
2.0 EXECUTIVE SUMMARY

This section provides an overview of the proposed City of Madera General Plan Update and its environmental analysis. For additional detail regarding specific issues, please consult the appropriate chapter of Sections 4.1 through 4.13 (Environmental Setting, Impacts, and Mitigation Measures) of this Draft EIR.

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) will provide, to the greatest extent possible, an analysis of the potential environmental effects associated with the implementation of the General Plan, pursuant to the California Environmental Quality Act (CEQA).

This EIR analysis focuses upon potential environmental impacts that could arise from implementation of the General Plan Update through development of the land uses within the Planning Area, as regulated and guided by General Plan policies and action items. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation.

2.2 PROJECT CHARACTERISTICS

The proposed project is the adoption and implementation of an updated General Plan for the City of Madera. The updated City of Madera General Plan would replace the existing General Plan, which was last comprehensively updated in 1992. The City of Madera's General Plan Update builds off of the goals and vision developed through the Vision 2025 process embarked on by the community to provide guidance for long-range planning.

The proposed City of Madera General Plan Update is comprised of a Land Use Map (see Section 3.0, Project Description) and policy document that contains ten "policy" elements. Each of the elements identifies goals and associated policies and action items. State law requires that general plans address seven topics: land use, circulation, housing, conservation, open space, noise, and safety. The Madera General Plan Update covers all of these topics plus several additional issues, for a total of ten elements. A brief description and goals for each element are as follows:

COMMUNITY DESIGN (OPTIONAL ELEMENT)

A key outcome of Vision 2025 was a desire on the part of the City and its residents to improve the quality of design for public and private development projects. That commitment to "raise the bar" and continually strive to improve the quality of Madera's built environment is reflected in the goals and policies in this element.

CIRCULATION AND INFRASTRUCTURE ELEMENT (REQUIRED ELEMENT)

This element includes policies and actions addressing a broad range of topics related to infrastructure, the physical systems of roads, walkways, water lines, etc., that allow Madera to function. Issues in this element are:

- Circulation – Roadways, bicycling, walking, airports, and railways
- Water – Domestic water service for homes and businesses
- Sewer – Wastewater treatment
- Solid Waste – Disposal of waste (household garbage, etc.)

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CONSERVATION ELEMENT (REQUIRED ELEMENTS OF CONSERVATION AND OPEN SPACE)

This element addresses several topics which are all related to how resources of various types are used in Madera (or are affected by human activities) and how their use can be managed to ensure a sustainable future. This element addresses:

- Water supply and quality
- Soils and agriculture
- Biology
- Air
- Climate change
- Energy and energy efficiency
- Green building/low impact development/LEED

HEALTH AND SAFETY ELEMENT (REQUIRED ELEMENT OF SAFETY, PLUS ADDITIONAL TOPIC OF HEALTH)

Fostering a healthy and safe Madera was a major outcome of Vision 2025 and is a major goal of the General Plan. This element of the General Plan contains goals, policies, and actions directly related to improving the overall health and safety of the community.

HISTORIC AND CULTURAL RESOURCES (OPTIONAL ELEMENT)

This element seeks to identify and protect areas, sites, and buildings having architectural, historical, or cultural significance. The element provides goals, policies, and actions designed to foster preservation of historic resources in the City and the Planning Area.

HOUSING ELEMENT (REQUIRED ELEMENT)

The Housing Element is a comprehensive statement by the City of Madera of its current and future housing needs at all income levels. This element of the General Plan provides policies related to the provision of housing for all income levels as well as provisions that are state-mandated. Under state law, the Housing Element needs to be updated by June 2009. The City is updating the Housing Element as part of the General Plan update process.

LAND USE ELEMENT (REQUIRED ELEMENT)

The purpose of the Land Use Element is to describe existing and future land use activity in the City. The element identifies the distribution, location, and intensity of all land use types throughout the City and the Planning Area.

NOISE ELEMENT (REQUIRED ELEMENT)

This element of the General Plan defines acceptable noise levels for representative types of land use (residential, office, industrial, etc.) of the City and the Planning Area and how those levels will be achieved.

