
2.0 - EXECUTIVE SUMMARY

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

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 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 last comprehensive update of the City’s General Plan was in 1992, with subsequent amendments occurring since then. The City has chosen to update its General Plan, which will act as the official policy statement of the City and guide public and private development in the city as well as the preservation of existing natural resources (Government Code Section 65360). In the summer of 2005, the City embarked on a community-wide visioning process to assess the current condition of the community, to define where the community wants to be in the future, and to provide the City of Madera with guidance for long-range planning. These efforts resulted in the City’s adoption of the Madera Vision 2025 Action Plan in December 2006. The City commenced work on the General Plan Update in August 2007.

The proposed City of Madera General Plan comprises a Land Use Map (see Draft EIR 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, with the general intent to assist and promote the development of the ideas and desires established in the Madera Vision 2025 Action Plan. A brief description and goals of each element 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.

The following are the City of Madera’s design goals:

- | | |
|------------------|------------------------------------------------------------------------------------------|
| GOAL CD-1 | High Quality Urban Design Throughout Madera |
| GOAL CD-2 | Retain the Sense of Community in Madera and Enhance Madera’s Small City Character |

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GOAL CD-3	Public Art and Entryway Treatments
GOAL CD-4	Attractive Streetscapes In All Areas of Madera
GOAL CD-5	Walkable Community
GOAL CD-6	Design Neighborhoods to Foster Interaction Among Residents and be Responsive to Human Scale
GOAL CD-7	Preserve and Enhance the Character of Existing Residential Neighborhoods
GOAL CD-8	A Downtown That is the Center of the City, Linking All Parts of the Community Together with a Vibrant, Rich Mix of Uses that Attracts Residents, Workers, and Visitors
GOAL CD-9	Preserve the Historic Character of the Downtown
GOAL CD-10	Revitalize the Downtown by Strengthening Its Urban Design Character
GOAL CD-11	Design Commercial Development to Enhance the Pedestrian Environment
GOAL CD-12	Aesthetically Pleasing Commercial Development
GOAL CD-13	Well-Designed Industrial Development

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.)

Circulation and infrastructure goals:

GOAL CI-1	Quality infrastructure that meets the needs of the community at the time it is needed.
GOAL CI-2	Sufficient long-term solid waste disposal capacity for the City.

GOAL CI-3 A roadway system that accommodates land uses at the City's desired level of service, provides multiple options for travel routes, protects residential areas from excessive traffic, coexists with other travel modes, and contributes to the quality of the City's residential, commercial, office, and industrial areas.

GOAL CI-4 An extensive, complete, smooth, interconnected, and continuous pedestrian and bicycle network that is a safe and attractive option for local or regional trips or recreation and that connects to the City's neighborhoods, parks and schools, employment areas, and retail centers.

GOAL CI-5 A viable transit system that connects all parts of the City and links with regional destinations.

GOAL CI-6 A transportation system that assists in the City's goals for reducing air pollution and the generation of greenhouse gases.

Note to the Reader: Please see also the Health and Safety Element, the Parks and Recreation Element, and the Sustainability Element for additional goals and policies that affect physical systems and services in Madera.

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

The following are the City of Madera's conservation goals:

Water

GOAL CON-1 Manage water supplies as limited, valuable, and shared natural resources to meet the demands of all Maderans and ensure the ecological health of watersheds and natural systems.

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GOAL CON-2 Sustainable water supplies that meet future demands through innovative reclamation, conservation, and education programs.

GOAL CON-3 Water use that corresponds to the scarcity of the resource and its value for the City.

GOAL CON-4 Water quality that is maintained and improved for the health of all City residents and visitors and for natural communities.

Soils and Agriculture

GOAL CON-5 Conservation and preservation of agricultural lands in the Planning Area.

GOAL CON-6 Continued viability of Madera's agricultural economy.

Biology

GOAL CON-7 Protection of special-status plant and animal species, including their habitats, in compliance with all applicable state, federal, and other laws and regulations.

