

### INTRODUCTION

This summary chapter provides an overview of the proposed Community Plan (Proposed Project), which is described in detail in Chapter 3, Project Description, and the conclusions of the environmental analysis, provided in detail in Chapters 4 and 5. This chapter also summarizes the alternatives to the proposed Community Plan that are discussed in Chapter 6, Alternatives, and identifies the Environmentally Superior Alternative. Table 2-1, Summary of Impacts and Mitigation Measures, at the end of this chapter, provides a summary of the environmental effects of the Proposed Project identified in each technical issue section of Chapter 4. The table consists of the environmental impacts, the significance of the impact, proposed mitigation, if any, and the significance of the impact after the mitigation measure is implemented. Table 2-2, Comparison of Alternatives to the Proposed Community Plan, provides a summary of the relative severity of the impacts of the alternatives.

### LOCATION

Winton is an unincorporated community located in Merced County, immediately north of the City of Atwater (see Figure 3-1, Regional Location, in Chapter 3, Project Description).

### PROJECT DESCRIPTION

The proposed Community Plan is intended to guide development in Winton through the year 2035. The proposed Community Plan would alter the boundaries of the community Plan Area. As shown in Figure 3-2, Proposed Community Plan Area Boundaries, the proposed boundary would be coterminous with the current boundary, except in three areas. A triangular area north of Gertrude Avenue, east of Winton Way and west of Santa Fe Drive would be added, along with several parcels east of North Vine Avenue and north of Almond Avenue. In addition, a small portion of the existing Plan Area west of Cypress Avenue, north of Gertrude Avenue and south of Almond Avenue would be removed from the Plan Area. The Winton Water and Sanitary District (WWSD) Sphere of Influence would also need to be adjusted to be coterminous with the Plan Area boundaries.

The proposed Community Plan would amend the County General Plan and provide policies to ensure that the Community Plan is implemented as envisioned by Winton residents and the County. The proposed land uses are shown in Figure 3-3, Proposed Land Use Designations, and Table 3-1, Winton Community Plan Land Use Summary, in Chapter 3, Project Description. The County Zoning Map would also be amended to reflect the zones associated with the proposed land use designations (see Figure 3-4, Proposed Zoning in Chapter 3, Project Description).

The proposed Community Plan at buildout is projected to increase the community population to a total of approximately 15,629 residents, an increase of approximately 55 percent. Commercial, mixed-use and business park development would increase to approximately 1.8 million square feet, an increase of approximately 180 percent. Industrial uses would increase from very little (approximately 110 square feet) to approximately 68,000 square feet. The proposed Community Plan also provides for 23 acres of new neighborhood parks, which would provide approximately 3 acres of parkland per resident, as called for in the County General

Plan. A community-wide multiuse trail on the west side of Santa Fe Avenue is also proposed, along with several other trails within the Plan Area. New parks would be funded through a combination of parkland dedications within new developments, park fees paid by new development and/or developer funding.

## **ENVIRONMENTAL IMPACTS AND MITIGATION**

An Environmental Checklist (Chapter 5) was prepared to determine whether the proposed Community Plan could result in a significant impact on the environment, and to focus the EIR analysis on significant impacts and those issues that require relatively detailed analyses in order to determine the severity of impacts. Based on the Environmental Checklist, this EIR analyzes in detail the proposed Community Plan impacts in the following areas:

- Agricultural Resources,
- Air Quality,
- Biological Resources,
- Cultural Resources,
- Greenhouse Gas Emissions and Climate Change,
- Land Use,
- Noise,
- Transportation and Circulation, and
- Utilities.

The findings of the analyses in Chapters 4 and 5 are discussed briefly below.

### **No Impact**

There are a number of issue areas raised in the Environmental Checklist (Chapter 5), that would not have any impacts under the proposed Community Plan. For example, there are no known forestry resources in the Plan Area, so adoption and implementation of the proposed Community Plan would not affect the availability of forests or forestry resources. Other impacts that would not occur because of the character of the Plan Area include adverse effects on scenic resources, loss or conversion of forestry resources, conflicts with adopted ordinances protecting biological resources or conservation plans, exposure to risks of landslides, interference with an emergency response plan or evacuation plan, physically divide an established community, loss of an important mineral recovery site, and exposure to significant risk of wildfires.

### **Less-than-Significant Impacts**

Some impacts that would occur under the proposed Community Plan would be adverse, but not severe enough to warrant mitigation. These impacts, which would not exceed identified thresholds or standards, are considered “less than significant”. Impacts that would be less than significant even without regulation, proposed Community Plan policies, or mitigation include: effects on a scenic vista, creation of light or glare, conflicts with existing agricultural zoning or a Williamson Act contract, result in wasteful, inefficient or unnecessary consumption of energy resources, conflict with or obstruct a plan for renewable energy or energy efficiency, loss of mineral resources, exposure to toxic air contaminants, carbon monoxide or odors, loss or degradation of wildlife migration corridors, obstruction of a renewable energy or energy efficiency plan, consistency with LAFCO annexation policies, induce substantial unplanned population growth, displace substantial numbers of existing people or housing, loss of known mineral resources, exposure to significant risk of wildfires, and exposure to aircraft noise, exposure to vibration from the rail line, increased hazards due to road design or incompatible uses, result in inadequate emergency access, changes to tribal cultural resources, generation of solid waste.

### **Impacts Reduced to Less-than-Significant Levels by Adopted Laws and Regulations**

Other impacts do not exceed established thresholds because they are regulated through federal, State and/or local laws and regulations. For example, the California Building Code includes provisions to ensure that buildings are constructed to withstand geological and soils constraints and seismic events. Other areas where regulations are adequate to ensure that an impact is less than significant include degradation of visual character or quality, conversion of farmland outside of the Plan Area to non-agricultural uses, result in wasteful, inefficient or unnecessary consumption of energy resources, exposure to seismic hazards, soil erosion, use of septic systems, the routine use, transport and storage of hazardous materials, including near schools, airport-related hazards, degradation of water quality, increased erosion, conflicts between Plan Area land uses and surrounding areas, exposure to traffic noise, exposure to agricultural noise, increased demand for public services, including schools, fire protection services, law enforcement and parks, increased demand for transit services, and increased demand for water supply, increased generation of wastewater, improvements to water and sewer infrastructure, increases in stormwater runoff.

### **Significant Impacts that Can Be Lessened to Less-than-Significant Levels through Mitigation**

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Based on the analysis contained in this EIR, implementation of the proposed Community Plan could result in significant impacts in the areas of air quality, biological resources, cultural resources, greenhouse gas emissions, land use compatibility, noise, and transportation and circulation. If an impact is determined to be significant or potentially significant, applicable mitigation measures are identified as appropriate. These mitigation measures are also summarized in Table 2-1. With the exception of the impacts listed below, all of the potentially significant impacts could be reduced to a less-than-significant level through mitigation measures identified in this EIR. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring Program. An impact that remains significant after mitigation is considered an unavoidable adverse impact of the proposed Community Plan.

