SECTION 2: EXECUTIVE SUMMARY

2.1 - Proposed Project

2.1.1 - Project Location

The 2,238-acre project site is situated in southern Madera County, approximately 1 mile northwest of Friant, California and is the northernmost property of the Rio Mesa Area Plan (RMAP). The site is in unincorporated portion of the Madera County and lies adjacent to Millerton Lake. The property is bounded by the Sierra Nevada foothills to the north, Madera County Road 145 to the west, Road 206 to the south and Lake Millerton to the east. The regional location map (Exhibit 3-1) and the site vicinity map (Exhibit 3-2) illustrate the project site in its regional and local contexts, respectively.

Land north of the project site is outside the RMAP and is within the confines either of existing Williamson Act contracts or subject to conservation easements. East of the project site is Lake Millerton, owned by the U.S. Bureau of Reclamation and operated by the State Parks and Recreation Department. The lake is open to the public, with boat launches and campground facilities. Land south of the project site known as "Central Green" is within the RMAP and is designated for residential use. West of the project site and Road 206 are other residentially-designated lands within the RMAP.

2.1.2 - Project Characteristics

The applicant is requesting approval of a residential and mixed-use project called North Fork Village-1 (NFV-1) and associated actions for the entitlements necessary to develop the 2,238-acre project site. The major actions needed to develop the property include approval of: 1) Environmental Impact Report; 2) Specific Plan; 3) Vesting Tentative Tract Map and 4) Development Agreement between the applicant, Friant Development Corporation and the County of Madera. The NFV-1 project has been designed consistent with the land use allocations in the Rio Mesa Area Plan.

The applicant proposes to develop approximately 2,966 residential dwelling units and approximately 1,500,000 square feet of commercial/mixed use space, a 14.9-acre elementary school, and supporting infrastructure improvements. A total of 629 acres of open space and additional revegetation areas are planned as part of the project.

The NFV-1 Specific Plan is a comprehensive document that guides future development of the northern portion of the North Fork Neighborhood subarea of the Rio Mesa Area Plan and serves as the zoning document for the entire Specific Plan area. The Specific Plan contains a development plan, development regulations, design guidelines, and implementation consistent with the goals, objectives, and policies of the Madera County General Plan and the Rio Mesa Area Plan.

The Specific Plan is divided into six Neighborhoods, divided along natural landmarks and topographic features. The Land Use Plan contained within the NFV-1 Specific Plan designates the

project site for high, medium, low, very low, and rural residential densities, commercial, mixed use, open space, and public lands. Public facility and recreational uses such as Community Facilities, Open Space-Parks, Roads, Reclaimed Water Distribution Ponds, Storm-Water Basins, and Habitat Revegetation Zones, are represented as land use overlay symbols on the Land Use Plan. Potential locations are indicated, and the necessary public facility and recreational uses are designated as permitted uses under the Specific Plan Development Regulations.

The Specific Plan contains provisions to guide boundary and acreage adjustments, dwelling unit transfers, and non-residential building square footage transfers, conversion of commercial/office or mixed use to residential (and vice-versa). The Specific Plan includes mechanisms to monitor future development, to ensure compliance with the regulations and standards of the Madera County General Plan and to establish a record of progress in the phasing of development and the implementation of required infrastructure.

Approval of the NFV-1 Specific Plan will establish the zoning regulations for the project site and take precedence over the Madera County Development Code, except where the NFV-1 Specific Plan is silent or where it specifically references the County's Development Code.

2.1.3 - Project Objectives

Land Use Planning Objectives

1. Create a new community that allows for residential and commercial development, while preserving significant natural resources and open area.
2. Accommodate projected regional growth in a location that is consistent with the approved County of Madera General Plan and the approved Rio Mesa Area Plan.
3. Provide development and transitional land use patterns that do not conflict with adjoining properties and existing and proposed land uses.
4. Establish land uses which permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).
5. Designate sites for needed public facilities, including an elementary school, wastewater treatment, and recreation areas.
6. Create a highly livable, pedestrian friendly environment, which encourages alternatives to the automobile by incorporating unique site designs, and enhanced pedestrian access between land uses, trails, and streets.
7. Cluster development within the site to preserve regionally significant natural resource areas and sensitive habitat.

Economic Objectives

1. Provide a variety of residential homes to respond to changing economic and market conditions throughout project phasing and buildout.

2. Provide a walkable community through use of innovative traffic calming techniques such as narrow streets and medians designed to slow traffic and provide added pedestrian walkways and trails.

3. Provide a tax base that allows the County of Madera to provide public services.

Mobility Objectives

1. Provide a safe, efficient, and aesthetically attractive street system with convenient connections to adjoining regional transportation routes.

2. Provide an efficient street circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.

3. Provide a system of pedestrian and bicycle trails which are segregated from vehicle traffic and which connect with supporting commercial, recreational, and other public facilities, to serve as an alternative to the automobile to surrounding residential uses.

Parks, Recreation, and Open Area Objectives

1. Provide for the recreational use of open area that is compatible with protection of significant natural resources.

2. Provide a range of recreational opportunities, including trails, active and passive area, and small neighborhood “pocket” parks convenient and accessible to residents.

3. Provide an interconnected system of pedestrian, bicycle, and hiking trails.

Resource Conservation Objectives

1. Consistent with the Rio Mesa Area Plan, protect significant natural resources within the NFV-1 Specific Plan.

2. Identify, protect, and enhance important historical, archaeological, paleontological, and cultural sites and their contributing environment.

3. Promote water conservation through sound engineering and biologic practices.

4. Create tertiary reclaimed water to be used on common, open space lands to conserve groundwater.

5. Protect and create additional wetland communities by integrating engineered storm drainage with enhanced biologic systems and to promote groundwater recharge.

2.2 - Areas of Controversy/Issues to be Resolved

The EIR addresses fifteen environmental issue areas that include the following:

- Aesthetics
- Air Quality
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Facilities
- Recreation
- Transportation and Traffic

There are no areas of controversy regarding the proposed project known to the County at this time. Issues that were raised by public agencies and others in response to the Notice of Preparation (NOP) were related to the following topics:

- Air quality (see Section 5.3)
- Traffic and circulation impacts to State Highways (see Section 5.15)
- Water rights, supply, and use (see Sections 5.8 and 5.13)
- Wastewater discharges (see Section 5.8)
- Biological resources impacts (see Section 5.4)
- Visual impacts to Lake Millerton (see Section 5.1)
- Impacts and access to San Joaquin River corridor (see Sections 5.9 and 5.14)
- Fire hazard and response (see Section 5.7)

2.3 - Summary of Alternatives

The State CEQA Guidelines requires an EIR to describe a range of alternatives to the proposed project, or to the location of the proposed project, which would feasibly achieve most of the basic objectives of the proposed project, but would avoid or substantially lessen any of the significant effects identified in the analysis. An EIR is not required to consider every conceivable alternative to a proposed project. Rather, an EIR must consider a reasonable range of alternatives that are potentially feasible; an EIR is not required to consider infeasible alternatives.

The County has eliminated from consideration the following alternatives:

- Alternative Project Location

The EIR includes an evaluation of the following alternatives:

- No Project Alternative - No Development
- Reduced Density Alternative;
- Density Transfer Alternative.

Section 8, Alternatives to the Proposed Project, of this EIR provides descriptions and analysis of each alternative and the reasons the County has for selecting or eliminating each alternative. The environmentally superior alternative is determined to be the No Project Alternative - No Development. However, this alternative fails to meet all of the project objectives and objectives of the RMAP. The environmentally superior alternative from the remaining alternatives is the Reduced Density Alternative.

2.4 - Summary of Environmental Impacts and Mitigation Measures

Table 2-1 summarizes the potential environmental effects of the proposed project, project design features that will reduce impacts, recommended mitigation measures, and the level of significance after mitigation.

Impacts of the project are classified as (1) NS, not significant (adverse effects that are not substantial according to CEQA, but may include mitigation); (2) S, significant (substantial adverse changes in the environment); and (3) PS, potentially significant (potential substantial adverse changes in the environment). Project design features are described and mitigation measures are listed, when feasible for each impact. The identification of impacts that are significant after mitigation will require that the County of Madera adopt a statement of overriding considerations when making findings (State CEQA Guidelines Section 15093).

The reader is referred to the full text of this EIR for a description of the environmental effects of the proposed project, the project design features that reduce impacts and the feasible mitigation measures that are recommended.

2.5 - Conclusions

The Draft EIR evaluated potential impacts to the sixteen environmental issue areas previously identified in Section 2.2, Areas of Controversy/Issues to be Resolved. With the inclusion of the Specific Plan project design features and after implementation of the recommended Mitigation Measures, all potentially significant environmental effects have been reduced to a less than significant level except for the issues identified as Significant and Unavoidable in Section 6 of this EIR. Therefore, the County will be required to adopt a Statement of Overriding Considerations in accordance with § 21081 of the State CEQA Guidelines.

