

APPENDIX 3.12-A: SOCIOECONOMICS AND COMMUNITIES LOCAL AND REGIONAL PLANS AND LAWS CONSISTENCY ANALYSIS

This appendix addresses California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) requirements to describe a proposed project's inconsistencies or conflicts with applicable local and regional plans and laws. CEQA Guidelines require that an environmental impact report (EIR) discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans (Guidelines, § 15125(d)). The National Environmental Policy Act (NEPA) regulations¹ require a discussion of conflicts between a proposed undertaking and the objectives of federal, regional, state, local and tribal² land use plans, policies, and laws, as well as a description of the extent to which the Authority and the Federal Railroad Administration (FRA) would reconcile the inconsistencies (Council on Environmental Quality Regulations, §§ 1502.16(c), 1506.2(d)).

Although the Volume 1, *Merced to Fresno Section: Central Valley Wye Draft Supplemental Environmental Impact Report/Supplemental Environmental Impact Statement* describes the Central Valley Wye alternatives' inconsistency with local and regional plans and laws in order to provide a context for the project, inconsistency with such plans and laws is not considered an environmental impact.

Table 1 of this appendix provides the following:

- A determination for each applicable local and regional plan or law that identifies whether the Central Valley Wye alternatives are consistent or inconsistent with the goals, objectives, policies, or ordinances that each applicable local and regional plan or law contains.
- In the event that an inconsistency has been identified the following information has been provided:
 - An explanation of why the Central Valley Wye alternatives are inconsistent;
 - A discussion of approaches the Authority has committed to take to reconcile any inconsistency. Such approaches consist of impact avoidance and minimization features (described in Volume 2, Technical Appendices, Appendix 2-B, California High-Speed Rail Authority Environmental Commitments: Impact Avoidance and Minimization Features); and activities described in Volume 2, Appendix 2-C, Applicable Design Standards.
 - The rationale for carrying forth the Central Valley Wye alternatives if it remains inconsistent with the local and regional plan or law despite these approaches.
- Where it has been determined that the Central Valley Wye alternatives are consistent with a local and regional goal, objective, policy, or law, neither reconciliation nor the rationale behind it are required and Table 1 shows this as "N/A".

¹ NEPA regulations refer to the regulations issued by the Council for Environmental Quality located at 40 CFR Part 1500.

² No designated tribal lands exist in the vicinity of the Central Valley Wye alternatives and no analysis of tribal land use policies is provided.

Table 1 Applicable Local and Regional Plan and Law Consistency or Inconsistency, Reconciliation, and Rationale

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
Merced County Regional Transportation Plan 2014–2040 (2014)			
Goal 1: A safe and efficient regional road system that accommodates the demand for movement of people and goods.	Consistent	N/A	N/A
Goal 2: Provide an efficient, effective, coordinated regional transit system that increases mobility for urban and rural populations, including transportation of disadvantaged persons.	Consistent	N/A	N/A
Goal 3: A rail system that provides safe and reliable service for passengers.	Consistent	N/A	N/A
Policy 3.2: Establish a High-Speed Rail system connecting Merced and Los Banos to Sacramento and the Bay Area	Consistent	N/A	N/A
Goal 7: Reduce usage of nonrenewable energy resources for transportation purposes	Consistent	N/A	N/A
Goal 8: Achieve air quality standards set by the USEPA and the State Air Resources Board	Consistent	N/A	N/A
Goal 9: Provide economical, long-term solutions to transportation problems by encouraging community designs which encourage walking, transit, and bicycling	Consistent	N/A	N/A
2030 Merced County General Plan (2013)			
ED-1: Support and promote growth and diversification of the County's economy.	Consistent	N/A	N/A