PARKS AND RECREATION ELEMENT (OPTIONAL ELEMENT)

This element establishes goals and policies that plan for the existing and future parks, recreation, and open space needs of the community. This element establishes and maintains a framework to ensure adequate public parks, trails, and recreation facilities as the City grows and changes.

SUSTAINABILITY ELEMENT (OPTIONAL ELEMENT)

This element establishes policies and action items that promote sustainability for the environment and the local economy and help establish equity for all people. The Sustainability Element also addresses schools and education, good government, economic and workforce development, and social and community systems.

2.3 PROJECT ALTERNATIVES SUMMARY

State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. Further, the CEQA Guidelines Section 15126.6(e) requires that a “no project” alternative be evaluated in an EIR. This alternatives analysis provides a comparative analysis between the project and the selected alternatives. The Draft EIR qualitatively evaluates the following other land use alternatives, which include:

- **Alternative 1 Existing General Plan Alternative (No Project Alternative):** Under this alternative, the proposed General Plan Update and its associated Land Use Map would not be adopted and the City would continue to operate under its existing 1992 General Plan.
- **Alternative 2 – Reduced Planning Area Alternative:** Under this alternative, the proposed General Plan Update Planning Area would be reduced to the existing City boundaries and existing sphere of influence. The Madera County General Plan would guide development outside of the City and sphere of influence.
- **Alternative 3 – Natural Resources Conservation Alternative:** This alternative would generally consist of the same land use concept associated with the proposed General Plan Update. However, this alternative modifies proposed designated land uses in the Planning Areas to provide further protection of wetland resources and associated habitats. All other aspects of the proposed General Plan Update would remain under this alternative.
- **Alternative 4 – Land Use Modification Requests Alternative:** This alternative evaluates land use designation modification requests for specific properties in the Planning Area that were not included in the current draft of the proposed General Plan Update

2.4 AREAS OF CONTROVERSY

The City of Madera was identified as the Lead Agency for the proposed project. In accordance with Section 15082 of the State CEQA Guidelines, the City of Madera prepared and distributed a Notice of Preparation (NOP) for the City of Madera General Plan Update that was circulated for public review on December 29, 2007. The NOP included a summary of probable effects on the environment from the implementation of the project. Written comments received in response to the NOP were considered in the preparation of the EIR. The issues raised included: rail safety, expansion of services to annexation areas, utilities and public services, flood control, impacts to biological species and habitat, land use compatibility, traffic and circulation impacts, and impacts to and compatibility with the airport. Section 1.0 (Introduction) provides a summary of issues and areas of concern related to the proposed General Plan and the Draft EIR, presented to the City by agencies and the public during the NOP review period. The complete text of the NOP and NOP comments are included as **Appendix A** to this Draft EIR.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2.0-1 displays a summary of impacts for the proposed General Plan Land Use Policy Map, City of Madera General Plan Update policies and action items, and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all mitigation measures and of proposed General Plan policies and action items that would provide mitigation for each type of environmental impact addressed in this EIR, refer to the appropriate environmental topic section of this EIR (i.e., Sections 4.1 through 4.13).

Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<i>Land Use</i>				
<p>Impact 4.1.1 Implementation of the General Plan could result in incompatibilities or conflicts between existing and future land uses in the Planning Area, including land located outside of the Madera city limits.</p>	<p>Policy CON-15, Policy N-1, Action Item N-2.1, Action Item N-2.2, Action Item N-2.3, Policy N-3, Policy N-4, Policy N-5, Policy N-6, Policy N-7, Policy N-8, Policy N-9, Policy N-10, Policy N-11, Policy CD-36, Policy CD-43, Policy CD-55, Policy CD-57, Policy CD-58, Policy CD-60, Policy CD-64, Policy HS-10, Policy HS-11, Policy HS-12, Policy HS-13, Policy HS-14, Policy HS-15, Policy HS-17</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.1.2 The proposed General Plan is inconsistent with some existing relevant land use planning documents.</p>	<p>Policy LU-3, Action Item LU-3.1, Policy LU-10, Policy LU-11, Policy LU-13, Policy LU-18, Policy LU-32, Policy HS-31, Policy HS-32</p>	<p>SU</p>	<p>None available.</p>	<p>SU</p>
<p>Impact 4.1.3 When considered with existing, proposed, approved, and planned development in the region, implementation of the proposed City of Madera General Plan has the potential to further contribute to cumulative land</p>		<p>CS/SU</p>	<p>None available.</p>	<p>SU</p>