Table 2-1: Summary of Environmental Impacts and Mitigation Measures

Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
5.1 - AESTHETICS		
Substantially degrade the existing visual character or quality of the site and its surroundings?		
• The existing rural, open space character of the site will be substantially altered with development of the proposed project. (S) • Natural landforms including hilltops and ridges will be graded, with placement of resulting excavated material on interior slopes and valleys of the site (PS)	**A-1.** To preserve the significant aesthetic and visual resources of the site, project development shall comply with Grading Plan Development Standards specified in the NFV-1 Specific Plan. Grading plans shall be submitted for County of Madera Resource Management Agency review and approval for individual major phases of development, as well as subsequent stages of development including Tentative Maps and Final Maps. Prior to the approval of plans and Subdivision Maps for any development phase, the applicant, developer and/or successor in interest is responsible for providing Madera County Engineering and General Services Department with copies of the NFV-1 Grading and Designs Standards as accepted by the County.	Significant (change to rural, open space character)
Have a substantial adverse effect on a scenic vista?		
• Homes on hilltop cuts will be visible on the lower ridges closest to Millerton Lake. (PS) • While the Specific Plan includes grading and landscape standards to blend views of homes with the natural terrain, scenic natural vistas from the lake and lake south shore will be altered by development within Phase 5 of the project. (PS)	**A-1.** To preserve the significant aesthetic and visual resources of the site, project development shall comply with Grading Plan Development Standards specified in the NFV-1 Specific Plan. Grading plans shall be submitted for County of Madera Resource Management Agency review and approval for individual major phases of development, as well as subsequent stages of development including Tentative Maps and Final Maps. Prior to the approval of plans and Subdivision Maps for any development phase, the applicant, developer and/or successor in interest is responsible for providing Madera County Engineering and General Services Department with copies of the NFV-1 Grading and Designs Standards as accepted by the County.	Significant (impact of developed home sites on scenic natural vistas within Millerton Lake SRA)
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		
• The south facing slopes and lower terraces of the proposed Oak Ranch Neighborhood (Phase 5) and the upper slopes of the Sierra Crest Neighborhood (Phase 6) include scenic blue oak woodlands that could be damaged or substantially altered without measures to ensure their protection. (PS)	**A-2.** The project should comply with the guidelines for building within oak woodland areas specified in the Madera County Oak Woodlands Management Plan (August 2004). The following measures shall be implemented during construction and shall be enforceable through Conditions, Covenants, and Restrictions	Less than significant

Legend: (S) = Significant Impact (PS) = Potentially Significant Impact (NS) = Not Significant (or No Impact)

Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
	(CC&Rs) and deed restrictions on individual lots. • Protect existing oaks during construction; replace trees with seedlings if removal is unavoidable. • Avoid root compaction by limiting heavy equipment in the root zone (1.5 times the crown width). • Minimize cutting roots during road construction, building foundations, or septic systems. • Avoid grade changes in the dripline zone of the trees. • Avoid landscaping which requires or allows irrigation within the dripline of the crown of the tree.	
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		
• The proposed project will introduce new sources of light and glare into the project area through street and security lighting, outdoor residential lighting, and light generated from project-related traffic. Such lighting will be consistent with lighting typical of lower density residential subdivisions, but will alter the natural condition. (S)	Pursuant to Specific Plan guidelines, public street lighting within the project shall be kept to the minimum levels necessary to protect the public safety and at the same time to maintain the desired rural atmosphere of the community. Street lighting shall be provided where specific safety conditions warrant, such as street intersections, street corners, and trail crossings.	Significant and unavoidable (change to natural condition from light and glare sources)
Cumulative Impacts		
• The proposed NFV-1 development would substantially alter the existing rural visual character of the area and will contribute to the loss of rural views within the Rio Mesa Area Planning Area. (S)	RMAP Visual Resources policies will be implemented through grading and design guidelines and standards in the NFV-1 Specific Plan. The project will comply with mitigation measures in the RMAP EIR to reduce impacts to Visual Resources and Aesthetics.	Significant (loss of rural views within the Rio Mesa Area Planning Area)
5.2 - AGRICULTURAL RESOURCES		
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use or involve other changes in the Environment which could result in the conversion of Farmland to non-agricultural use?		
• The proposed project will convert approximately 2,103 acres of Grazing land and 135 acres of Other land into urban uses. (S) • There are no prime farmlands or significant areas of prime agricultural soils on the site and no impact will occur.(NS)	The project will comply with RMAP policies and RMAP EIR mitigation measures for the loss of agricultural land and urban use boundary conflicts.	Significant (loss of grazing land and other agricultural land)
Conflict with Existing Zoning for Agricultural Use or a Williamson Act contract?		
• Pursuant to the RMAP, existing agricultural zones would be rezoned consistent with land use designations and regulations in	No mitigation measures are required.	Not Significant

Legend: (S) = Significant Impact (PS) = Potentially Significant Impact (NS) = Not Significant (or No Impact)

Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
subsequent development applications, including any proposed specific plans. This rezoning to urban use was anticipated with adoption of the RMAP. (NS)		
• There are no lands on the project site under Williamson Act contract and no conflicts will occur. (NS)	No mitigation measures are required	Not Significant
Cumulative Impacts		
• The cumulative loss of agricultural land and prime farmland within Rio Mesa and Madera County was addressed in the Rio Mesa Area Plan (RMAP) EIR and found to be significant and unavoidable.	No mitigation measures are available.	Significant (loss of agricultural lands within Rio Mesa and Madera County
5.3 - AIR QUALITY		
Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		
• Short-term construction-phase air quality impacts may result from exhaust from the use of heavy equipment, worker vehicles, and haul trucks. PM10 impacts associated with airborne dust may occur during site grading and soil movement. (NS)	The RMAP EIR contains measures to mitigate the impact of construction effects on air quality. The NFV-1 Specific Plan is consistent with the mitigation measures contained in the RMAP EIR. **AQ-1.** The project applicant shall comply with San Joaquin Valley Air Pollution Control District Rule 9510 and implement control measures. District Rule 9510 requires that development projects meeting certain criteria to implement control measures and/or purchase emissions offsets to mitigate NOX and PM10 emissions associated with the project's construction and operation. Compliance with Rule 9510 is separate from the CEQA process, although the control measures used to comply with Rule 9510 may be used to mitigate CEQA impacts.	Less than Significant
Expose sensitive receptors to substantial pollutant concentrations?		
• Operational air quality impacts may result from motor vehicles traveling to and from the area, the combustion of natural gas for space and water heating, and consumer products. (S)	The project will comply with all applicable District rules and regulations. The RMAP EIR contains measures to mitigate the impact of operational effects on air quality. The NFV-1 Specific Plan is consistent with the mitigation measures contained in the RMAP EIR See Mitigation Measure AQ-1 above.	Significant

Legend: (S) = Significant Impact (PS) = Potentially Significant Impact (NS) = Not Significant (or No Impact)

Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
Expose sensitive receptors to substantial pollutant concentrations?		
• Traffic associated with the Project is not expected to create localized concentrations of carbon monoxide (hot-spots). (NS)	No mitigation measures are required.	Less than Significant
Create objectionable odors affecting a substantial number of people?		
• Diesel emissions from construction equipment and future increased traffic may create objectionable odors. (NS)	The RMAP EIR contains measures to mitigate the impact of construction effects on air quality. The NFV-1 Specific Plan is consistent with the mitigation measures contained in the RMAP EIR. No other mitigation measures are required.	Less than Significant
Expose sensitive receptors to substantial pollutant concentrations?		
• The project is not expected to result in the generation of substantial hazardous air pollutants. (NS)	No mitigation measures are required.	Less than Significant
Conflict with or obstruct implementation of the applicable air quality plan?		
• The Project may conflict with or obstruct implementation of the San Joaquin Valley Air Pollution Control District's air quality plans. (NS)	The project will comply with all applicable District rules and regulations. The RMAP EIR contains measures to mitigate the impact of both construction and operational effects on air quality. The NFV-1 Specific Plan is consistent with the mitigation measures contained in the RMAP EIR **AQ-1.** The project applicant shall comply with San Joaquin Valley Air Pollution Control District Rule 9510 and implement control measures. District Rule 9510 requires that development projects meeting certain criteria to implement control measures and/or purchase emissions offsets to mitigate NOX and PM10 emissions associated with the project's construction and operation. Compliance with Rule 9510 is separate from the CEQA process, although the control measures used to comply with Rule 9510 may be used to mitigate CEQA impacts. **AQ-2.** Wood burning fireplaces and wood stoves shall be prohibited within the development. The use of natural gas fireplaces shall be allowed if desired.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
Cumulative Impacts - 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?		
• The Project, when combined with other development in the area, may have a cumulative impact on the regional air quality. (S)	The project will comply with all applicable District rules and regulations. The RMAP EIR contains measures to mitigate the impact of both construction and operational effects on air quality. The NFV-1 Specific Plan is consistent with the mitigation measures contained in the RMAP EIR See Mitigation Measures AQ-1 and AQ-2 above.	Significant
5.4 - BIOLOGICAL RESOURCES		
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?		
The potential for the proposed project to impact sensitive species is identified parenthetically below:	The proposed project will comply with RMAP EIR mitigation measures to reduce impacts to: 1) Biological Habitat Values; 2) Sensitive Plant and Wildlife Species; 3) River/Riparian and Wetland Habitats; 4) Grassland Habitats; 5) Wildlife Corridors; and 6) Breeding Raptors. The additional project- and species-specific survey, avoidance, compensation and permit compliance measures listed below are detailed in EIR Section 5.4.6	
• Special Status Vernal Pool Plant Species (PS)	See Mitigation Measure B-3	Less than Significant
• Hartweg's Golden Sunburst (S)	See Mitigation Measure B-1	Significant
• Madera Linanthus (PS)	See Mitigation Measure B-2	Less than Significant
• Special Status Fish Species (NS)	No mitigation measures are required.	Less than Significant
• Vernal Pool Invertebrates (PS)	See Mitigation Measure B-4	Less than Significant
• California Tiger Salamander & Western Spadefoot Toad (PS)	See Mitigation Measure B-5	Less than Significant
• Bald Eagle (NS)	See Mitigation Measures B-6, B-8	Less than Significant
• Swainson's Hawk (PS)	See Mitigation Measures B-7, B-8	Less than Significant
• Burrowing Owl and Short-eared Owl (PS)	See Mitigation Measure B-9	Less than Significant
• California Horned Lark (NS)	See Mitigation Measure B-10	Less than Significant
• Special Status Mammal Species (NS)	No mitigation measures are required.	Less than Significant