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
ED-1.5: Direct infrastructure investments to infill areas and other areas with the greatest potential for economic growth in an effort to obtain the greatest pay-off in terms of economic development. This will include taking advantage of existing infrastructure such as Interstate 5, State Route 99, UC Merced, Castle Commerce Center and Airport, as well as planned infrastructure such as the California High-Speed Rail.	Consistent	N/A	N/A
ED-2: Support the existing agricultural economy while expanding infrastructure and existing/new industries in order to increase employment opportunities and attract new investment.	Consistent	N/A	N/A
LU-1.1: Direct urban development to areas within adopted urban boundaries of cities, Urban Communities, and Highway Interchange Centers in order to preserve productive agriculture, limit urban sprawl, and protect natural resources.	Consistent	N/A	N/A
LU-2: Preserve, promote, and expand the agricultural industry in Merced County.	Inconsistent Each Central Valley Wye alternative would result in displacements of farm residences, acquisition of agricultural parcels, and splitting of some agricultural parcels into two or more parcels. The Central Valley Wye alternatives would temporarily remove agricultural land during the construction period. The Central Valley Wye alternatives would permanently remove agriculturally designated lands from agricultural use.	Through AG-MM#1, Conserve Important Farmland, the Authority would fund the Department of Conservation (DOC) California Farmland Conservancy Program's purchase of agricultural easements from willing sellers. This program would preserve Important Farmland in an amount commensurate with the quantity and quality of the converted farmlands, within the same agricultural regions as the impacts occur. The Authority committed to incorporating AG-IAMF#1, Restoration of Important Farmland Used for Temporary Staging Areas, which would require all construction access, mobilization, material laydown, and staging areas on Important Farmlands to be returned to as close to their pre-construction staging condition as possible with the goal of	The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize conversion of agricultural lands.

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
		<p>ensuring these parcels remain available for long-term agricultural use.</p> <p>The Authority has committed to implementing AG-IAMF#3, Farmland Consolidation Program, under which the Authority would establish and administer a farmland consolidation program to sell remnant parcels to neighboring landowners for consolidation with adjacent farmland properties. In addition, on request, the program would assist the owners of remnant parcels in selling those remnants to adjacent landowners.</p> <p>The goal of the program is to provide for continued agricultural use on the maximum feasible amount of remnant property that otherwise may be uneconomical to farm.</p>	
<p>LU-5.C: Provide adequate, efficient, and high-quality residential development that accommodates the housing needs of all income groups expected to reside in Merced County.</p>	<p>Consistent</p>	<p>N/A</p>	<p>N/A</p>
<p>AG-1: Provide the long-term preservation and conservation of land use for productive agriculture, potentially-productive agricultural land, and agricultural-support facilities</p>	<p>Consistent</p>	<p>N/A</p>	<p>N/A</p>
<p>AG-2.4: Encourage property owner participation in programs that preserve farmland, including the Williamson Act, conservation easements, and USDA-funded conservation practices.</p>	<p>Inconsistent</p> <p>The Central Valley Wye alternatives would permanently remove land that is currently in protected agricultural status, with the result that some parcels may become too small to remain protected. The Central Valley Wye alternatives would meet all statutory requirements associated with the cancellation of Williamson Act contracts.</p>	<p>Through AG-MM#1, the Authority would fund the DOC California Farmland Conservancy Program's purchase of agricultural easements from willing sellers. This program would preserve Important Farmland in an amount commensurate with the quantity and quality of the converted farmlands, within the same agricultural regions as the impacts occur.</p> <p>The Authority has committed to implementing AG-IAMF#3, under which the Authority would establish and administer a farmland consolidation program to sell remnant parcels to neighboring</p>	<p>The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize conversion of agricultural lands.</p>

