not contain forest land or timberland. In addition, the County does not have forest land as a zoning district (Madera County, 2016). The County contains Timber Reserve Zones (TPZ) that are not within or immediately adjacent to the project site. Therefore, the implementation of the proposed project would result in no impacts to forest land or timberland. Therefore, this issue will not be further addressed in the EIR.

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. As described in CEQA Checklist Item 2(c), the project site does not include forest land, and therefore the proposed project would not result in the conversion of forest land to non-forest use. Therefore, this issue will not be further addressed in the EIR.

- e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

Potentially Significant Impact. As described in Checklist Item 2 (b) and 2(c), the project site does not include forest land, and therefore, will not result in the conversion of forest land to non-forest use. However, the proposed project would result in the conversion of Farmland to non-agricultural use. The EIR will address this potential effect of the proposed project and include mitigation measures, if required and available.

Air Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3. AIR QUALITY —				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. Implementation of the proposed project has the potential to result in increases in pollutants and alter long-term local and regional air quality on and in the vicinity of the project site. Consistency of the proposed land uses with the San Joaquin Valley Air Pollution Control District’s Air Quality Attainment Plans will be evaluated in the EIR, and mitigation measures, to the extent necessary and available, will be recommended to reduce potentially significant air quality impacts.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. Implementation of the proposed project may significantly alter long-term local and regional air quality conditions. Short-term impacts include construction equipment exhaust emissions and fugitive dust from grading and soil disturbances. Long-term emissions are anticipated to primarily consist of mobile emissions from automobiles and urban uses. The EIR will focus on addressing local and regional impacts on sensitive land uses. Changes in motor vehicle travel associated with circulation modifications will be evaluated in the EIR to determine impacts to local and regional air quality. Mitigation measures will be recommended to reduce potential significant air quality impacts, if necessary.

- c) **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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?**

Potentially Significant Impact. Implementation of the proposed project may contribute to significant cumulative alterations to long-term local and regional air quality conditions. As such, the proposed project has the potential to result in a cumulatively considerable net increase in criteria pollutants. Therefore, the EIR will analyze the project's potential impacts regarding increases in criteria pollutants and the potential for the project to exceed quantitative thresholds for ozone precursors.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

Potentially Significant Impact. Implementation of land use changes associated with the proposed project may significantly alter long-term local and regional air quality conditions, which has the potential to expose sensitive receptors to increase pollutant concentrations. Further analysis will be included in the EIR. To the extent necessary, mitigation measures will be recommended to reduce potential significant air quality impacts to sensitive receptors.

- e) **Create objectionable odors affecting a substantial number of people?**

Potentially Significant Impact. Implementation of land use changes associated with the proposed project may result in an increase in the emission of odors. The EIR will discuss the potential odor sources and procedures for identifying significant odor impacts. Odor emitted from facilities year-round or only during certain times of the year will be discussed. Mitigation measures will be provided, if necessary.

Biological Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. Potential sensitive biological resources on the project site could be significantly affected under the proposed project. The EIR will analyze the potential for impacts to sensitive habitats and species. Such analysis will incorporate updated spatial data from the California Natural Diversity Database and will address recent changes to the status of federal and State listed species. The potential for federally threatened branchiopod species (vernal pool fairy shrimp) and federally threatened and California species of special concern California tiger salamander will be evaluated. If necessary, mitigation measures will be recommended to reduce potential significant impacts to biological resources.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. Implementation of future development consistent with the proposed project may significantly affect existing riparian areas. These potential impacts may occur along an existing drainage on the northwestern portion of the project site. Potential impacts to riparian resources will be discussed in the EIR, and mitigation measures will be provided, if required.

- c) **Have a substantial adverse effect 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?**

Potentially Significant Impact. Future development under the proposed project may significantly affect existing drainage areas in the northwestern portion of the project site. Potential impacts to the areas will be discussed in the EIR, and mitigation measures will be provided, if necessary.

- d) **Interfere substantially 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 wildlife nursery sites?**

Potentially Significant Impact. Implementation of the land use changes from the proposed project may significantly affect habitat linkages (i.e., wildlife and riparian corridors). The EIR will evaluate the potential for future development on the project site to affect wildlife movement corridors. Mitigation measures, if necessary, will be recommended in the EIR to reduce potential significant impacts.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Potentially Significant Impact. Existing local policies or ordinances protecting biological resources may potentially be impacted by the development of the proposed project. The EIR will include a review of all relevant policies and ordinances, and mitigation measures will be recommended, if required.

- f) **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 Impact. Based on a review of the California Department of Fish and Wildlife, California Regional Conservation Plans, there are no Habitat Conservation Plans or other approved habitat conservation plans located on the project site (CDFW 2017).

Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

Potentially Significant Impact. A cultural resources evaluation for the potential of historic properties on the project site will be conducted. Potential impacts to historical resources will be discussed and any necessary mitigation measures will be provided in the EIR.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Potentially Significant Impact. A record search and field survey will be conducted to determine the potential for archaeological resources on the project site. Potential impacts to archaeological resources will be assessed, and mitigation measures will be recommended in the EIR, as necessary.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Potentially Significant Impact. Paleontological resources may be impacted by future development on the project site because the existing onsite geologic formations have produced fossil localities in similar-aged formations. A records search and field survey will be conducted on the project site. Potential impacts to paleontological resources will be assessed, and mitigation measures will be recommended in the EIR.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

Potentially Significant Impact. Potential impacts to human remains associated with the future development of the proposed project will be assessed in the EIR. The Native American Heritage Commission will be contacted regarding existing resources in the

project area. Mitigation measures will be recommended in the EIR, as necessary, to reduce potentially significant impacts to human remains.