Legend: (S) = Significant Impact (PS) = Potentially Significant Impact (NS) = Not Significant (or No Impact)

Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
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?		
• The proposed project is not expected to result in any loss of riparian habitat on the project site. A riparian protection buffer will be established around Cottonwood Creek that consists of a minimum of 150 horizontal feet as measured from the top of bank of the Creek. (NS)	See Mitigation Measure B-11	Less than Significant
• Proposed site development would result in the loss of approximately one acre of natural drainage channels of the site and three small human-made vernal pools.(PS)	See Mitigation Measure B-11	Less than Significant
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?		
• Proposed site development would impact approximately one acre of Waters of the United States, including less than 0.1 acre of impact to human-made vernal pools and up to 0.9 acres of impact to drainage channels tributary to Cottonwood Creek. (PS)	See Mitigation Measure B-11	Less than Significant
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?		
• Project effects will be local, and regional wildlife movements will not be substantially affected by the project. The Cottonwood Creek corridor will be maintained as open space, with a variable width buffer zone allowing for wildlife movement. Lighting on streets and buildings adjacent to the creek corridor will be equipped with shrouds that would direct light away from the creek corridor. (NS)	No mitigation measures are required.	Less than Significant
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		
• The Specific Plan identifies use of refined 'specialty' grading practices in sensitive areas to preserve natural features, including significant stands of oak trees. While impacts to individual blue oaks located in the north unit of the project site (proposed Oak Ridge and Sierra Crest Neighborhoods) may occur, the project does not conflict with any local policies or ordinances. (NS)	See Mitigation Measure B-12	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		
• No habitat conservation plans have been prepared for the Friant and Rio Mesa areas. Site development would not conflict with any known local, regional or state habitat conservation plans. (NS)	No mitigation measures are required.	Less than Significant
Cumulative Impacts		
The proposed project will contribute to the following cumulatively significant impacts: • Hartweg's golden sunburst (S) • Habitat loss--Non-native Grassland & Oak Woodland (PS) • San Joaquin River Corridor (PS)	The proposed project will comply with RMAP EIR mitigation measures to reduce impacts to: 1) Biological Habitat Values; 2) Sensitive Plant and Wildlife Species; 3) River/Riparian and Wetland Habitats; 4) Grassland Habitats; 5) Wildlife Corridors; and 6) Breeding Raptors.	Significant (Hartweg's golden sunburst; non-native grassland; blue oak woodland)
5.5 - CULTURAL RESOURCES		
Cause a substantial adverse change in the significance of a historical resource or archaeological resource pursuant to Guidelines Section 15064.5?		
• Two prehistoric sites that have experienced previous damage, CA-MAD-102 and CA-MAD-95, may be further impacted as a result of project road construction or residential development. (PS)	RMAP EIR mitigation measures to reduce impacts to Cultural Resources are implemented with the project cultural survey report in Appendix D, Cultural Resources, and the NFV-1 Specific Plan. **C-1.** *Avoidance.* The Applicant/Developer shall submit to the County of Madera RMA-Planning Department an aerial topographic map of the NFV-1 project site depicting the location of all recorded cultural sites. The map shall be used in conjunction with review of subsequent Tentative Map submittals to assure avoidance of cultural resource sites, consistent with recommendations of the project cultural survey report (Appendix D). **C-2.** *Avoidance.* Cultural resource sites shall be plotted on project Tentative Map submittals to assure avoidance, consistent with recommendations of the project cultural survey report (Appendix D.)	Less than Significant
• The remaining identified archaeological sites are located within natural drainages in the project site that are designated as Open Space in the NFV-1 Specific Plan. Without further measures to assure avoidance during project construction, potentially significant impacts to these resources could occur. (PS)	See Mitigation Measures C-1, C-2.	Less than Significant

Legend: (S) = Significant Impact (PS) = Potentially Significant Impact (NS) = Not Significant (or No Impact)

Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
• Two historic sites, CA-MAD-2083H and CA-MAD-2085H, that may be impacted by proposed residential development have been adequately documented, and neither possesses qualities that would provide for listing on either the National Register of Historic Places or California Register. (NS)	No mitigation measures are required.	Less than Significant
• The possibility exists that unanticipated buried archaeological deposits may be uncovered during earthmoving activities on the project site. (PS)	**C-3.** Buried Archaeological Deposits. In the unlikely event that buried archaeological deposits are encountered by construction staff during earthmoving activities, work in the immediate vicinity of the find should cease until the significance of the find can be evaluated by a qualified archaeologist, and appropriate treatment recommendations are implemented.	Less than Significant
Directly or indirectly destroy a unique paleontological resource or site, or unique geological feature?		
• No paleontological resources or unique geological features are known to occur on the project site. The project site is located outside the area of paleontological sensitivity identified for the RMAP area. (NS)	No mitigation measures are required.	Less than Significant
Disturb any human remains, including those interred outside of formal cemeteries?		
• There are both known and unknown archaeological sites of interest in eastern Madera County. As not all of these sites have been investigated, the potential for uncovering and disturbance of subsurface human remains exists. (PS)	**C-4.** Human Remains. If human remains are encountered during earthmoving activities within the project area, all work in the adjacent area shall stop immediately and the County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants shall be notified by the coroner, and recommendations for treatment and disposition of remains solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §s 5097.94 and 5097.98).	Less than Significant
Cumulative Impacts		
• The proposed development of the project consistent with the NFV-1 Specific Plan is not anticipated to contribute to a potential cumulative impact on cultural resources within the RMAP or vicinity of the San Joaquin River. (NS)	See Mitigation Measures C-1, C-2, C-3 and C-4	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
5.6 - GEOLOGY AND SOILS		
Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 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? Strong seismic ground shaking? Seismic-related ground failure, including liquefaction, and Landslides?		
• Impacts related to seismic rupture, shaking and ground failure due to liquefaction are less than significant. Enforcement of the UBC and the County's grading standards will ensure that all construction adheres to standards to minimize damage to structure due to earthquakes. (NS)	The NFV-1 Specific Plan complies with mitigation measures from the RMAP EIR designed to mitigate potential impacts from soils, seismic and geologic hazards. **GS-1.** Specific recommendations have been included by the geotechnical engineer. These recommendations shall be implemented along with Madera County construction standards. The recommendations are included in Appendix E, Geology/Hazards, of this Draft EIR.	Less than Significant
• Slopes with grades of more than 25 percent may have the potential to fail due to seismic events. (PS)	**GS-2.** A detailed site-specific Geotechnical Engineering Investigation shall be conducted for each phase of the proposed development. Prior to the issuance of Grading or Building Permit, grading and/or construction plans shall minimally meet design and construction for the appropriate seismic zone requirements of the Uniform Building Code adopted by Madera County at the time the Grading or Building Permit is issued. **GS-3.** Compressible surficial materials unsuitable for construction shall be removed or over-excavated prior to construction in accordance with the standards of the Madera County **GS-4.** As part of the site grading and prior to the commencement of building construction, unconsolidated fill materials, and organic rich soils shall be excavated and shall be replaced with engineered fill.	Less than Significant
Result in substantial soil erosion or the loss of topsoil?		
• The disruption of surface soils through excavation, cut and fill, and grading associated with project construction would result in erosion and sedimentation impacts. (PS)	**GS-5.** Obtain the required NPDES permit and prepare and implement the required Best Available Technology (BAT) and Best Conventional Pollutant Control Technology (BCT) to reduce or eliminate storm water pollution during construction. **GS-6.** Develop a project specific grading plan for new proposed development, to be approved by the Madera County Engineer which incorporates, but is not limited to, the following:	Less than Significant