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
		landowners for consolidation with adjacent farmland properties. In addition, on request, the program would assist the owners of remnant parcels in selling those remnants to adjacent landowners. The goal of the program is to provide for continued agricultural use on the maximum feasible amount of remnant property that otherwise may be uneconomical to farm.	
AG-2.5: Modify the Agricultural Preserve Rules and Procedures to reduce the Williamson Act minimum required parcel size to 10 acres, consistent with State law. For parcels not operated as part of a larger farming operation, encourage larger parcel size minimums (40 or more acres) and/or evidence of commercial agricultural use for entering new Williamson Act contracts.	Consistent	N/A	N/A
AG-2.16: Coordinate with the California High-Speed Rail Authority to locate the high-speed rail along existing major transportation corridors, such as State Routes 99 or 152, to minimize the conversion of productive agricultural land to nonagricultural uses.	Consistent	N/A	N/A
HS-8: Guarantee the fair treatment of all visitors, residents, employees, and property owners, regardless of age, race, culture, and income with respect to land use and environmental decisions	Consistent	N/A	N/A
HS-8.3: Promote the equitable distribution of new public facilities and services that increase and enhance the entire community's quality of life.	Consistent	N/A	N/A

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
CIR-1: Maintain an efficient roadway system for the movement of people and goods that enhances the physical, economic, and social environment while being safe, efficient, and cost-effective.	Consistent	N/A	N/A
CIR-3: Maintain a public transit system that provides an alternative to automobile travel, supports ridesharing, and meets the needs of the entire community.	Consistent	N/A	N/A
CIR-5: Maintain and expand a rail transportation system that provides safe, efficient, and reliable movement of freight and passengers within and through Merced County.	Consistent	N/A	N/A
PFS-8: Coordinate with school districts, colleges, and universities to provide for the educational and literary needs of Merced County residents.	Consistent	N/A	N/A
PFS-9: Encourage the development of quality childcare services and facilities throughout the County.	Consistent	N/A	N/A
RCR-1: Preserve, enhance, expand, and manage Merced County's diverse system of regional parks, trails, recreation areas, and natural resources for the enjoyment of present and future residents and park visitors.	Consistent	N/A	N/A
HE-1: To provide for a broad range of housing types and densities to meet the needs of all residents of the unincorporated area	Consistent	N/A	N/A
HE-2: To encourage the construction and maintenance of affordable housing in Merced County, with an emphasis on meeting the needs of extremely low-, very low-, and low-income households	Consistent	N/A	N/A

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
HE-4: To provide a range of housing types and services for special needs groups.	Consistent	N/A	N/A
HE-5: To preserve existing character and integrity of residential neighborhoods and conserve and improve the existing housing stock	Inconsistent The Central Valley Wye alternatives would require the acquisition of land within the project footprint and would result in the demolition of some existing residential and business units.	The Authority has committed to implementing SO-IAMF#2, Compliance with Uniform Relocation Assistance and Real Property Acquisition Policies Act, under which the Authority would provide notification to all affected property owners. The Authority would provide benefits to displaced individuals to assist them financially and with advisory services related to relocating their residences or business operations. The Authority committed to incorporating SO-IAMF#3, Relocation Mitigation Plan, under which the Authority would establish a program to minimize the economic disruption related to relocation. The goal is to provide individualized assistance and to provide displaced persons and businesses to receive fair and consistent relocation benefits.	The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize the acquisition of residential and business units.
HE-6: To provide decent housing and a quality living environment for all Merced County residents regardless of age, religion, race, ethnicity, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors.	Consistent	N/A	N/A
Merced County General Plan Housing Element (2010)			
Goal HE-5: To preserve the existing character and integrity of residential neighborhoods and conserve and improve the existing housing stock.	Inconsistent The Central Valley Wye alternatives would require the acquisition of land within the project footprint and would result in the demolition of some existing residential and business units.	The Authority has committed to implementing SO-IAMF#2, under which the Authority would provide notification to all affected property owners. The Authority would provide benefits to displaced individuals to assist them financially and with advisory services related to relocating their residences or business operations. The Authority committed to incorporating SO-IAMF#3, under which the Authority would establish a program to minimize the economic disruption related to relocation. The goal is to provide individualized	The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize the acquisition of residential and business units.