Geology, Soils, and Seismicity

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6. GEOLOGY and Soils —				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. The project site is in one of the more geologically stable areas of California and does not lie within a known active earthquake fault zone. Ground shaking at the site would likely be low to moderate given the historic seismicity of the area and distance to active faults. The project site is located approximately 19 miles from the Foothills Fault system and over 41 miles from the Great Valley Fault system. The project site is not located in an Alquist-Priolo Special Fault Study Zone, and as such, it has not been identified as a zone of special study around active faults (CGS, 2017). A less than significant impact is anticipated regarding the rupture of a known earthquake fault,

as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. Therefore, a less than significant impact is anticipated regarding rupture of a known earthquake fault. No further analysis of impacts from earthquake fault ruptures is necessary in the EIR.

ii) Strong seismic ground shaking?

Potentially Significant Impact. Future development under the proposed project has the potential to expose persons to hazards from strong seismic ground shaking. In the future, the project site could be affected by major seismic events following active fault systems in other regions of California. The principal potential earthquake hazard for the County is ground shaking, which could cause damage to buildings and infrastructure such as bridges and pipes. The distance between the County and major faults minimizes this potential. The EIR will evaluate geologic hazards that could affect future development on the project site. Mitigation measures will be developed to address potential impacts from strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Future development in accordance with the proposed project has the potential to expose persons to seismic-related ground failure such as liquefaction. Therefore, the EIR will evaluate this potential effect and include mitigation measures, as applicable.

iv) Landslides?

No Impact. The relatively flat terrain within the County makes landslides unlikely. The project site gently slopes from north to south from elevation 282 to 308 above mean sea level over approximately one mile. Due to the relatively flat terrain, the implementation of the proposed project would not be affected by landslides. This issue will not be further discussed in the EIR.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Future development in accordance with the proposed project may result in potentially significant impacts regarding soil erosion or the loss of topsoil. The EIR will address potential project impacts associated with erosion, and mitigation will be recommended, as necessary.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. Future project development may result in potentially significant impacts regarding unstable soils. The EIR will evaluate the potential unstable

soils impacts and mitigation measures will be developed, as necessary, to reduce potential significant impacts.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. Expansive soils are predominantly comprised of clays, which expand in volume when water is absorbed and shrink when the soil dries. Expansion is measured by shrink-swell potential, which is the volume change in soil with a gain in moisture. Soils with a moderate to high shrink-well potential can cause damage to roads, buildings, and infrastructure (USDA, 2017). Future development on the project site may be exposed to potential significant impacts regarding expansive soil. Therefore, the EIR will discuss this issue and provide mitigation measures, as necessary.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed project does not involve the use of septic tanks. The project site currently does not contain a sewage disposal system, and the project includes a sewer collection system and wastewater treatment plant to accommodate wastewater disposal needs. The proposed sewer system includes the collection, treatment, and disposal of wastewater and the distribution of treated reclaimed water. Wastewater would be collected and conveyed through a gravity system of pipes, supplemented by one or more lift stations. Because the project does not include the use of septic tanks or alternative wastewater disposal systems, the project would result in no impacts associated with soils being incapable of supporting septic tanks. This issue will not be discussed further in the EIR.

Greenhouse Gas Emissions

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7. GREENHOUSE GAS EMISSIONS — Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Impact. Future project development has the potential to increase the generation of greenhouse gas emissions, which may have a significant impact on the environment. Therefore, the EIR will estimate the project’s direct and indirect emissions of greenhouse gases and evaluate the project’s potential to generate a significant greenhouse gas impact

- b) **Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. Future project development has the potential to increase greenhouse gas emissions and as such, has the potential to result in levels of emissions that may conflict with applicable local air quality/greenhouse gas plans and policies. The EIR will assess whether or not the proposed project will conflict with any applicable plan, policy or regulations related to the reduction of greenhouse gas emissions.

Hazards and Hazardous Materials

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) 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 residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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

Potentially Significant Impact. The proposed project includes the development of retail uses that may result in the long-term use and/or transport hazardous materials. Furthermore, short-term construction activities would involve transport, use, and disposal of hazardous materials such as solvents, oils, grease, and cleaning fluids. In addition, hazardous materials may be needed for fueling and servicing construction equipment on the site. The transport, use, or storage of hazardous materials amongst the proposed land uses will be assessed in the EIR. Past hazardous materials incidents will be investigated in the EIR to determine their potential effect on future land uses proposed on the project site. This potential may be significant and mitigation measures will be provided, if necessary.

- b) **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?**

Potentially Significant Impact. As described in CEQA Checklist Item 8.a, potential development associated with the project would include the development of retail uses that may use and/or transport hazardous materials. Therefore, the potential exists for there to be upset/accident conditions involving the release of hazardous materials into the environment. The EIR will address this issue in more detail and will provide mitigation measures, as necessary.

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

Potentially Significant Impact. The proposed project may include retail uses that have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials and substances. The EIR will analyze the potential for this to occur within one-quarter mile of the school proposed on the project site. Mitigation measures will be developed, as necessary to reduce potential impacts to schools from hazardous materials.

- d) **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?**

Potentially Significant Impact. Hazardous materials may have chemical, physical, or biological properties that make them capable of causing illness, death, or some other harm to humans and other life forms when mismanaged or released into the environment through processing, storage, waste, transport, or use (DTSC, 2007). Past uses on the project site included the use of petroleum hydrocarbons. Soil will be tested to determine the potential for impacts from these past activities. The EIR will provide a discussion of the results and the potential impacts on the proposed land uses. Mitigation measures will be provided, if necessary.

- e) **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?**

No Impact. There are no public airports within two miles of the project site. The closest public use airport is the Madera Municipal Airport, approximately 3.3 miles southwest of the project site (Toll Free Airline, 2017). Implementation of the proposed project is anticipated to increase the population on the project site; however, this proposed increase in population would not result in an aircraft safety hazard due to the site's distance from the existing airport. Therefore, the project would result in no aircraft hazard impacts, and no further analysis will be provided in the EIR.

