

Initial Environmental Study

1. **Project Title:** CITY OF MADERA GENERAL PLAN UPDATE
2. **Lead Agency Name and Address:** City of Madera
205 West Fourth Street
Madera, CA 93637
3. **Contact Person and Phone Number:** Dave Randall (City of Madera) (559) 661-5435
4. **Project Location:** City of Madera Planning Area
Madera County
(See **Figure 1** in the Notice of Preparation)
5. **Project Sponsor's Name and Address:** City of Madera
205 West Fourth Street
Madera, CA 93637
6. **Description of the Project:** See Notice of Preparation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

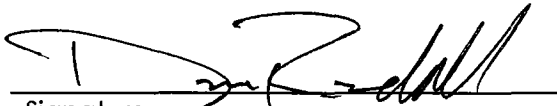
INITIAL STUDY CHECKLIST

DETERMINATION

(To be completed by the Lead Agency)

On the basis on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effect that remains to be addressed.
- I find that, although the proposed project could have a significant effect on the environment, there will NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.



Signature

12/20/07

Date

Dave Randall

Printed Name

City of Madera

For

PURPOSE OF THIS INITIAL STUDY

In accordance with CEQA Guidelines Section 15063, this Initial Study has been prepared to determine if the City of Madera General Plan, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* Potential scenic vistas from Madera are primarily limited to views of the Sierra Nevada Mountains and foothills to the east. However, given the distance of these mountains from the Planning Area, this view is limited. Therefore, impacts on scenic vistas are considered less than significant. However, the EIR will discuss potential scenic vistas.
- b) *Potentially Significant Impact.* There are no designated scenic highways in the Madera Planning Area. However, development allowed by the project may directly affect scenic components of the landscape, including trees and agricultural lands. This impact will be further addressed in the EIR.
- c) *Potentially Significant Impact.* The existing visual character of the Planning Area consists of urban development mainly within the Madera City limits, and agricultural land surrounding Madera. Buildout under the proposed General Plan Update would allow the expansion of urban development, including new roadways and other public and private facilities, into existing agricultural areas. This could be considered a significant impact, as agricultural lands are considered to have visual resource value. In addition, the project may allow future infill and redevelopment projects in Madera, along with potential revitalization efforts along State Route 99. These projects could have an impact on the visual character of the city. These issues will be further addressed in the EIR.
- d) *Potentially Significant Impact.* Future residential, office, industrial and commercial development associated with buildout under the proposed General Plan Update would create new sources of light, as well as the construction of streets requiring lighting. The additional lighting may have an adverse impact on views of the nighttime sky. Indirect illumination generated by the lighting may have an adverse impact on residences and other sensitive land uses. Impacts related to light and glare will be further addressed in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a,c) *Potentially Significant Impact.* The Planning Area contains lands used for agricultural purposes. Portions of the Planning Area have been classified by the California Department of Conservation as Prime Farmland, Unique Farmland and Farmland of Statewide Importance. Implementation of the proposed General Plan Update would result in the conversion of Farmland, as defined in a) above, to urban uses. This is considered a potentially significant impact and will be further discussed in the EIR.
- b) *Potentially Significant Impact.* Some of the current Madera County zoning in the Planning Area, which emphasizes agricultural land uses, may conflict with proposed land designations of the project. Additionally, Williamson Act lands exist within the Planning Area. This issue will be further discussed in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a,b) *Potentially Significant Impact.* The Madera Planning Area is located within the San Joaquin Valley Air Pollution Control District (APCD), which implements air quality regulations for an eight-county region. The APCD has established guidelines for determining the significance of a project on air quality. This is broken down into construction phase and operation phase.

Construction

Construction traffic on unpaved roads, as well as activities such as land clearing and grading, could generate significant particulate matter (PM) emissions. Stationary and mobile construction equipment and employee/delivery vehicles can result in increased emissions of PM, carbon monoxide, and ozone precursors such as reactive organic gases and nitrogen oxides. Additional vehicle emissions can occur if construction activities increase traffic congestion. Buildout under the proposed General Plan Update would have potentially significant impacts on air quality. This will be further discussed in the EIR.