### **Significant and Unavoidable Impacts**

The following significant and unavoidable impacts would result from development of the proposed Community Plan:

- Conversion of Important Farmland to non-agricultural uses (Impact 4.1-1);
- Cumulative conversion of Important Farmland (Impact 4.1-4);
- Conflict with applicable air quality plans (Impact 4.2-1);
- Increase in criteria air pollutants for which the SJVAB is in non-attainment (Impact 4.2-2);
- Cumulative contribution to increased criteria air pollutants (Impact 4.2-5);
- Cumulative loss of special-status species habitat (Impact 4.3-8);
- Loss of historically significant buildings, sites and/or facilities (Impact 4.4-2);
- Cumulative loss of historic resources in Merced County and the Central Valley (Impact 4.4-5);
- Contribute to cumulative increases in the emission of greenhouse gasses and global climate change (Impact 4.5-1);
- Increased vehicle miles traveled (Impact 4.8-1);
- Contribute to cumulative increases in vehicle miles traveled (Impact 4.8-6); and

- Contribute to cumulative increases in groundwater withdrawals from the Merced groundwater basin (Impact 4.9-3).

## SUMMARY OF PROJECT ALTERNATIVES

The following alternatives to the proposed Community Plan are evaluated in this Draft EIR:

1. **No Action/No Development:** Assumes no additional development in the Plan Area. Neither the proposed Community Plan nor existing zoning would be implemented and no further construction would occur in the Plan Area.
2. **No Project/No Action:** Assumes buildout of the existing land uses and zoning. While the existing land use designations and zoning are similar to the proposed Community Plan, there are differences in the amount and densities of residential and non-residential development, and the size of the Plan Area.
3. **Reduced Footprint:** The development footprint would be reduced compared to the proposed Community Plan by designating some parcels Agricultural and Residential Reserve, which would not be allow for residential or commercial development during the life of the Community Plan. There would also be an increase in residential densities on some parcels, but overall there would be a decrease in new residential units and non-residential square footage.
4. **Reduced Densities with Similar Footprint:** Alternative 4 would have a development footprint similar to the proposed Community Plan, but would provide for substantially less residential and commercial development by reducing the density of development compared to the proposed Community Plan.

For a complete description of project alternatives, please see Chapter 6, Alternatives. The relative impacts of the alternatives are summarized in Table 2-2.

### Environmentally Superior Alternative

In addition to the discussion and comparison of impacts of the alternatives to the proposed Community Plan, CEQA requires that an "environmentally superior" alternative be identified and the reasons for such selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the least adverse impacts.

The **No Project/No Development** Alternative would not have any environmental impacts, so it would be considered the environmentally superior alternative. The **No Project/No Action** Alternative would also be environmentally superior to the proposed Community Plan and Alternatives 3 and 4. Of the project alternatives, Alternative 3, **Reduced Footprint**, would be environmentally superior with respect to impacts related to the development footprint, such as the loss of biological and cultural resources, because it would convert less undeveloped land to urban uses. On the other hand, Alternative 4 would be environmentally superior with respect to impacts tied to increased population and non-residential development, such as VMT, air pollutant emissions, greenhouse gas emissions and cumulative impacts on groundwater, because it would substantially reduce the amount of development. None of the alternatives would achieve the project objectives to the extent that the proposed Community Plan would. A more detailed discussion of the environmentally superior alternative appears in Chapter 6.

## POTENTIAL AREAS OF CONCERN

The loss of farmland and urbanization of a small, rural community are concerns for some residents of the County. Other areas of concern would be those issues that are related to urban development, such as increases in traffic, noise and air pollutants, the need for additional water supply, and the ability of the Winton Water and Sanitary District and the County to serve new development without reducing service to existing development. The potential loss of biological resources could also be a concern. These issues are addressed throughout the EIR.

### **Issues Raised in Response to the NOP**

Three comment letters were received in response to the NOP. The Native American Heritage Commission (NAHC) provided the names of representatives of tribes that are traditionally and culturally affiliated with the Plan Area and may have information about cultural resources in the Plan Area. The County contacted these representatives as part of the Senate Bill 18 and Assembly Bill 52 consultation. The NAHC letter also suggested that records searches be conducted; such searches were done as part of the Draft EIR analysis (see Section 4.4-4, Cultural Resources, for more information). The State of California Department of Transportation (Caltrans) commented that growth and development can affect the number of trips per household and vehicle miles traveled and recommends a “smart growth” type of land use planning. In addition, Caltrans encouraged the use of design features and site proximities that encourage walking, bicycling, public transit options, accessibility for children, the elderly and persons with disabilities. “Smart growth” is a land use concept, and is not directly addressed in this section. The proposed Community Plan does incorporate Smart Growth principles, such as providing mixed uses in the Downtown core and enhancing pedestrian and bicycle circulation. Section 4.8, Transportation and Circulation, addresses vehicle miles traveled, pedestrian and bicycle circulation and facilities and transit. The California Public Utilities Commission (CPUC) provided information on existing rail crossing and states that any development adjacent to or near the railroad should be planned with the railroad in mind, and new development could increase pedestrian and vehicular traffic at rail crossings. Further, the CPUC suggests that the traffic study analyze safety at rail crossings. These issues are also addressed in section 4.8. The State of California Division of Land Resource Protection expressed concern about the loss of agricultural lands, and recommended that the Draft EIR address the amount, type and location of farmland conversion resulting from the proposed Community Plan, impacts on future operations and cumulative impacts on agricultural land. All of these issues are addressed in this section.

### **UNRESOLVED ISSUES**

No unresolved issues have been identified.

### **SCOPE OF THE EIR**

Merced County, as lead agency, identified potentially significant impacts that could result from project implementation in the Notice of Preparation for this EIR circulated from October 31 through November 30, 2016 (found in Appendix A). As discussed above, based on an Environmental Checklist (Chapter 5), Merced County determined that the following areas of potentially significant impact should be addressed in the EIR:

- Agricultural Resources,
- Air Quality,
- Biological Resources,

- Cultural Resources,
- Greenhouse Gas Emissions and Climate Change,
- Land Use,
- Noise,
- Transportation and Circulation, and
- Utilities.

Table 2-1 provides a summary of the environmental impacts that would result from implementation of the proposed Community Plan, including potential mitigation measures identified in Chapters 4, and the level of significance of the environmental impacts before and after implementation of the proposed mitigation.

Table 2-2 provides a comparison of the relative impacts of the alternatives. The full alternatives analysis is provided in Chapter 6.

<b>TABLE 2-1 Summary of Impacts and Mitigation Measures</b>					
<b>Impacts</b>	<b>Signifi- cance</b>	<b>Mitigation Included in the Community Plan</b>	<b>Significance After CP Mitigation</b>	<b>Additional Mitigation</b>	<b>Residual Signifi- cance</b>
<b>4.1 Agricultural Resources</b>					
4.1-1 The proposed Community Plan would result in the conversion of Important Farmland to non-agricultural uses.	S	None	S	None available.	SU
4.1-2 The proposed Community Plan could conflict with existing zoning for agricultural use, or a Williamson Act contract.	LS	None	LS	None required.	LS
4.1-3 The proposed Community Plan could involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland outside of the Plan Area to non-agricultural use.	S	IA OSC-2	LS	None required.	LS
4.1-4 The proposed Community Plan would contribute to the cumulative conversion of Important Farmland.	S	None	S	None available.	SU
<b>4.2 Air Quality</b>					
4.2-1 The proposed Community Plan could conflict with or obstruct implementation of the applicable air quality plans.	S	None	S	MM 4.2-1 (a) Construction Emission Reductions (i) All on-site construction equipment greater than 50 hp shall use Tier 4 rated engines or have emissions levels equivalent to or more stringent than that of Tier 4 rated engines. During construction activities, the construction contractor shall keep a record of the equipment used on site, including, at a minimum, the type of equipment, its engine certification, and all maintenance records. If Tier 4 final equipment is	SU