- f) **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?**

No Impact. There are no private airstrips within the vicinity of the project site. The closest private airstrip is Sallaberry Ranch Strip Airport located approximately 5.75 miles northwest of the project site. Therefore, there will be no impacts in this regard, and no further analysis of this issue in the EIR.

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

Potential Significant Impact. The proposed Specific Plan may result in development intensities that could increase traffic that could physically interfere with an adopted emergency response plan. An example is the potential modification of the levels of services at intersections in the vicinity of the project site that could physically interfere with emergency responses or emergency evacuations. These potential effects will be addressed in the EIR, and mitigation measures will be provided, as necessary.

- h) **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 residences are intermixed with wildlands?**

Potentially Significant Impact. Fire hazards are typically highest in heavily wooded areas because trees and grasslands are a great source of fuel for fires. Given that the project site and surrounding areas are currently in agriculture, there is a potential for wildland fires. The EIR will analyze potential wildland fire impacts on the project site and will recommend mitigation measures, as necessary.

Hydrology and Water Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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 that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. Development of the proposed project may result in the degradation of water quality and result in violations of water quality or water discharge standards. The EIR will qualitatively address the water quality standards and waste discharge requirements and assess the potential for impacts from future development. Mitigation measures will be recommended, if necessary.

b) 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 (e.g., the production rate of pre-

existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact. The proposed project may result in development that could substantially reduce groundwater supplies and increase impervious surfaces that could reduce the potential for groundwater recharge. The EIR will address these issues and provide mitigation measures, if necessary, to reduce potential impacts.

- c) **Substantially alter the existing drainage pattern of 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?**

Potentially Significant Impact. Development of the proposed project may result in an increased amount of runoff during construction and operational activities. Construction activities could increase runoff that could lead to erosion or siltation within or adjacent to the project site. Operational activities associated with future development could alter existing drainage patterns that could cause erosion or siltation. The EIR will address the potential for future development to cause erosion due to drainage pattern alterations within or adjacent to the project site. As necessary, mitigation measures will be recommended to reduce potential impacts.

- d) **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?**

Potentially Significant Impact. Development of the proposed project may result in an increased amount of runoff during construction and operational activities. Construction activities could increase runoff that could lead to flooding within or adjacent to the project site. Operational activities associated with future development could alter existing drainage patterns that could cause flooding. The EIR will address the potential for future development to substantially increase the rate or amount of surface runoff that could flood areas within or adjacent to the project site. As necessary, mitigation measures will be recommended to reduce potential impacts.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Potentially Significant Impact. The proposed project may result in development that could affect existing infrastructure systems, including existing flood control facilities. Urban development within currently undeveloped areas is anticipated to result in higher runoff volumes during storm events, as a result of the increase in impervious surfaces within these areas, which may require additional flood control facilities. Runoff from

these impervious surfaces may carry surface pollutants downstream areas and may affect water quality. The EIR will assess the project's potential impacts to existing or planned stormwater drainage systems as well as the potential for future development to contribute substantial additional polluted runoff.

f) Otherwise substantially degrade water quality?

Potentially Significant Impact. Development of the proposed project may result in the degradation of water quality during construction and operational activities. The EIR will address the potential water quality impacts and, as necessary, provide mitigation measures to reduce impacts.

g) 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?

Potentially Significant Impact. A small area in the northwestern portion of the project site is located in a flood prone area. This portion of the site is designated as a Special Flood Hazard Area Zone A: "No base flood elevations determined" for a 100-year flood (FEMA, 2008). The proposed project does not include the development of housing within an existing 100-year floodplain. However, the EIR will include a discussion of the 100-year flood hazard area in relation to the proposed housing areas and the potential impact of project development on the boundaries of the flood hazard area.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Potentially Significant Impact. A portion of the northwestern area of the project site is located in a flood prone area. Potential changes in land uses may involve development of structures in areas of the project site that are located within the 100-year floodplain. The EIR will evaluate the potential to expose structures within the 100-year flood hazard area, and mitigation measures will be recommended, as necessary to reduce flood related risks.

i) 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?

Potentially Significant Impact. The proposed project may have the potential to expose people or structures to hazards resulting from the failure of a dam or levee. The nearest dam to the project site is the Madera Lake Dam which is approximately 1.6 miles to the east. Potential impacts on the proposed project from inundation from a potential dam failure will be addressed in the EIR.

j) Inundation by seiche, tsunami, or mudflow?

Potentially Significant Impact. Due to the Specific Plan area's distance from the ocean, no impact is anticipated regarding tsunamis. In addition, due to the distance from a large body of water that could result in substantive seiche effects, no impact is anticipated from seiches. Finally, the terrain of the Specific Plan area is relatively flat; however, there may be some areas that could be subject to mudflow. The EIR will address the potential for mudflow impacts from future development and mitigation measures will be recommended, as necessary.

Land Use and Land Use Planning

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10. LAND USE AND LAND USE PLANNING — Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) Physically divide an established community?

No Impact. The proposed project is located in an agricultural area. The proposed land uses on the project site would not result in a division of an established community because there are no established communities to the north or east of the project site. Therefore, this issue will not be further addressed in the EIR.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. Development of the proposed project includes a General Plan amendment and zone change. The EIR will evaluate regional plans and policies that apply to the project site such as the airport land use plans, the County of Madera General Plan, and Madera County Regional Transportation Plan to determine the potential for conflicts. Mitigation measures will be recommended to reduce potential conflicts, if necessary.

c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?

