

CHAPTER 1

Introduction

1.1 Introduction

This Final Environmental Impact Report (EIR) document has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and *CEQA Guidelines* (California Administrative Code Section 15000 et seq.). The Final EIR is an informational document prepared by the Lead Agency that must be considered by decision makers before approving or denying a proposed project. The Madera County Planning Department is the Lead Agency for this project. The Final EIR incorporates, by reference, the:

- Gateway Village Specific Plan Draft Program Environmental Impact Report (November 2006) (SCH No. 2005091071).

In accordance with Section 15132 of the *CEQA Guidelines*, this Final EIR is organized as follows:

- Chapter 2 describes revisions/additions to the Draft EIR.
- Chapter 3 includes all written comments received during public review and responses to those comments.
- Chapter 4 includes the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project.

The Statement of Findings and Overriding Considerations have been prepared for the Final EIR in accordance with Section 15091 of the *CEQA Guidelines*, and are contained in a separate document.

1.2 Environmental Review Process

The Draft EIR and Notice of Availability (NOA) were distributed to various public agencies, citizen groups and interested individuals on November 22, 2006 for a period of 45 days (see Appendix A of this document). The comment period closed January 5, 2007. A public hearing was held December 7, 2006 at Children's Hospital Central California to solicit public comments on the Draft EIR. Per the request of the Golden Valley Unified School District (District), the Lead Agency extended the review period to January 10, 2007. The District requested an additional extension of the review period to January 24, and again to January 31, 2007. The Draft EIR

comment period was extended from the 45-day review period, as required by CEQA, to a 71-day review period.

In accordance with Public Resources Code 21092.5 of the *CEQA Guidelines*, this Final EIR document will be provided to commenting public agencies, organizations, and individuals for a minimum of ten days prior to certification of the EIR. In accordance with CEQA, the Final EIR will be available for public review prior to the public hearing at which the Planning Commission will consider recommending certification and adoption of the Final EIR to the Board of Supervisors. The document is also available on the County's website: www.madera-county.com/rma/planningdept/planning_dept_docs.html

1.3 Project Overview

The project includes a variety of residential and commercial uses, in addition to open space and light industrial uses. The master planned community would consist of 2,062 acres containing 5,836 low-density residential units, 132 acres of commercial and mixed-use (including 742 residential units), 40 acres of highway service commercial uses, 19 acres of neighborhood commercial uses, 148 acres of open space, and 177 acres of right-of-way. The project site also includes existing light industrial uses (89 acres). In addition, the project includes improvements to some off-site areas related to infrastructure improvements (2,414 acres).

1.4 Environmental Impacts

Following preparation of an Initial Study and circulation of a Notice of Preparation (NOP), a Draft Program EIR was prepared considering the environmental impacts associated with the Gateway Village project. **Table 1.1** summarizes impacts and mitigation measures of the proposed project.

As shown in Table 1.1, project impacts to construction, operation and cumulative air quality and cumulative traffic would remain significant and unavoidable even after incorporation of mitigation measures. These impacts would require the adoption of a Statement of Overriding Considerations during project approval.