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
use changes among local land use plans in the region, resulting in significant impacts to the physical environment.				
Agricultural Resources				
Impact 4.2.1 Implementation of the proposed General Plan Update would result in the direct loss of important farmlands (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) as designated by the Farmland Mapping and Monitoring Program.	Policy LU-10, Policy LU-11, Policy LU-12, Policy LU-35	SU	None available.	SU
Impact 4.2.2 Implementation of the proposed General Plan Update could result in the placement of urban uses adjacent to agricultural uses.	Policy LU-10, Policy LU-35, Policy CON-15	SU	None available.	SU
Impact 4.2.3 Implementation of the proposed General Plan Update could result in a conflict with land currently zoned for agriculture as well as with existing Williamson Act contract lands.	Policy LU-10, Policy LU-11, Policy LU-35, Policy CON-15	SU	None available.	SU
Impact 4.2.4 Implementation of the proposed General Plan Update along with regional and statewide growth would result in a substantial contribution to the conversion of important farmland and may increase agriculture/urban interface conflicts.		CS/SU	None available.	CS/SU
Population/Housing/Employment				
Impact 4.3.1 Implementation of the proposed General Plan Update would include	Policy LU-10, Policy LU-11, Policy LU-13	S	None available.	SU

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
land uses that promote an increase in population, housing, and employment to the area, and thus induce substantial growth that would result in physical effects to the environment.				
Impact 4.3.2 Implementation of the proposed General Plan Update is not expected to result in the substantial displacement of housing and/or persons due to the construction of infrastructure necessary to serve new development or revitalization efforts.		LS	None required.	LS
Impact 4.3.3 Subsequent land use activities associated with implementation of the proposed General Plan Update, in addition to existing, approved, proposed, and reasonably foreseeable development, could result in a cumulative increase in population and housing growth in the City of Madera as well as in the surrounding cities and counties, along with associated environmental impacts.		CS	None available.	CS/SU
Hazards and Human Health				
Impact 4.4.1 Implementation of the General Plan could include the transport, use, and/or disposal of hazardous materials on Planning Area roadways, which could result in exposure of such materials to the public either through routine use or due to accidental release.	Policy HS-15, Policy HS-17	LS	None required.	LS
Impact 4.4.2 Implementation of the proposed	Policy HS-10, Policy	PS	MM 4.4.2 The following shall be	LS

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>General Plan Update could result in the release of hazardous materials into the environment under reasonably foreseeable upset or accident conditions.</p>	<p>HS-11, Policy HS-14, Policy HS-16.</p>		<p>added as a policy to the General Plan Safety Element under Goal SA.1:</p> <p>The City shall require written confirmation from applicable local, regional, state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the City approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future</p>	

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			land uses.	
Impact 4.4.3 Implementation of the proposed General Plan could locate development near Madera Airport.	Policy HS-31, Policy HS-32, Policy LU-35	LS	None required.	LS
Impact 4.4.4 Proposed land uses and/or changes in land use patterns that would occur as a result of implementation of the proposed Madera General Plan Update would not interfere with adopted emergency response or evacuation plans.	Action HS-8.1, Policy HS-34	LS	None required.	LS
Impact 4.4.5 Implementation of the proposed General Plan would not contribute to any regional cumulative hazards.		LS	None required.	LS
Transportation and Circulation				
Impact 4.5.1 Implementation of the proposed General Plan Update would result in an increase in traffic volumes that would result in deficient level of service conditions in year 2030.	Policy CI-1, Action Item CI-1.1, Policy CI-5, Policy CI-6, Policy CI-7, Action Item CI-7.1, Policy CI-8, Policy CI-9, Policy CI-11, Policy CI-12, Policy CI-23, Action Item CI-23.1, Action Item CI-23.2	S	None available.	SU
Impact 4.5.2 Implementation of the proposed General Plan Update would exacerbate unacceptable operations on	Policy CI-9, Policy CI-10	S	None available.	SU