No Impact. Based on a review of the California Department of Fish and Wildlife, California Regional Conservation Plans, there are no Habitat Conservation Plans or other approved habitat conservation plans located on the project site (CDFW, 2015)

Mineral Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11. MINERAL RESOURCES — Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **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?**

Less Than Significant Impact. The project site is located in the Fresno Production-Consumption (P-C) Region that was delineated by the California Division of Mines and Geology in the 1980s (DOC, 1998). Within the Fresno P-C Region, there were two production districts; the San Joaquin River production district and the Kings River production district (DOC, 1988). Both of these production districts are located south of the project site and do not encompass the project site. Also in the 1980s, the State Geologist identified a Mineral Land Classification of all lands within the Fresno P-C Region. The project site was and remains classified as mineral resource zone (MRZ) 3. Areas classified as MRZ-3 are areas containing mineral deposits, but the significance of which cannot be evaluated from the data that was available to the State Geologist. Because the project is not known to contain significant mineral resources, is not identified within a production district, and the County of Madera has not designated the area for mineral extraction, the implementation of the proposed project would result in a less than significant impact on the potential loss of the availability of a significant mineral resource.

- b) **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?**

Less Than Significant Impact. As discussed in response 11(a) above, the project site is located within an area classified as MRZ-3 which include areas containing mineral deposits, but the significance of which cannot be evaluated from the data that was available to the State Geologist. The County of Madera acknowledged the classification of significant mineral resources which were areas designated as MRZ-2 by the State Geologist and provided appropriate policies related to these areas. However, since the project site is classified as MRZ-3, the project site was not recognized by the County of Madera as a locally-important mineral resource recovery site. Therefore, the implementation of the proposed project would result in a less than significant impact on the potential loss of the availability of a locally-important mineral resource recovery site.

Noise

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12. NOISE — Would the project result in:				
a) Exposure of persons to or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact. Project development has the potential to create noise impacts that may adversely affect surrounding land uses, as well as the uses contemplated on the project site. Noise levels from mobile and stationary sources may increase where new or more intensive development is proposed. The EIR will evaluate potential noise impacts and a noise impact analysis will be conducted. The noise impact analysis will analyze construction noise and vibration, roadway noise contours, stationary noise impacts as well as vibration impacts that could occur during operational activities. The EIR will include appropriate mitigation measures to reduce potential impacts.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Potentially Significant Impact. The proposed project has the potential to create excessive groundborne vibration impacts that may adversely affect land uses. These impacts could occur during construction activities or operational activities. The EIR will evaluate potential construction and operational vibration impacts, and mitigation measures will be recommended to reduce potential impacts.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. Implementation of the proposed project has the potential to create stationary and mobile noise impacts that could adversely affect surrounding land uses. These increases will occur as development occurs on the project site. The EIR will evaluate potential long-term noise impacts associated with the project and recommend mitigation measures, as necessary, to reduce potential impacts.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. Construction activities associated with the proposed project has the potential to create temporary increases in noise levels. Potential noise impacts that could affect surrounding land uses will be discussed. The EIR will evaluate potential construction noise impacts associated with the project and recommend mitigation measures to reduce potential impacts, as necessary.

- e) **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 expose people residing or working in the project area to excessive noise levels?**

No Impact. There are no public airports within two miles of the project site. The closest public use airport is the Madera Municipal Airport, approximately 3.3 miles southwest of the project site. Increased population from future development would not expose those working or living in the area to potential noise impacts associated with airport operations. Furthermore, the project site is not located within an airport land use plan; therefore there will be no impacts in this regard, and no further analysis of this issue will be provided in the EIR.

- f) **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?**

No Impact. There are no private airstrips within the vicinity of the project site. The closest private airstrip is Sallaberry Ranch Strip Airport located approximately 5.7 miles northwest of the project site. Therefore, there will be no noise impacts in this regard, and no further analysis of this issue will be provided in the EIR.

Population and Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13. POPULATION AND HOUSING — Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Potentially Significant Impact. The proposed project includes a Specific Plan that would modify policies and programs for the future development of the project site. This modification will result in a greater population and number of housing units compared to the existing 2009-2014 General Plan Housing Element. Therefore, the policies and programs will direct growth to intensify population and housing on the project site. The EIR will evaluate the potential impacts related to population and housing growth and provide mitigation measures to reduce potential impacts, if necessary.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The project site does not contain existing housing. Therefore, the implementation of the proposed project would not result in the displacement of housing. This issues will not be further discussed in the EIR.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact. The project site currently contains agricultural crops. The implementation of the proposed project will not result in the displacement of people, and therefore, would not require the construction of replacement housing. This issue will not be further discussed in the EIR.

Public Services

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14. PUBLIC SERVICES — Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:**

i) **Fire protection?**

Potentially Significant Impact. Fire services for the project site are provided by the Madera County Fire Department; a full service fire department providing emergency service to all unincorporated areas of Madera County through a network of fire stations, personnel, and equipment (County of Madera, 2017a). The department is administered, and career suppression personnel are provided, through a contract with the California Department of Forestry and Fire Protection (CAL FIRE). Changes in land use associated with the proposed project would allow an increased level of urban development on the project site. This increased intensity is expected to increase fire service needs and could increase the need for additional fire personnel and facilities. The EIR will analyze potential environmental impacts associated with increases in fire facilities that are required to adequately serve the proposed project. Mitigation measures will be recommended, if necessary.

ii) **Police protection?**

Potentially Significant Impact. Police services for the project site are provided by the Madera County Sheriff’s Office and the California Highway Patrol. The Madera County Sheriff Department has three levels: the Valley Division, Mountain Division, and

Administrative Division (County of Madera, 2017b). Changes in land use associated with the proposed project will allow an increased level of urban development on the project site. This increased intensity is expected to increase police services and could increase the need for additional police personnel and facilities. The EIR will analyze potential environmental impacts associated with increases in police facilities that are required to adequately serve the proposed project. Mitigation measures will be recommended, if necessary.

iii) Schools?

Potentially Significant Impact. The project site is located within the service area of the Madera Unified School District (MUSD, 2014). However, since the project site does not include any housing, there are no students that exist on the project site. The implementation of the proposed project would result in a substantial increase in housing units on the project site and therefore, will result in a substantial increase in student population. This increase in student population could impact existing enrollment capacities at schools within the Madera Unified School District. The EIR will address the potential impacts to school facilities and include mitigation measures, if required.

iv) Parks?