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
		assistance and to provide displaced persons and businesses to receive fair and consistent relocation benefits.	
Merced Vision 2030 General Plan (2012)			
Goal Area L-1: Residential and Neighborhood Development	Consistent	N/A	N/A
Policy L-1.5: Protect existing neighborhoods from incompatible developments.	Consistent	N/A	N/A
Goal Area SD-1: Air Quality and Climate Change	Consistent	N/A	N/A
Policy SD-1.1: Accurately determine and fairly mitigate the local and regional air quality impacts of projects proposed in the City of Merced.	Consistent	N/A	N/A
Madera County 2014 Regional Transportation Plan and Sustainable Communities Strategies (2014)			
Goal 1: To promote Intermodal Transportation Systems that are fully accessible, encourage quality growth and development, support the region's Environmental Resource Management Strategies, and are responsive to the needs of current and future travelers.	Consistent	N/A	N/A
Goal 2: To promote and develop transportation systems that stimulate, support, and enhance the movement of people and goods to foster economic competitiveness of the Madera Region.	Consistent	N/A	N/A
Goal 4: To maintain the efficiency, safety, and security of the region's transportation system.	Consistent	N/A	N/A
Goal 7: To identify reliable transportation choices that support a diverse population.	Consistent	N/A	N/A

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
Goal 8: To protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).	Consistent	N/A	N/A
Madera County General Plan Housing Element Update (2015)			
Goal 2: Encourage and maintain housing affordability in Madera County for all income groups.	Consistent	N/A	N/A
Goal 3: Conserve and improve the existing housing stock and provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.	Inconsistent The Central Valley Wye alternatives would require the acquisition of land within the project footprint and would result in the demolition of some existing residential and business units.	The Authority has committed to implementing SO-IAMF#2, under which the Authority would provide notification to all affected property owners. The Authority would provide benefits to displaced individuals to assist them financially and with advisory serviced related to relocating their residences or business operations. The Authority committed to incorporating SO-IAMF#3, under which the Authority would establish a program to minimize the economic disruption related to relocation. The goal is to provide individualized assistance and to provide displaced persons and businesses to receive fair and consistent relocation benefits.	The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize the acquisition of residential and business units.
Goal 4: Provide safe, adequate, and affordable housing to all special needs groups.	Consistent	N/A	N/A
Goal 5: Provide decent housing and quality living environment for all Madera County residents regardless of age, race, religion, sex, marital status, ancestry, national origin, disability, or economic level.	Consistent	N/A	N/A
Goal 7: Provide a well-balanced and diverse economy that provides an adequate number of jobs to support the local population	Consistent	N/A	N/A

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
Madera County General Plan (1995)			
<p>Policy 1.E.4: The County shall endeavor to protect the natural resources upon which the county's basic economy (e.g., agriculture, forestry, recreation, and tourism) is dependent, and shall promote economic expansion based on Madera County's unique recreational opportunities and natural resources.</p>	<p>Inconsistent</p> <p>Each Central Valley Wye alternative would result in displacements of farm residences, acquisition of agricultural parcels, and splitting of some agricultural parcels into two or more parcels.</p> <p>The Central Valley Wye alternatives would temporarily remove agricultural land during the construction period.</p> <p>The Central Valley Wye alternatives would permanently remove agriculturally designated lands from agricultural use.</p>	<p>Through AG-MM#1, the Authority would fund the DOC California Farmland Conservancy Program's purchase of agricultural easements from willing sellers. This program would preserve Important Farmland in an amount commensurate with the quantity and quality of the converted farmlands, within the same agricultural regions as the impacts occur.</p> <p>The Authority committed to incorporating AG-IAMF#1, which would require all construction access, mobilization, material laydown, and staging areas on Important Farmlands to be returned to as close to their pre-construction staging condition as possible with the goal of ensuring these parcels remain available for long-term agricultural use.</p> <p>The Authority has committed to implementing AG-IAMF#3, under which the Authority would establish and administer a farmland consolidation program to sell remnant parcels to neighboring landowners for consolidation with adjacent farmland properties. In addition, on request, the program would assist the owners of remnant parcels in selling those remnants to adjacent landowners.</p> <p>The goal of the program is to provide for continued agricultural use on the maximum feasible amount of remnant property that otherwise may be uneconomical to farm.</p>	<p>The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize conversion of agricultural lands.</p>
<p>Goal 2.A: To maintain a comprehensive and coordinated multimodal transportation system that enhances the mobility of people, improves the environment, and is safe, efficient, and cost effective.</p>	<p>Consistent</p>	<p>N/A</p>	<p>N/A</p>