Operation

Buildout under the proposed General Plan Update would generate additional long-term PM emissions over that which currently exists, due to the significant increase in vehicular trips per day and new industrial uses. Buildout under the proposed General Plan Update also would likely result in increased motor vehicle traffic emissions of ozone precursors, and potential traffic congestion may generate high levels of carbon monoxide in localized areas ("hotspots"). Due to the size and nature of the proposed project, impacts on air quality may be considered potentially significant and will be discussed further in the EIR.

- c) *Potentially Significant Impact.* Currently, the Planning Area is a mixture of different land uses. Buildout under the proposed General Plan Update intends to change some of the uses from agricultural and undeveloped to urban uses. The changes may increase the emissions of PM and ozone precursors above those expected under the current land use designations, and may inhibit air quality attainment efforts as set forth in current and proposed attainment plans for ozone and PM. The traffic resulting from the increased development may further increase air pollutant emissions. This will be discussed in more detail in the EIR.
- d) *Potentially Significant Impact.* Buildout under the proposed General Plan Update would likely result in increased generation of air pollutant emissions, due to increased development with related increases in traffic, as well as increased construction activities. This could lead to increased exposure of sensitive receptors to these emissions. "Sensitive receptors" include residences, schools, hospitals, and care homes and assisted living facilities. In addition, new industrial uses allowed by the project could generate toxic air contaminants to which sensitive receptors potentially may be exposed. These issues are considered potentially significant and will be addressed further in the EIR.
- e) *Potentially Significant Impact.* Buildout under the proposed General Plan Update would result in new residential, commercial, retail, industrial, and other types of uses. As the proposed project could include new industrial uses and continued agricultural operations, potential odors could be generated. This issue could be potentially significant and will be addressed further in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact.* Buildout under the proposed General Plan Update could substantially affect special-status species located in the proposed Planning Area. The Ventana Specific Plan Draft EIR, prepared in 2006, indicated the presence of special-status plant species Madera leptosiphon and hairy orcutt grass, and special-status wildlife species California tiger salamander, blunt-nosed leopard lizard, burrowing owl, California linderiella, and vernal pool fairy shrimp. Buildout under the proposed General Plan Update also could reduce foraging habitat for bird species such as Swainson's hawk. These issues will be discussed further in the EIR.
- b,c) *Potentially Significant Impact.* Buildout under the proposed General Plan Update could substantially affect riparian habitat along the Fresno River and Cottonwood Creek, the two main streams in the Planning Area. It also may affect federally protected wetlands, specifically vernal pools in the eastern portion of the Planning Area, as identified by the Ventana Specific Plan Draft EIR. These issues will be discussed further in the EIR.
- d) *Potentially Significant Impact.* The Fresno River and Cottonwood Creek are potential corridors for the movement of migratory and resident species in the Planning Area. The project could potentially interfere with movement along these corridors. It also may

interfere with other wildlife corridors used by species such as the San Joaquin kit fox. Development in the rural portions of the Planning Area may reduce foraging habitat for migratory bird species. These issues will be discussed further in the EIR.