Potentially Significant Impact. Implementation of the proposed project will increase residential population on the project site, and therefore, increase the demand for parks. The EIR will analyze potential impacts to parks and will include mitigation measures, if necessary.

v) Other public facilities?

Potentially Significant Impact. Implementation of the proposed project has the potential to impact various public facilities including libraries. The EIR will analyze potential impacts from the implementation of the proposed project. Mitigation measures will be recommended, if necessary.

Recreation

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Potentially Significant Impact. Implementation of the proposed project would substantially increase population on the project site and increase the demand for recreation facilities. The EIR will evaluate the potential physical deterioration impacts on existing parks and recreational facilities from the increase in demand. Mitigation measures will be identified to reduce potential impacts, if necessary.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

Potentially Significant Impact. Implementation of the proposed project would result in the development of park and recreational facilities to serve the increase population. The potential adverse physical effects resulting from the addition of new facilities will be addressed in the EIR. Mitigation measures will be recommended, if necessary.

Transportation and Traffic

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16. TRANSPORTATION/TRAFFIC —				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Potentially Significant Impact. Project development would result in increased vehicle trips that may result in traffic impacts that may conflict with an existing plan, policy, or ordinance. The EIR will evaluate existing applicable plans, ordinances and/or policies related to traffic performance. Mitigation measures will be recommended, if necessary, to reduce potential traffic impacts.

- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. Development of the proposed project would result in increased vehicle trips that may conflict with the Madera County congestion management program (CMP). The EIR will include a discussion of the Madera County CMP and will recommend mitigation measures, if necessary.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?**

Less Than Significant Impact. The project site is located approximately 3.3 miles from the nearest public airport (Madera Municipal Airport). The implementation of the proposed project would increase population in the project area and increase traffic levels; however, the increase in traffic levels would not result in substantial safety risks because the airport is located on the west side of Highway 99 while the project site is located approximately 3.3 miles east of Highway 99. Because the project site is not located within two miles of an airport and would not substantially increase traffic levels or substantially change safety risks related to airport operations, this issue will not be further discussed in the EIR.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Potentially Significant Impact. Currently, there are agricultural activities that occur on the project site. As development occurs adjacent to land that is under agricultural activities, increased traffic hazards may occur if mobile agricultural equipment uses the same roadways as automobiles associated with the proposed project. This potential impact will be analyzed in the EIR, and mitigation measures will be recommended, if necessary.

- e) **Result in inadequate emergency access?**

Potentially Significant Impact. Implementation of the proposed project would result in the construction of various individual developments. These construction activities could impede emergency vehicles from accessing their destination. In addition, future development may reduce capacities of roadways and intersections that could impede emergency vehicles from accessing their destination. These potential construction and operational impacts will be analyzed in the EIR and mitigation measures will be recommended, if necessary.

- f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

Potentially Significant Impact. The proposed project would increase vehicle trips in the project vicinity and these additional trips may conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities. The EIR will evaluate

the potential for future development to conflict with adopted plans, policies, and programs. Mitigation measures will be recommended, if necessary.

Utilities and Service Systems

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17. UTILITIES AND SERVICE SYSTEMS —				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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 provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. Implementation of the proposed project would increase the amount of wastewater generated on the project site. The EIR will analyze potential impacts regarding wastewater and wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. Mitigation measures will be recommended, if necessary.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. Project development would substantially increase the amount of wastewater generated on the project site and increase the amount of potable water demand on the project site. It is anticipated that additional water and wastewater treatment facilities would be required to serve the future uses associated with the proposed project. The EIR will include an evaluation of the potential environmental effects associated with the development of new facilities to meet the increase in water

and wastewater service demands. These potential physical effects will be addressed in the EIR. Mitigation measures will be recommended, if necessary.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Potentially Significant Impact. Project development would substantially increase the amount of impervious surfaces on the project site. This increase in impervious surfaces would increase the amount of storm water runoff and require the construction of new storm water drainage facilities. An evaluation of the potential increase in storm water generation will be provided in the EIR as well as identification of new facilities that will be required to adequately serve future development. The potential environmental effects associated with the future development of the new facilities will be addressed in the EIR. Mitigation measures will be recommended in the individual topical issue evaluations, if necessary.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Potentially Significant Impact. Development of the proposed project will modify potable water demand on the project site. This change in demand may substantially impact the existing available water supplies. The EIR will address the change in water demand and the need for additional sources of water supply to adequately serve the proposed project. Mitigation measures will be recommended, if necessary.

- e) **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 provider's existing commitments?**

Potentially Significant Impact. The proposed project would substantially increase the generation of wastewater. The project includes wastewater treatment on the project site. Potential impacts associated with the proposed onsite wastewater treatment facilities will be addressed in the EIR and mitigation measures will be recommended, if necessary.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant Impact. Implementation of the proposed project would substantially increase the generation of solid waste. This increase in solid waste may substantially impact the existing landfills that currently serve the project vicinity. The EIR will evaluate these potential impacts and mitigation measures will be recommended, if necessary.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact. Statewide policies regarding solid waste have become progressively more stringent, reflecting Assembly Bill 939, which requires local government to develop waste reduction and recycling policies and meet mandated solid waste reduction targets. The EIR will address the potential increase in the generation of solid waste and the potential for project development to comply with federal, state, and local solid waste statutes and regulations. Mitigation measures will be recommended, if necessary.