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
<p>Goal 2.D: To promote a safe and efficient mass transit system, including both rail and bus, to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Madera County</p>	<p>Consistent</p>	<p>N/A</p>	<p>N/A</p>
<p>Goal 2.H: To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the county's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles; and 4) increase the energy-efficiency of the transportation system.</p>	<p>Consistent</p>	<p>N/A</p>	<p>N/A</p>
<p>Goal 5.A: To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Madera County's agricultural economy.</p>	<p>Inconsistent</p> <p>Each Central Valley Wye alternative would result in displacements of farm residences, acquisition of agricultural parcels, and splitting of some agricultural parcels into two or more parcels.</p> <p>The Central Valley Wye alternatives would temporarily remove agricultural land during the construction period.</p> <p>The Central Valley Wye alternatives would permanently remove agriculturally designated lands from agricultural use.</p>	<p>Through AG-MM#1, the Authority would fund the DOC California Farmland Conservancy Program's purchase of agricultural easements from willing sellers. This program would preserve Important Farmland in an amount commensurate with the quantity and quality of the converted farmlands, within the same agricultural regions as the impacts occur.</p> <p>The Authority committed to incorporating AG-IAMF#1, which would require all construction access, mobilization, material laydown, and staging areas on Important Farmlands to be returned to as close to their pre-construction staging condition as possible with the goal of ensuring these parcels remain available for long-term agricultural use.</p> <p>The Authority has committed to implementing AG-IAMF#3, under which the Authority would establish and administer a farmland consolidation program to sell remnant parcels to neighboring landowners for consolidation with adjacent farmland properties. In addition, on request, the program would assist the owners of remnant parcels in selling those remnants to adjacent landowners.</p>	<p>The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize conversion of agricultural lands.</p>

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
<p>Policy 5.A.13: The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.</p>	<p>Inconsistent</p> <p>Each Central Valley Wye alternative would result in displacements of farm residences, acquisition of agricultural parcels, and splitting of some agricultural parcels into two or more parcels.</p> <p>The Central Valley Wye alternatives would temporarily remove agricultural land during the construction period.</p> <p>The Central Valley Wye alternatives would permanently remove agriculturally designated lands from agricultural use.</p>	<p>The goal of the program is to provide for continued agricultural use on the maximum feasible amount of remnant property that otherwise may be uneconomical to farm.</p> <p>Through AG-MM#1, the Authority would fund the DOC California Farmland Conservancy Program's purchase of agricultural easements from willing sellers. This program would preserve important farmland in an amount commensurate with the quantity and quality of the converted farmlands, within the same agricultural regions as the impacts occur.</p> <p>The Authority committed to incorporating AG-IAMF#1, which would require all construction access, mobilization, material laydown, and staging areas on Important Farmlands to be returned to as close to their pre-construction staging condition as possible with the goal of ensuring these parcels remain available for long-term agricultural use.</p> <p>The Authority has committed to implementing AG-IAMF#3, under which the Authority would establish and administer a farmland consolidation program to sell remnant parcels to neighboring landowners for consolidation with adjacent farmland properties. In addition, on request, the program would assist the owners of remnant parcels in selling those remnants to adjacent landowners.</p> <p>The goal of the program is to provide for continued agricultural use on the maximum feasible amount of remnant property that otherwise may be uneconomical to farm.</p>	<p>The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize conversion of agricultural lands.</p>