**TABLE 1.1
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.1 Aesthetics		
<p>Impact 4.1.1: Implementation of the proposed project would alter the existing landscape characteristics of the project site from agricultural land to developed urban/suburban uses. This change in visual character would not impact a scenic vista.</p>	None required.	Less than significant.
<p>Impact 4.1.2: Implementation of the proposed project would alter the existing landscape characteristics, but would not affect scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.</p>	None required.	Less than significant.
<p>Impact 4.1.3: Implementation of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.</p>	None required.	Less than significant.
<p>Impact 4.1.4: Implementation of the proposed project would result in the introduction of new light and glare sources associated with residential and commercial uses, which could have an adverse affect on adjacent areas.</p>	<p>Measure 4.1.4: The following project design features shall be implemented to minimize light and glare impacts:</p> <ul style="list-style-type: none"> • Outdoor light fixtures for non-residential areas (such as lighting used for landscaping and architectural features and parking lots) shall be low-intensity, shielded and directed away from residential areas and night sky. Lighting fixtures for parking lots shall use low-pressure sodium lamps or other similar lighting fixture and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Site plans shall be reviewed and approved on a case-by-case basis, contingent upon certification by the Madera County Planning Department that adjacent residential areas would not be affected. • Streetlights shall use low-pressure sodium lamps and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. • Native landscaping, such as shrubs and trees, shall be planted in such a manner to shield motor vehicle lights from adjacent areas. Dense native landscaping (such as shrubs) shall be placed along all project arterial roadways and Root Creek Parkway, as well as employment and commercially designated areas and the Village Center. • Light fixtures for sports fields, park sites, and other lighted sports facilities shall be directed away from residential areas and shielded in a manner to minimize their illumination of the night sky, as specified in applicable County standards. 	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.1 Aesthetics (cont.)		
<p>Impact 4.1.5: Buildout of the proposed project, together with development anticipated in Madera County, would alter the nature and appearance of the area and contribute to the loss of less densely developed areas.</p>	<p>None required.</p>	<p>Less than significant.</p>
4.2 Agricultural Resources		
<p>Impact 4.2.1: The proposed project would convert “prime” and “unique farmland” agricultural lands to non-agricultural uses.</p>	<p>Measure 4.2.1: Economically viable agricultural uses shall be retained until development to urban/suburban uses becomes viable and can be served by infrastructure. The transition shall be made incrementally in conjunction with the availability of services and infrastructure.</p> <p>Measure 4.2.2: Subsequent entitlement requests or site plan review within the Gateway Village project area shall be reviewed for compliance with protection of economically viable agricultural uses through buffering and land use separation from those lands still in production.</p>	<p>Significant and unavoidable.</p>
<p>Impact 4.2.2: The proposed project is not designed to direct urban uses to designated new growth areas, existing communities and/or cities; or to maintain agriculturally zoned areas for agricultural use.</p>	<p>None available.</p>	<p>Significant and unavoidable.</p>
<p>Impact 4.2.3: The proposed project would result in conflicts with adjacent agricultural land uses.</p>	<p>Measure 4.2.3: To reduce impacts associated with the land use conflicts that would occur between the proposed development and the surrounding agricultural lands, the following disclosure statement from the Madera County Right-to-Farm Ordinance shall be provided to new residents within the Gateway Village:</p> <p><i>“It is the declared policy of the County of Madera that no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than one (1) year, if it was not a nuisance at the time it began. The term “agricultural activity, operation, or facility, or appurtenance thereof” includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, apiculture, or horticulture, the raising of livestock, for bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities.”</i></p>	<p>Significant and unavoidable.</p>