- e) *Potentially Significant Impact.* Buildout under the proposed General Plan Update may conflict with existing federal, State, and local policies and standards on tree protection, wetlands/vernal pools, or special-status species. Therefore, the alteration of land where these exist may be a potentially significant impact and will be discussed further in the EIR.
- f) *No Impact.* No provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan are within the Planning Area.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a,b) *Potentially Significant Impact.* Buildout under the proposed General Plan Update could result in significant impacts to historical and/or archaeological resources. The current General Plan notes buildings and sites of historic value, such as the old County Courthouse and the old City Hall, can be found throughout older sections of the community. According to the current General Plan, there are no sites or archaeological significance located within the current Planning Area, as listed by the California State University, Bakersfield Archaeological/Cultural Resource Facility. However, the project proposes an expansion of the Planning Area that may incorporate lands containing cultural resources, either known or not yet discovered. Construction activities associated with buildout under the proposed General Plan Update may uncover previously unknown cultural resources in currently undeveloped portions of the proposed Planning Area. These are potentially significant impacts that will be discussed further in the EIR.
- c) *Potentially Significant Impact.* Buildout under the proposed General Plan Update could result in the destruction of unique paleontological resources that are currently undiscovered. These issues will be discussed further in the EIR.
- d) *Less Than Significant Impact.* There are no known graves or burial sites in the Planning Area outside of established cemeteries. If human remains are unearthed during construction activities associated with proposed project implementation, the provisions of CEQA Guidelines Section 15064.5 and California Health and Safety Code Section 7050.5 shall apply. Under these sections, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. If the remains are determined to be Native American, the County Coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons believed to be the most likely descendant. The most likely descendant may make recommendations for the disposition of the remains and associated grave goods, with appropriate dignity. These provisions would provide adequate mitigation for any impacts on human remains.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a)(i-iv) *Potentially Significant Impact.* Based on the Fault Activity Map prepared by the California Geological Survey, no active or potentially active faults underlie the Planning Area. The nearest active earthquake fault is the Ortigalita Fault, located west of Madera in the Coast Range. There are no Alquist-Priolo Earthquake Fault Zones in Madera County. Design of the buildings in accordance with Title 24, Chapter 23 of the California Code of Regulations (1991 Edition of the California Building Code, with January 1, 1993 supplements) for Seismic Zone 3 would reduce potentially significant damage to buildings as a result of seismic ground shaking. However, given the proximity of the Planning Area to the Ortigalita and San Andreas Faults, ground shaking is considered a potentially significant hazard that will be further evaluated in the EIR.

b) *Potentially Significant Impact.* Buildout under the proposed General Plan Update may result in increased soil erosion, wind and water erosion, and siltation of local drainage. The potential erosion hazard would be generated during and after construction activities, specifically from excavation and grading. This issue will be further discussed in the EIR.

INITIAL STUDY CHECKLIST

- c) *Potentially Significant Impact.* The topography of the site is flat, and it is unlikely any hazards associated with landslides or mudflows would occur. Withdrawal of fluids (e.g., groundwater, natural gas, and oil) can, in some cases, result in subsidence. Currently, land uses within the Planning Area utilize groundwater resources, and it is likely that they will continue to do so. Therefore, the chance for subsidence could be significant. In addition, other geologic stability issues may be present in portions of the Planning Area. This issue will be discussed further in the EIR.

- d) *Potentially Significant Impact.* Expansive soils swell when they absorb moisture and shrink as they dry. Expansive soils can cause structural damage to foundations, slabs, pavement, and exterior flatwork unless properly identified and managed. According to the current General Plan, the Planning Area contains alluvial fans composed of sands, silty sands, silts and clays. Clay soils in particular have a potential for expansion. Therefore, development allowed by the project may expose structures to potential damage from expansive soils. This issue will be discussed further in the EIR.

- e) *Potentially Significant Impact.* It is expected that most residences and land uses in the Planning Area would be connected to existing sewer systems under buildout under the Proposed General Plan Update. However, some land uses within the incorporated County may rely on septic systems for wastewater disposal, at least temporarily. Therefore, future development within the proposed Planning Area could result in an impact regarding soils incapable of adequately supporting the use of septic tanks. This issue will be discussed further in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a,b) *Potentially Significant Impact.* Heavy industrial uses could be permitted within industrial land use designations of the proposed General Plan Update, and potentially hazardous materials may be used as part of commercial businesses and light industrial firms. Due to some current land uses and known contaminated sites within the proposed Planning Area, people may potentially be exposed to hazardous materials such as pesticides, chemical fertilizers, or waste materials. The impacts related to exposure of persons to hazardous materials would be potentially significant and will be discussed in the EIR.

c) *Less Than Significant Impact.* Section 17213 of the California State Education Code mandates that a school site must not be located within one-quarter mile of a hazardous materials site. Because of this mandate, the impact of hazardous waste sites on schools is considered less than significant, but will be further addressed in the EIR.