Mandatory Findings of Significance

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18. MANDATORY FINDINGS OF SIGNIFICANCE —				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. Project development would result in conversion of agricultural land into developed land. As construction activities occur on agricultural land, potential impacts to sensitive plant and wildlife species and habitat could occur. In addition, as the proposed project is constructed, historical resources could occur. The EIR will address the project’s potential impact on biological and cultural resources, and mitigation measures will be recommended, where necessary.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Potentially Significant Impact. Implementation of the proposed project could contribute considerably to cumulative impacts. Each of the issues identified above as potentially significant will be evaluated for cumulative impacts within the EIR. Mitigation measures will be provided, if necessary.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. Implementation of the proposed project could result in significant impacts that may result in substantial adverse effects on human beings. These potential effects will be addressed in the EIR and mitigation measures will be recommended, if necessary.

References

- California Department of Conservation, California Geologic Survey (CGS). 2017. Search Results for Regulatory Maps, Accessed at www.quake.ca.gov/gmaps/WH/regulatorymaps.htm, accessed on January 31, 2017.
- California Department of Fish and Wildlife. 2015. California Regional Conservation Plans. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>, accessed on January 9, 2017.
- California Department of Toxic Substances Control (DTSC), 2007. DTSC's Hazardous Waste and Substances Site list – Site Cleanup (Cortese List). Available at: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed on February 8, 2017.
- California Department of Transportation (Caltrans). 2017. California Scenic Highway Mapping System, Madera County, Available at www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed on January 31, 2017.
- County of Madera, 2017a. Fire Department, Fire Prevention and Suppression. Available at: <http://www.madera-county.com/index.php/departments/links-to-departments/141-fire-department>, accessed on February 8, 2017.
- County of Madera, 2017b. Madera County Sheriff's Office. Available at: <http://www.madera-county.com/index.php/sheriffs-home/228-madera-county-sheriffs-office>, accessed on February 8, 2017.
- DOC, Division of Mines and Geology, 1998. *General Mineral Land Classification of Aggregate Resources in the Fresno P-C Region Map*. 1998.
- FEMA, 2008. Flood Insurance Rate Map, Madera County. Available at: <https://msc.fema.gov/portal/search?AddressQuery=madera%20county#searchresultsanchor>, accessed on February 8, 2017.
- Madera County, California. 2016. Municipal Code. Chapter 18.08 Zoning Districts Established. Available at: www.municode.com/library/ca/madera_county/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.08DIESAP, accessed on December 28, 2016.
- Madera Unified School District (MUSD), 2014. MUSD Attendance Areas, Attendance Areas/School Boundaries. Available at: <http://www.madera.k12.ca.us/Page/285>, accessed on February 8, 2017.
- Toll Free Airline, 2017. Madera County Public and Private Airports, California. Available at: <http://www.tollfreeairline.com/california/madera.htm>, accessed on February 8, 2017.

United States Department of Agriculture (USDA), 2017. Natural Resources Conservation Service, Web Soil Survey, Available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed on February 8, 2017.



Development and Resource Management Department

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8003 FAX (559) 498-1012
www.fresno.gov

Jennifer K. Clark
Director

April 20, 2017

Matthew Treber, Director
Community & Economic Development Department
200 W. 4th Street, Suite 3100
Madera, California 93637

Dear Mr. Treber:

SUBJECT: Response to Notice of Preparation for the Castellina Project

The City of Fresno is in receipt of the Notice of Preparation and Notice of Public Scoping Meeting. Due to the projects location north of the City of Madera, the City of Fresno has no comments on this project. Thank you for the opportunity to comment on this project.

If you have any additional questions regarding this matter, please call me at (559) 621-8040.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Sanchez".

Mike Sanchez, AICP, MCRP
Assistant Director



RECEIVED

MAY 02 2017

MADERA COUNTY
PLANNING DEPARTMENT

April 26, 2017

BOARD MEMBERS

Dan Richard
CHAIR

Thomas Richards
VICE CHAIR

Ernest M. Camacho

Daniel Curtin

Bonnie Lowenthal

Lorraine Paskett

Michael Rossi

Lynn Schenk

EX-OFFICIO
BOARD MEMBER

Honorable Jim Beall

Jeff Morales

CHIEF EXECUTIVE OFFICER

Mr. Matthew Treber, Director
County of Madera
Community & Economic Development Department
200 W. 4th Street
Madera, CA 93637

RE: Castellina Project: Comment in Response to Initial Study; Assessor Parcel Numbers 031-221-001 and 031-222-001

Mr. Treber:

This is the California High-Speed Rail Authority's (Authority) comment in response to the publication of the "Castellina Project Initial Study" (Initial Study) dated March 2017, for which the "Notice of Completion & Environmental Document Transmittal" was signed by the County of Madera as the Lead Agency on April 7, 2017 (Notice of Completion). The Initial Study and Notice of Completion were attached to a document titled "Public Notice," which states that the Madera County Community & Economic Development Department will be the Lead Agency and prepare an Environmental Impact Report (EIR) for the Castellina Project.

The proposed Project is described as a mix of residential, commercial, and recreational land uses in an unincorporated area of Madera County. The project area is bordered by Avenue 18 to the north, Road 28½ (Raymond Road) to the east, Avenue 17 to the south, Road 27 (Lake Street) to the west, and the Burlington Northern Santa Fe (BNSF) railroad line to the southwest (Public Notice; Initial Study, page 7, "Project Site"). Figure 3 and Figure 7 of the Initial Study shows that the planned High-Speed Rail alignment will border the southwestern corner of the Castellina Project.

Please note that the Authority will not provide sound barriers on the southwestern side of the Castellina Project. The Authority's EIR/EIS provides studies of the Authority project's potential noise impacts to existing receptors. Based on those studies, the Authority has proposed noise mitigating sound barriers. Figure 3.4-21 of the EIR/EIS (available at http://hsr.ca.gov/docs/programs/merced-fresno-eir/final_EIR_MerFres3_4Noise.pdf on page 3.4-57) shows the locations of proposed sound barriers. This figure does not show a proposed sound barrier southwestern side of the proposed Castellina Project.