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
City of Chowchilla 2040 General Plan (2011)			
<p>Objective LU2: Develop and maintain a pattern of residential land uses that provides for a variety and balance of densities, and a mixture of different dwelling and household types.</p>	<p>Inconsistent The Central Valley Wye alternatives would require the acquisition of land within the project footprint and would result in the demolition of some existing residential and business units.</p>	<p>The Authority has committed to implementing SO-IAMF#2, under which the Authority would provide notification to all affected property owners. The Authority would provide benefits to displaced individuals to assist them financially and with advisory services related to relocating their residences or business operations. The Authority committed to incorporating SO-IAMF#3, under which the Authority would establish a program to minimize the economic disruption related to relocation. The goal is to provide individualized assistance and to provide displaced persons and businesses to receive fair and consistent relocation benefits.</p>	<p>The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize the acquisition of residential and business units.</p>
<p>Objective LU3: Provide single family and multifamily residential. Neighborhoods with a variety of cost ranges (affordability) dispersed throughout the City.</p>	<p>Inconsistent The Central Valley Wye alternatives would require the acquisition of land within the project footprint and would result in the demolition of some existing residential and business units.</p>	<p>The Authority has committed to implementing SO-IAMF#2, under which the Authority would provide notification to all affected property owners. The Authority would provide benefits to displaced individuals to assist them financially and with advisory services related to relocating their residences or business operations. The Authority committed to incorporating SO-IAMF#3, under which the Authority would establish a program to minimize the economic disruption related to relocation. The goal is to provide individualized assistance and to provide displaced persons and businesses to receive fair and consistent relocation benefits.</p>	<p>The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize the acquisition of residential and business units.</p>
<p>Objective CI 11: Achieve a coordinated regional and local transportation system that minimizes traffic congestion and efficiently serves users.</p>	<p>Consistent</p>	<p>N/A</p>	<p>N/A</p>

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
<p>Objective OS 8: Protect agricultural lands and other open spaces used for the managed production of resources from premature urban development by guiding urban development toward vacant or under-used land within the urbanized area and direct new growth toward land adjacent to the urbanized area.</p>	<p>Inconsistent</p> <p>Each Central Valley Wye alternative would result in displacements of farm residences, acquisition of agricultural parcels, and splitting of some agricultural parcels into two or more parcels.</p> <p>The Central Valley Wye alternatives would temporarily remove agricultural land during the construction period.</p> <p>The Central Valley Wye alternatives would permanently remove agriculturally designated lands from agricultural use.</p>	<p>Through AG-MM#1, the Authority would fund the DOC California Farmland Conservancy Program's purchase of agricultural easements from willing sellers. This program would preserve Important Farmland in an amount commensurate with the quantity and quality of the converted farmlands, within the same agricultural regions as the impacts occur.</p> <p>The Authority committed to incorporating AG-IAMF#1, which would require all construction access, mobilization, material laydown, and staging areas on Important Farmlands to be returned to as close to their pre-construction staging condition as possible with the goal of ensuring these parcels remain available for long-term agricultural use.</p> <p>The Authority has committed to implementing AG-IAMF#3, under which the Authority would establish and administer a farmland consolidation program to sell remnant parcels to neighboring landowners for consolidation with adjacent farmland properties. In addition, on request, the program would assist the owners of remnant parcels in selling those remnants to adjacent landowners.</p> <p>The goal of the program is to provide for continued agricultural use on the maximum feasible amount of remnant property that otherwise may be uneconomical to farm.</p>	<p>The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize conversion of agricultural lands.</p>