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.2 Agricultural Resources (cont.)		
<p>Impact 4.2.4: In conjunction with other planned and foreseeably expected future residential and mixed use development within Madera County, the proposed project would contribute to the conversion of "prime" and "unique farmland" agricultural lands to non-agricultural uses in Madera County.</p>	None available.	Significant and unavoidable.
4.3 Air Quality		
<p>Impact 4.3.1: Development of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan with implementation of mitigation measures.</p>	<p>Measure 4.3.1: The applicant shall fulfill all provisions and requirements of the agreement with San Joaquin Valley Air Pollution Control District (SJVAPCD) to reduce net reactive organic gases (ROG), nitrogen oxides (NOx), and total particulate (PM₁₀) impacts to zero. This agreement includes an emission reduction program, whereby the applicant funds projects in the Basin, such as replacement and destruction of old engines with new more efficient engines (a copy of the Air Quality Mitigation Agreement is provided in Appendix B).</p> <p>The agreement requires the Applicant to identify and propose opportunities for the reduction of emissions to fully mitigate project's air impact to less than significant, and includes opportunities for removal or retrofitting of stationary, transportation, indirect, and/or mobile pollution source equipment. Each proposal requires SJVAPCD approval and verification of emission reduction. The applicant's compliance with the provisions of the agreement would reduce net ROG, NOx, and PM₁₀ impacts to zero.</p>	Less than significant.
<p>Impact 4.3.2: Construction of the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.</p>	See Mitigation Measure 4.3.1 above.	Less than significant.
<p>Impact 4.3.3: Operation of the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.</p>	None required.	Less than significant.
<p>Impact 4.3.4: The proposed project would not expose sensitive receptors to pollutant concentrations resulting in an adverse health effect.</p>	None required.	Less than significant.
<p>Impact 4.3.5: Development of the proposed project would include a wastewater treatment facility that may result in odor impacts for future residents.</p>	None required.	Less than significant.
<p>Impact 4.3.6: Development of the project would not contribute significantly to cumulative air quality impacts.</p>	See Mitigation Measure 4.3.1.	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.4 Biological Resources		
Impact 4.4.1: The proposed project would effect, either directly or through habitat modifications, species identified as Threatened or Endangered by the CDFG or USFWS.	None required.	Less than significant.
Impact 4.4.2: Project construction could affect other species that are not listed but are meet the criteria of CEQA Guidelines Section 15380(b) (i.e., <i>Scaphiopus hammondi hammondi</i> , Western spadefoot toad; and <i>Athene cunicularia</i> , burrowing owl).	<p>Measure 4.4.1: The following mitigation provisions apply to the burrowing owl and are derived from CDFG guidelines.</p> <ul style="list-style-type: none"> • A pre-construction survey shall be conducted by a qualified biologist within and adjacent to ruderal habitat (orchards would not be used by this species) within 30 days of the on-set of construction. This survey shall include two early morning surveys and two evening surveys to ensure that all owl pairs have been located. • If preconstruction surveys undertaken during the breeding season (February 1st through July 31st) locate active nest burrows within 250 feet of construction zones, an appropriate buffer around them (as determined by the project biologist) shall remain excluded from construction activities until the breeding season is over. • During the non-breeding season (August 15th through January 31st), resident owls may be relocated to alternative habitat. The relocation of resident owls shall be according to a relocation plan prepared by a qualified biologist in consultation with the CDFG. This plan shall provide for the owl's relocation to nearby lands possessing available nesting habitat. Suitable development-free buffers shall be maintained between replacement nest burrows and the nearest building, pathway, parking lot, or landscaping. The relocation of resident owls shall be in conformance with all necessary state and federal permits. <p>Measure 4.4.1a: Tree and brush removal at the above-identified project sites shall be avoided during the nesting season (March 1 through August 15), or the sites shall be surveyed by a qualified biologist to verify the absence of breeding birds.</p> <p>Initial site clearing in areas with the potential for nesting birds shall also occur outside of the nesting season (March 1 through August 15). If clearing within the project area is to occur during the nesting season, a general survey for raptors, passerines, and their nests shall be conducted by a qualified biologist prior to construction to verify bird absence. If the survey indicates the potential presence of nesting raptors or passerines, the results would be coordinated with the Region 4 office of the CDFG, and suitable avoidance measures would be developed. Construction activities shall observe CDFG avoidance guidelines, which are a minimum 500-foot buffer zone surrounding active raptor nests and a 250-foot buffer zone surrounding nests of other birds.</p>	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.4 Biological Resources (cont.)		
Impact 4.4.3: The proposed project would potentially impact riparian habitat.	None required.	Less than significant.
Impact 4.4.4: The proposed project could have an adverse impact 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.	Measure 4.4.2: If reasonably feasible, the project shall avoid the 0.0054 acres of wetlands and waters of the United States (and an appropriate buffer zone) that would potentially be impacted by the project. If the project does not avoid the jurisdictional wetlands, then an area equivalent to the wetland impact acreage and in similar condition shall be identified and improved through riparian planting or the removal of non-native species. The location shall be as close to the project site as possible.	Less than significant.
Impact 4.4.5: The proposed project with the related projects would increase the degree of human use in an already fragmented landscape. The proposed project, therefore, would result in a cumulatively considerable environmental impact on regional biological resources.	None available.	Significant and unavoidable
4.5 Cultural Resources		
Impact 4.5.1: Removal of buildings and structures of potential historic significance would not occur.	None required.	Less than significant.
Impact 4.5.2: Project construction could adversely affect currently unknown historical resources, including archaeological resources.	<p>Measure 4.5.1: If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and the County shall consult with a qualified archaeologist to assess the significance of the find according to CEQA Guidelines Section 15064.5. If any find is determined to be significant, the County and the archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation. The County shall make the final determination. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.</p> <p>In considering any suggested mitigation proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the County shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.</p>	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.5 Cultural Resources (cont.)		
<p>Impact 4.5.3: The proposed project could adversely affect unidentified paleontological resources.</p>	<p>Measure 4.5.2: In the event that paleontological resources are discovered, the project proponent shall notify a qualified paleontologist, who shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in <i>CEQA Guidelines</i> Section 15064.5. If a breas¹ or other fossil is discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology, 1995). The paleontologist shall notify the appropriate agencies to determine procedures that should be followed before construction is allowed to resume at the location of the find. If the County determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the proposed project on the qualities that make the resource important. The plan shall be submitted to the County for review and approval prior to implementation.</p>	Less than significant.
<p>Impact 4.5.4: Project construction could result in disturbance to previously unidentified human remains.</p>	<p>Measure 4.5.3: If human skeletal remains are uncovered during project construction, the project proponent shall immediately halt work in the area of the discovery, contact the Madera County coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. If the county coroner determines that the remains are Native American, the County shall contact the NAHC, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and all excavation and site preparation activities would cease until appropriate arrangements are made.</p>	Less than significant.
<p>Impact 4.5.5: Project construction of the Gateway Village could contribute to cumulative impacts on cultural resources.</p>	None required.	Less than significant.
4.6 Soils and Geotechnical		
<p>Impact 4.6.1: In the event of a major earthquake in the region, seismic ground shaking could potentially injure people and cause collapse or structural damage to proposed structures or utilities.</p>	None required.	Less than significant.
<p>Impact 4.6.2: The development could expose soils to erosion or result in loss of topsoil.</p>	None required.	Less than significant.
<p>Impact 4.6.3: Areas of the development could be located on soils that are susceptible to expansion or collapse and result in damage to structures.</p>	None required.	Less than significant.