As the Authority conveyed to Ms. Hardt-Mason, legal counsel for the proposed Castellina Project, in a letter dated February 6, 2017 (Attachment A to this comment letter), the Authority's Final Environmental Impact Report/Environmental Impact Statement for the Merced to Fresno section ("EIR/EIS") was certified on May 3, 2012. The County of Madera did not approve the affected real estate parcels as a New Growth Area until February 24, 2014, almost two (2) years after the Authority's EIR/EIS. To date, the Castellina Project has not yet completed

EDMUND G. BROWN JR.
GOVERNOR



Mr. Matthew Treber
April 26, 2017
Page Two

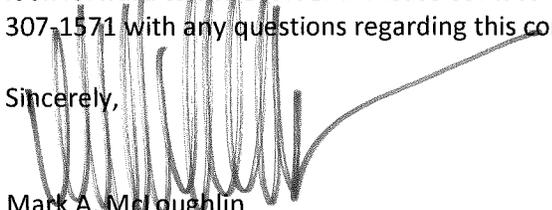
the entitlement process with Madera County (County).¹ Consequently, the Castellina Project could not have been considered in the Authority's EIR/EIS for potential impacts.

Consequently, the Authority had no information to anticipate the Castellina Project as a future project. Section 3.19, Cumulative Impacts, of the EIR/EIS addresses the cumulative effects of implementing the High-Speed Rail in combination with other past, present, and reasonably foreseeable future projects that may result in environmental impacts. The EIR/EIS also provides a list of detailed information of reasonably foreseeable development projects and plans. The Castellina Project was not a part of this list.

Based on the foregoing, the Authority will not provide a soundwall on the southwestern side of the proposed Castellina Project.

Thank you for providing us the Public Notice and attached Notice of Completion and Initial Study. We look forward to the Draft EIR. Please contact me via email at Mark.McLoughlin@hsr.ca.gov or at (916) 307-1571 with any questions regarding this comment letter.

Sincerely,



Mark A. McLoughlin
*Director of Environmental Services,
California High-Speed Rail Authority*

Attachment:

Authority letter to Ms. Katharine Hardt-Mason, Attorney at Law, February 6, 2017

cc:

Diana Gomez, Central California Regional Director

¹ This is confirmed by the Public Notice, which states that the Project will require multiple actions and approvals by the County, including General Plan, zoning and map amendments, and the Initial Study, which also states that the proposed Castellina Project includes requests for these approvals (Initial Study, page 6, "Initial Approvals").



February 6, 2017

BOARD MEMBERS

Dan Richard
CHAIR

Thomas Richards
VICE CHAIR

Lou Correa

Daniel Curtin

Bonnie Lowenthal

Lorraine Paskett

Michael Rossi

Lynn Schenk

Jeff Morales
CHIEF EXECUTIVE OFFICER

Katharine L. Hardt-Mason
Hardt Mason Law
1145 Teresa Lane
Morgan Hill, CA 95037
Phone: (408) 779-9707
Fax: (408) 778-3031
Katharine@HardtMason.com

Re: High-Speed Rail/Castellina, LLC- Sound wall (Sound Barrier)

Dear Ms. Hardt-Mason:

This letter is in response to your letter dated August 17, 2016, to the California High-Speed Rail Authority ("Authority") regarding the requested construction of a sound barrier for the proposed Castellina Community, located on Assessor's Parcel Numbers (APN) 031-221-001 and 031-222-001. A Memorandum dated May 9, 2016 from Pembroke Development was also provided to the Authority, which also addressed the construction of a sound barrier for the Castellina Community. The subsequent sections of this letter provide the Authority's position and final determination regarding the construction of a sound barrier.

Castellina Community Was Approved after Authority's EIR/EIS

The Authority's Final Environmental Impact Report/Environmental Impact Statement for the Merced to Fresno section ("EIR/EIS") was certified on May 3, 2012. According to your letter, the County of Madera did not approve the affected real estate parcels as a New Growth Area until February 24, 2014, almost two (2) years after the Authority's EIR/EIS. To date, the Castellina Community has not yet completed the entitlement process with Madera County (County). Consequently, the Castellina Community could not have been considered in the Authority's EIR/EIS for potential impacts.

Proposed Sound Barrier Location

The Authority's EIR/EIS provides studies of the Authority's potential noise impacts to existing receptors. Based on those studies, the Authority has proposed noise mitigating sound barriers. Figure 3.4-21 (available at http://hsr.ca.gov/docs/programs/merced-fresno-eir/final_EIR_MerFres3_4Noise.pdf on page 3.4-57) of the EIR/EIS shows the locations of proposed sound barriers. Contrary to the statements in your letter that a sound barrier is to be constructed along the southwest border of the Castellina Community property, this figure does not show a proposed sound barrier southwest of the Castellina Community.

EDMUND G. BROWN JR.
GOVERNOR



Summary

Based on the information presented, construction of a sound barrier by the Authority is not warranted because: 1) the Castellina Community was not in existence at the time of the Authority's EIR/EIS; and 2) Figure 3.4-21 of the Authority's EIR/EIS does not show a proposed sound barrier at the southwestern border of the Castellina Community, contrary to your statement. As mentioned in the above-referenced Memorandum, it is recommended that the Castellina Community continue to coordinate with the County regarding construction of a sound barrier for the proposed Community. Please note that any future correspondence from the Castellina Community to the Authority should be facilitated through the County.