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
<p>Objective OS 9: Preserve agricultural lands in recognition of their economic, historic and open space benefits and their importance to the character of the City of Chowchilla and to the Central Valley.</p>	<p>Inconsistent</p> <p>Each Central Valley Wye alternative would result in displacements of farm residences, acquisition of agricultural parcels, and splitting of some agricultural parcels into two or more parcels.</p> <p>The Central Valley Wye alternatives would temporarily remove agricultural land during the construction period.</p> <p>The Central Valley Wye alternatives would permanently remove agriculturally designated lands from agricultural use.</p>	<p>Through AG-MM#1, the Authority would fund the DOC California Farmland Conservancy Program's purchase of agricultural easements from willing sellers. This program would preserve Important Farmland in an amount commensurate with the quantity and quality of the converted farmlands, within the same agricultural regions as the impacts occur.</p> <p>The Authority committed to incorporating AG-IAMF#1, which would require all construction access, mobilization, material laydown, and staging areas on Important Farmlands to be returned to as close to their pre-construction staging condition as possible with the goal of ensuring these parcels remain available for long-term agricultural use.</p> <p>The Authority has committed to implementing AG-IAMF#3, under which the Authority would establish and administer a farmland consolidation program to sell remnant parcels to neighboring landowners for consolidation with adjacent farmland properties. In addition, on request, the program would assist the owners of remnant parcels in selling those remnants to adjacent landowners.</p> <p>The goal of the program is to provide for continued agricultural use on the maximum feasible amount of remnant property that otherwise may be uneconomical to farm.</p>	<p>The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize conversion of agricultural lands.</p>

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
City of Chowchilla 2040 General Plan, 2016 – 2024 Housing Element (2017)			
Goal 4, Objective A: Conserve and enhance existing housing stock and neighborhoods, particularly affordable housing in older areas of the City.	Inconsistent The Central Valley Wye alternatives would require the acquisition of land within the project footprint and would result in the demolition of some existing residential and business units.	The Authority has committed to implementing SO-IAMF#2, under which the Authority would provide notification to all affected property owners. The Authority would provide benefits to displaced individuals to assist them financially and with advisory services related to relocating their residences or business operations. The Authority committed to incorporating SO-IAMF#3, under which the Authority would establish a program to minimize the economic disruption related to relocation. The goal is to provide individualized assistance and to provide displaced persons and businesses to receive fair and consistent relocation benefits.	The Authority is mandated to construct and operate the HSR project. This is a state-level project that would have benefits across multiple resource areas. The project design includes measures to minimize the acquisition of residential and business units.
Fresno County General Plan (2003)			
Agriculture and Land Use Element, Goal LU-A: To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County's economic development goals.	Consistent	N/A	N/A
Stanislaus County General Plan (2016)			
Land Use Element, Goal 3: Foster stable economic growth through appropriate land use policies.	Consistent	N/A	N/A
Policy 17: Agriculture, as the primary industry of the County, shall be promoted and protected.	Consistent	N/A	N/A

Applicable Local and Regional Plan / Law	Inconsistency	Reconciliation	Rationale
Waterford Vision 2025 General Plan (2006)			
Goal Area L-1: Residential and Neighborhood Development	Consistent	N/A	N/A
Policy L-1.5: Protect existing neighborhoods from incompatible developments.	Consistent	N/A	N/A
Goal Area SD-1: Air Quality	Consistent	N/A	N/A
Policy SD-1.1: Accurately determine and fairly mitigate the local and regional air quality impacts of projects proposed in the City of Merced.	Consistent	N/A	N/A

Sources: City of Chowchilla, 2011, 2017; Madera County, 1995, 2009; MCTC 2014; Merced County, 2010, 2013; MCAG, 2014; Stanislaus County, 2016; City of Waterford, 2006

HSR = high-speed rail

IAMF = impact avoidance and minimization feature

Authority = California High-Speed Rail Authority

USDA = U.S. Department of Agriculture

N/A = not applicable. Reconciliation nor the rationale behind it are provided as it has been determined that the Central Valley Wye alternatives are consistent with requirements and reconciliation will therefore not be required.

References

- City of Chowchilla. 2011. *City of Chowchilla 2040 General Plan*. Available at: http://www.ci.chowchilla.ca.us/comdev/com_econ_development.htm. Adopted May 2011.
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