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				<p>not available for use by the contractor, and the contractor has demonstrated the lack of availability sufficiently, the contractor shall at a minimum require all off-road diesel equipment greater than 50 hp to meet USEPA Tier 3 off-road emission standards or equivalent and be outfitted with BACT devices including a California Air Resources Board certified Level 3 DPF or equivalent.</p> <p>(ii) On-site construction equipment shall be electric or alternatively fueled to the greatest extent feasible. Priority shall be given to contractors with alternative fleets.</p> <p>(iii) Temporary electricity shall be provided at project site unless it is infeasible to do so based on existing infrastructure constraints. This will reduce or eliminate the need for diesel generators during construction.</p> <p>(iv) Preference for contracted haul fleets shall be given to those contractors with the newest/cleanest fleets available.</p> <p>(v) All new development will provide outdoor electrical connections for landscaping needs and associated with any loading docks.</p> <p>(vi) All individual projects that do not meet the SJVAPCD's small project definition shall conduct a project specific air quality analysis to ensure the project, with the implementation of</p>	

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				<p>the above mitigation, or equally effective measures, and/or additional measures as needed, will not exceed SJVAPCD's construction thresholds. Projects of the following size are subject to this requirement:</p> <ul style="list-style-type: none"> <li>• Residential projects of 50 dwelling units or less;</li> <li>• Commercial projects of 2,000 square feet or less;</li> <li>• Light industrial projects of 25,000 square feet or less;</li> <li>• Heavy Industrial projects of 100,000 square feet or less;</li> <li>• Medical Office projects of 20,000 square feet or less;</li> <li>• General Office projects of 39,000 square feet or less;</li> <li>• Educational projects of 9,000 square feet or less;</li> <li>• Governmental projects of 10,000 square feet or less; or</li> <li>• Recreational projects of 20,000 square feet or less.</li> </ul> <p><u>(b) Operational Emission Reductions</u></p> <p>(i) Any fireplaces included as part of the Community Plan development shall be electric or natural gas.</p> <p>(i) Low VOC paints shall be required for all maintenance and upkeep activities, that</p>	

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				<p>includes 50 g/l or less for interior non-residential coating; 10 g/l or less for interior multi-family residential interior (encouraged for single family residential); and 100 g/l or less for exterior coating applications for all land uses (encouraged only for single family residential).</p> <p>(iii) Use of electric landscaping equipment shall be required of all non-residential and multi-residential properties and shall be encouraged for all single family residential properties.</p> <p>(iv) All individual projects that do not meet the SJVAPCD's small project definition shall conduct a project specific air quality analysis to ensure the project, with the implementation of the above mitigation, or equally effective measures, and/or additional measures as needed, will not exceed SJVAPCD's operational thresholds. Projects of the following size are subject to this requirement:</p> <ul style="list-style-type: none"> <li>• Residential projects of 50 dwelling units or less;</li> <li>• Commercial projects of 2,000 square feet or less;</li> <li>• Light industrial projects of 25,000 square feet or less;</li> <li>• Heavy Industrial projects of 100,000 square feet or less;</li> <li>• Medical Office projects of 20,000 square feet or less;</li> <li>• General Office projects of 39,000 square feet</li> </ul>	

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				<ul style="list-style-type: none"> <li>or less;</li> <li>• Educational projects of 9,000 square feet or less;</li> <li>• Governmental projects of 10,000 square feet or less; or</li> <li>• Recreational projects of 20,000 square feet or less.</li> </ul>	
4.2-2: The proposed Community Plan would result in a net increase in criteria pollutants for which the SJVAB is non-attainment.	S	None	S	MM 4.2-2 Implement Mitigation Measure 4.2-1	SU
4.2-3 The proposed Community Plan could result in exposure of sensitive receptors to substantial pollutant concentrations.	S	None	S	MM 4.2-3 Implement Mitigation Measure 4.2-1 and 4.5-1 and the following:  (a) Projects developed under the Community Plan that would require six months or more of active construction activities with diesel operated onsite equipment shall be required to either:  i. Provide documentation that there are no sensitive receptors within 1,000 feet of the development area; or  ii. For projects that do not require soil remediation or have any known history of toxic air contaminants (TAC), establish temporary electrical use at the project site and provide, at a minimum, the following electrified equipment: Cranes, forklifts, aerial lifts, air compressors, cement and mortar mixers, concrete/industrial saws, and welders. Additionally, all non-	LS

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				electrified equipment shall be non-diesel fueled to the greatest extent feasible. Certifications for all equipment shall be maintained onsite; or iii. Conduct a detailed health risk assessment that demonstrates health risk to nearby sensitive receptors would be less than significant based on the project-specific equipment to be used for construction.  (b) All industrial and commercial transition development under the Community Plan shall provide the County either documentation that operating processes and practices do not include the implementation of new TAC sources (either permitted or unpermitted); are greater than 1,000 feet from existing and proposed new sensitive receptors; provide copies of SJAVPCD permits to demonstrate that new TAC sources would comply with SJVAPCD requirements; or to provide a detailed health risk assessment that documents that exposure of nearby sensitive receptors would not exceed applicable standards.	
4.2-4 The proposed Community Plan could result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	LS	None	LS	None required.	LS
4.2-5 The proposed Community Plan could contribute to cumulative increases in criteria air pollutants.	S	None	S	MM 4.2-5 Implement Mitigation Measures 4.2-1, 4.3-1 and 4.5-1.	SU

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<b>4.3 Biological Resources</b>					
4.3-1 The proposed Community Plan could result in harm to special-status plant species and/or loss or degradation of their habitat.	S	IA OSC-3	S	<p>MM 4.3-1</p> <p>(a)(i) Prior to construction or other disturbance of standing and/or slow-moving fresh water (e.g., ditches and unlined canals), a survey for Sanford's arrowhead shall be conducted by a qualified biologist. The survey shall be conducted during the flowering season (between late May and August) of the construction year. If any individual Sanford's arrowhead are identified within the area to be disturbed, the project proponent shall retain a qualified botanist to develop and implement a mitigation plan. Appropriate measures could include avoidance, transplantation to suitable habitat that would be protected from future disturbance, and/or salvage by the California Department of Fish and Wildlife (CDFW). The CDFW shall review and approve the mitigation plan. At a minimum, at least ten (10) days prior to mass grading in the area that supports special-status plants, the project proponent shall notify the County and CDFW that construction activities are to occur and aid the CDFW with collection of reproductive parts of the plant, if the CDFW so chooses, pursuant to the California Native Plant Protection Act.</p> <p>(ii) During construction affecting ditches and/or unlined canals or in adjacent areas that could discharge runoff to the ditch or canal, erosion controls and/or other BMPs shall be used to protect water quality. In addition,</p>	LS

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				<p>measures shall be used to ensure that any dewatering or realignment of the channel (temporary or permanent) does not substantially diminish water levels in the channel.</p> <p>(b) <u>Offsite Infrastructure</u>                      (i) If and when the WWSD installs water infrastructure in an area that has unlined ditches and/or unlined canals, the WWSD shall implement (a), above, or equally effective measures.</p> <p>(ii) If and when the WESD constructs a new school to accommodate Plan Area students in an area that has unlined ditches and/or unlined canals, the WESD shall implement (a), above, or equally effective measures.</p>	
4.3-2 The proposed Community Plan could result in harm to special-status invertebrate species and/or loss or degradation of their habitat.	S	IA OSC-3	S	<p>MM 4.3-2                      (a)(i) Prior to grading or construction in any area that supports riparian vegetation, the site to be disturbed shall be surveyed for the presence of the valley elderberry longhorn beetle and its elderberry host plant by a qualified biologist in accordance with current USFWS protocols. If elderberry plants with one or more stems measuring 1.0 inch or greater in diameter at ground level occur on or adjacent to the disturbance site, or are otherwise located where they could be directly or indirectly disturbed, minimization and compensation measures, which could include transplanting existing</p>	LS