¹ A seep of natural petroleum that trapped extinct animals, thus preserving and fossilizing their remains.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.6 Soils and Geotechnical (cont.)		
<p>Impact 4.6.4: The proposed project, together with other developments in the immediate vicinity, would contribute to potential cumulative geologic and seismic hazards including increased soil erosion, slope failure, ground shaking, soil settlement, and liquefaction.</p>	None required.	Less than significant.
4.7 Hazards and Hazardous Materials		
<p>Impact 4.7.1: The proposed project could encounter contaminated soils during excavation activities, causing an increase in the risk of exposure (human and the environment). The impact would be insignificant with implementation of mitigation.</p>	<p>Measure 4.7.1: In order to determine if contaminants may be present in the soil, a sampling program shall be conducted in areas proposed for sensitive land uses such as residences and schools. Sampling protocol shall include, but not be limited to, sampling in random grid locations, sampling at various soil depths, and sampling in areas where known mixing of pesticides has occurred.</p> <p>Soil samples shall be analyzed for elevated levels of agricultural chemicals. Soil sampling also shall be conducted in the areas of the urea fertilizer tanks and the irrigation well turbine pumps. Remediation activities shall be required if testing reveals levels of contaminants that exceed regulatory requirements and/or pose a threat to the public health and the environment. Remediation may be required for both soils and groundwater, if regulatory requirements are exceeded. The remediation plan shall require approvals from the appropriate agencies. Remediation activities could include excavation and disposal, excavation and on-site treatment, or capping the soil with an impenetrable surface such as asphalt or concrete.</p>	Less than significant.
<p>Impact 4.7.2: Accidental upset of hazardous materials used during construction may increase the risk of exposure to the environment, workers and the public. The impact would be insignificant with implementation of mitigation.</p>	<p>Measure 4.7.2: Consistent with SWPPP requirements identified in the Hydrology and Water Quality section of this document, Castle & Cooke California, Inc. shall require the contractor to implement BMPs for handling hazardous materials on-site. The use of construction BMPs would minimize negative effects on groundwater and soils, and would include, without limitation, the following:</p> <ul style="list-style-type: none"> • Follow manufacturers' recommendations and regulatory requirements for use, storage, and disposal of chemical products and hazardous materials used in construction; • Avoid overtopping construction equipment fuel gas tanks; • During routine maintenance of construction equipment, properly contain and remove grease and oils; and • Properly dispose of discarded containers of fuels and other chemicals. <p>Measure 4.7.3: The applicant shall follow the provisions of CCR, Title 8, Sections 5163 through 5167 for General Industry Safety Orders to protect the project area from being contaminated by the accidental release of any</p>	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.7 Hazards and Hazardous Materials (cont.)		
	<p>hazardous materials and/or wastes. Disposal of all hazardous materials will be in compliance with applicable California hazardous waste disposal laws. The applicant shall contact the local fire agency and the County Department of Public Health, Environmental Health Division, for any site-specific requirements regarding hazardous materials or hazardous waste containment or handling.</p> <p>Measure 4.7.4: In the event of an accidental release of hazardous materials during construction, containment and clean up shall occur in accordance with applicable regulatory requirements.</p> <p>Measure 4.7.5: Oil and other solvents used during maintenance of construction equipment shall be recycled or disposed of in accordance with applicable regulatory requirements. All hazardous materials shall be transported handled, and disposed of in accordance with applicable regulatory requirements.</p> <p>Measure 4.7.6: The applicant shall require the construction contractor to prepare a Site Safety Plan in accordance with any requirement of the RWQCB. If hazardous materials are encountered during construction activities, the contractor shall be required to halt construction immediately and notify the applicant. Disposal of all hazardous materials shall be in compliance with all applicable California hazardous waste disposal laws.</p> <p>Measure 4.7.7: The applicant shall prepare and implement a safety program to ensure the health and safety of construction workers and the public during project construction. The safety program shall include an injury and illness prevention program, a site-specific safety plan, and information on the appropriate personal protective equipment to be used during construction.</p>	Less than significant.
Impact 4.7.3: Implementation of the proposed project would increase the use and storage of hazardous materials by commercial businesses and residences at the project site. Compliance with applicable regulations would reduce impacts to less than significant.	None required.	Less than significant.
Impact 4.7.4: Implementation of the proposed project would increase the quantities of hazardous waste that would require ultimate disposal.	None required.	Less than significant.
Impact 4.7.5: Construction activities in grassland areas would have the potential to expose people or equipment to risk of loss, injury, or death involving wildland fires. The impact would be insignificant with implementation of mitigation.	<p>Measure 4.7.8: The applicant shall work closely with local fire agencies to develop a fire safety plan, which describes various potential scenarios and action plans in the event of a fire.</p> <p>Measure 4.7.9: During construction, all staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other material that could ignite. Any construction equipment that</p>	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.7 Hazards and Hazardous Materials (cont.)		
	includes a spark arrestor shall be equipped with a spark arrestor in good working order. During the construction of the proposed project, the applicant shall require all vehicles and crews working at the project site to have access to functional fire extinguishers at all times. In addition, construction crews shall have a spotter during welding activities to look out for potentially dangerous situations, including accidental sparks.	
Impact 4.7.6: The proposed project would not contribute to significant cumulative hazards impacts in the project site vicinity.	None required.	Less than significant.
4.8 Hydrology and Water Quality		
Impact 4.8.1: Construction activities would involve grading and earthwork activities that could increase soil erosion and may transport sediment or other contaminants to downstream receiving waters	None required.	Less than significant.
Impact 4.8.2: The proposed project may potentially transport contaminants from urban runoff to downstream receiving waters.	None required.	Less than significant.
Impact 4.8.3: Discharges from the proposed wastewater treatment plant could potentially degrade groundwater and surface water quality.	None required.	Less than significant.
Impact 4.8.4: The proposed project would install new groundwater pumping wells for the purpose of using groundwater for the water supply. Additional pumping could cause groundwater levels to drop and further deplete groundwater supplies.	None required.	Less than significant.
Impact 4.8.5: The proposed project would increase the amount of impervious surfaces at the project site, which could increase volume of surface water runoff and decrease the rate of groundwater recharge. Increased discharge of runoff could cause flooding downstream.	Measure 4.8.1: The project applicant shall submit final design plans and a hydrology report based on findings from the IMP, demonstrating adequate detention and percolation of stormwater to the satisfaction of the County and Root Creek Water District (RCWD). The hydrology report shall also re-examine the flood hazard in the area, updating the FEMA analysis to identify a floodway and base flood elevations, as appropriate, considering recent and reasonably foreseen upstream and downstream development in the area.	Less than significant.
Impact 4.8.6: The proposed project, together with other developments in the immediate vicinity, would contribute to potential cumulative impacts to hydrology and water quality.	See Mitigation Measure 4.8.1.	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.9 Land Use and Planning		
Impact 4.9.1: Development of the proposed project would not divide an already established community.	None required.	Less than significant.
Impact 4.9.2: With approval of the discretionary actions, the proposed project would not conflict with the General Plan land use designations and policies and the zoning ordinance.	None required.	Less than significant.
Impact 4.9.3: The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan.	None required.	Less than significant.
Impact 4.9.4: The proposed project with the related projects would increase the intensity of the land uses in the area. However, the proposed project would not contribute to a cumulatively considerable environmental impact to the County in terms of land use and planning.	None required.	Less than significant.
4.10 Mineral Resources		
Impact 4.10.1: The proposed project would have no effect on known mineral resources.	None required.	Less than significant.
Impact 4.10.2: The proposed project would not contribute to any cumulative effect on known mineral resources.	None required.	Less than significant.
4.11 Noise		
Impact 4.11.1: Development of the proposed project would result in a temporary increase in ambient noise levels due to construction.	<p>Measure 4.11.1: Hours of construction shall be limited to between 7 AM and 6 PM on weekdays and from 8 AM to 5 PM on Saturdays.</p> <p>Measure 4.11.2: Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per the manufacturers' specifications) and by shrouding or shielding impact tools.</p> <p>Measure 4.11.3: Construction staging areas shall be located as far as possible from noise-sensitive uses.</p>	Less than significant.
Impact 4.11.2: Development of the proposed project would result in an increase in transportation noise levels.	Measure 4.11.4: For existing uses, mitigation measures could include soundwalls/berms. However, in some instances, there may not be sufficient space between the road and the residence to construct a soundwall or a soundwall may not be effective due to the need to keep a driveway open to the road. To reduce interior noise, a residential building facade can be upgraded to include dual-glazed windows and installation of air conditioning systems to enable closure of windows and doors for long periods of time.	Significant and unavoidable. For existing uses, there may be instances where soundwalls or berms would not be feasible due to space constraints, and facade upgrades do not reduce exterior noise levels, therefore, as a