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
northbound and southbound SR 99.				
Impact 4.5.3 Implementation of the proposed General Plan Update would result in an increase in traffic volumes, which could increase the potential opportunities for safety conflicts as well as potential conflicts with emergency access.	Policy CI-1, Action Item CI-1.1, Policy CI-5, Policy CI-6, Policy CI-7, Action Item CI-7.1, Policy CI-8, Policy CI-9, Policy CI-11, Policy CI-12, Policy CI-17, Policy CI-18, Policy HS-29, Policy HS-30, Action Item HS-30.1, Action Item HS-30.2	LS	None Required.	LS
Impact 4.5.4 Implementation of the proposed General Plan Update would not conflict with public transit service (e.g., bus service).	Policy CI-24, Policy CI-29, Policy CI-32, Action Item CI-32.1, Policy CI-42	LS	None Required.	LS
Impact 4.5.5 Implementation of the proposed General Plan Update would result in an increase in the demand for pedestrian and bicycle infrastructure.	Policy CI-28, Action Item CI-28.1, Action Item CI-28.2, Policy CI-29, Policy CI-30, Policy CI-32, Action Item CI-32.1, Policy CI-34, Action Item CI-35.1	LS	None Required.	LS
Impact 4.5.6 Implementation of the proposed General Plan Update would result in an increase in traffic volumes that could result in the greater potential for conflicts with at-grade railway crossings.	Policy HS-29, Policy HS-30, Action Item HS-30.1, Action Item HS-30.2	LS	None Required.	LS

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.5.7 When considered with existing, proposed, approved and planned development in the region, implementation of the proposed Madera General Plan Update has the potential to contribute to an increase in traffic volumes that would result in deficient level of service conditions under cumulative conditions (including buildout of the Planning Area).</p>		CC/SA	None available.	CC/SA
Air Quality				
<p>Impact 4.6.1 Implementation of the General Plan Update may expose sensitive receptors to short-term particulate matter emissions resulting from construction. However, subsequent development would be subject to SJVAPCD construction standards that address construction emissions.</p>	Policy CON-28, Action Item CON-28.1	LS	None Required.	LS
<p>Impact 4.6.2 Implementation of the General Plan Update may create objectionable odors or expose sensitive receptors to toxic air contaminants.</p>	Policy CON-26, Policy CON-27	LS	None Required.	LS
<p>Impact 4.6.3 The General Plan Update would allow continued growth in population, housing, and jobs in the City of Madera that would increase traffic volumes on local roadways. This would result in elevated CO emissions from motor vehicle congestion that could expose sensitive receptors to elevated CO concentrations. However, based on</p>		LS	None Required.	LS

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
the projections of traffic congestion, this is not expected to result in exceedances of CO standards.				
Impact 4.6.4 Implementation of the General Plan Update would allow for population growth that may exceed projections assumed in the 2007 Ozone Plan and potentially conflict with particulate matter reduction measures. This inconsistency could obstruct the SJVAPCD's ozone attainment strategy and particulate matter (PM ₁₀ and PM _{2.5}) attainment efforts.	Policy CON-28, Action Item CON-28.1, Policy CON-29, Action Item CON-29.1, Action Item CON-29.2, Policy CON-30, Action Item CON-30.1, Policy CON-32, Policy LU-10, Policy LU-11, Policy LU-35	SU	None available.	
Impact 4.6.5 Implementation of the proposed General Plan Update, in combination with cumulative development in the San Joaquin Valley Air Basin, would contribute to a cumulative air quality impacts and could conflict with ozone and particulate matter attainment efforts.		CC/SU	None available.	CC/SU
Impact 4.6.6 Implementation of the proposed General Plan update could substantially increase emissions of CO _{2e} over existing (2008) conditions that could result in environmental effects to the Planning Area.	Policy CI-42, Policy CON-33, Policy CON-34, Action Item CON-34.1, Action Item CON-34.2, Policy CON-35, Policy CON-36, Action Item CON-37.3, Action Item CON-37.4, Action Item CON-38.1,	CC/SU	None avoidable.	CC/SU