Legend: (S) = Significant Impact (PS) = Potentially Significant Impact (NS) = Not Significant (or No Impact)

Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
	• Ground cover removal onsite shall minimize erosive effects, and shall be replaced as soon as possible after construction operations. • Temporary mulching, seeding, or other suitable stabilization measures shall be used to protect exposed areas during construction activities. • Exposed earth surfaces shall be watered by the contractor as required to control dust. Tarpaulins or similar covers shall be used on haul trucks to reduce fugitive dust emissions.	
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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?		
• Native soils in some areas between bedrock and outcroppings are soft or pliant and not suitable to support foundations. Some topsoil contains organics and other debris, and other areas contain shallow bedrock and require fill in order to support foundations. (PS)	See Mitigation Measures G-1, G-2, G-3, and G-4	Less than Significant
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?		
• The soils on the site are not subject to expansion. (NS)	No mitigation measures are required.	Less than Significant
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?		
• The project includes a sewage collection and treatment system onsite. However, septic tanks will be used in the Sierra Crest Neighborhood in the last phase of development. Prior to development in this northern area, site specific soils and percolation studies will be required to demonstrate the ability of these areas to accept septic tanks and leach fields. (PS)	**GS-7.** Prior to the final phase development in the proposed Sierra Crest Neighborhood, the applicant/developer shall submit soils investigations and design recommendations for sites proposed for septic tanks and leach fields. Such investigations shall demonstrate the ability of these sites to accept proposed septic systems, to the satisfaction of the Madera County Environmental Health Department.	Less than Significant
Cumulative Impacts		
• Development within eastern Madera County will increase the population exposed to hazards associated with seismic activity. These risks can be reduced to less than significant levels through implementation of seismic safety standards, and specific building design measures. (PS)	See Mitigation Measures G-1, G-2, G-3, and G-4	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
5.7 - HAZARDS AND HAZARDOUS MATERIALS		
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		
• While no hazardous materials have been identified, the demolition and removal of the debris from structures on the site could involve the handling of potentially hazardous substances such as lead-based paint, asbestos containing building material (ACBMs) and petroleum products.(PS)	**HHM-1** Prior to the issuance of grading or demolition permits, a site study will be conducted to locate septic systems on the site. Closure and removal of septic systems shall be conducted in accordance with the regulations of the Environmental Health Department of Madera County and the State Department Toxics Substance Control. **HHM-2.** A site study will be conducted of the structures and facilities on the site to test for the presence of lead based paints, asbestos containing building materials and polychlorinated biphenyls (PCBs). If these substances are detected, prior to the issuance of permits by the County for any structural demolition activities on the project site, the project developer will be required to submit documentation to the County Department or Environmental Health that remediation actions will be undertaken in conformance with the regulations of the Air Quality Management District and the State of California, Division of Occupational Health and Safety.	Less than Significant
• The proposed project will involve storing limited quantities of petroleum products onsite during construction-related activities. (NS)	No mitigation measures are required.	Less than Significant
• Hazardous materials commonly associated with residential use include household cleaning and janitorial products, herbicides, insecticides, and solvents. Residential handling and disposal of hazardous materials are regulated at the federal, state, and local levels. (NS)	No mitigation measures are required.	Less than Significant
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?		
• Use and storage of hazardous materials associated with allowed commercial uses and community facilities (e.g. recycling center, wastewater treatment plant) will occur as a result of project implementation. The proposed project will comply with all applicable federal, state and local laws and regulations governing	No mitigation measures are required.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
the handling, transport, treatment, generation and storage of hazardous materials. (NS)		
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		
• The NFV-1 Specific Plan includes an elementary school site. Facilities such as a recycling center or a sewage treatment plant that have the potential to store hazardous materials or create hazardous emissions are not located within ¼ mile of the proposed school site. (NS)	No mitigation measures are required.	Less than Significant
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?		
• No sites included on such a list are located on the project site. (NS)	No mitigation measures are required.	Less than Significant
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?		
• The project site is not located within two miles of a public airport or private airstrip. (NS)	No mitigation measures are required.	Less than Significant
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		
• The proposed project will provide dedicated roadways, roadway extensions and improvements that facilitate emergency response and evacuation. No conflicts with adopted plans would occur. (NS)	**HHM-6.** All development shall have adequate access for fire and emergency vehicles and all major subdivisions shall have at least two points of ingress.	Less than Significant
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?		
• Residential development would occur adjacent to grasslands and woodlands in open space areas that are susceptible to wildfires. (PS)	The NFV-1 Specific Plan implements RMAP EIR Fire Protection mitigation measures with a commitment to construct one fire station location in the South Mesa Neighborhood in order to minimize response times. Provision of fire services through facilities district financing or special assessments is anticipated (see Section 5.13.3 Fire Services). **HHM-3.** All development in high fire hazard areas shall be designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and county fire standards.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
	HHM-4. All development shall include fire resistant vegetation, cleared firebreaks, or a comprehensive fuel management program. **HHM-5.** Water systems shall meet County fire flow requirements. Where minimum fire flow is not available to meet County standards, alternate fire protection measures, including sprinkler systems shall be incorporated if approved by the County Fire Department. **HHM-6.** All development shall have adequate access for fire and emergency vehicles and all major subdivisions shall have at least two points of ingress and egress.	
Generate vectors (flies, mosquitoes, rodents, etc.) or have a component that may create dust and liberate dormant spores?		
• Construction grading can generate dust, release vectors, and liberate dormant spores. (PS)	**HHM-7.** Prior to the issuance of grading permits, a dust control plan to include frequent watering and other measures shall be prepared and approved by the County Engineering Department and the Madera County Mosquito Abatement and Vector Control District to control the release of vectors and dormant spores.	Less than Significant
Cumulative Impacts		
• The proposed project will contribute to cumulative exposure of structures and population to the risk of wildland fires. (PS)	See Mitigation Measures HM-3, HM-4, HM-5 and HM-6	Less than Significant
5.8 - HYDROLOGY AND WATER QUALITY		
Violate any water quality standards or waste discharge requirements or otherwise degrade water quality?		
Short-term Construction Impacts • Implementation of the proposed project would result in construction activities that could have the potential to contribute to pollutants in surface waters offsite, potentially affecting the water quality within Cottonwood Creek, the San Joaquin River, or Millerton Lake. (PS)	Prior to the issuance of grading or construction permits, the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) that conforms to the State Water Resources Control Board NPDES permit. The SWPPP shall identify Best Management Practices (BMPs) to prevent construction related pollutants from reaching stormwater and all products of erosion from moving off-site. Best Management Practices (BMPs) shall be implemented throughout all phases of construction, minimizing the requirement for repeated sedimentation removal. The project will conform to the mandatory requirements of the SWPPP.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
Long-Term Operational Impacts • Long-term operations of the proposed project would increase the potential of stormwater runoff transporting contaminants from roadway surfaces, lawns, driveways, parking lots, and other exposed structural and landscape surfaces into the storm drain system. Typical urban runoff contaminants (i.e., oil, grease, surfactant, heavy metals, solvents, pesticides, nutrients, or fecal coliform bacteria) can be expected within runoff. (PS)	Long-term stormwater quality concerns will be managed pursuant to a County and State approved Storm Water Quality Management Plan (SWQMP). To mitigate for long-term operational impacts, a number of Best Management Practices (BMPs) including source reduction techniques shall be implemented to reduce water pollution sources on developed sites to the maximum extent feasible. The proposed project includes a stormwater drainage system that includes retention and detention basins to capture stormwater flows onsite. Silt removal will occur prior to storm water entering detention facilities through meandering vegetated filter strips. On-site detention basins will be constructed to detain, clean, and release stormwater flows that fall on the property. All basins shall be designed to capture sediment and floating debris or pollutants and shall utilize BMPs to help assure the quality of runoff. Engineering mechanisms shall be constructed to minimize the impact of onsite storm flows to the natural drainage condition. Such mechanisms include weirs, riprap overflow channels, small dams, de-silting beds, and botanical plantings, which are capable of cleaning drainage water prior to entering Cottonwood Creek or Millerton Lake. The NFV-1 Specific Plan specifies formation of a Community Services District (CSD) to operate and maintain all open space areas, including stormwater basins. The CSD will operate and maintain all parks, open spaces, trails, stormwater basins, reclaimed water basins, irrigation systems, plant and tree upkeep, as well as any other open space designation not currently referenced.	Less than Significant
• Sewer flows generated by the development will undergo tertiary treatment on-site. Without proper facility and system design, the treatment and application of reclaimed water may have potentially significant impacts on water quality. (PS)	The wastewater treatment process shall meet the requirements of tertiary treatment consistent with Title 22 Requirements. The wastewater treatment process proposed for the wastewater treatment plant consists of a membrane bioreactor (MBR). MBRs produce an effluent of consistent quality, low in biological oxygen demand and total suspended solids. The treated sewage is not anticipated to contain elevated levels of heavy metals, organic solvents, or similar agents, which degrade the quality of treatment plant sludge.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
	The Wastewater Treatment Plant is located in close proximity to Cottonwood Creek. The reclaimed water pond at the facility will be lined and there are no other opportunities for reclaimed water to enter either surface water or groundwater at the sewage facility site. The Reclaimed Water Distribution Ponds are designed as holding basins for the tertiary treated reclaimed water and will be fully lined to prevent groundwater contamination. **HWQ 5.8-1.** Detailed studies will be prepared to evaluate the location, operation, and maintenance of reclaimed water facilities and submitted to the County and Regional Water Quality Control Board for approval.	
• Many of the use areas in which reclaimed water will be distributed are in close proximity to water supply wells. (PS)	The design of the use areas has incorporated rates of evaporation, transpiration, and plant uptake. Reclaimed water will not be applied in excess of what the use areas can uptake. All wastewater treatment and disposal processes will be subject to review and approval by the RWQCB.	Less than Significant
Without proper design, reclaimed water ponds could allow: 1) co-mingling of reclaimed water with stormwater, and/or 2) percolation of tertiary treated water that would have the potential to impact the groundwater aquifer. (PS)	Ditches surrounding the reclaimed water ponds shall be designed to intercept stormwater to avoid mingling of stormwater with reclaimed water. With concurrence of the Regional Water Quality Control Board (RWQCB), all reclaimed water ponds may be lined to prevent percolation of tertiary treated water into the groundwater aquifer.	Less than Significant
Substantially deplete groundwater supplies or interfere substantially with groundwater recharge?		
