

# **THE VILLAGES AT ALMOND GROVE SPECIFIC PLAN**

**PUBLIC REVIEW DRAFT  
ENVIRONMENTAL IMPACT REPORT**



December 2021

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SPECIFIC PLAN**

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ENVIRONMENTAL IMPACT REPORT**

Submitted to:

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Project No. CMD1801

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- B: SPECIFIC PLAN
- C: INFRASTRUCTURE MASTER PLAN
- D: AGRICULTURAL CONVERSION STUDY
- E: AIR QUALITY – CALEEMOD OUTPUT FILES
- F: BIOLOGICAL RESOURCES EVALUATION
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## LIST OF ABBREVIATIONS AND ACRONYMS

°C	degrees Celsius
°F	degrees Fahrenheit
§	Section
µg/L	micrograms per liter
µg/m <sup>3</sup>	micrograms per cubic meter
µin/sec	micro-inches per second
1,2,3-TCP	1,2,3-Trichloropropane
A	Agriculture
AAQS	ambient air quality standards
AB	Assembly Bill
ACMs	asbestos-containing materials
ACOE	Army Corps of Engineers
ADD	average day demand
ADF	average daily flow
AE	Agriculture Exclusive
AES	aesthetics impact statement or mitigation measure
AFY	acre foot per year
AG	agriculture and forestry impact statement or mitigation measure
APS	Alternative Planning Strategy
ARE-20	Agricultural Rural Exclusive – 20 Acres
ARE-40	Agricultural Rural Exclusive – 40 Acres
AIA	Airport Influence Area
AIR	air quality impact statement or mitigation measure
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
Amsl	above mean sea level
AQMP	Air Quality Management Plan
ARE-20	Agricultural Rural Exclusive – 20 Acres
ARE-40	Agricultural Rural Exclusive – 40 Acres
BAAQMD	Bay Area Air Quality Management District

BFEs	Base Flood Elevations
bgs	below ground surface
BIO	biological resources impact statement or mitigation measure
BMPs	Best Management Practices
BRE	Biological Resource Evaluation
BSA	biological study area
BTEX	Benzene, Ethylbenzene, Xylenes
BTU	British Thermal Units
C <sub>2</sub> F <sub>6</sub>	hexafluoride
CAAQS	California Ambient Air Quality Standards
CAFÉ	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
CAL Fire	California Department of Forestry and Fire Protection
Cal-OSHA	California Occupational Safety and Health Administration
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
Census	U.S. Census Bureau
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CFC	California Fire Code
CFD	Community Facilities District

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CFGFC	California Fish and Game Code
CH <sub>4</sub>	methane
CHP	California Highway Patrol
City	City of Madera
CMGP	City of Madera General Plan
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	carbon dioxide equivalents
COOP	Continuity of Operations Plan
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CTC	California Transportation Commission
CUL	cultural resources and tribal cultural resources impact statement or mitigation measure
CUPA	Certified Unified Program Agency
CWPP	Community Wildlife Protection Plan
CVC	California Vehicle Code
CVP	Central Valley Project
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibels
DBCP	1,2-Dibromo-3-chloropropane
DIF	Development Impact Fee
DOC	California Department of Conservation
DTSC	Department of Toxic Substance Control
DWR	California Department of Water Resources
du/ac	dwelling units per acre
EDB	1,2-Dibromoethane
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EN	energy impact statement or mitigation measure

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EO	Executive Order
EOC	Madera County Emergency Operations Center
EOP	Emergency Operations Plan
EV	electric vehicle
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulation
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FRAP	Fire and Resources Assessment Program
FTA	Federal Transit Administration
GAC	granular activated carbon
GAMAQI	Guidance for Assessing and Mitigating Air Quality Impacts
GEO	geology and soils impact statement or mitigation measure
GHG	greenhouse gas
GHG	greenhouse gas emissions impact statement or mitigation measure
GHGRx	Greenhouse Gas Reduction Exchange
gpm	gallons per minute
GSA	Groundwater Sustainability Agencies
GSP	Groundwater Sustainability Plan
GWh	gigawatt hours
GWP	Global Warming Potential
HVAC	heating, ventilation and air conditioning
HAZ	hazards and hazardous materials impact statement or mitigation measure
HCD	California Department of Housing and Community Development
HCP	Habitat Conservation Plan
HD	High Density Residential
HEPA	High Efficiency Particulate Arrestance
HFCs	hydrofluorocarbons

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HMBP	Hazardous Materials Business Plan
HMTA	Hazardous Materials Transportation Act
HSC	California Health and Safety Code
HVAC	heating, ventilation, and air conditioning
HYD	hydrology and water quality impact statement or mitigation measure
Hz	Hertz
I	Industrial
IMP	Infrastructure Master Plan
In/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change
ISR	Indirect Source Review
LAFCO	Madera County Local Agency Formation Commission
LBP	lead-based paints
LD	Low Density Residential
$L_{dn}$	day-night average noise level
$L_{eq}$	equivalent continuous sound level
LDR	Low Density Residential
LE	land evaluation
LEED	Leadership in Energy and Environmental Design
$L_{eq}$	equivalent continuous sound level
LESA	Land Evaluation and Site Assessment
LGC	Local Government Commission
LHMP	Local Hazard Mitigation Plan
$L_{max}$	maximum noise level
$L_{min}$	minimum noise level
LOS	Level of Service
LRA	Local Responsibility Area
LTS	less-than-significant impact
LU	land use and planning impact statement or mitigation measure
$L_v$	velocity in decibels
MBTA	Migratory Bird Treaty Act