GOAL CON-8 A balance between the protection of special-status plants and animals and the need to provide recreational opportunities and other needs.

GOAL CON-9 Natural areas which are available to the public to help build knowledge and appreciation of these resources.

GOAL CON-10 A revitalized Fresno River which serves as an amenity, a source of civic pride, and a catalyst for residential and commercial development.

Air/Climate Change/Greenhouse Gases

GOAL CON-11 Air quality that meets or exceeds all state and federal standards.

GOAL CON-12 Meet or exceed all current and future state-mandated targets for reducing emissions of greenhouse gases.

Energy

GOAL CON-13 Safe and reliable energy—including energy from renewable sources—to meet Madera's needs and enable continued economic growth.

Green Building

GOAL CON-14 **Integration of green building practices in public and private sector planning, design, construction, management, renovation, operations, and demolition of buildings.**

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.

The following are the health and safety goals of the City of Madera:

GOAL HS-1 **A safe and healthy environment for all Maderans that includes: clean air and water; adequate levels of police and fire protection; safe housing; and safe places to work and play.**

GOAL HS-2 **A healthy and fit population with access to health care, healthful food, and places to be active and exercise.**

GOAL HS-3 **Working with other agencies to protect residents and businesses from hazards caused by flooding.**

GOAL HS-4 **Working with other agencies to protect and manage natural drainage ways, floodplains and flood retention basins, to maintain flood carrying capacity in harmony with environmental, recreational and open space objectives.**

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.

Historic, cultural, and fossil resources goal:

GOAL HC-1 **Protection and preservation of Madera’s significant historical, archaeological, cultural, and fossil resources.**

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-

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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.

The following are the City's goals related to housing in Madera:

New Residential Construction

GOAL H-1 To assure an adequate number of sites available for housing to meet the projected needs of all economic segments of the community.

Resources and Coordination

GOAL H-2 To foster interagency coordination between the City, private developers, and nonprofit entities to support the creation of new affordable housing opportunities in the city.

Preservation of Rehabilitation of Housing

GOAL H-3 Conserve and improve the existing housing stock and ensure housing affordability to all income groups by providing for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

Special Needs and Equal Opportunity

GOAL H-4 To provide decent housing and quality living environment for all Madera residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level and to provide a range of housing services for households with special needs.

Smart Growth and Energy Efficiency

GOAL H-5 Facilitate smart growth patterns that lead to an efficient, safe, attractive, and vibrant community and encourage energy efficiency in all existing and new housing stock.

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.

Building off of Vision 2025, the General Plan establishes three key land use goals:

- GOAL LU-1** Madera is a well-planned city prepared for growth through comprehensive planning which balances growth demands with resources and infrastructure, to facilitate high quality development.
- GOAL LU-2** In a change from the city's previous practice of rapid outward expansion, Madera is a more sustainable, compact city that uses more compact land use patterns to encourage walking, bicycling, and transit use; preserve agricultural and other open space uses; and reduce infrastructure costs.
- GOAL LU-3** Madera is a vibrant city that provides its residents with a high quality of life and attracts visitors with quality buildings, attractive streetscapes and public spaces, a wide variety of restaurants, entertainment, cultural venues and shops. Downtown Madera supports diverse commercial and business opportunities, and viable commercial spaces are available throughout the community.

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.

- GOAL N-1** To protect residents from the harmful effects of exposure to excessive noise, and to protect the economic base of the City by preventing the encroachment of incompatible land uses near roadways, industries, railroads, and other sources of noise.

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.

- GOAL PR-1** **Park Facility Goal:** A system of parks and recreation facilities and programs that enhance quality of life; improve public health and safety; are distributed throughout the city; and are responsive to the needs and interests of the people who live and work in Madera.
- GOAL PR-2** **Recreation Goal:** Recreation programs and community services that respond to resident needs, promote community, strengthen neighborhoods, and encourage healthy lifestyles.