Groundwater Supplies • An estimated 1,355 acre-feet of water will be required annually to supply the proposed project at buildout, an increase of 1,355 acre-feet annually over existing water demands on-site. However, existing wells have combined sustainable yields, accounting for well interference, of 2,215 acre-feet annually. This is more than sufficient to supply the proposed project. Furthermore, the sustainable yield determined from the pump tests reflects available supply under multiple dry year conditions. (NS)	The NFV-1 Specific Plan incorporates water conservation features and practices to minimize project water demands. Groundwater recharge mechanisms have been incorporated into the project design.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
• Portions of the San Joaquin Valley's unconfined groundwater basin are in overdraft, particularly in central Madera County. Increases in groundwater pumping have lowered the water table, causing seepage from the San Joaquin River into groundwater. Groundwater declines are expected to persist with continued use of the aquifer. Although wells in the project vicinity do not tap directly into the unconfined aquifer, it is unclear how groundwater use upstream and up-gradient of the basin will impact that resource. (PS)	**HWQ 5.8-2.** The Area Plan project shall be required to participate in an areawide groundwater recharge program as may be implemented by Madera County, or any regional recharge program as may be implemented jointly by multiple jurisdictions.	Cumulatively Significant
Groundwater Recharge • The conversion of pervious land to impervious surfaces will effectively reduce groundwater recharge. (PS)	Groundwater recharge mechanisms have been incorporated into project design. All stormwater basins will be designed with some element of retention in order to increase groundwater recharge as specified in the Rio Mesa Area Plan. Detention facilities shall be designed and constructed in minor drainage channels in order to collect, clean, and percolate stormwater runoff into the existing aquifer to the maximum extent practicable.	Less than Significant
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, siltation, or flooding on- or off-site?		
Erosion and Siltation • On-site grading has the potential to alter existing drainage patterns, which could result in erosion or siltation on- or off-site. Construction activities associated with the proposed project could also have the potential to cause erosion or siltation leaving construction sites. (PS)	During construction activities, Best Management Practices will be implemented in accordance with the RWQCB-approved Stormwater Pollution Prevention Plan. Site soils shall be stabilized with installation of landscaping and impervious surfaces. Stormwater basins shall be designed and in place prior to and during construction in order to prevent silt from site construction entering either Cottonwood Creek or Millerton Lake. Implementation of the Erosion and Sediment Control Plan will substantially reduce potential sedimentation. Potential sediment-laden runoff will be detained to protect downstream resources and the San Joaquin River.	Less than Significant
Flooding • The conversion to urban uses could result in alterations to the natural drainage patterns, which could result in a substantial increase in the rate and volume of stormwater runoff. (PS)	The NFV-1 Stormwater Drainage Plan has been designed to minimize the impact of on-site storm flows to the natural drainage condition. Measures include weirs, riprap overflow channels, small dams, de-silting beds and botanical plantings, which are capable of cleansing drainage water prior to entering Cottonwood Creek or	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
	Millerton Lake. Depending on the location of stormwater basins and the amount of tributary area, overflow structures shall be designed to accommodate the worst-case storm condition.	
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?		
• The increase in impervious surfaces due to site coverage from buildings, roadways, and other related improvements will result in an increase in the amount of stormwater runoff. (PS)	The NFV-1 drainage system consists of natural unlined channels, improved unlined channels, lined channels and closed conduits, pipe and box culverts, and retention and detention basins in appropriate locations to channel stormwater safely through developed areas. Stormwater basin design shall include an outfall structure or other suitable method for basin relief for any rainfall event greater than design capacity. Depending on the location of the basin and the amount of area tributary to it, overflow structures shall be designed to accommodate the worst-case storm condition.	Less than Significant
Placement of 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 or placement within a 100-year flood hazard area structures, which would impede or redirect flood flows?		
• The project site is not located within a 100-Year Flood Zone. (NS)	No mitigation measures are required.	Less than Significant
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?		
• The NFV-1 site is located west and north of the dam at higher elevation than the spillway. The site is above elevation 600' msl, which is higher than the high water elevation of the lake, and would not be subject to flooding caused by dam or levee failure. (NS)	No mitigation measures are required.	Less than Significant
Inundation by seiche, tsunami, or mudflow?		
• The project site is not subject to seiches or tsunamis. (NS)	No mitigation measures are required.	No Impact
• The uppermost rock unit on-site is composed of mudflow deposits, and mudflows are possible. (PS)	Specific Plan grading and drainage plans include specific measures to reduce the threat of inundation by mudflow. No other mitigation measures are required.	Less than Significant
Cumulative Impacts		
• The RMAP EIR identified significant cumulative impacts due to flooding within the San Joaquin River floodplain. The proposed NFV-1 project is located outside of the 100-year floodplain as	The proposed project has been designed to mitigate the impacts of project stormwater flows and flooding on downstream receiving waters through the use of a series of detention basins	Cumulatively Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
identified by the Flood Insurance Rate Map published by the Federal Emergency Management Agency. However, continued urban development along the San Joaquin River floodplain and in the Counties of Madera and Fresno may have a significant effect on the ability of floodwaters to flow unobstructed. (S)		
• Developments within the Rio Mesa Area Plan and other related projects that use groundwater as the source for domestic water are expected to have significant adverse cumulative impacts on the Madera groundwater basin. No countywide groundwater recharge program has yet been implemented to solve the existing and projected overdraft conditions from cumulative developments and agricultural use. (S)	See Mitigation Measure HWQ 5.8-2	Cumulatively Significant
5.9 - LAND USE		
Components of the proposed project would conflict with various plans and policies for the project area adopted for purposes of avoiding or mitigating an environmental effect?		
Consistency with Madera County General Plan Goals and Policies • The Specific Plan is in general conformity with all of the General Plan goals and policies. (See EIR Appendix G) (NS)	No mitigation measures are required.	Less than Significant
Consistency with Rio Mesa Area Plan Land Use and Policies • The RMAP designates approximately 3,994 residential units on 2,087 acres in the area of the North Fork Village-1 project, with a resulting gross area density of 1.9 units per acre. The proposed NFV-1 project identifies 2,966 residential units on 2,238 acres, with a resulting gross area density of 1.3 units per acre. This represents a significant density variance from the RMAP (PS)	**LU-1.** Findings should be recommended by the Planning Commission to the Board of Supervisors that site specific limitations on the proposed site exist as documented in the EIR that would prevent the proposed project from achieving the density envisioned by the RMAP, and that given such site limitations the density proposed is acceptable under the policies of the Area Plan.	Less than Significant
• The NFV-1 Specific Plan is consistent with applicable goals and policies of the Rio Mesa Area Plan (RMAP). (NS)	The NFV-1 Specific Plan is consistent with Land Use Element policies of the RMAP (identified as mitigation measures in the RMAP EIR).	Less than Significant
• The NFV-1 Specific Plan allocation for Commercial and employment-generating uses meets or exceeds the allocation in the RMAP for this area. (NS)	No mitigation measures are required.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
Consistency with County Zoning • The NFV-1 Specific Plan establishes use regulations and standards tailored to the specific project and site conditions. To the extent practical, these regulations and standards will conform to existing County ordinances and pending new zoning districts for corresponding residential and mixed use designations. (NS)	No mitigation measures are required.	Less than Significant
Consistency with San Joaquin River Parkway Master Plan • The proposed project supports Parkway Master Plan goals by including Cottonwood Creek within an Open Space-Natural designation that also includes a riparian protection zone. The riparian protection zone is surrounded by additional natural open space within the Cottonwood Creek corridor that will be available to support a local use pedestrian trail connection to the regional trail system planned within the San Joaquin River corridor. The design and timing of this trail connection will be coordinated with the Conservancy.	**LU-2.** To reduce the project's contribution to recreational impacts of increased access and activity within the San Joaquin River Parkway, the specific design, location, and timing of implementation of the Cottonwood Creek trail extension to the Parkway Corridor shall be coordinated with the San Joaquin River Parkway Conservancy. To the extent feasible, public access shall be limited to access points that are consistent with regional trail system plans.	Less than Significant
• The NFV-1 Specific Plan promotes regional trail connectivity with an opportunity to link the Parkway Master Plan trail system to the San Joaquin River upper watershed trail.	**LU-3.** The project shall make publicly available educational pamphlets or other materials promoting awareness and stewardship of the significant resource values of the San Joaquin River Parkway corridor. These materials may be provided at appropriate locations within the project (e.g. information kiosks, shopping centers, trailheads, etc.). Content of the materials will be coordinated with the Parkway Conservancy.	Less than Significant
Consistency with Millerton Lake State Recreational Area • The Specific Plan includes design standards for the project boundary with Millerton Lake SRA that attempt to balance access control objectives with the need to accommodate wildlife movement and preserve view opportunities. Despite these design features, the potential for unwanted human access or trespass at the project and Millerton Lake SRA boundary remains a potentially significant land use impact of the proposed project. (PS)	**LU-4.** Prior to recordation of any Final Map sharing a common boundary with Millerton Lake State Recreation Area (SRA), the project shall prepare a Boundary Zone Plan specifying the proposed boundary design in conformance with the standards and guidelines of the Specific Plan. The boundary zone plan shall identify specific access control measures to be employed (e.g. fencing, walls, signage, etc.), landscape treatments, and fire hazard reduction measures. The Boundary Zone Plan shall conform to the standards and guidelines of the Specific Plan, and shall be made available for review and comment by the California Department of Parks and Recreation (DPR) and Millerton Lake SRA.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
• The proposed project will increase the risk of wildfires along the common boundary with Millerton Lake SRA. (PS)	**LU-5.** The project shall make available to the public pamphlets that promote awareness of the resource values of the Millerton Lake SRA and identify designated SRA facilities and access points. These materials shall be provided at residential occupancy, and may be made available through Homeowners' Associations to residents and guests. Content of the materials will be coordinated with DPR and Millerton Lake SRA. See Hazard Mitigation Measures HHM-3, HHM-4, HHM-5 and HHM-6 (for wildland fire hazard reduction)	Less than Significant
Physically divide an established community?		
• The project proposes urban development at a location consistent with the Rio Mesa Area Plan (RMAP). The project is surrounded by lands to the west, north, and east that are outside the RMAP and are zoned for agricultural, rural and open space uses. (NS)	No mitigation measures are required	No impact
Conflict with any applicable habitat conservation plan or natural community conservation plan?		
• The proposed project is not included within any adopted habitat conservation plan (HCP) or natural community conservation plan (NCCP) area. (NS)	No mitigation measures are required	No impact
Cumulative Impacts		
• The proposed NFV-1 project will increase human activity and recreational access to both the Millerton Lake SRA and the San Joaquin River corridor. This is a cumulatively significant and unavoidable impact that was documented in the RMAP EIR. (S)	See Mitigation Measures LU-2, LU-3, LU-4 and LU-5	Cumulatively Significant
5.10 - MINERAL RESOURCES		
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?		
• The Specific Plan Area is located predominantly within the CDMG MRZ-3 designation, which is not considered a significant mineral resource area. (NS)	No mitigation measures are required	Less than Significant
Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?		
• The project site does not include a locally-important mineral resource recovery site. (NS)	No mitigation measures are required	No impact