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.11 Noise (cont.)	<p>Measure 4.11.5: For planned noise-sensitive uses, including those for the project, a wider range of feasible mitigation measures would be available than there would be for existing uses. Planned noise sensitive uses can be setback from noisy roadways such that outdoor use areas would experience no more than 60 Ldn in traffic noise. The extent of buffer that would be needed can be reduced through judicious orientation of buildings and outdoor living areas and insulation of the facades facing the road or through construction of soundwalls or berms or some combination of the two types of measures. At the tentative map stage, the County shall ensure that the developer has incorporated the necessary features to ensure that future noise environment would be less than 60 Ldn.</p>	<p>practical matter, increases in noise from project traffic along various roads in the project vicinity would be a significant unavoidable impact. This conclusion is consistent with the EIR for the <i>Madera County General Plan</i>, which recognizes that, while state and county road improvements will be required to address noise impacts resulting from widening or improvements of state and county roads, there may be instances when traffic volumes will increase on existing roadways but additional lanes will not be required to accommodate the increased traffic, and therefore, noise mitigation features will not be implemented, and noise levels will increase potentially affecting existing noise-sensitive land uses (Madera County, 1995b). Similar to the EIR for the County's General Plan, this analysis identifies no feasible mitigation measures available to reduce noise impacts of increased traffic on existing noise-sensitive land uses.</p>
<p>Impact 4.11.3: Development of the project would result in an increase in stationary source noise levels.</p>	<p>Measure 4.11.6: Where the development of a given parcel could result in the exposure of noise-sensitive land uses to existing or projected non-transportation or stationary noise levels in excess of the applicable County standards, an acoustical analysis that conforms to the requirements of General Plan Policy 7.A.7 shall be performed.</p> <p>Measure 4.11.7: Siting of individual parcels shall adhere to the applicable noise standard to establish minimum setbacks or other measures required for noise attenuation from non-transportation noise.</p>	<p>Less than significant.</p>
<p>Impact 4.11.4: Development of the proposed project would result in cumulative noise impacts from traffic.</p>	<p>Implement Mitigation Measures 4.11.4 and 4.11.5.</p>	<p>Significant and unavoidable. The proposed project would have a significant and unavoidable impact (see Impact 4.11.2) and additional</p>