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	Action Item CON-38.2, Action Item CON-38-4, Action Item CON-39.1			
<p>Impact 4.6.7 Implementation of the proposed General Plan Update would implement a number of policies and action items that would complement and be consistent with the state’s best practices measures for reducing GHG emissions.</p>	<p>Policy CI-42, Policy CON-33, Policy CON-34, Action Item CON-34.1, Action Item CON-34.2, Policy CON-35, Policy CON-36, Action Item CON-37.3, Action Item CON-37.4, Action Item CON-38.1, Action Item CON-38.2, Action Item CON-38-4, Action Item CON-39.1</p>	LCC	None Required.	LCC
<p>Impact 4.6.8 Implementation of the proposed General Plan update could expose planned growth in the City to environmental effects associated with climate change.</p>		CLS	None Required.	LS
Noise				
<p>Impact 4.7.1 Activities associated with construction could result in elevated noise levels at noise-sensitive land uses. Increases in ambient noise levels, particularly during the nighttime hours, could result in increased levels of annoyance and potential sleep disruption. In accordance with the City’s Municipal</p>	<p>Policy N-1, Policy N-2, Policy N-5, Policy N-6, Policy N-7, Policy N-9</p>	LS	None required.	LS

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Code, construction activities would be limited to the daytime hours of operation.				
Impact 4.7.2 Implementation of the proposed General Plan would result in increases in traffic noise levels that would be in excess of City of Madera noise standards.	Policy N-1, Policy N-2, Policy N-5, Policy N-7, Policy N-9, Policy N-10, Policy N-11	S	None available.	SU
Impact 4.7.3 Implementation of the proposed General Plan would expose future land uses and residents to train and rail related noise.	Policy N-1, Policy N-2, Policy N-5, Policy N-7, Policy N-9, Policy N-10, Policy N-11	S	None available.	SU
Impact 4.7.4 Implementation of the proposed General Plan Update would expose future land uses and residents to aircraft related noise. However, implementation of performance standards in the proposed Noise Element would mitigate this impact.	Policy N-1, Policy N-2, Policy N-5, Policy N-7, Policy N-9, Policy N-15	LS	None required.	LS
Impact 4.7.5 As additional development occurs throughout the city, the potential exists for new noise-sensitive land uses to encroach upon existing or proposed stationary noise sources.	Policy N-1, Policy N-2, Policy N-5, Policy N-6, Policy N-7, Policy N-9, Policy N-10, Policy N-11	PS	None available.	SU
Impact 4.7.6 Subsequent development under the proposed General Plan Update would not be exposed to significant groundborne vibration impacts		LS	None required.	LS

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.7.7 Implementation of the proposed General Plan Update along with potential development of the Planning Area could result in increased noise conflicts.		CS/SU	None available.	CS/SU
Geology and Soils				
Impact 4.8.1 Implementation of the proposed General Plan Update, and the resulting increase in population, employment, and development activity within the Planning Area, would not expose people, structures, and development to substantial ground shaking and seismic hazards as a consequence of earthquakes resulting in the risk of loss, injury, or death.	Policy HS-7, Policy HS-8	LS	None required.	LS
Impact 4.8.2 Implementation of the proposed General Plan Update could include construction and site preparation activities. These activities can increase the potential for soil, wind, and water erosion, due to minor or major grading over large areas of land.	Policy CON-8, Policy CON-9, Policy CON-10, Action Item CON-10.1, Action Item CON-10.2	LS	None required.	LS
Impact 4.8.3 Implementation of the proposed General Plan Update could place development in areas with unstable soils or expose buildings, pavements, and utilities to significant damage as a result of underlying expansive or unstable soils.	Policy HS-8	SM	MM 4.8.3 Require a geotechnical report or other appropriate analysis be conducted that determines the shrink/swell potential and stability of the soil for public and private construction projects and identifies measures necessary to ensure stable soil conditions.	LS
Impact 4.8.4 Implementation of the proposed		LS	None required.	LS