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				<p>shrubs and planting replacement habitat (conservation plantings), shall be implemented (see below). Surveys are valid for a period of two years. Elderberry plants with no stems measuring 1.0 inch or greater in diameter at ground level are unlikely to be habitat for the beetle because of their small size and/or immaturity. Therefore, no minimization measures are required for removal of elderberry plants with all stems measuring 1.0 inch or less in diameter at ground level.</p> <p>(ii) For elderberry plants with stems measuring 1.0 inch or greater, any elderberry plant within 100 feet of the area to be disturbed shall be protected and/or compensated for in accordance with the “USFWS Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (<i>Desmocerus californicus dimorphus</i>) (2017).”</p> <p>(b) <u>Off-Site Infrastructure</u></p> <p>(i) If and when WWSD constructs offsite water infrastructure in an area that supports riparian vegetation, the WWSD shall implement (a), above, or equally effective measures.</p> <p>(ii) If and when the WESD constructs a new school to accommodate Plan Area students in an area that supports riparian vegetation, the WESD shall implement (a), above, or equally effective measures.</p>	

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4.3-3 The proposed Community Plan could result in harm to special-status reptile species and/or loss or degradation of their habitat.	S	IA OSC-3	S	MM 4.3-3 (a) <u>Individuals</u>  (i) Prior to project construction or disturbance within standing and/or slow-moving fresh water (e.g., ditches or unlined canals), a qualified biologist shall conduct a survey of suitable habitat for western pond turtle within the area of disturbance and immediately adjacent to the area. The survey shall be conducted within 30 days prior to project construction to ensure no western pond turtles have occupied the habitat. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed. If this survey does not identify any western pond turtles on the project site, no further mitigation is required.  (ii) If one or more western pond turtles are determined to be present, exclusionary fencing shall be used to prevent the turtle(s) from entering construction areas. Fencing shall also be placed around any nesting sites. The location of the fence shall be determined by a qualified biologist. Any turtles found in or near the construction zone shall be relocated to an appropriate area of suitable habitat a minimum of 100 feet from any active construction zone.  (b) <u>Nesting Sites</u>  (i) For any ground disturbance of annual	LS

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				<p>grassland or non-disked fields within 600 feet of a water feature (e.g., canal) that could provide habitat for western pond turtle, a qualified biologist shall survey they area and determine whether it provides suitable nesting habitat. If the biologist concludes that the habitat is not suitable for nesting, no further action is required. Urban infill parcels (defined as being surrounded on all sides by existing development) and undeveloped parcels within 600 feet of a suitable water feature, but for which a barrier exists between the creek/canal and the development parcel (e.g., walls, homes) shall be excluded from Mitigation Measure 4.3-3(b).</p> <p>(ii) If the biologist concludes that the habitat could support nesting, then when removing the top 12 inches of soil from ruderal/annual grassland habitat in the Plan Area, contractors shall use a qualified biologist as a “spotter” whose responsibility is to watch for western pond turtle eggs or neonates that are overturned during earthmoving. If eggs or neonates are found, all earthmoving activities within 30 feet of the eggs or neonates will be temporarily halted until the eggs or neonates can be salvaged. The eggs or neonates will then be delivered to a nearby qualified wildlife rescue and rehabilitation facility that has been approved by the CDFW. The eggs or neonates will be held by the wildlife rescue and rehabilitation facility until they are ready for</p>	

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				<p>release into the nearest suitable aquatic habitat. Once the top 12 inches of soil has been removed, no further monitoring for western pond turtle eggs or neonates is required given that western pond turtle nests are generally shallow (i.e., less than six inches in depth).</p> <p>(c) <u>Water Quality</u> Measures shall be implemented to ensure that any water feature that provides habitat for western pond turtle will continue to provide adequate habitat for the turtle by protecting water quality and ensuring that any dewatering or realignment of the channel (temporary or permanent) does not substantially diminish the water levels in the area.</p> <p>(d) <u>Offsite Infrastructure</u> (i) <i>If and when WWSD constructs offsite water infrastructure needed to serve the proposed Community Plan, and construction activities would affect standing and/or slow moving water, or annual grasslands or non-disked field within 600 feet of a water feature, the WWSD shall implement (a) through (c), above, or equally effective measures.</i></p> <p>(ii) <i>If and when the WESD constructs a new school to accommodate Plan Area students, and construction activities would affect standing and/or slow moving water, or annual grasslands or non-disked field within 600 feet of a water feature, the WESD shall implement (a) through</i></p>	

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<b>TABLE 2-1 Summary of Impacts and Mitigation Measures</b>					
<b>Impacts</b>	<b>Signifi- cance</b>	<b>Mitigation Included in the Community Plan</b>	<b>Significance After CP Mitigation</b>	<b>Additional Mitigation</b>	<b>Residual Signifi- cance</b>
				(c), above, or equally effective measures.	
4.3-4 The proposed Community Plan could result in harm to special-status bird species and/or loss or degradation of their habitat.	S	IA OSC-3	S	<p>MM 4.3-4 (a) <u>Raptor and Other Nesting Habitat</u></p> <p>(i) Prior to development of undeveloped parcels and parcels that that contain mature trees and/or dense shrubbery, preconstruction surveys for nesting special-status birds (loggerhead shrike, Nuttall's woodpecker, yellow-billed magpie, oak titmouse, Swainson's hawk and other raptors except burrowing owl), raptors protected under Section 3503.5 of the California Fish and Game Code, and other nesting birds shall be conducted prior to any vegetation clearing or other ground disturbance associated with the proposed project. The preconstruction surveys shall be conducted by a qualified consulting biologist under a two-visit protocol with the first visit occurring no more than 14 days prior to initiation of project construction. The second visit shall occur within the three days prior to initiation of the project. If no nesting raptors or other nesting birds are identified, then no further action is required. This measure does not apply to land that is urban infill (defined as being surrounded on all sides by existing development).</p> <p>(ii) If nesting Swainson's hawks are found, project construction shall not be initiated until it can be demonstrated by a qualified biologist that the young-of-the-year are no longer</p>	LS

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Summary of Impacts and Mitigation Measures**

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				<p>dependent upon the nest site.</p> <p>If other nesting raptors are found, an exclusion zone around each nest shall be established such that no project disturbance occurs within 300 feet of the nests until the young-of-the-year are no longer dependent upon the nest site. Lastly, if other nesting or special-status birds are found, an exclusion zone around each nest shall be established that precludes any project disturbance within 100 feet of the nests until the young-of-the-year are no longer dependent upon the nest site. Alternatively, project construction may be delayed until after August 15, when all local nesting birds are assumed to have completed nesting.</p> <p>(iii) If project construction commences after August 15, when all local nesting birds are assumed to have completed nesting, no surveys would be required.</p> <p>(iv) If and when WWSD constructs offsite water infrastructure needed to serve the proposed Community Plan, and the area to be cleared or graded contains mature trees (other than orchard trees) and/or dense shrubbery, the WWSD shall implement (i) through (iii), above, or equally effective measures.</p> <p>(v) If and when the WESD constructs a new school to accommodate Plan Area students in an area requiring removal of mature trees (other</p>	