INITIAL STUDY CHECKLIST

- d) *Potentially Significant Impact.* The Cortese List, prepared pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control (DTSC), does not list any sites in the proposed Planning Area. However, the Regional Water Quality Control Board has listed several leaking underground storage tank sites in and around Madera. In addition, the EnviroStor database maintained by DTSC lists other evaluation sites. These sites could create a significant hazard to the public or the environment. This issue will be discussed further in the EIR.
- e) *Potentially Significant Impact.* Madera Municipal Airport is located in the northwestern section of the Planning Area. Madera Airport serves single- and twin-engine aircraft, but does not provide scheduled passenger service. Buildout under the proposed General Plan Update could place development in an area that could be affected by airport operations. This issue will be discussed further in the EIR.
- f) *Less Than Significant Impact.* A topographical map used in the Ventana Specific Plan Draft EIR indicates the presence of a landing strip in the southern portion of the Planning Area near Cottonwood Creek. The project could potentially affect the landing strip, as land use designations could alter or eliminate airstrip operations. The existence of the landing strip would need to be verified, along with its operational status. The EIR will include a discussion of this issue.
- g) *Potentially Significant Impact.* As a result of future development within the proposed Planning Area associated with buildout under the proposed General Plan Update, existing emergency response plans may or may not be adequate to address future conditions. This issue will be discussed further in the EIR.
- h) *Potentially Significant Impact.* There are generally few wildlands within the Planning Area, so the risk of wildland fires is low. However, there are a few areas, such as along the Fresno River and Cottonwood Creek, which may contain natural vegetation prone to fire. The EIR will evaluate the potential fire hazards in these areas, as well as fire protection service issues associated with the project. Fire protection is addressed in Section XIII (a) of this Initial Study.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion, siltation, and or environmental harm on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff during construction and after construction in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact.* Development of the proposed Planning Area would include construction-related activities that could expose soil to erosion during storm events, causing degradation of water quality. Also, after construction, the run-off from urban uses may contribute to the degradation of water quality in the area. These impacts may be potentially significant and will be discussed further in the EIR.