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General Plan Update could impact areas where soils may be incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.				
Impact 4.8.5 Implementation of the proposed General Plan Update, in combination with existing, planned, proposed, and reasonably foreseeable development, would not contribute to cumulative seismic hazards, expansive soils, and soil erosion impacts given the area-specific nature of the impact.		LCC	None required.	LCC
Hydrology and Water Quality				
Impact 4.9.1 Implementation of the proposed General Plan could result in the discharge of polluted runoff from construction of future urban development, potentially causing harm to the biological integrity of waterways, violating water quality standards, or otherwise substantially degrading surface water quality.	Policy CON-10, Policy CON-10.1, Policy CON-10.2	LS	None required.	LS
Impact 4.9.2 Implementation of the proposed General Plan could result in the discharge of polluted runoff from operation of future urban development, potentially causing harm to the biological integrity of waterways, violating water quality standards, or otherwise substantially degrading surface water quality.	Policy CON-10, Policy CON-10.1, Policy CON-10.2	LS	None required.	LS

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.9.3 Implementation of the proposed General Plan could result in the degradation of groundwater quality resulting from construction and operation of future land uses.	Action Item CON-3.1, Policy CON-10, Action Item CON-10.1, Action Item CON-10.2	LS	None required.	LS
Impact 4.9.4 Implementation of the proposed General Plan would increase impervious surfaces and alter drainage conditions and rates in the city, which could result in increased runoff and potential flooding impacts. The proposed General Plan could also potentially provide for development within areas subject to flooding.	Policy HS-19, Policy HS-21, Policy HS-22, Policy HS-23, Policy HS-24, Policy HS-25, Policy HS-26, Policy HS-27, Action Item HS-27.1, Action Item HS-27.2, Action Item HS-27.3, Policy CON-12	LS	None required.	LS
Impact 4.9.5 Implementation of the proposed General Plan could potentially provide for development within areas subject to flooding as a result of dam failure.		LS	None required.	LS
Impact 4.9.6 Implementation of the proposed General Plan would increase demand for water supply to the city, requiring increased groundwater production and potentially worsening the overdraft condition of the Madera Subbasin.	Policy CON-1, Action Item CON-3.1, Policy CON-4, Action Item CON-5.3, Policy CI-51, Action Item CI-51.1, Action Item CI-51.2, Policy CI-53, Policy CI-54	PS	None available.	SU
Impact 4.9.7 Implementation of the proposed General Plan, in combination with cumulative development in the watershed, would contribute to a cumulative degradation of water		LCC	None required.	LCC

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quality from construction activities and increased urban runoff.				
Impact 4.9.8 Implementation of the proposed General Plan would increase impervious surfaces and alter drainage conditions and rates in the Planning Area, which could contribute to cumulative flood conditions along the Fresno River and local waterways.		LCC	None required.	
Impact 4.9.9 Implementation of the proposed General Plan, in combination with cumulative development in the subbasin, would contribute to an increased demand for water supply, requiring increased groundwater production and potentially worsening the overdraft condition of the basin.		CC	None available.	CC/SU
Biological Resources				
Impact 4.10.1 Implementation of the proposed General Plan Update could result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, or candidate status or of California fully protected species, as well as plant species identified by the California Native Plant Society as a List 1A or 1B species (i.e., rare, threatened or endangered plants). However, the proposed General Plan Update includes policies and action items that would ensure that impacts to special-status species are adequately mitigated	Policy CON-22, Action Item CON-22.1, Policy CON-2, Action Item CON-24.4, Action Item CON-24.1, Action Item CON-24.2	LS	None required.	LS