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Summary of Impacts and Mitigation Measures**

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				<p>than orchard trees) and/or dense shrubbery, the WESD shall implement (i) through (iii), above, or equally effective measures.</p> <p>(b) <u>Burrowing Owls</u></p> <p>(i) Prior to construction on undeveloped and/or fallowed agricultural parcels (except orchards) a qualified biologist shall conduct pre-construction surveys prior to any ground disturbance. All surveys shall be conducted in accordance with Appendix D, Breeding and Non-breeding Season Surveys and Reports, of the 2012 CDFG Staff Report on Burrowing Owl Mitigation. If no burrowing owls are present, no additional mitigation is required. This measure does not apply to land that is urban infill (defined as being surrounded on all sides by existing development) or land that has been in continuous and recent agricultural production.</p> <p>(ii) If burrowing owls are present, the project proponent shall notify the County and CDFW. A qualified biologist shall implement a routine monitoring program and establish a fenced exclusion zone around each occupied burrow. No construction activities shall be allowed within the exclusion zone until such time that the burrows are determined to be unoccupied. The buffer zones shall be a minimum of 150 feet from an occupied burrow during the non-breeding season (September 1 through January 31), and a minimum of 250 feet from an</p>	

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Summary of Impacts and Mitigation Measures**

Impacts	Signifi- cance	Mitigation Included in the Community Plan	Significance After CP Mitigation	Additional Mitigation	Residual Signifi- cance
				<p>occupied burrow during the breeding season (February 1 through August 31).</p> <p>(iii) The biologist shall prepare a mitigation plan that provides for onsite avoidance and/or relocation to ensure that no burrowing owl is harmed. The mitigation plan shall be reviewed and approved by CDFW. If occupied burrows must be destroyed, no destruction of burrows shall occur during the breeding season. Burrows may be destroyed during the non-breeding season, pursuant to the mitigation plan.</p> <p>(iv) If and when WWSD constructs offsite water infrastructure needed to serve the proposed Community Plan, and the area to be disturbed is undeveloped and/or fallowed agricultural parcels (except orchards), the WWSD shall implement (i) through (iii), above, or equally effective measures.</p> <p>(v) If and when the WESD constructs a new school to accommodate Plan Area students in on undeveloped and/or fallowed agricultural parcels (except orchards), the WESD shall implement (i) through (iii), above, or equally effective measures.</p> <p>(c) <u>Swainson's Hawk Foraging Habitat</u></p> <p>(i) For projects that would disturb more than 1 acre of grassland or agricultural land other than</p>	

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				<p>orchard that is suitable Swainson’s hawk foraging habitat, the project proponent shall preserve annual grasslands or other suitable raptor foraging habitat. The compensation for the loss of suitable foraging habitat shall be consistent with the following guidelines: 1.5 acres of protected suitable habitat for each 1 acre impacted within 1 mile of an active nest site; 0.75 acre of protected suitable habitat for each 1 acre impacted between 1 and 5 miles of an active nest site; and 0.5 acre of protected suitable habitat for each 1 acre impacted between 5 and 10 miles of an active nest site (as approved by the County and CDFW). Preservation may occur through either:</p> <ul style="list-style-type: none"> <li>• Payment of a mitigation fee to Merced County through a negotiated agreement between the County, project proponent, and CDFW. The monies would be held in a trust fund, and used to preserve mitigation land through the purchase, monitoring, maintenance, and remediation of lands that supports suitable foraging habitat for Swainson’s hawk (consistent with CDFW guidelines); or</li> <li>• Purchase of conservation easements or fee title to suitable Swainson’s hawk foraging habitat to protect the habitat from urban development.</li> </ul>	

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				<p>This measure may be satisfied through conservation easements acquired to offset the loss of agricultural land, as described in Impact 4.1-1, if the easements are for lands that provide suitable foraging habitat for Swainson's hawk, subject to approval by CDFW.</p> <p>(ii) If and when the WESD constructs a new school to accommodate Plan Area students in on undeveloped and/or fallowed agricultural parcels (except orchards) supports riparian vegetation, the WESD shall implement (i), above, or an equally effective measure.</p> <p>No mitigation for loss of Swainson's foraging habitat is required for offsite water or sewer improvements.</p>	
<p>4.3-5 The proposed Community Plan could result in harm to special-status mammal species and/or loss or degradation of their habitat.</p>	<p>S</p>	<p>IA OSC-3</p>	<p>S</p>	<p>MM 4.3-5 (a) <u>Pallid Bat and Yuma Myotis</u></p> <p>(i) Prior to removal or reconstruction of existing buildings, a survey for pallid bat and Yuma myotis shall be prepared by a qualified biologist. If bat roosting sites are identified within the survey area, then they shall be avoided during the nursery season (April 1<sup>st</sup> through August 31<sup>st</sup>). The bats may be evicted from the building between September 1 and March 31, which is outside of the nursery season. Eviction of bats shall be conducted using bat exclusion techniques, developed by Bat Conservation International (BCI) and in consultation with the CDFW, that allow the bats to exit the roosting</p>	<p>LS</p>

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				<p>site but prevent re-entry to the site. This would include, but not be limited to the installation of one-way exclusion devices. The devices shall remain in place for a minimum of seven days and then the exclusion points and any other potential entrances shall be sealed immediately following the removal of the devices. This work shall be completed by a BCI recommended exclusion professional.</p> <p>(ii) If and when the WESD constructs a new school to accommodate Plan Area students on a site requiring removal of existing buildings, the WESD shall implement (i), above, or an equally effective measure.</p> <p>This measure would not apply to WWSD infrastructure, because no buildings would be removed.</p> <p>(b) <u>Western Red Bat and Hoary Bat</u></p> <p>(i) Prior to removal of trees (other than non-native landscape trees) in orchards and/or riparian areas, a preconstruction survey for hoary bat and western red bat shall be conducted by a qualified consulting biologist within three days prior to construction. If a bat maternity roost is identified, buffers around the roost site shall be determined by a qualified biologist and implemented to avoid destruction or abandonment of the roost resulting from tree removal or other project activities. If roosting</p>	

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				<p>bats are found but no maternity roost is present, white plastic shall be placed under the roost sites to create glare that encourages the bats to seek roost sites elsewhere (given that these species typically select roost sites over dark ground cover). Once the bats are confirmed as having left the site, construction can begin in the affected area.</p> <p>(ii) If and when WWSD constructs offsite water infrastructure needed to serve the proposed Community Plan, and trees would be removed in orchards and/or riparian areas, the WWSD shall implement (i), above, or an equally effective measure.</p> <p>(iii) If and when the WESD constructs a new school to accommodate Plan Area students in on undeveloped, and trees would be removed in orchards and/or riparian areas, the WESD shall implement (i), above, or an equally effective measure.</p> <p>(c) <u>San Joaquin Kit Fox</u></p> <p>(i) Prior to construction activities in undisturbed areas with sparse, open vegetation, including unimproved roads, canal embankments or similar relatively undisturbed areas, a preconstruction survey for potential dens shall be conducted. Surveys would not be required within urban infill areas and agricultural fields that are regularly disturbed (e.g., disked).</p>	