INITIAL STUDY CHECKLIST

- b) *Potentially Significant Impact.* The City of Madera and surrounding area are currently being served by groundwater. The City has indicated overdraft conditions currently exist in Madera. As development occurs under the proposed General Plan Update, groundwater usage could increase, and groundwater resources may not be sufficient enough to meet the demand. This is considered to be a potentially significant impact. This issue will be discussed further in the EIR.
- c-f) *Potentially Significant Impact.* Implementation of the proposed General Plan Update would increase impervious surfaces and, as a result, alter drainage patterns. Development of the Planning Area would include construction-related activities that could expose soil to erosion during storm events. The eroded soil could be carried by runoff into streams, causing degradation of surface water quality. Also, runoff from urban uses may contribute to the degradation of water quality in the area by carrying contaminants such as motor vehicle fluids and metals. This would result in a potentially significant impact and will be discussed further in the EIR.
- g-h) *Potentially Significant Impact.* Several portions of the proposed Planning Area are within a delineated 100-year floodplain, mainly the northwestern and southern portion and areas along the Fresno River. Development allowed under the proposed General Plan Update could be located in some of these areas. Flood hazards will be discussed further in the EIR.
- i) *Potentially Significant Impact.* The Fresno River flows through the City of Madera. According to the current General Plan, Hidden Dam on the Fresno River has eliminated many flood problems and has substantially reduced flood hazard potential within the Madera urban area. A failure of Hidden Dam could cause safety hazards to residents. Several areas in Madera County are protected by levees. Madera could potentially be affected by a break of certain levees. Buildout under the proposed General plan Update could add new residents to the proposed Planning Area which would increase potential safety hazards to residents. These issues will be discussed further in the EIR.
- j) *No Impact.* The proposed Planning Area is not located in an area that would be affected by a seiche, tsunami, or mudflow. Seiche and tsunami hazards occur in areas adjacent to large bodies of water, of which none exist within the proposed Planning Area. The topography of the Planning Area is flat, and the closest steeply sloped areas are located in the Sierra Nevada foothills to the east. Mudflow hazards are unlikely in the Planning Area. Therefore, these issues will not be discussed further in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporat ed	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* The proposed General Plan Update would not physically divide an established community, as it encompasses the City of Madera and surrounding residential communities. This impact would be less than significant and will not be discussed further in the EIR.
- b) *Potentially Significant Impact.* Implementation of the proposed General Plan Update may conflict with the existing zoning code and general plan provisions of adjoining jurisdictions, mainly Madera County. In addition, Madera County and its incorporated cities are currently involved in the San Joaquin Blueprint process, which seeks to coordinate the planning of participating jurisdictions in the San Joaquin Valley. Policies developed in the Blueprint process designed to avoid or mitigate an environmental effect could potentially conflict with policies contained in the proposed General Plan, although the Blueprint process has not yet advanced to the policy development stage. These issues would be discussed further in the EIR.
- c) *No Impact.* As discussed in Section IV(f) of this Initial Study, no Habitat Conservation Plans (HCP) or Natural Community Conservation Plans apply to the proposed Planning Area. Buildout under the proposed General Plan Update would not be in conflict with any habitat plan. Therefore, this issue will not be discussed further in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *No Impact.* The California Geological Survey designates Mineral Resource Zones, which are areas containing mineral deposits potentially valuable to residents of California. In Madera County, the only Mineral Resource Zones are designated along the San Joaquin River, where aggregate deposits are located. No Mineral Resource Zones have been designated within the proposed Planning Area; therefore, implementation of the proposed General Plan Update would not affect State-designated mineral resource areas. This issue will not be addressed further in the EIR.
- b) *No Impact.* Neither the current City of Madera General Plan nor the Madera County General Plan has designated any mineral resource sites within the proposed Planning Area. Therefore, the proposed General Plan Update would have no impact on locally designated mineral resource sites. This issue will not be addressed further in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporate d	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-d) *Potentially Significant Impact.* Buildout under the proposed General Plan Update would create a substantial increase in stationary and transportation noise from the existing levels. Specific new development could cause a significant impact in noise, both from operations and from associated traffic. Temporary noise level increases associated with construction activities also would occur. These issues will be discussed further in the EIR.

e) *Potentially Significant Impact.* As discussed in Section VII(e) of this Initial Study, Madera Municipal Airport is located in the northwestern portion of the Planning Area. Future development in this area associated with the proposed General Plan Update could potentially expose residents and other sensitive receptors to excessive noise levels associated with aircraft overflight. This issue will be discussed further in the EIR.

f) *Less Than Significant Impact.* As discussed in Section VII(f) of this Initial Study, there is potentially a private airstrip located in the southern portion of the Planning Area. Potential noise impacts associated with buildout under the proposed General Plan Update are considered less than significant, as airstrip operation would likely relocate if development occurs in the area. However, the EIR will discuss this issue.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a) *Potentially Significant Impact.* Implementation of the proposed General Plan Update would increase the population of Madera, both through allowing new residential and business development and through the installation and extension of infrastructure. Although the proposed General Plan Update would contain policies and programs to address population growth impacts, such impacts are potentially significant and will be discussed further in the EIR.

b,c) *Less Than Significant Impact.* Implementation of the proposed General Plan Update may result in displacing houses and/or people. Displacement may occur as a result of future infrastructure improvements or revitalization efforts. However, it is not anticipated that the number of houses and/or persons displaced would be considered significant. Additionally, the project would allow for additional residential developments and increase the overall housing stock in Madera. Even though a less than significant impact is expected, this issue will be discussed further in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporat ed	Less Than Significant Impact	No Impact
XIII.PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact.* The City of Madera Fire Department would provide fire protection services to portions of the Planning Area within Madera City limits. The Madera County Fire Department would provide such services to the unincorporated areas of the proposed Planning Area. Development of the proposed Planning Area would increase the population, thereby resulting in the probable need for additional fire stations, equipment and staff. The potential lack of adequate fire protection is a potentially significant impact that will be addressed in the EIR.