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GOAL PR-3 **Implementation Goal: Adequate and reliable funding for the acquisition, development, rehabilitation, and maintenance of parks, community facilities, recreation facilities, trails, and other park-related facilities.**

Parks and Recreation Master Plan

As part of a separate but related process, the City had drafted the Parks and Recreation Master Plan (Master Plan). The Master Plan provides a framework for the development and management of the City of Madera's parks and recreation and community services system through 2025. The City intends to adopt the Parks and Recreation Master Plan as a stand-alone document rather than as a component of the General Plan itself. Because the Master Plan will guide implementation of the goals and policies of the General Plan, it was included in the scope and project description for this Environmental Impact Report.

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 the emission of greenhouse gases resulting from General Plan implementation and its impacts on climate change.

The following are the City's sustainability goals:

GOAL SUS-1 **Economy: Establish and maintain a diverse and sustainable local economy.**

GOAL SUS-2 **Environment: Effectively manage and enhance the natural environment of Madera, protecting natural resources and systems in coordination with growth and development.**

GOAL SUS-3 **Equity: Ensure that all persons in Madera have equal and fair access to governmental services and programs, and equal protection from environmental burdens.**

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 Area 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 Update and the Draft EIR as presented to the City by agencies and the public during the NOP review period.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2.0-1 displays a summary of impacts for the proposed General Plan Land Use Map, City of Madera General Plan 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 the EIR, refer to the appropriate environmental topic section in the Draft EIR (i.e., Sections 4.1 through 4.13). Minor edits to the impact and mitigation measures identified in the Draft EIR as a result of responding to comments on the Draft EIR as well as staff-initiated edits are shown in Table 2.0-1 in underline (for added text) and ~~strikeout~~ (for deleted text).

TABLE 2.0-1
EXECUTIVE SUMMARY TABLE

Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance	
<i>Land Use</i>					
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.	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	LS	None required.	LS
Impact 4.1.2	The proposed General Plan is inconsistent with some existing relevant land use planning documents.	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	SU	None available.	SU
Impact 4.1.3	When considered with existing, proposed, approved, and planned		CS/SU	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
development in the region, implementation of the proposed City of Madera General Plan has the potential to further contribute to cumulative land 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

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance	
Population/Housing/Employment					
Impact 4.3.1	Implementation of the proposed General Plan Update would include 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.	Policy LU-10, Policy LU-11, Policy LU-13	S	None available.	SU
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	Policy HS-15, Policy HS-17	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 public either through routine use or due to accidental release.				
<p>Impact 4.4.2 Implementation of the proposed General Plan Update could result in the release of hazardous materials into the environment under reasonably foreseeable upset or accident conditions.</p>	<p>Policy HS-10, Policy HS-11, Policy HS-14, Policy HS-16.</p>	<p><u>LS</u></p>	<p>MM 4.4.2 The following shall be 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 land uses.</p>	<p>LS</p>
<p>Impact 4.4.3 Implementation of the proposed General Plan could locate development near Madera Airport.</p>	<p>Policy HS-31, Policy HS-32, Policy LU-35</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>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</p>	<p>Action HS-8.1, Policy HS-34</p>	<p>LS</p>	<p>None required.</p>	<p>LS</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
plans.				
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, Action Item CI-9.1, Policy CI-11, Policy CI-12, Policy CI-23 <u>22</u> , Action Item CI-23.1 <u>22.1</u> , Action Item CI-23.2 <u>22.2</u> , Action Item CI-22.3	S	None available.	SU <u>LS</u>
Impact 4.5.2 Implementation of the proposed General Plan Update would exacerbate unacceptable operations on northbound and southbound SR 99.	Policy CI-9, Policy CI-10	S	None available.	SU
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 <u>16</u> , Policy CI-18 <u>17</u> , Policy HS-29, Policy HS-30, Action Item	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
	HS-30.1, Action Item HS-30.2			
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 — 23 , Policy CI-29 — 28 , Policy CI-32 <u>31</u> , Action Item CI-32.1 <u>31.1</u> , Policy CI-42 — 41	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 <u>27</u> , Action Item CI-28.1 <u>27.1</u> , Action Item CI-28.2 — 27.2 , Policy CI-29 — 28 , <u>Action Item CI-28.1</u> , Policy CI-30 — 29 , Policy CI-32 <u>31</u> , Action Item CI-32.1 — 31.1 , Policy CI-34 — 33 , Action Item CI-35.1 — 34.1	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
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		CC/SA	None available.	CC/SA

