



**Notice of Availability  
Draft Environmental Impact Report  
State Clearinghouse Number 2017041022**

**Project Title:** Castellina Specific Plan  
**Project Location:** Unincorporated Madera County (see figure)  
**Lead Agency:** Madera County  
200 West 4<sup>th</sup> Street  
Madera, California 93637  
**Contact Person:** Jamie Bax, 559.675.7821; [jamie.bax@maderacounty.com](mailto:jamie.bax@maderacounty.com)  
**Date:** October 28, 2021

**Announcement:** The Madera County Community & Economic Development Department, as lead agency under the California Environmental Quality Act (CEQA), hereby announces that the Draft Environmental Impact Report (EIR) for the proposed Castellina Specific Plan Project is now available for public review and comment. The Draft EIR comment period is from October 30, 2021 to December 14, 2021. The Draft EIR is available for review on the County's website at: <https://www.maderacounty.com/government/community-economic-development-department/divisions/planning-division/planning-forms-and-documents/-folder-3418>. Paper copies are available for viewing at the following locations:

Madera County  
Community & Economic Development, Planning Division  
200 West 4<sup>th</sup> Street, Suite 3100  
Madera, California 93637

Madera County  
Library Headquarters  
121 North G Street  
Madera, California 93637

**Public Review and Comment:** Comments must be submitted to the County by no later than 5:00 p.m. on December 14, 2021. Following the Draft EIR comment period, the County will prepare a Response to Comments Document that will include the comments provided on the Draft EIR, responses to the comments that raise environmental issues associated with the Project, an errata that will include changes and revisions to the Draft EIR, if necessary, and a mitigation monitoring and reporting program. The Response to Comments Document along with the Draft EIR will constitute the Final EIR. When submitting comments, please provide your name and your address, telephone number, and email address. Comment letters can be mailed in paper copy or can be submitted by email, either in the body of the email or an attachment (PDF format is preferred for email attachments). Please send your comments on the Draft EIR to:

Jamie Bax, Deputy Director  
200 West 4<sup>th</sup> Street  
Madera, California 93637  
Email: [jamie.bax@maderacounty.com](mailto:jamie.bax@maderacounty.com)

**Project Description:** The proposed project, Castellina Specific Plan, is a master-planned community located on approximately 794 acres, about one mile north of the City of Madera in Madera County. The Project site 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.

The Castellina Specific Plan would allow for the development of up to 3,072 market-rate and active adult single-family, multi-family, and mixed-use residential units; approximately 21 acres of commercial mixed-use; and approximately 131 acres of parks, play fields, trails, plazas, community gardens, and other open space. The project also includes a 15-acre elementary school, a wastewater treatment plant and various utilities to serve the proposed Project. The Castellina Specific Plan Program includes several phases to be constructed in approximately 15 years until sometime between 2035 and 2040. The Phase 1 Project is located in the northwest portion of the Program site

and includes 67 low-density residential units, 50 very low-density residential units, open space/multi-use area, a park, wastewater treatment plant, and water wells/facilities on 96 acres to be constructed by approximately 2025.

The proposed project will require the following approvals from the County of Madera: (1) General Plan Amendment, (2) Area Plan, (3) Specific Plan, (4) County Code, Zoning Text and Zoning Map Amendments, (5) Large Lot Tentative Map(s), (6) Development Agreement, and (7) Tentative Map for the Phase 1 Project. Additional County of Madera approvals include: (8) Tentative Tract Maps, (9) Water Supply Assessment, (10) Grading Permit(s), (11) Final Map(s), (12) Infrastructure Master Plan, (13) Building Permits, (14) Tree Removal Permit(s), and (15) Well Construction Permit(s). Additional approvals may be required from the following agencies: California Department of Fish and Wildlife, California Department of Health Services, California Department of Transportation, California Department of Water Resources, California Public Utilities Commission, Madera Unified School District, Regional Water Quality Control Board, and San Joaquin Valley Air Pollution Control District.

**Potential Significant Environmental Impacts:** The Castellina Specific Plan would result in potential significant and unavoidable impacts to aesthetics, agricultural resources, air quality, cultural resources, greenhouse gas emissions, noise and vibration, public services, and transportation (vehicle miles traveled). All other environmental impacts evaluated in the Draft EIR are considered to be less than significant, or can be feasibly reduced with mitigation measures to less than significant. The Castellina Specific Plan Site does not include a site that is designated on the hazardous materials list that has been compiled pursuant to Government Code Section 65962.2.

**Public Hearing:** Public hearings on the proposed Project and the Final EIR will be scheduled before the Madera County Planning Commission and the Board of Supervisors at a time and date to be determined. Notification of the public hearings will be provided in accordance with Madera County regulations.