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
Result in hazardous site conditions in regard to abandoned oil wells?		
• There are no oil wells on the site. (NS)	No mitigation measures are required	No impact
Cumulative Impacts		
• The proposed project has no impacts on mineral resources. (NS)	No mitigation measures are required	No impact
5.11 - NOISE		
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?		
• The proposed project would result in additional vehicles on the local roadways and could potentially increase noise levels on and off the project site to a significant level. (PS)	The NFV-1 project will comply with noise mitigation measures in the RMAP EIR. **N-2.** The final grading and construction plans for any Final Map will include perimeter walls, berms or other noise attenuation features with a total height of 6 feet to reduce exterior traffic noise to 60 dB CNEL or less adjacent to any proposed residential units within 600 feet of Road 145, Road 206, or Road 211. This mitigation is needed to bring noise levels down to acceptable levels along these roadways (and supersedes the shorter distance requirement found in Rio Mesa Area Plan EIR.)	Less than Significant
• Project related impacts are greatest on Road 211, and Road 206 immediately adjacent to the project site (maximum of 2.8 dBA differential between with and without project). Noise levels at these locations violate the County's 60 dBA CNEL standard. (PS)	**N-3.** An interior acoustical study shall be performed for all Tract Maps within the proposed specific plan. The study shall be completed and submitted prior to final plan check approval. The interior acoustical study shall evaluate noise at ground level and second stories of residential units adjacent to all collector and arterial roadways to verify that the structural features are adequate to meet the 45 dB CNEL interior standard. Noise attenuation features recommended in the study such as dual-paned windows, deck balcony enclosures, and/or additional insulation requirements sufficient to reduce interior noise levels to 45 dB CNEL or less interior noise levels shall be implemented.	Less than Significant
A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		
• The project contribution to ambient noise levels along all the roadway segments is 2.8 dB or less. (NS)	No mitigation measures are required	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		
• The project site and immediately surrounding area is essentially devoid of any noise-sensitive receptors. Once the initial phases of the development are built, residential units may be in close proximity to temporary noise from construction activities associated with subsequent phases of development. (PS)	**N-1.** The final grading and construction plans for any Final Map will include conditions requiring all construction equipment to be properly maintained with operating mufflers and air intake silencers, and prioritize the location of equipment staging and storage away from residential uses when practical. This measure shall be implemented to the satisfaction of the County Planning Director.	Less than Significant
Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		
• Project construction is not expected to require blasting operations or significant use of pile drivers, which could otherwise result in excessive groundborne vibration or noise. (NS)	No mitigation measures are required	Less than Significant
Cumulative Impacts		
• The County's 60 dBA CNEL standard is exceeded in the future with and without the project adjacent to and near modeled road segments. However, the project's incremental contribution is extremely low (between 1.3 to less than 0.1 dBA) and would not be perceptible. (NS)	No mitigation measures are required	Less than Significant
5.12 - POPULATION, HOUSING, AND EMPLOYMENT		
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)?		
• The increase in population, housing and jobs associated with the proposed NFV-1 Specific Plan is within the forecasts for the County and RMAP, and provides opportunities for a favorable jobs/housing balance to be achieved upon buildout of the plan area (NS)	No mitigation measures are necessary	Less than Significant
Displace substantial numbers of people or housing, necessitating the construction of replacement housing elsewhere?		
• The proposed project will not displace any homes or people. (NS)	No mitigation measures are necessary	Less than Significant
Cumulative Impacts		
• The NFV-1 project together with other related projects in the area will contribute to significant population, housing, and employment growth in Madera County, consistent with adopted regional and local plans. (NS)	No mitigation measures are necessary	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
5.13 - PUBLIC SERVICES AND FACILITIES		
Police/Law Enforcement Service • Police service calls will increase with the proposed project. Officer vacancies have created a shortage of manpower and increased response times to calls for service. The proposed project will contribute to police service impacts by adding residents to the fringe of the Department's existing service area. (PS)	**PSF-LE-1.** Madera County shall establish a law enforcement impact fee for the RMAP area (or countywide) sufficient to provide resources to expand police and law enforcement services to the adopted standards. The developer shall be responsible for paying such impact fee at the time prescribed by the County in the impact fee structure.	Less than Significant
• Cumulative development within the County of Madera and the RMAP area (including the NFV-1 project area) would ultimately affect law enforcement services and will require a substantial increase in police and law enforcement services as the area is developed. (S)	**PSF-LE-2.** The applicant/developer shall be responsible for petitioning LAFCo to expand the responsibility and authority of the administered Community Services District to provide for enhanced law enforcement services (i.e., private security services). The developer shall provide evidence that a funding mechanism approved by Madera County will provide a continuous source of revenue to finance private security services.	Less than Significant
Fire Services • Construction of the proposed project will result in an increased demand for fire protection services beyond the current reasonable response time (10 minutes for urban areas) from existing fire stations, The proposed project will contribute to fire services impacts by adding residents to the fringe of the Department's existing service area. Existing Fire Department facilities, staffing, and equipment would not be adequate to provide a sufficient level of fire protection services to the proposed project site. (PS)	**PSF-FS-1.** The applicant/developer shall offer for dedication to the Madera County Fire Department an improved Fire Station and minimum equipment located in the South Mesa Neighborhood as defined by the NFV IMP such that it provides fire and emergency medical services within response time requirements of state law as stated in the Specific Plan, and pay Fire Impact Fees as established by Madera County. The developer shall be reimbursed from Fire Impact Fees collected from the area of fire protection benefit.	Less than Significant
• Cumulative development within the County of Madera and the RMAP area (including the NFV-1 project area) would ultimately affect fire protection services and will require a substantial increase in fire services as the area is developed. (S)	**PSF-FS-2.** The applicant/developer shall provide a funding mechanism through the Community Services District that will generate sufficient funds (collected from the area of fire protection and emergency response benefit) to provide emergency response of 10 minutes or less to the project site pursuant to the Madera County General Plan. Such funding shall be proportionate to the benefit received by the project site if such funding provides additional personnel at an existing Fire Station.	Less than Significant
Schools • The proposed project will contribute to deficient levels of service for schools within the Chawanakee Unified School District (CUSD) by adding significantly numbers of school age children to the fringe	**PSF-S-1.** Prior to the approval of the first Tentative Tract Map in the NFV-1 Specific Plan area, the developer shall dedicate a school site located in the South Mesa Neighborhood approved by the Chawanakee Unified School District and the State Architect.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
of the CUSD's existing service area. Construction of additional school facilities will be needed to serve the project's student population. (PS)		
• The RMAP and NFV-1 Specific Plan, in conjunction with other past, planned, and reasonably foreseeable future projects, will result in an increased student population and substantially contribute to significant cumulative impacts on public school facilities within the Chawanakee Joint Unified School District. (S)	**PSF-S-2.** Prior to the issuance of building permits, the project applicant shall pay developer (school) impact fees to the Chawanakee Unified School District in accordance with Section 65995 of the Government Code for the proposed residences. **PSF-S-3.** The project applicant shall provide Madera County with certification from the Chawanakee Unified School District that school mitigation has been accepted by the District prior to the approval of the Final Tract Map pursuant to the District's request.	Less than Significant
Solid Waste Service • The proposed project population would generate approximately 3,649 tons of waste annually. The project site will be served by the Fairmead Landfill, which contains sufficient permitted capacity to accommodate the project's residential solid waste disposal needs. Recycling and solid waste collection will be implemented consistent with federal, state, and local regulations. (NS)	No mitigation measures are required	Less than Significant
• Build-out of the RMAP and NFV-1 Specific Plan will contribute to the long term need for additional landfill capacity within Madera County. The County will be responsible for acquisition of additional landfill area or possibly privatization at additional landfill locations. The County has adopted a Source Reduction and Recycling Element that includes programs to reduce the amount of solid waste being deposited in the landfill. (NS)	No mitigation measures are required	Less than Significant
Water Supply and Delivery • Total water consumption at project build-out will be 1,355 acre-feet annually. Given safe water consumption practices administered by a Community Services District (CSD) or a Public Utility District (PUD) focused on enforcing irrigation consumption through a dual water meter system, existing well capacity will be sufficient. The NFV-1 project will be regulated and strict water conservation practices will be enforced through CC&Rs. (PS)	**PSF-WS-1.** A Community Services District (CSD) or Public Utilities District (PUD) shall be formed to assure adequate water service in phase with NFV-1 Specific Plan development. In order to provide interim water service facilities until the CSD can be approved by a majority of registered voters a Community Facilities District (CFD) may be formed by the election of landowners with a condition of approval that the property owners will agree to annex to the CSD.	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
• The proposed project in conjunction with other past, present and reasonably foreseeable future projects will result in the use of additional water resources and the need for expansion of public water systems to serve an urban population. These increases are within the projections contained in the water supply assessment. (PS)	**PSF-WS-2.** The NFV-1 project will file monthly well production reports with the California Department of Health Services (DHS) which will ensure to the satisfaction of DHS delivery of safe and reliable drinking water to the NFV-1 Specific Plan area (see Appendix F, Hydrology and Water Quality). In addition, annual drinking water reports and consumer confidence reports will be filed per state mandate. **PSF-WS-3.** All development within the NFV-1 Specific Plan shall include at a minimum, the following water saving features: • Low flow toilets, shower heads, and faucets; • Dual meters to separately monitor indoor and outdoor usage • Minimum hardscaping requirements on single family residential **PSF-WS-4.** The community service district or other water purveyor formed to serve the project shall implement a water rate structure that discourages wasteful use and encourages conservation. **PSF-WS-5.** Recycled water from the tertiary treatment plant shall be used to the extent feasible to irrigate common landscaped areas or other areas as approved by the County and the State.	Less than Significant
Wastewater Service • A Report of Waste Discharge (ROWD) has been prepared for the San Joaquin Regional Water Quality Control Board (RWQCB). The ROWD indicates the proposed project would not exceed wastewater treatment requirements of the applicable RWQCB. The proposed tertiary wastewater treatment facility will be constructed and operated in compliance with applicable regulations. (NS)	**PSF-WW-1.** Prior to issuance of building permits, the project shall join an existing Public Utility District or establish a Community Services District to provide for the treatment and distribution of domestic and reclaimed water. **PSF-WW-2.** Prior to issuance of certificates of occupancy for any wastewater generating use, the wastewater treatment facility and delivery system will be constructed and operational to the satisfaction of the County of Madera. Also see Mitigation Measure HWQ 5.8-1.	Less than Significant
• The ROWD addresses septic systems proposed in two minor locations that are not served by the planned wastewater treatment plant. Without proper design, these systems could result in localized water quality and health impacts. (PS)	**PSF-WW-3.** Prior to the issuance of building permits for lots proposing individual on-site sewage treatment, the project applicant shall provide the County with a recommended on-site sewage system design with soil engineering reports or studies demonstrating that the system design is adequate to prevent all water quality and health impacts.	Less than Significant