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buildout of the Planning Area).				
Air Quality				
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.	Policy CON-28, Action Item CON-28.1	LS	None Required.	LS
Impact 4.6.2 Implementation of the General Plan Update may create objectionable odors or expose sensitive receptors to toxic air contaminants.	Policy CON-26, Policy CON-27	LS	None Required.	LS
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 the projections of traffic congestion, this is not expected to result in exceedances of CO standards.		LS	None Required.	LS
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	Policy CON-28, Action Item CON-28.1, Policy CON-29, Action Item CON-29.1, Action Item CON-29.2, Policy CON-30,	SU	None available.	

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
SJVAPCD's ozone attainment strategy and particulate matter (PM ₁₀ and PM _{2.5}) attainment efforts.	Action Item CON-30.1, Policy CON-32, Policy LU-10, Policy LU-11, Policy LU-35			
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 ₂ e over existing (2008) conditions that could result in environmental effects to the Planning Area.	Policy CI-42 41 , 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	CC/SU	None avoidable.	CC/SU
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	Policy CI-42, Policy CON-33, Policy CON-34, Action Item CON-34.1, Action Item CON-34.2,	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
measures for reducing GHG emissions.	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			
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.		CLS	None Required.	LS
Noise				
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 Code, construction activities would be limited to the daytime hours of operation.	Policy N-1, Policy N-2, Policy N-5, Policy N-6, Policy N-7, Policy N-9	LS	None required.	LS
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

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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 4.7.3 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
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	Policy HS-7, Policy HS-8	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
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.				
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 General Plan Update could impact areas where soils may be incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.		LS	None required.	LS
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		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
soil erosion impacts given the area-specific nature of the impact.				
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
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	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	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
proposed General Plan could also potentially provide for development within areas subject to flooding.	HS-27.1, Action Item HS-27.2, Action Item HS-27.3, Policy CON-12			
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 quality from construction activities and increased urban runoff.		LCC	None required.	LCC
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		CC	None available.	CC/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
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.				
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
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.		LS	None required.	LS
Impact 4.10.3 Implementation of the proposed General Plan Update would result in disturbance, degradation, and removal		S	None available.	S/U

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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
of sensitive habitats/biological communities.				
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.		LS	None required.	LS
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 federal or state agency.		NI	None Required.	NI
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)	Policy HC-2, Policy HC-5, Action Item HC-5.1, Policy HC-7, Policy HC-8, Action Item HC-9.1, Action	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
and human remains. However, policy provisions of the proposed General Plan Update would mitigate potential impacts to these resources.	Item HC-9.2			
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 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.		LCC	None Required.	LCC
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

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Impact	General Plan Update Policies and Action Items Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
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 the demand for law enforcement services.	Policy CI-44, Policy CI-47, Policy CI-49, Policy CI-50, Policy HS-35, Action Item HS-35.1, Policy HS-36, Policy HS-39.	LS	None required.	LS
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	Policy CI-47, Policy CI-49, Policy CI-51,	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
buildout would contribute to the cumulative demand for water supply infrastructure.	Action Items CI-51.1 and 51.2.			
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
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	Policy SUS-1, Policy SUS-2, Action Item	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
development of the Planning Area, would result in cumulative public school impacts.	SUS-2.1.			
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 4.12.7.1 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,	Policy PR-1, Policy PR-4, Policy PR-5, Policy PR-7, Policy	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
would result in cumulative park and recreation impacts.	PR-10, Action Item PR-10.1, Policy PR-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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