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.10.2 Implementation of the proposed General Plan Update could result in direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species. However, the proposed General Plan Update includes policies and action items that would ensure that impacts to species of concern are adequately mitigated.</p>		LS	None required.	LS
<p>Impact 4.10.3 Implementation of the proposed General Plan Update would result in disturbance, degradation, and removal of sensitive habitats/biological communities.</p>		S	None available.	S/U
<p>Impact 4.10.4 Implementation of the proposed General Plan Update could interfere substantially with the movement of native resident or migratory fish or wildlife species. However, the proposed General Plan Update includes policies and action items that would ensure that impacts to special-status species are adequately mitigated.</p>		LS	None required.	LS
<p>Impact 4.10.5 Implementation of the proposed General Plan Update would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any adopted biological resources recovery or conservation plan of any</p>		NI	None Required.	NI

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
federal or state agency.				
Impact 4.10.6 When considered with existing, proposed, approved, and planned development in the region, implementation of the proposed City of Madera General Plan Update has the potential to further contribute to cumulative impacts to special-status species and habitat loss.		CC/SU	None available.	CC/SU
<i>Cultural and Paleontological Resources</i>				
Impact 4.11.1 Implementation of the proposed General Plan Update could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains. However, policy provisions of the proposed General Plan Update would mitigate potential impacts to these resources.	Policy HC-2, Policy HC-5, Action Item HC-5.1, Policy HC-7, Policy HC-8, Action Item HC-9.1, Action Item HC-9.2	LS	None Required.	LS
Impact 4.11.2 Implementation of the proposed General Plan Update could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations). However, policy provisions of the proposed General Plan Update would mitigate potential impacts to these resources.	Action Item HC-9.2:	LS	None Required.	LS
Impact 4.11.3 Implementation of the proposed General Plan Update along with foreseeable development in the region could contribute to further disturbance		LCC	None Required.	LCC

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains. However, policy provisions of the proposed General Plan Update would mitigate its contribution to potential impacts to these resources.				
Impact 4.11.4 Implementation of the General Plan Update along with other foreseeable development in the region could result in the disturbance of paleontological resources (i.e., fossils and fossil formations). However, policy provisions of the proposed General Plan Update would mitigate its contribution to potential impacts to these resources.		LCC	None Required.	LCC
Public Services and Utilities				
Impact 4.12.1.1 Implementation of the proposed General Plan Update would increase the demand for fire protection and emergency medical service.	Policy CI-44, Policy CI-47, Policy CI-49, Policy CI-50, Policy HS-33, Policy LU-13, Policy LU-14, Policy LU-15, Policy LU-16	LS	None required.	LS
Impact 4.12.1.2 Implementation of the proposed General Plan Update and associated buildout would contribute to the cumulative demand for fire protection and emergency medical services.	Policy CI-44, Policy CI-47, Policy CI-49, Policy CI-50, Policy HS-33, Policy LU-13, Policy LU-14, Policy LU-15, Policy LU-16	LCC	None required.	LCC
Impact 4.12.2.1 Implementation of the proposed General Plan Update would increase	Policy CI-44, Policy CI-47, Policy CI-49,	LS	None required.	LS

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
the demand for law enforcement services.	Policy CI-50, Policy HS-35, Action Item HS-35.1, Policy HS-36, Policy HS-39.			
Impact 4.12.2.2 Implementation of the proposed General Plan Update and associated buildout would contribute to the cumulative demand for law enforcement services.	Policy HS-39, Policy CI-47, Policy CI-49.	LCC	None required.	LCC
Impact 4.12.3.1 Implementation of the General Plan would require additional treatment capacity, storage capacity, and other conveyance facilities to meet the projected water supply demands.	Policy CI-44, Policy CI-47, Policy CI-49, Policy CI-51, Action Item CI-51.1, Action Item CI-51.2, Policy CI-54	LS	None required.	LS
Impact 4.12.3.2 Implementation of the proposed General Plan Update and associated buildout would contribute to the cumulative demand for water supply infrastructure.	Policy CI-47, Policy CI-49, Policy CI-51, Action Items CI-51.1 and 51.2.	LCC	None required.	LCC
Impact 4.12.4.1 Implementation of the City of Madera General Plan Update would substantially increase wastewater flows and require additional infrastructure and may require additional treatment capacity to accommodate anticipated demands.	Policy CI-44, Policy CI-47, Policy CI-49, Policy CI-55, Action Item CI-55.1, Action Item CI-55.2, Policy CI-56.	LS	None required.	LS