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• The proposed project in conjunction with other past, present and reasonably foreseeable future projects will result in the expansion of public wastewater treatment and collection systems serving an urban population. The provision of public wastewater treatment and collection systems is consistent with the RMAP and the Madera County General Plan, and the cumulative impacts to wastewater service have been considered in these policy documents and the RMAP EIR. (NS)	See Mitigation Measures PSF-WW-1, PSF-WW-2, and PSF-WW-3	Less than Significant
Stormwater and Drainage Service • The proposed project will incorporate stormwater conveyance facilities to be engineered and constructed prior to the completion of residential and commercial development. Project design incorporates a drainage system consisting of natural unlined channels, improved unlined channels, lined channels and closed conduits, pipe and box culverts, and retention and detention basins in appropriate locations to channel stormwater safely through developed areas. (NS) • The storm drainage system has been adequately sized and designed to accommodate storm flows from development within the Specific Plan area.	**PSF-SD-1.** Prior to issuance of building permits, the project shall join an existing Public Utility District or establish a Community Services District to operate and maintain stormwater facilities. In order to provide funding and management of interim surface water drainage facilities until the Community Services District or other water district can be approved by a majority of registered voters, a Community Facilities District (CFD) may be formed for the construction and installation of the surface and stormwater drainage systems, by the election of landowners, with a condition of approval that the property owners will agree to annex to the CSD.	Less than Significant
• The proposed project in conjunction with other past, present and reasonably foreseeable future projects will result in the expansion of stormwater and drainage collection systems serving an urban population. The provision of public stormwater facilities and drainage collection systems is consistent with the RMAP and the Madera County General Plan, and the cumulative impacts to wastewater service have been considered in these policy documents and the RMAP EIR. (NS)	See Mitigation Measure PSF-SD-1	Less than Significant
Electricity • Development of the proposed project at full build-out would result in an increase in demand for electrical service of approximately 16.4 million kilowatt hours-per-year. Electrical service will be provided by PG&E from nearby power lines that will be under-grounded during the build-out process. (NS)	The NFV-1 Specific Plan incorporates energy conserving features in the project design.	Less than Significant