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.11 Noise (cont.)		
		traffic on the roadway network from other developments in the area would increase noise levels further. Please see the Impact 4.11.2 discussion above for more information.
4.12 Population, Employment, and Housing		
Impact 4.12.1: The proposed project would not directly induce substantial population growth in a manner not anticipated by the General Plan by the development of proposed new homes and businesses.	None required.	Less than significant.
Impact 4.12.2: Implementation of the proposed project would not displace existing housing or residents.	None required.	Less than significant.
Impact 4.12.3: The proposed project would increase the number of jobs within the project site by 6,408, but would eliminate approximately 78 existing agricultural jobs.	None required.	Less than significant.
Impact 4.12.4: Implementation of the proposed project would improve the current jobs/housing balance within Madera County.	None required.	Less than significant.
4.12 Population, Employment, and Housing (cont.)		
Impact 4.12.5: Implementation of the proposed project would result in a cumulatively considerable environmental impact to the County by directly and indirectly inducing population growth.	None required.	Significant and unavoidable
4.13 Public Services		
Impact 4.13.1: Implementation of the proposed project would result in an increased demand for fire protection services, necessitating the construction of new and/or physically altered facilities.	<p>Measure 4.13.1: Prior to the approval of subsequent tentative subdivision maps and/or non-residential development, the project applicant shall work cooperatively with Madera County Fire Department (MCFD) to address provisions for fire protection services to the project site. These provisions shall ensure that existing fire protection service levels are not adversely affected by the proposed project and include the following:</p> <ul style="list-style-type: none"> Establishment of an assessment process for determining an adequate urban level of fire protection services throughout project build out that includes specific details on the personnel needed to serve the project site. Fire protection services shall be in place prior to the arrival of residents. 	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.13 Public Services (cont.)	<p>The project applicant would be required to provide the necessary funding for fire protection service until there is sufficient development within the proposed project site to generate an adequate tax base to fully fund fire protection services. Coordination with surrounding volunteer fire stations also shall be included.</p> <ul style="list-style-type: none"> • Consideration of sharing fire protection facilities, staff, equipment, and costs with future development in the Rio Mesa Area Plan and Gunner Ranch West Area Plan. • The proposed project applicant would pay the project's pro-rata share of the cost of additional fire protection equipment and new fire station required for the project, by contributing to County's Capital Facility Fee Program on a per unit or per dwelling basis, or by directly providing facilities to offset fees, or by such other funding mechanism acceptable to the applicant and the County. The appropriate facilities and the project's pro-rata share are to be determined by the County after additional study. <p>Measure 4.13.2: Prior to approval of the water distribution system, the project applicant shall submit the project water distribution system plans to the MCFD, and/or California Department of Forestry and Fire (CDF), and the Madera County Resource Management Agency (Engineering Dept.) for review. The water distribution system shall meet all fire flow and hydrant spacing requirements.</p> <p>Measure 4.13.3: Prior to the approval of subsequent tentative subdivision maps and/or non-residential development, the project applicant shall submit tentative subdivision maps and/or improvement plans to the MCFD for review. Project site design shall include adequate fire access, including two points of ingress and egress, throughout the project site, including access to any gated communities. Fire accesses shall be approved by MCFD.</p>	
<p>Impact 4.13.2: Implementation of the proposed project would result in an increased demand for police protection services.</p>	<p>Measure 4.13.4: Prior to the approval of subsequent tentative subdivision maps and/or non-residential development, the project applicant shall work cooperatively with Madera County Sheriff Department (MCSD) to address provisions for law enforcement services to the project site. These provisions shall ensure that existing law enforcement service levels are not adversely affected by the project and include the following:</p> <ul style="list-style-type: none"> • Establishment of an assessment process for determining adequate police protection services throughout the phases of the proposed project build out, which includes specific details on the number of officers, equipment, and facilities needed to serve the project site. 	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.13 Public Services (cont.)		
	<ul style="list-style-type: none"> • Consideration of sharing law enforcement facilities, staff, equipment, and costs with future development in the Rio Mesa Area Plan and Gunner Ranch West Area Plan. • Identification of a financing mechanism to provide for the funding of capital facilities, staffing, and operation costs of providing police protection services to the project site. <p>Measure 4.13.5: Tentative subdivision maps and/or non-residential development plans shall be submitted to the MCSD for review prior to approval. To the extent practicable, project site design shall provide for an arterial road system that allows efficient, safe access throughout the proposed project site, evacuation paths with multiple routes, emergency responsive traffic signals and appropriate lighting. To the extent practicable, designs should avoid "no-view" areas. Developer shall submit for County approval of a street naming system that follows an identified pattern for easy progression through the proposed project area</p> <p>Measure 4.13.6: Prior to the approval of subsequent tentative subdivision maps and/or non-residential development, the project applicant shall work with the MCSD to include site design features to improve public safety. These features may include increased lighting and discernible address signs.</p>	
<p>Impact 4.13.3: Implementation of the proposed project would increase student enrollment at local public schools beyond current and future capacity.</p>	None required.	Less than significant.
<p>Impact 4.13.4: Implementation of the proposed project would result in increased demand on other public services.</p>	None required.	Less than significant.
<p>Impact 4.13.5: Implementation of the proposed project would result in a cumulatively considerable environmental impact to public services.</p>	None required.	Significant and unavoidable.
4.14 Recreation		
<p>Impact 4.14.1: The proposed project would increase the demand for use of existing neighborhood and regional parks; however, this increase would be offset by the creation of 217 acres of new parkland and would not result in the deterioration existing facilities.</p>	None required.	Less than significant.
<p>Impact 4.14.2: The proposed project includes recreational facilities; however, these facilities would not have an adverse physical effect on the environment.</p>	None required.	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.14 Recreation (cont.)		
Impact 4.14.3: The proposed project would increase the cumulative acreage of improved parklands within Madera County.	None required.	Less than significant.
4.15 Traffic and Circulation		
Impact 4.15.1: In 2013, development of the proposed project would add traffic to roadway segments in the project study area.	None required.	Less than significant.
Impact 4.15.2: In 2013, development of the proposed project would contribute traffic to intersections in the project area.	None required.	Less than significant.
Impact 4.15.3: In 2025, development of the proposed project would add traffic to roadway segments in the study area.	<p>To mitigate the proposed project's significant impact on traffic conditions on the road segments projected to operate worse than the adopted level of service standards, improvements are recommended. Because the roadway network used to evaluate impacts associated with the proposed project in 2025 reflects changes to that network identified as improvement measures that would be implemented by 2013 (with proportionate funding provided by the proposed project), and improvement measures that would be implemented by 2025 by other (non-project) parties, mitigation measures identified for 2025 project conditions are those measures beyond those improvement measures. The number of travel lanes needed to make road segments function acceptably based on the Madera County Transportation Commission (MCTC) Capacity Table generally exceeds the number of lanes required at the intersections within or at the end of the road segment. Typically the most important factors in determining a roadway's level of service is coordination and spacing among traffic signals, which ultimately affects the segment operating speed.</p> <p>Therefore, if fewer through lanes were required for the study intersections on either end of the study segment, then the mitigation measure described is the recommended improvements based on intersection requirements. As part of the intersection-required mitigations (and intersection improvements that would be implemented by other [non-project] parties), the traffic signals would need to be fully coordinated and optimized in order for the segments to operate at an acceptable level of service.</p> <p>Measure 4.15.1: Widen Lanes Bridge Drive from six lanes to eight lanes between Avenue 10 and Children's Boulevard. The project applicant shall pay their fair share of the cost of this measure.</p> <p>Measure 4.15.2: Widen Avenue 12 from six lanes to eight lanes between SR41 and Rio Mesa Boulevard. The project applicant shall pay their fair share of the cost of this measure.</p>	<p>Less than significant, if the above-described improvements were implemented, and if the traffic signals on either end of the study road segments were fully coordinated and optimized. However, as improvements outside of the County's and applicant's control cannot be guaranteed, impacts would be significant and unavoidable.</p>