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MCEHD	Madera County Environmental Health Division
MCGP	Madera County General Plan
MCL	Maximum Contaminant Level
MCMs	Minimum Control Measures
MCTC	Madera County Transportation Commission
MD	Medium Density Residential (Madera County General Plan Land Use Designation)
MDD	maximum day demand
MDR	Medium Density Residential (City of Madera General Plan Land Use Designation)
Mg/L	milligrams per liter
mg/m <sup>3</sup>	milligrams per cubic meter
MGD	million gallons per day
MID	Madera Irrigation District
MIN	mineral resources impact statement or mitigation measure
MMI	Modified Mercalli Intensity
MLD	Most Likely Descendent
MMT	million metric ton
MPD	City of Madera Police Department
Mpg	miles per gallon
MPO	Metropolitan Planning Organization
MRZs	Mineral Resources Zones
MS4	Municipal Separate Storm Sewer System
MUSD	Madera Unified School District
MW	megawatts
N <sub>2</sub> O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
ND	no data
NDIRD	Non-Dispersive Infrared Photometry
NESHAPs	National Emission Standards for Hazardous Air Pollutants

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NMU	Neighborhood Mixed Use
NO <sub>2</sub>	nitrogen dioxide
NOA	Notice of Availability
NOI	Notice of Intent
NOI	noise impact statement or mitigation measure
NOP	Notice of Preparation
NO <sub>x</sub>	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NHTSA	National Highway Traffic Safety Administration
O <sub>3</sub>	ozone
OES	Office of Emergency Services
OHWM	ordinary high water mark
OHP	Office of Historic Preservation
OPR	California Office of Planning and Research
OS	Open Space
OSHA	Occupational Health and Safety Administration
P&SP	Other Public and Semi-Public Uses
Pb	lead
PCBs	polychlorinated biphenyls
PCE	Tetrachloroethylene
CF <sub>4</sub>	tetrafluoromethane
PFCs	perfluorocarbons
PG&E	Pacific Gas and Electric Company
PM	particulate matter (related to air quality)
PM <sub>10</sub>	respirable particulate matter
PM <sub>2.5</sub>	fine particulate matter
PMEFs	Primary Mission Essential Functions
PODs	points of distribution
POP	population and housing impact statement or mitigation measure
ppb	parts per billion
ppm	parts per million

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PSR	public services and recreation impact statement or mitigation measure
PRC	Public Resource Code
PRDs	Permit Registration Documents
project	The Villages at Almond Grove Specific Plan
RC	Resource Conservation/Agriculture
RCM	Regulatory Compliance Measure
RCRA	Resource Conservation and Recovery Act of 1976
RHNA	Regional Housing Need Allocation
rms	root mean square
ROG	reactive organic gases
ROW	right-of-way
RTAC	Regional Targets Advisory Committee
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
RWQCB	Regional Water Quality Control Board
S	significant impact
SA	site assessment
SAFE	Safer Affordable Fuel-Efficient
SCS	Sustainable Community Strategy
SDMP	Storm Drainage Master Plan
SEMS	Standard Emergency Management System
SFHAs	Special Flood Hazard Areas
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SF <sub>6</sub>	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
Sharrows	Pavement markings
Sheriff's OES	Madera County Sheriff's Office of Emergency Services
SHMA	Seismic Hazards Mapping Act
SMARA	Surface Mining and Reclamation Act
SO <sub>2</sub>	sulfur dioxide

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SOI	Sphere of Influence
SO <sub>x</sub>	sulfur oxides
SPDES	State Pollutant Discharge Elimination System
SR-99	State Route 99
SR-145	State Route 145
SRA	State responsibility areas
SSJVIC	Southern San Joaquin Valley Information Center
SSSMP	Sanitary Sewer System Master Plan
SU	significant and unavoidable impact
SWIS	Solid Waste Information System
SWPPP	Stormwater Pollution Prevention Plan
SWRP	Storm Water Resource Plan
SWRCB	State Water Resources Board
TA	Technical Advisory
TACs	toxic air contaminants
TDF	Travel Demand Forecasting
TDMs	Transportation Demand Measures
TDS	Total dissolved Solids
TIA	Transportation Impact Analysis
TK-8	Traditional Kindergarten through 8 <sup>th</sup> grade
TMDL	Total Maximum Daily Load
TOG	total organic gases
TPZ	timberland protection zone
TRA	transportation impact statement or mitigation measure
TRC	tribal cultural resources
TSCA	Toxic Substance Control Act
UNFCCC	United Nations Framework Convention on Climate Change
US	United States
USBR	United States Bureau of Reclamation
U.S.C.	United States Code
USDA	United States Department of Agriculture

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USDOT	United State Department of Transportation
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UTL	utilities and service systems impact statement or mitigation measure
UWMP	Urban Water Management Plan
VdB	vibration velocity decibel
VHFHSZ	Very High Fire Hazard Severity Zone
VLD	Very Low Density Residential
VMT	vehicle miles traveled
VMU	Village Mixed Use
VR	Village Reserve
WDRs	Waste Discharge Requirements
WF	wildfire impact statement or mitigation measure
Williamson Act	California Land Conservation Act
WSA	Water Supply Assessment
WSMP	Water System Master Plan
WWTF	Wastewater Treatment Facility
WWTP	Wastewater Treatment Plant
Ybp	years before present
ZNE	zero net energy
ZEVS	zero emission vehicles

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