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.12.4.2 Implementation of the proposed General Plan Update and associated buildout would contribute to the cumulative demand for wastewater service.	Policy CI-44, Policy CI-47, Policy CI-49, Policy CI-55, Action Item CI-55.1, Action Item CI-55.2, Policy CI-56.	LCC	None required.	LCC
Impact 4.12.5.1 Implementation of the proposed General Plan Update would increase solid waste generation and the demand for related services.	Policy CI-49, Policy CI-59, Action Item CI-59.1	LS	None required.	LS
Impact 4.12.5.2 Implementation of the proposed General Plan, along with potential development of the Planning Area, would result in cumulative increases in solid waste services.	Policy CI-49, Policy CI-59, Action Item CI-59.1	LCC	None required.	LCC
Impact 4.12.6.1 Implementation of the proposed General Plan Update would increase demand for public school facilities and services.	Policy SUS-1, Policy SUS-2, Action Item SUS-2.1.	LS	None required.	LS
Impact 4.12.6.2 Implementation of the proposed General Plan, as well as potential development of the Planning Area, would result in cumulative public school impacts.	Policy SUS-1, Policy SUS-2, Action Item SUS-2.1.	LCC	None required.	LCC
Impact 4.12.6.1 Implementation of the proposed General Plan Update would increase	Policy SUS-1, Policy SUS-2, Action Item	LS	None required.	LS

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
demand for public school facilities and services.	SUS-2.1.			
Impact 4.12.6.2 Implementation of the proposed General Plan, as well as potential development of the Planning Area, would result in cumulative public school impacts.	Policy SUS-1, Policy SUS-2, Action Item SUS-2.1.	LCC	None required.	LCC
Impact 4.12.7.1 Implementation of the General Plan would increase demand for electrical, natural gas, telephone, and related infrastructure.	Policy CI-49, Action Item CON-37.3.	LS	None required.	LS
Impact 4.12.7.2 Implementation of the proposed General Plan Update, as well as potential development in the region, would result in cumulative utility service impacts.	Policy CI-49, Action Item CON-37.3.	LCC	None required.	LCC
Impact 4.12.8.1 Implementation of the proposed General Plan Update would increase the demand for existing facilities and require additional parks and recreational facilities to accommodate the anticipated growth associated with the General Plan Update.	Policy PR-1, Policy PR-4, Policy PR-5, Policy PR-7, Policy PR-10, Action Item PR-10.1, Policy PR-14, Policy PR-15, Policy PR-16, Policy PR-18, Policy PR-20.	LS	None required.	LS
Impact 4.12.8.2 Implementation of the proposed General Plan Update, along with potential development in the region, would result in cumulative park and	Policy PR-1, Policy PR-4, Policy PR-5, Policy PR-7, Policy PR-10, Action Item PR-10.1, Policy PR-	LCC	None required.	LCC

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
recreation impacts.	14, Policy PR-15, Policy PR-16, Policy PR-18, Policy PR-20			
Visual Resources/Light and Glare				
Impact 4.13.1 Implementation of the proposed General Plan would result in the alteration of scenic resources.	Policy CD-1, Action CD-2.1, Policy CD-5, Policy CD-7, Policy CD-8, Policy CD-10, Policy CD-45, Policy LU-10, Action LU-12.1	S	None available.	SU
Impact 4.13.2 Implementation of the proposed General Plan could result in the introduction of a substantial amount of daytime glare sources and nighttime lighting in developed portions of the Planning Area and create new sources in undeveloped areas. These increased daytime glare and nighttime lighting levels could have an adverse effect on adjacent areas and land uses.	Action CD-2.1, Policy CD-5, Policy CD-8, Policy CON-38:	LS	None Required.	LS
Impact 4.13.3 Implementation of the proposed General Plan along with potential development of the Planning Area would result in the further conversion of the region's rural landscape to residential, commercial, and other land uses. This would contribute to the alteration of the visual resources in the region.		CC	None available.	CC/SU

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