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.15 Traffic and Circulation (cont.)		
<p>Impact 4.15.4: In 2025, development of the proposed project would contribute traffic to intersections in the study area.</p>	<p>To mitigate the project's significant impact at area intersections, the following improvements are recommended.</p> <p>Measure 4.15.3: At the Children's Boulevard/Peck Boulevard intersection (#4), modify traffic signals along the Children's Boulevard corridor to fully coordinate and optimize. The project applicant shall pay their fair share of the cost of this measure.</p> <p>Measure 4.15.4: At the Children's Boulevard/Lanes Bridge Drive intersection (#5), widen the westbound approach to add a third through lane and a second right-turn lane; and widen the southbound approach to add a third left-turn lane. The project applicant shall pay their fair share of the cost of this measure.</p> <p>Measure 4.15.5: At the Children's Boulevard / SR41 southbound ramps intersection (#6), widen the eastbound approach from two through lanes and two right-turn lanes to one through lanes, one through-right lane and three right-turn lanes; and widen the westbound approach to add a fourth and fifth through lane. The project applicant shall pay their fair share of the cost of this measure.</p> <p>Measure 4.15.6: At the Avenue 12 / Road 40 intersection (#12), projected traffic volumes would not meet the rural peak-hour volume signal warrant. The following three mitigation options could be considered:</p> <ul style="list-style-type: none"> • Install traffic signals (if and when conditions meet warrants); • Prohibit left turn movements from Road 40 onto Avenue 12; or • Prohibit all left turn movements at the intersection <p>It should be noted that implementation of any of these options would potentially affect traffic operating conditions (LOS and/or delays) at other intersections on the Avenue 12 corridor (e.g., by affecting signal coordination and timing, and/or by causing traffic to divert to the nearby intersections where movements are not restricted).</p> <p>Measure 4.15.7: At the Avenue 12 / Root Creek Parkway West intersection (#13), modify traffic signals along Avenue 12 corridor to fully coordinate and optimize. The project applicant shall pay their fair share of the cost of this measure.</p> <p>Measure 4.15.8: At the Avenue 12 / SR 41 West Frontage Road intersection (#17), widen the westbound approach to add a fourth through lane. The project applicant shall pay their fair share of the cost of this measure.</p> <p>Measure 4.15.9: At the Avenue 12 / Golden State Boulevard intersection (#32), the Gateway Village project will contribute its fair share through the payment of the County's Regional Road Impact Fee.</p>	<p>Less than significant, if implemented, except at the Avenue 12/SR41 intersection (where the impact would be significant and unavoidable, though as described above, the absence of full mitigation at this time is acceptable per Caltrans' agreement with the project sponsor). Caltrans has jurisdiction over SR41 and SR99, and would be responsible for implementation of Mitigation Measures 4.15.5, 4.15.8, and 4.15.10. However, as improvements are outside of the County's and applicant's control and cannot be guaranteed, impacts would be significant and unavoidable.</p>