Sincerely,



Diana Gomez
Central California Regional Director

Cc: Glenn M. Pace, Castellina, LLC
James Pace, Castellina, LLC
David Pace, Castellina, LLC
Norm Allinder, Madera County
Matt Treber, Madera County

From: Chauhan, Kassy@Waterboards [<mailto:Kassy.Chauhan@waterboards.ca.gov>]
Sent: Monday, May 01, 2017 1:18 PM
To: Matthew Treber
Subject: Castellina Project - SCH#2017041022

Hi Matt! Please find below the Division's comments on the subject project:

1. The Castellina Estates will have to submit a technical report per SB1263 that evaluates the feasibility of connecting to a nearby (within 3 miles) existing water system as opposed to the formation of a new public water system. The technical report will be evaluated and the Division will make a determination on whether or not a permit will be issued to the new public water system or if consolidation with an existing water system is the most feasible option. I had a conference call with the engineers for the Castellina Estates project to go over the details of the technical report.
2. The Castellina Estates must submit all water facility plans and specifications to the Division for review and approval prior to the commencement of any construction activity. All water system infrastructure must be designed in accordance with the California Waterworks Standards.
3. The Castellina Estates is required to submit a water supply permit package prior to obtaining a water supply permit from the Division for the operation of the public water system, if approved.
4. The Castellina Estates project is proposing the construction of a tertiary treated WWTP and will include the use of recycled water for landscape irrigation. The Castellina Estates will be required to submit a Title 22 Engineering Report that outlines the details associated with the use of recycled water. The Division of Drinking Water will review, comment and approve the Title 22 Engineering Report prior to the use of recycled water in the development.
5. The Castellina Estates establishes groundwater as the source of supply for the project. All domestic water supply wells will have to be constructed in accordance with the California Well Standards and the California Waterworks Standards. In addition, the water produced by the wells must comply with all primary and secondary drinking water standards. The location of the domestic water supply wells was not shown in the Environmental Checklist but the project should note that a minimum of a 50-foot radius control zone must be provided at each domestic water well location.
6. Page 20 of the document outlines Other Agencies Whose Approval May be Required. The list includes the California Department of Health Services for the potential approval of the public water system permits and water reclamation permits. Please note that the permitting agency is the State Water Resources Control Board – Division of Drinking Water – Merced District Office.

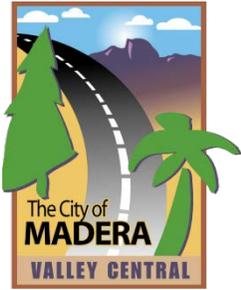
The Castellina Estates should not proceed with the development of the public water system until a determination is made on whether or not the Division will permit the public water system upon completion of the review of the SB1263 Technical Report discussed in Item No. 1. If there are other viable water systems within the 3-mile radius as outlined in the regulation, the Division may conclude that connecting to one of those water system is preferred over the formation of a new public water system.

Please let me know if you have any questions.

Thank you,

Kassy D. Chauhan, P.E.

Senior Sanitary Engineer – Merced District
State Water Resources Control Board –
Division of Drinking Water
Field Operations Branch
559-447-3300 – Main
559-447-3316 – Direct
559-385-5014 – Cell
559-447-3304 - Fax



CITY OF MADERA

COMMUNITY DEVELOPMENT DEPARTMENT

Dave Merchen – Director of Community Development
dmerchen@cityofmadera.com ▪ (559) 661-5430
205 W 4th Street ▪ Madera, Ca 93637

May 8, 2017

Matthew Treber, Director
Community & Economic Development Department
200 W. 4th Street, Suite 3100
Madera, CA 93637

RE: Castellina Project Notice of Preparation (NOP)

Dear Mr. Treber,

Thank you for the opportunity to review the notice of preparation for the proposed Castellina Project. Please consider the comments described below as your office begins preparing the area plan and environmental impact report for the project.

- The project and its environmental impact report should identify whether the project site is intended to be annexed into the City limits in the future.
- To the degree that the proposed project generates demand for services which would be provided by the City or within the City limits (such as regional shopping opportunities, medical facilities, schools, recreation programs and amenities, etc.) the direct and indirect impacts created by that demand should be identified and mitigation measures should be incorporated.
- The project and its environmental impact report should identify where inconsistencies between project development standards and City standards will exist and the extent to which those inconsistencies will create conflicts or limit development future development of the surrounding land within City General Plan Village B.
- The project should consider connection to the City's sewer and water systems. Sewer and water master plans adopted by the City in 2014 anticipate extension of urban services to the site as a logical expansion of the City's service area. The 2014 Master Plans present updated strategies for serving the project area than did previous plans. Failure to develop infrastructure which is capable of serving nearby properties outside the project boundary may limit the development potential of those properties by making the financing of backbone infrastructure infeasible. Connection to the City utilities would be consistent with County General Plan Policies 1.A.4 and 1.J.1.

I would be happy to make City staff available to provide additional information regarding City development standards and infrastructure systems. Please let me know if you have any questions or would like additional detail regarding any of the information provided in this letter.

Sincerely,

A handwritten signature in black ink that reads 'David J. Merchen'. The signature is written in a cursive, flowing style.

David J. Merchen
Community Development Director

From: Hans, Matthew [<mailto:Matthew.Hans@BNSF.com>]

Sent: Friday, May 05, 2017 1:15 PM

To: Matthew Treber

Cc: Hans, Matthew; Pacheco, Noel

Subject: Castellina Project - Railroad Comments

Matthew,

It was nice sitting in on the Public Scoping Meeting. We had a couple comments, in which we spoke about after the meeting. Please see comments/questions below:

- Upon designing plans for this project, what is the proposed “fence” or “barrier” along the property line?
- Is there a drainage plan? Note, there shall be no drainage from project site onto BNSF right-of-way.
- If access onto BNSF right-of-way is affected per project site, access must be made whole.
- Please coordinate with California High Speed Rail regarding their overpass construction and the Castellina project entrances.
- What is the proposed timeline of construction?

Let me know if you have any further questions for BNSF.

Thanks and have a Safe day,

Matthew Hans | BNSF Railway | Project Engineer – Fresno, CA | [✉Matthew.Hans@BNSF.com](mailto:Matthew.Hans@BNSF.com) | [☎913-396-2511](tel:913-396-2511)
Cell | [☎559-457-7621](tel:559-457-7621) Office