

Draft

**Initial Study/
Negative Declaration
2015 – 2023 Housing Element**



**City of Chowchilla
130 S. Second Street
Chowchilla, CA 93610
(559) 665-8615
Contact: Brian Haddix, City Administrator**

February 2017

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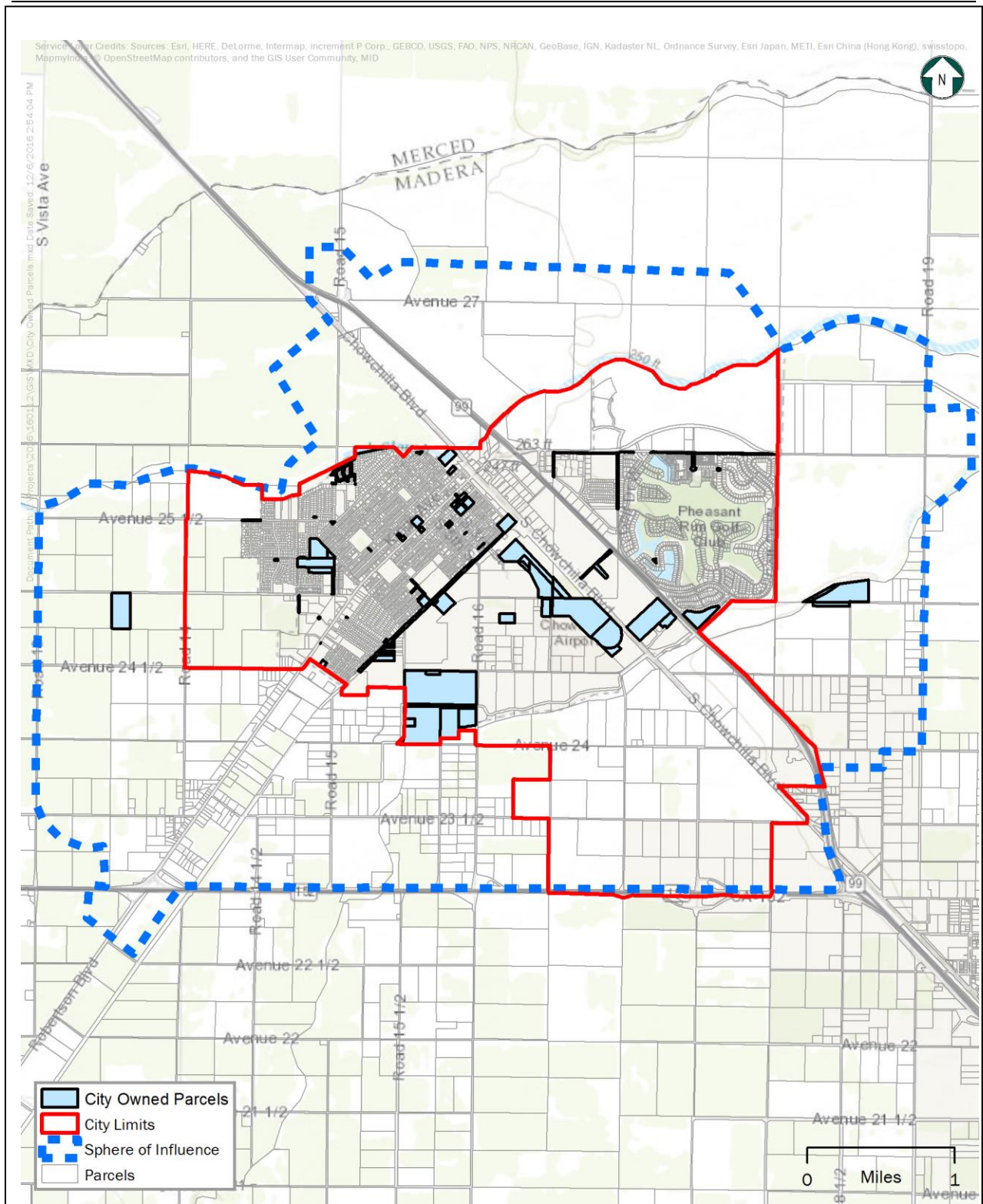
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CITY OF CHOWCHILLA

**DRAFT
INITIAL STUDY/ENVIRONMENTAL CHECKLIST FOR
PROPOSED NEGATIVE DECLARATION**

A. PROJECT BACKGROUND INFORMATION

1. **Project Title:** 2015-2023 City of Chowchilla Housing Element
2. **Lead Agency Name and Address:** City of Chowchilla
130 S. Second Street
Chowchilla, CA 93610
3. **Contact Person and Phone Number:** Brian Haddix, City Administrator
City of Chowchilla
(559) 665-8615
4. **Project Sponsor's Name and Address:** City of Chowchilla
130 South Second Street
Chowchilla, CA 93610
5. **General Plan Designation:** Various
6. **Zoning:** Various
7. **Description of the project:** The project consists of certification and adoption of the City of Chowchilla 2015-2023 Housing Element, and its goals, policies, and programs. The Housing Element has been prepared pursuant to Sections 65580 through 65589 of the California Government Code.
8. **Setting and surrounding land uses:** As the project encompasses the entire City, there are a variety of land uses, although the Housing Element concentrates primarily on those areas that permit residential development. The City is surrounded by agricultural uses immediately adjacent to and outside of the City.
9. **Other public agencies whose approval is required (permits, financing, approval or participation agreement):** State of California, Housing and Community Development Department must certify the document.



PROJECT MAP

Figure 2-1

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the proposed project, involving at least one impact that is a “Potentially Significant Impact” or “Potentially Significant Unless Mitigated,” as indicated by the checklist on the following pages.

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

C. DETERMINATION

I certify that this project was independently reviewed and analyzed and that this document reflects the independent judgment of the City of Chowchilla.