- b) *Potentially Significant Impact.* The Madera Police Department would provide police protection to the portion of the proposed Planning Area within the city limits. The Madera County Sheriff’s Department would serve the unincorporated portion of the proposed Planning Area. The implementation of the proposed General Plan Update would increase the population for the area, thereby increasing the demand on the personnel and time of both law enforcement agencies and may require additional equipment and facilities. This may lead to an overall reduction of police protection services for the area, which is a potentially significant impact that will be addressed further in the EIR.

- c) *Potentially Significant Impact.* The Madera Unified School District would provide public elementary, intermediate and high school services to the proposed Planning Area. Buildout under the proposed General Plan Update would increase the population, which would generate an increase in students. The increase of students to the Madera Unified School District may require the construction of new schools or the expansion of existing campuses. Although the City does not construct schools, it can facilitate school construction through decisions related to site location and infrastructure. This is a significant impact that will be discussed further in the EIR.

INITIAL STUDY CHECKLIST

- d) *Potentially Significant Impact.* Development of the proposed Planning Area would generate the need for new park and recreation facilities. The Madera Parks and Community Services Department provides parks and recreational facilities and services in the proposed Planning Area. Other parks and recreational facilities managed by other agencies in the surrounding areas may be affected by increased demand. The impact from the proposed project on park services could be potentially significant and will be discussed further in the EIR.

- e) *Potentially Significant Impact.* Because buildout under the proposed General Plan Update may add to the current population, the need for additional public facilities and services would increase from the existing level. The need would create a potentially significant impact that will be discussed further in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporat ed	Less Than Significant Impact	No Impact
XIV.RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a,b) *Potentially Significant Impact.* As discussed in Section XIII(d) of this Initial Study, buildout under the proposed General Plan Update would generate additional population that would require construction of new parks and recreational facilities. Currently, there are a limited number of recreational facilities in the proposed Planning Area outside the city limits. Therefore, development under the proposed project may result in a significant impact regarding parks and recreation, which will be discussed further in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a,b) *Potentially Significant Impact.* Buildout under the proposed General Plan Update would likely result in a substantial increase in the volume of traffic in the Planning Area. This would affect the volume-to-capacity ratio on roads, and may lead to increased congestion of streets and at intersections. It could also exceed LOS standards previously established by the City and may affect traffic conditions in adjoining jurisdictions, specifically Madera County. The City considers current roadways inadequate for existing and future traffic. These issues will be discussed further in the EIR.

c) *Potentially Significant Impact.* As discussed in Section VII(e), Madera Municipal Airport provides service to single- and twin-engine aircraft, but does not provide scheduled passenger service. It also provides a base for crop duster services. Buildout under the proposed General Plan Update would lead to an increase in population, which may increase demand for airport services. Although it is not anticipated that future population growth would lead to the establishment of scheduled passenger service, there may be increased private and business aircraft traffic. In addition, development in the area near Madera Municipal Airport could have an impact on airport operations, including flight patterns. These issues will be further discussed in the EIR.

- d-f) *Potentially Significant Impact.* While it is anticipated that buildout under the proposed General Plan Update would improve roadway conditions within the proposed Planning Area, it could potentially create hazards due to design features of new or expanded roadways, particularly at intersections. It also may generate increased incompatibility of traffic in more rural portions of the proposed Planning Area, as urban traffic utilizes the same roads as farm equipment. Emergency access and parking are primarily issues for specific development projects. However, implementation of the proposed General Plan Update may lead to inadequate roadways for anticipated traffic, which may affect emergency vehicle access. Also, increases in population and business would generate traffic in areas where parking may be inadequate. These issues will be discussed further in the EIR.
- g) *Potentially Significant Impact.* Madera Area Express (MAX) provides fixed-route bus service in the City of Madera, while unincorporated areas to the east and south receive bus service from the Madera County Connection. Both the City and the County fund a dial-a-ride service for elderly and disabled residents within a five-mile radius of downtown Madera. Buildout under the proposed General Plan Update could potentially generate an increased demand for these public transportation services. Demand for bicycle and pedestrian facilities also may increase with the population. In 2004, the City prepared a Regional Transportation Bicycle Plan, which may require changes in response to development allowed under the proposed General Plan Update. The City has identified a need for expanded pedestrian facilities, including off-street trails. In addition, Amtrak has a station in Madera, and future population increases may increase demand for train service. These issues will be further discussed in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a,e) *Potentially Significant Impact.* As discussed in Section VIII(a) of this Initial Study, buildout under the proposed General Plan Update would likely generate additional wastewater that would need to be treated at the City's wastewater treatment plant. The additional wastewater requiring treatment may exceed the treatment requirements set forth by the Central Valley Regional Water Quality Control Board. This issue will be discussed further in the EIR.