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Impacts	Signifi- cance	Mitigation Included in the Community Plan	Significance After CP Mitigation	Additional Mitigation	Residual Signifi- cance
				<p>(ii) All potential dens (including other subsurface refugia that could be occupied) shall be monitored with a minimum of three consecutive nights in which a suitable tracking medium is placed at the mouth of each potential den or other subsurface feature. Each potential den or other feature where no evidence of use by San Joaquin kit fox (e.g., tracks) is observed shall then be excavated under the supervision of a biological monitor prequalified by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife. Upon excavation to all endpoints of a potential den or other feature, it shall be backfilled and brought back to grade. If a den cannot effectively be cleared with additional nights of monitoring that result in three consecutive nights of monitoring without evidence of the taxon, the applicant shall coordinate with the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to determine an appropriate follow-up action. The follow-up action may involve careful excavation of the den under the supervision of a biological monitor prequalified by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife that results in the eviction of any individuals.</p> <p>(iii) If and when WWSD constructs offsite water infrastructure needed to serve the proposed Community Plan, and the area to be disturbed contains undisturbed areas with sparse, open</p>	

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Impacts	Signifi- cance	Mitigation Included in the Community Plan	Significance After CP Mitigation	Additional Mitigation	Residual Signifi- cance
				<p>vegetation, including unimproved roads, canal embankments or similar relatively undisturbed areas, the WWSD shall implement (i) and (ii), above, or equally effective measures.</p> <p>(iv) If and when the WESD constructs a new school to accommodate Plan Area students, and the area to be disturbed contains undisturbed areas with sparse, open vegetation, including unimproved roads, canal embankments or similar relatively undisturbed areas, the WESD shall implement (i) and (ii), above, or equally effective measures.</p>	
4.3-6 The proposed Community Plan could result in loss or degradation sensitive habitat, including wetlands.	S	None	S	<p>MM 4.3-6</p> <p>(a) Prior to construction activities for projects over 1 acre on parcels composed of annual grasslands or riparian habitat as shown on Figure 4.3-1, a qualified biologist shall conduct a wetland delineation. If wetlands are present a wetland and/or riparian mitigation plan shall be prepared and shall ensure no net loss of waters of the U.S. and riparian vegetation. The wetland and/or riparian mitigation plan shall be based on a wetland delineation verified by USACE. This measure may be implemented through the 404 permit and Streambed Alteration Agreement processes. The plan shall include the following:</p> <p>(i) The project proponent shall compensate for the loss of wetland and riparian habitat through a combination of restoration, enhancement, and/or the purchase of mitigation credits at an</p>	LS

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Impacts	Signifi- cance	Mitigation Included in the Community Plan	Significance After CP Mitigation	Additional Mitigation	Residual Signifi- cance
				<p>approved mitigation bank. The ratio of compensation shall be determined in consultation with USACE and/or California Department of Fish and Wildlife (CDFW), as part of the 404 permit and/or Streambed Alteration Agreement processes, but shall not be less than 1:1.</p> <p>(ii) Prior to any construction activities on the site, a protective fence shall be erected around the boundaries of wetland and/or riparian areas to be retained. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the protected areas except for those expressly permitted by the USACE and/or CDFW.</p> <p>(iii) For any construction activities in areas that could result in runoff a canal or drainage that supports riparian habitat or wetlands that are to be preserved, water quality shall be protected using best management practices (BMPs) and erosion control techniques during construction including, but not necessarily limited to, preservation of existing vegetation, mulches (e.g., hydraulic, straw, wood), and geotextiles and mats, during construction.</p> <p>(b) If and when WWSD constructs offsite water infrastructure needed to serve the proposed Community Plan, and the area to be disturbed contains annual grasslands and/or riparian</p>	

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				habitat, the WWSD shall implement (a), above, or equally effective measures.  (c) If and when the WESD constructs a new school to accommodate Plan Area students and the area to be disturbed contains annual grasslands and/or riparian habitat, the WESD shall implement (a), above, or equally effective measures.	
4.3-7 The proposed Community Plan could interfere with the migration of wildlife.	LS	None	LS	None required.	LS
4.3-8 The proposed Community Plan could contribute to the cumulative harm of special-status species and loss or degradation of their habitat.	S	IA OSC-3	S	MM 4.3-8 Implement MM 4.3-1 through 4.3-5.	SU
4.3-9 The proposed Community Plan could contribute to the cumulative loss or degradation of sensitive habitats, including wetlands.	S	None	S	MM 4.3-9 Implement MM 4.3-6.	LS
4.3-10 The proposed Community Plan could contribute to the cumulative loss or degradation of wildlife migration corridors.	LS	None	LS	None required.	LS
<b>4.4 Cultural Resources</b>					
4.4-1 The proposed Community Plan could result in the loss of archaeological resources.	S	Policy OSC-9.2 and IA OSC-8	S	MM 4.4-1 (a) Prior to approval, projects one acre or greater that require grading or excavation shall have an archaeological survey by a County-approved qualified archaeologist. Areas found to contain or be likely to contain	LS

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				<p>archaeological resources shall be fully surveyed, including excavation and testing to the extent needed to characterize and record the archaeological site. If a sensitive site cannot be fully surveyed prior to construction (due to the presence of pavement or other reasons), a qualified archaeologist shall be present to monitor all grading and excavation activity. Any artifacts and/or sites that are discovered shall be recorded, preserved in situ and/or donated to an appropriate organization or archive, according to the recommendations of the archaeologist. For resources of Native American origin, the geographically and culturally affiliated Native American tribe(s) shall be contacted to request input regarding the disposition of the resource.</p> <p>(b) If a monitoring archaeologist or a member of the construction team believes that an archaeological resource has inadvertently been uncovered, all work within a radius of 50 feet of the discovery shall cease, and a qualified archaeologist shall be notified immediately. Appropriate steps shall be taken, as directed by the archaeologist, to protect the discovery site. The area of work stoppage shall be adequate to provide for the security, protection, and integrity of the archaeological resources in accordance with federal and State Law, and at a minimum shall be 50 feet from the discovery. Vehicles, equipment, and unauthorized personnel shall not be permitted to traverse the discovery</p>	

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				<p>site. Any artifacts and/or sites that are uncovered shall be recorded, preserved in situ and/or donated to an appropriate organization or archive, according to the recommendations of the archaeologist. For resources of Native American origin, the geographically culturally affiliated Native American tribe(s) shall be contacted to request input regarding the disposition of the resource.</p> <p>(c) If human remains are discovered or uncovered during any phase of construction, all ground-disturbing activity within 50 feet of the remains shall be halted and the County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County Coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours to request the names of the most likely descendent(s), and Public Resources Code Section 5097.98 shall be adhered to in the treatment and disposition of the remains. The approved treatment and disposition of the remains shall be implemented before the resumption of ground-disturbing activities within 50 feet of where the remains were discovered.</p> <p>(d) If and when WWSD constructs offsite water</p>	

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				infrastructure needed to serve the proposed Community Plan, the WWSD shall implement (a) through (c), above, or equally effective measures.	
4.4-2 The proposed Community Plan could result in the loss of historically significant buildings, sites and/or facilities.	S	Policies OSC-9.1 and 9.2 and IA OSC-4 through OSC-6B	S	MM 4.4-2 Prior to removal or alteration of a building that has been determined to be eligible for listing on the National and/or State historic registers and/or a local list of historically significant buildings, the building shall be recorded pursuant to Secretary of Interior standards, and architectural features and /or artifacts shall be made available to an appropriate museum and/or historical organization.	SU
4.4-3 The proposed Community Plan could result in the loss of paleontological resources.	S	IA OSC-9	S	MM 4.4-3 (a) If paleontological resources (e.g., fossils) are discovered during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery. After cessation of excavation the contractor shall immediately contact the County. The potential paleontological resource(s) during construction shall be evaluated by a qualified paleontologist. If it is determined that the project could damage a unique paleontological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines. If avoidance is not feasible, the paleontologist shall develop a treatment plan	LS