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• The proposed project in addition to related development in the Rio Mesa area will increase cumulative energy demands and need for electrical generating and transmission facilities. (NS)	No mitigation measures are required	Less than Significant
Natural Gas • The proposed project development would result in an increase of natural gas consumption of approximately 237.2 million cubic feet per year. Natural gas service will be provided by PG&E with extension of a gas line from Valley Children's Hospital to the NFV-1 Specific Plan site. (NS)	The NFV-1 Specific Plan incorporates energy conserving features in the project design.	Less than Significant
• The proposed project in addition to related development in the Rio Mesa area will increase cumulative energy demands and need for natural gas collection and transmission facilities. (NS)	No mitigation measures are required	Less than Significant
5.14 - PARKS AND RECREATION		
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?		
• Based on County standards, the proposed project would result in a need for 26.7 acres of parks. The NFV-1 Specific Plan includes a variety of open space, park and recreational facilities that will off-set the increased use of existing facilities. This includes 34 acres for Community Facilities inclusive of recreation centers, and 18 acres for Open Space-Parks. Additionally, approximately 1,117 net acres (50 percent) will be retained as open space lands, to include parks, irrigated landscaped use areas, revegetated areas, open space preserves, and natural, undisturbed lands. (NS)	**PR-1.** The Development Agreement for the NFV-1 Specific Plan shall include provisions to assure that 3 acres of useable, active park space is provided for every 1,000 residents inhabiting the project site. **PR-2.** Prior to recordation of the first Final Map, the project shall prepare and submit to the County RMA a Master Parks and Open Space Landscape Plan, identifying the placement and acreages of all public parks and recreational facilities planned for the NFV-1 project, including linkages to community trails. A maintenance plan shall be included, specifying responsibilities for public parks and major open space areas.	Less than Significant
• Use of Millerton Lake SRA will increase as a result of the project. At buildout, if all residents in the project visited the park three times per year, it would result in 26,697 visitor-days, or about 7.8 percent of the current patronage of 340,293. Use of the SRA will continue to be offset by payment of SRA day use fees. (NS)	See Land Use Mitigation Measures LU-4 and LU-5.	Less than Significant

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Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		
• The impacts of recreational facilities on the environment will occur largely within the NFV-1 development area, and will be largely indistinguishable from the effects of the overall NFV-1 development. (NS)	No mitigation measures are required	Less than Significant
• The NFV-1 Specific Plan provides opportunities for access and trail linkages to the planned regional trail system. A trail system will be designed to loop through each Neighborhood within the Specific Plan. The overall trail system shall be designed to link with the San Joaquin River Parkway trail adjacent to the San Joaquin River, and with the California State Park Trail system along the north shore of Lake Millerton.	The NFV-1 Specific Plan implements RMAP EIR mitigation measures to create trail linkages to the San Joaquin River Parkway by creating an opportunity to extend a planned Cottonwood Creek trail to the San Joaquin River.	Less than Significant
Cumulative Impacts		
• The proposed project will contribute to significant cumulative impacts to existing recreational resources identified in the RMAP EIR.	See Land Use Mitigation Measures LU-2, LU-3, LU-4, and LU-5.	Cumulatively Significant
5.15 - TRAFFIC AND CIRCULATION		
Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of Vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		
• The Phase 1 project will generate approximately 7,178 daily vehicle trips, including 563 AM peak hour trips and 758 PM peak hour trips. Existing plus project analyses were performed for the NFV-1 project for Phase 1 (750 residential units) and Phase 2 buildout (2,966 residential units plus commercial uses). For the Phase 1 condition (750 residential units), the project would create impacts requiring mitigation at the intersection of Road 206 and Friant Road. (S)	The NFV-1 Specific Plan will reduce traffic impacts within the development by providing infrastructure designed to accommodate the internal traffic generated by the project in accordance with County of Madera standards. All internal streets necessary for retaining two points of access as required by the County will be provided by the project. Impacts to existing facilities will be mitigated through a combination of impact fees applicable to the plan area and by contribution of a fair share to other needed infrastructure improvements. Improvements provided by the project, fees and fair share contributions will be assured through a Development Agreement with the County. **Phase 1 Improvements** **TC-1.** *Rio Mesa Boulevard and Road 206 Intersection* - Prior to County issuance of the 1st Certificate of Occupancy, the Project	Less than Significant

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Environmental Impact	Recommended Mitigation Measures	Level of Significance After Mitigation
	shall provide improvements to the intersection at Rio Mesa Boulevard and Road 206. The intersection will be constructed to its ultimate configuration as shown in the NFV-1 Specific Plan and described in the NFV-1 Development Agreement, consisting of a 4-lane road with median on Road 206 and a 4-lane road with median on Rio Mesa Boulevard, with traffic signal. **TC-2.** *Road 145 and Cottonwood Drive Intersection* - Prior to County issuance of the 1st Certificate of Occupancy, the Project shall provide improvements to the intersection of Road 145 and Cottonwood Drive. The intersection will be constructed to its ultimate configuration as shown in the NFV-1 Specific Plan and described in the NFV-1 Development Agreement, consisting of a 2-lane road with center turn pockets on Road 145 and a 2-lane road with median on Cottonwood Drive. A traffic signal shall be installed by the project at the 300th Certificate of Occupancy. **TC-3.** *Road 206 and Friant Road* - A traffic signal should be installed when warrants are met at this intersection. Intersection signalization should include left-turn lanes and protected left-turn phasing on Friant Road. Permissive left-turns are expected to result in acceptable levels of service on Road 206. A turn pocket with adequate queue length in the northbound left-turn lane on Friant Road (northbound Friant Road to westbound Road 206) should be provided.	
The intersection analyses indicate that Phase 2 buildout of the project (2,966 residential units) would create impacts requiring mitigation at three (3) intersections: • Road 206 and Friant Road • Road 206 and Rio Mesa Boulevard • SR 145 and SR 41 (PS)	**Phase 2 Improvements** **TC-4.** In the event that the identified RMAP projects do not proceed as anticipated, then prior to County issuance of the 1500th Certificate of Occupancy or the completion of 25,000 sq ft of commercial property (whichever comes first), the project shall provide the following needed transportation improvements, subject to reimbursement on a fair share basis from Madera County Road Impact Fees and/or Measure T funds: • *Road 206 and Friant Road* - In addition to the improvements required for Phase 1 of the project, it is anticipated that a second northbound left-turn lane on Friant Road will be required to mitigate excessive queue lengths.	Less than Significant

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	• *SR 145 and SR 41* - Dedicated left-turn lanes and protected left-turn phasing should be constructed in the eastbound and westbound directions. Two westbound left-turn lanes should be constructed. However, this would require that two southbound receiving lanes be available on SR 41. If two lanes are not available, the intersection is expected to operate at acceptable levels of service; however, a single westbound left-turn lane would need to provide approximately 350 feet of storage capacity. • *Road 206* - Road 206 from Friant Road to Wagner Road shall be reconstructed to the road standard specified in the NFV-1 Specific Plan and described in the NFV-1 Development Agreement. If Road 206 is adopted as the future State Route 65 alignment, such road reconstruction shall be to Caltrans standards.	
Cumulative Impacts		
For cumulative conditions, the Level of Service (LOS) on study area intersections would be maintained at LOS D or better. The following intersections would be maintained at LOS D: • Children's Boulevard and Peck • Avenue 15 and Road 36 (NS)	**TC-5.** The project shall contribute a fair share amount to areawide transportation improvements identified in the NFV-1 Traffic Impact Study. Fair share amounts determined by the County of Madera shall take into account existing development impact fees, Madera County Road Impact Fees collected from the project, and intersection and/or road improvements provided by the project that qualify for reimbursement.	Less than Significant
Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		
The results of the road segment analyses indicate the Phase 1 of the project would result in less than significant impacts. The road segment analyses indicate that Phase 2 buildout of the project would create adverse impacts requiring mitigation at the following two road segments: • Friant Road (between Road 206 and Willow Avenue) • Road 206 (between Road 145 and Friant Road) (PS)	See Mitigation Measure TC-5	Less than Significant
Cumulative Impacts For cumulative conditions, the LOS thresholds established by Madera County, Caltrans, Fresno County, and the City of Fresno would not be exceeded on any road segment after implementation of the improvements proposed for the project. (NS)		

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Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risk?		
• The project is not near any airports or flight patterns, so there will be no change in air traffic or location that results in a safety risk. (NS)	No mitigation measures are required	Less than Significant
Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access?		
• The proposed project is designed in accordance with the standards of the County of Madera and Caltrans for street width, curbs, and turn radius. These standards take into account the ability of emergency vehicles to traverse the area and access the homes. (NS)	No mitigation measures are required.	Less than Significant
Result in inadequate parking capacity?		
• Parking for residential and commercial development within the NFV-1 area will meet County of Madera standards for each land use designation. (NS)	No mitigation measures are required.	Less than Significant

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