b) *Potentially Significant Impact.* New or expanded development in the proposed Planning Area would require new water and wastewater facilities, or the expansion of existing facilities. These may include wells, water and sewer trunk lines, and wastewater treatment facilities. New or expanded facilities would likely have significant environmental impacts. Therefore, this issue will be discussed further in the EIR.

c) *Potentially Significant Impact.* Future development allowed by the proposed General Plan Update would create new impervious surfaces that would generate additional runoff. It is likely that new or expanded drainage facilities would be required to accommodate the

additional runoff. These new or expanded facilities may have significant environmental impacts. This issue will be discussed further in the EIR.

- d) *Potentially Significant Impact.* The land uses within the existing General Plan Planning Area receive their potable water supply from groundwater. Groundwater provides the water supply for the Planning Area. According to the current Madera General Plan, cones of depression in groundwater tables have occurred in the Madera area, and the City has indicated overdraft conditions currently exist. Development associated with the proposed General Plan Update would likely increase groundwater usage, which could have an adverse impact on groundwater conditions. New water sources may be necessary to serve the Planning Area. This is considered a potentially significant impact and will be discussed further in the EIR.

- f) *Less Than Significant Impact.* The City of Madera provides solid waste collection services for its residents. Madera Disposal, Inc. provides collection services for the unincorporated portions of the proposed Planning Area, under contract with Madera County. Collected solid waste is transported to the Fairmead Solid Waste Disposal Site near the city of Chowchilla. According to information from the California Integrated Waste Management Board, the Fairmead landfill had approximately 59 percent of its maximum permitted capacity remaining for the disposal of solid waste, as of January 1, 2004. Buildout under the proposed General Plan Update would likely generate an increased amount of solid waste, the Fairmead landfill is expected to accommodate the additional volume. A less than significant impact is expected; however, solid waste service will be discussed further in the EIR.

- g) *Potentially Significant Impact.* Solid waste collection and disposal within California is subject to the provisions of the California Integrated Waste Management Act. This legislation mandates a 50 percent reduction in the solid waste stream going to landfills by 2000. Typically, this is accomplished by implementing a recycling program that removes recyclable materials from the collected solid waste. However, the City of Madera currently does not have a recycling program, relying instead on residents utilizing private recyclers. Buildout under the proposed General Plan Update would likely increase the amount of recyclable waste, which may not be accommodated by the current mechanism, thereby potentially causing the City to be in noncompliance with the provisions of the California Integrated Waste Management Act. This is considered a potentially significant impact and will be discussed further in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII.MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact.* Buildout under the proposed General Plan Update does have the potential to substantially reduce animal and plant habitats, to restrict the range of endangered species, and to eliminate important prehistorical resources. These issues will be discussed further in the EIR.
- b) *Potentially Significant Impact.* Buildout under the proposed General Plan Update does have impacts that would be cumulatively considerable. Several environmental issues where impacts may likely be cumulatively considerable include, but are not limited to, air quality, noise, traffic, biological resources, hydrology, agricultural lands, and utilities. Another impact that is likely to be cumulatively considerable is the emission of greenhouse gases resulting from the proposed project, with its contribution to climate change. Climate change has become an issue of concern in California, as expressed through State legislation such as Assembly Bill 32 and through Executive Order S-3-05. These issues will be discussed further in the EIR.
- c) *Potentially Significant Impact.* Buildout under the proposed General Plan Update contains environmental effects that may directly or indirectly affect human beings, such as those related to hazardous materials and traffic. This issue will be discussed further in the EIR.