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				in consultation with the County. The contractor shall not resume work until authorization is received from the County.  (b) If and when WWSD constructs offsite water infrastructure, needed to serve the proposed Community Plan, the WWSD shall implement (a), above, or an equally effective measure.	
4.4-4 The proposed Community Plan would contribute to the cumulative loss of archaeological resources in Merced County and the Central Valley.	S	Policies OSC-9.1 and 9.2 and IM OSC-8	S	MM 4.4-4 Implement Mitigation Measure 4.4-1.	LS
4.4-5 The proposed Community Plan would contribute to the cumulative loss of historic resources in Merced County and the Central Valley.	S	Policies OSC-9.1 and IA OSC-4 through OSC-6B	S	MM 4.4-5 Implement Mitigation Measure 4.4-2.	SU
4.4-6 The proposed Community Plan would contribute to the cumulative loss of paleontological resources in Merced County and the Central Valley.	S	Implementing Action OSC-9	S	MM 4.4-6 Implement Mitigation Measure 4.4-3.	LS
<b>4.5 Greenhouse Gas Emissions and Climate Change</b>					
4.5-1 The proposed Community Plan would generate GHG emissions, either directly or indirectly, that would contribute to cumulative increases in greenhouse gas emissions and	S	Policies C-1.1, C-2.1, C-3.1, C-4, C-5.1, C-5.2, C-6.1, OCS-7	S	MM 4.5-1 Prior to approval of a Vesting Subdivision Map, major subdivision application or discretionary permit application for a non-residential development, the applicant shall provide a detailed analysis of anticipated GHG emissions	SU

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climate change.				attributable to that project. Where individual project emissions exceed 3.9 MT CO <sub>2</sub> e annually, measures shall be identified to reduce project emissions below the target level or by a minimum of 12.22 percent beyond emission reductions achieved by consistency with the Community Plan. Or, if a certified Climate Action Plan has been adopted by the County, the applicant shall demonstrate that the project is consistent with the CAP. If a project cannot achieve the targets, then it shall still implement measures to reduce project emissions to the extent feasible for that project. Measures to reduce project GHG emissions may include, but are not limited to the following: <b>(a) Climate Action Plan Compliance:</b> The project may comply with a locally adopted qualified Climate Action Plan if one has been adopted prior to the implementation of the individual development. <b>(b) Implement Appendix J of the Final Staff Report</b> – Climate Action Plan: Addressing GHG Emission Impacts under CEQA, or a newer version as applicable, to the reduce emissions to below the regional thresholds. <b>(c) Implement CAPCOA Mitigation Measures</b> – California Air Pollution Control Officers Association’s Quantifying Greenhouse Gas Mitigation Measures, or a newer version as applicable. <b>(d) Area Source Emissions Reductions:</b> Implement the following to reduce GHG Area source emissions:	

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				<p>No residential development shall include a fireplace. For commercial and residential development, electrical outlets shall be provided on the exterior of all buildings.</p> <p><b>(e) Project-Specific TDM Program.</b> Develop a TDM Program for onsite workers. Individual employers would be responsible for funding and overseeing the trip reduction/TDM programs. It is suggested that Community businesses work together to promote and enhance the VMT offsets that would occur from TDM Program implementation. TDM strategies may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>i. Establishment of carpool, bus pool, or vanpool programs;</li> <li>ii. Cash allowances, passes or other public transit subsidies and purchase incentives;</li> <li>iii. Computerized commuter rideshare matching services;</li> <li>iv. Guaranteed ride-home program for ridesharing;</li> <li>v. Encourage telecommuting and alternative work schedules where feasible; and</li> <li>iv. Designation of a community transportation coordinator for the local businesses.</li> </ul> <p><b>(f) Community Wide TDM Program.</b> Develop a TDM Program for the Winton Community. TDM strategies may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>(i) Establishment of carpool, buspool, or vanpool programs;</li> <li>(ii) Cash allowances, passes or other public</li> </ul>	

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<b>TABLE 2-1 Summary of Impacts and Mitigation Measures</b>					
<b>Impacts</b>	<b>Signifi- cance</b>	<b>Mitigation Included in the Community Plan</b>	<b>Significance After CP Mitigation</b>	<b>Additional Mitigation</b>	<b>Residual Signifi- cance</b>
				transit subsidies and purchase incentives; (iii) Computerized commuter rideshare matching services; (iv) Guaranteed ride-home program for ridesharing; (v) Encourage telecommuting and alternative work schedules where feasible; and (vi) Designation of a community transportation coordinator for the local businesses. <b>(g) Recycling Requirement.</b> To the maximum practical extent, recyclable materials, from operation and construction activities, will be reused or recycled.	
4.5-2 The proposed Community Plan could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	S	Policies C-1.1, C-2.1, C-3.1, C-4, C-5.1, C-5.2, C-6.1, OCS-7	S	MM 4.5-2 Implement MM 4.2-1 and 4.5-1.	LS
<b>4.6 Land Use</b>					
4.6-1 The proposed Community Plan could result in incompatible land uses located in proximity to one another within the Plan Area.	S	Policies LU-3.1, N-1.1 and N-1.2, IA N-2 and N-3Community Design Guidelines,	S	MM 4.6-1 Implement Mitigation Measure 4.7-4 (Noise Sources).	LS
4.6-2 The proposed Community Plan could result in land uses that are incompatible with the area surrounding the Plan Area.	S	Policies L-9, LU 17 and OSC-5; IA OSC-2	LS	None required.	LS
4.6-3 The proposed Community Plan could be inconsistent with	LS	Land Use plan; Community	LS	None required.	LS

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General Plan goals and policies.		Design Guidelines			
4.6-4 The proposed Community Plan could be inconsistent with Merced County LAFCO policies.	LS	None	LS	None required.	LS
<b>4.7 Noise</b>					
4.7-1 The proposed Community Plan would increase traffic noise in the Plan Area.	LS	Policy N-1.2 and IA N-3	LS	None required.	LS
4.7-2 The proposed Community Plan would generate construction noise near noise-sensitive areas.	S	None	S	<p>MM 4.7-2 (a) The following specific noise control measures shall be implemented as appropriate for construction projects occurring within the Plan Area near existing noise-sensitive receptors:</p> <ul style="list-style-type: none"> <li>• All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed “package” equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.</li> <li>• All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local</li> </ul>	LS

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Summary of Impacts and Mitigation Measures**

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				agency shall comply with such regulations while in the course of project activity. <ul style="list-style-type: none"> <li>• Electrically-powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.</li> <li>• Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.</li> <li>• The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</li> </ul> No project-related public address or music system shall be audible at any adjacent receptor.	
4.7-3 New residential development within the Plan Area could be exposed to vibration from the BNSF railroad.	LS	None	LS	None required.	LS
4.7-4 The proposed Community Plan would result in uses that could generate excessive non-vehicular noise.	S	Policies N-.11 and N-1.2 and IA N-2 and N-3	S	MM 4.7-4 New businesses within the General Commercial, Neighborhood Commercial, Commercial Transition, Mixed-Use, Business Park or any other outdoor noise sources (e.g., loading docks, HVAC systems) adjacent to residential areas shall demonstrate that the residential outdoor areas will be protected from noise by one or a combination of the following and/or equally effective measures:	LS