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.15 Traffic and Circulation (cont.)		
	Measure 4.15.10: At the Avenue 12 / SR99 northbound ramps intersection (#34), the Gateway Village project will contribute its fair share through the payment of the County's Regional Road Impact Fee.	
Impact 4.15.5: In 2025, development of the proposed project would contribute traffic to SR41 in the study area.	None required.	Less than significant.
Impact 4.15.6: Development of the proposed project could affect traffic safety, emergency access, parking, and alternative transportation in the study area.	None required.	Less than significant.
4.16 Utilities and Service Systems		
Impact 4.16.1: Development of the proposed project would require a water supply of approximately 6,374 acre-feet per year to meet the demand of future uses.	None required.	Less than significant.
Impact 4.16.2: Water demand associated with implementation of the proposed project would contribute to groundwater overdraft for the RCWD. However, the proposed project would incorporate a direct groundwater recharge program, in-lieu groundwater recharge, and reclaimed water use to eliminate the overdraft.	None required.	Less than significant.
Impact 4.16.3: The proposed project would construct new water facilities and infrastructure to serve the new water demand of approximately 6,374 acre feet per year.	None required.	Less than significant.
Impact 4.16.4: Implementation of the proposed project would deliver water for domestic use. Although the quality of the water is not known at this time, it is anticipated to be acceptable and meet state and federal water quality standards. The water quality and supply system would be regulated by the state. If the water does not meet applicable standards, RCWD would be required by the state to provide treatment facilities so that the delivered water meets drinking water standards.	None required.	Less than significant.
Impact 4.16.5: Implementation of the proposed project would require the construction of wastewater conveyance and treatment facilities that currently do not exist.	None required.	Less than significant.
Impact 4.16.6: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs.	None required.	Less than significant.

**TABLE 1.1 (Continued)
IMPACTS AND MITIGATION MEASURES**

Impact	Mitigation Measure(s)	Significance After Mitigation
4.16 Utilities and Service Systems (cont.)		
Impact 4.16.7: The project would not cumulatively contribute to a significant impact on existing water supplies.	None required.	Less than significant.
Impact 4.16.8: The proposed project, in conjunction with related projects, would cumulatively increase the need for wastewater treatment services. However, each project would be required to construct wastewater treatment facilities that would accommodate the wastewater generated.	None required.	Less than significant.
Impact 4.16.9: The project would not cumulatively contribute to a significant impact on existing solid waste systems.	None required.	Less than significant.