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				i) Mechanical equipment associated with the commercial uses shall be shielded from view of adjacent residential uses by building parapets or located within mechanical equipment rooms; and/or ii) Commercial loading docks located within 300 feet of existing residences shall be positioned in areas shielded from view of those residences by intervening commercial buildings; and/or iii) Solid noise barriers shall be constructed at the boundary of the commercial uses of sufficient height to intercept line of sight between heavy trucks and the affected area of the residential use; and/or iv) Truck deliveries shall be limited to daytime hours (7 am – 10 pm) and/or v) Signs shall be posted prohibiting Idling of delivery trucks to 10 minutes or less.	
4.7-5 Noise-sensitive uses could be exposed to noise from agricultural operations.	LS	Policy OSC-5 and IA OSC-2	LS	None required.	LS
4.7-6 Noise-sensitive uses could be exposed to noise from airport operations.	LS	None	LS	None required.	LS

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4.7-7 The proposed Community Plan would contribute to cumulative increase in traffic noise levels on local roadways.	LS	None	LS	None required.	LS
<b>4.8 Transportation and Circulation</b>					
4.8-1 The proposed Community Plan would increase vehicle miles traveled.	S	Policies C-1.1, C-5.1, C-5.2, C-5.3 and C-6.1 and IA CIR-5 though CIR-12	S	<p>MM 4.8-1 Prior to approval of a Vesting Subdivision Map, major subdivision application, or a discretionary permit application for a non-residential development, the applicant shall provide an analysis of project VMT and demonstrate that the project incorporates measures that would reduce project VMT by 15 percent or more. Such measures could include, but would not be limited to, the following:</p> <ul style="list-style-type: none"> <li>• Instituting teleworking and alternative work schedules;</li> <li>• Providing incentives (e.g., free passes) for use of transit;</li> <li>• Providing incentives for ride sharing;</li> <li>• Improving pedestrian, bike and transit infrastructure;</li> <li>• Providing bike lockers/parking;</li> <li>• Provide shuttle service to employment centers and/or commercial areas;</li> <li>• Locating residential development near transit; and</li> <li>• Limiting parking capacity and/or charging for parking.</li> </ul> <p>If a project cannot achieve the 15% target, then it shall still implement measures to reduce</p>	SU

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				project VMT to the extent feasible for that project.	
4.8-2 The proposed Community Plan would increase demand for transit services.	S	Policies C-6.1 and 7.1 and IM CIR-13	LS	None required.	LS
4.8-3 The proposed Community Plan would increase demand for bicycle facilities.	S	Policies C-1.1 and C-5.2, and IM CIR-7 through CIR-9	S	MM 4.8-3 Merced County shall create bicycle facilities on arterial and major collector streets that are routes to existing schools, including Santa Fe Drive, Winton Way, Walnut Avenue, Almond Avenue and Cypress Avenue. Merced County shall monitor the location of future schools and identify and install applicable routes for facilities serving new school sites.	LS
4.8-4 The proposed Community Plan would increase demand for pedestrian facilities.	S	Policies C-1, C-7 and C-8 and IM C-6 and C-7	S	MM 4.8-4 Merced County shall complete sidewalk improvements on key streets, including the following: <ul style="list-style-type: none"> <li>• Santa Fe Drive,</li> <li>• Winton Way, Myrtle Avenue,</li> <li>• Walnut Avenue, and</li> <li>• Almond Avenue.</li> </ul>	LS
4.8-5 The proposed Community Plan could result in conflicts with the railroad tracks.	S	IM CIR-14	S	MM 4.8-5 The County shall provide improvements to the Olive Avenue, Walnut Avenue, and Shaffer Road railroad crossings, and incorporate applicable crossing features into the design of future improvements. The County shall coordinate with the BNSF and PUC regarding the timing, design and installation of railroad crossing features.	LS

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4.8-6 The proposed Community Plan would contribute to cumulative increases in vehicle miles traveled.	S	Policies C-1.1, C-5.1, C-5.2, C-5.3 and C-6.1 and IA CIR-5 though CIR-12	S	Implement Mitigation Measure 4.8-1	S
4.8-7 The proposed Community Plan would contribute to cumulative increases in demand for transit services.	LS	Policies C-6.1 and 7.1 and IM CIR-13	LS	None required.	LS
4.8-8 The proposed Community Plan could result in conflicts with the railroad tracks.	LS	IA CIR-14	S	MM 4.8-8 Implement Mitigation Measure 4.8-6	
<b>4.9 Utilities</b>					
4.9-1 The proposed Community Plan would increase demand for domestic water supply.	LS	None	LS	None required.	LS
4.9-2 The proposed Community Plan would require additional water supply and distribution infrastructure.	S	Policies PS-1.1, PS-1.2, PS-1.4 and PS-2.1	LS	None required.	LS
4.9-3 The proposed Community Plan would contribute to cumulative increases in groundwater withdrawals from the Merced groundwater basin.	S	None	S	None available.	SU
4.9-4 The proposed Community Plan would increase demand for wastewater treatment and disposal.	S	Policies PS-1.1, PS-1.2, PS-1.3 and PS-2.1	LS	None required.	LS

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4.9-5 The proposed Community Plan would require installation of new wastewater conveyance infrastructure and upgrades to the existing system.	S	Policies PS-1.1, PS-1.2, PS-1.3 and PS-2.1	LS	None required.	LS
4.9-6 The proposed Community Plan would contribute to a cumulative increase in demand for wastewater conveyance and treatment facilities.	S	Policies PS-1.1, PS-1.2, PS-1.3 and PS-2.1	LS	None required.	LS
4.9-7 The proposed Community Plan could locate development in areas subject to flooding.	LS	None	LS	None required.	LS
4.9-8 The proposed Community Plan would increase stormwater runoff entering the Plan Area drainage system.	LS	Policies PS-1.1, PS-1.2 and PS-2.1	LS	None required.	LS
4.9-9 The proposed Community Plan would generate additional solid waste.	LS	None	LS	None required.	LS
4.9-10 The proposed Community Plan would contribute to cumulative increases in solid waste generation.	LS	None	LS	None required.	LS

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<b>TABLE 2-2</b>					
<b>Comparison Of Alternatives To Proposed Community Plan</b>					
<b>Resource</b>	<b>Proposed Community Plan</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>
Agriculture	SU	NI	LS	SU-	SU-
Air Quality	SU/M	NI	SU/M-	SU/M-	SU/M-
Biological Resources	SU/M	NI	SU/M-	SU/M-	SU/M
Cultural Resources	SU/M	NI	SU/M-	SU/M-	SU/M
GHG/Climate Change	SU/M	NI	SU/M-	SU/M-	SU/M-
Land Use	LS/M	NI	LS/M	LS/M-	LS/M-
Noise	LS/M	NI	LS/M-	LS/M-	LS/M-
Transportation	LS/M	NI	LS/M-	LS/M-	LS/M-
Utilities	SU	NI	SU-	SU-	SU-
<p>NOTES:                      LS=All impacts less than significant, requiring no mitigation.                      LS/M=All impacts would be less than significant after mitigation.                      SU=One or more impacts would be significant and/or potentially significant after mitigation (or no feasible mitigation is available).                      SU/M=Significant and unavoidable with mitigation.                      NI = No Impact.                      + = More severe impacts than the proposed Community Plan.                      - = Less severe impacts than the proposed Community Plan.</p>					

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