- 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 a 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 it must analyze only the effects that remain to be addressed.

Signature: _____ Date: _____

Printed name: Ginger White, AICP, Consultant at QK, Inc.
For the City of Chowchilla

D. ENVIRONMENTAL IMPACT CHECKLIST

Explanations of all answers on the check-off list are included in each resource discussed.

I. AESTHETICS Would the proposal:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Have a substantial adverse affect on a scenic vista or scenic highway?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
<p><i>Response:</i></p> <p>The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.</p> <p>a) The project will not affect a scenic vista or scenic highway, historic homes, or create additional light or glare. Potential impacts to aesthetics were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified due to adoption of the Housing Element (HE). The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and does not affect aesthetics.</p> <p>b) Implementation of the HE will not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.</p> <p>c) Implementation of the HE will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>				

d) Implementation of the HE will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FOREST 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by GC section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

Response:

The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level

document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

a-e) Implementation of the project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide importance or forest land, timberland, or timberland zoned Timberland Production; it will not conflict with any agricultural zone or Williamson Act contract, and it will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or forest land to non-forest use. Development of projects proposed in the future will be analyzed on a project-by-project basis to determine if any could have adverse effects on farmland or forest land.

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:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Response:

The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts to air quality were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and does not affect air quality. Future development projects may be required to submit site-specific environmental documentation with a planning application.

a-d) Implementation of the project will not conflict with any air quality plan or adversely affect air quality or expose sensitive receptors to substantial pollutant concentrations. Any potential adverse effects to air quality from future projects will be addressed in project-specific environmental documentation.

e) Implementation of the HE will not generate objectionable odors that may adversely affect substantial numbers of people.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
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?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
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, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Response:

The adoption of the City's Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts to biological resources were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low, low-, and moderate-income households and does not affect biological resources. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.

a-e) Implementation of the Housing Element will not result in impacts to any species, riparian habitat, other sensitive natural community, federally protected wetland, habitat corridor, or biological resource. Should any future project be proposed that could have potential impacts to biological resources, they will be addressed with a separate project-specific environmental analysis.

f) There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applicable to the City of Chowchilla.

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
<p><i>Response:</i></p> <p>Potential impacts to historical resources were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low, low- and moderate-income households and does not affect cultural resources. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.</p> <p>a-d) According to the 2040 General Plan EIR, it was concluded that implementation of future projects within the City could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains. However, policy provisions of the proposed 2040 General Plan Update would mitigate potential impacts to these resources. Grading and excavation during construction, may result in the inadvertent discovery of previously unknown resources. Historic structures that could be impacted by a specific project will be addressed by environmental documentation required for that project. As previously stated, implementation of mitigation measures contained in the 2040 General Plan EIR Mitigation Measures during construction activities will avoid, minimize, or mitigate to a less than significant level of potential impacts to inadvertently discovered resources.</p>				

VI. GEOLOGY/SOILS Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
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.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
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?				X
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?				X

Response:

The adoption of the City's Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts associated with soils, geology, and geological risks associated with new development in Chowchilla were described and analyzed in the 2040 General Plan EIR. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and does not affect geological resources. Future development projects may be required to submit project-specific environmental documentation, studies, and permitting with resource agencies with a planning application.

a: i, ii, iii, iv, b), c) According to the 2040 General Plan EIR, although there are no active fault lines that run through the City, there are five major active and potentially active faults close to the City limits: the San Andreas, San Joaquin, Ortigalita, Owens Valley, and Melones faults. Of these, the San Andreas and the Owens Valley faults are expected to be the sources of future major earthquakes. The closest active faults are 50 or more miles away, therefore any potential for seismic ground shaking, or ground failure is minimal.

Implementation of the proposed General Plan Update could include construction and site preparation activities. These activities could increase the potential for soil, wind, and water erosion, due to minor or major grading over large areas of land, however the 2040 General Plan EIR concluded that this would be considered a less than significant impact given current City standards and requirements to mitigate this issue. The area is located within a flat area, therefore landslides, lateral spreading, subsidence, liquefaction or soil collapse are not likely to occur.

d) It was concluded in the 2040 General Plan EIR that future development could place structures in areas with unstable soils or expose buildings, pavements, and utilities to significant damage as a result of underlying expansive or unstable soils. The City of Chowchilla adopted the Uniform Building Code and the California Code of Regulations (CCR), Title 24, also known as the California Building Standards Code or California Building Code (CBC). The CBC includes common engineering practices requiring special design and construction methods that reduce or eliminate potential expansive soil related impacts. Compliance with CBC regulations ensures the adequate design and construction of building foundations to resist soil movement.

e) New residential units constructed during the HE planning period will be required to connect to the City of Chowchilla sanitary sewer system. Implementation of the project will have no effect on soils.

VII. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p><i>Response:</i></p> <p>The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.</p> <p>a), b) The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households, and will not generate greenhouse gas emissions or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gas emissions. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies that will include an analysis on potential impacts to greenhouse gas emissions. Additionally, with the implementation of SB 375, which is intended to reduce greenhouse gas emissions, the City has considered the location of future housing in relationship to services, schools, and jobs to reduce vehicle miles traveled.</p>				

VIII. HAZARDS & HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
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?				X

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X

Response:

The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts associated with hazards and hazardous materials were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and does not affect hazards and hazardous materials. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.

a) The implementation of the project will not require transportation, use, or disposal of hazardous materials.

b) Implementation of the project will not result in conditions in which hazardous materials may be discharged to the environment.

c) There are two (2) schools located in Chowchilla within ¼ mile of potential housing development. However, implementation of the project will not result in conditions in which hazardous materials may be discharged into the environment.

d) There is one (1) known active hazardous cleanup site listed on the California Department of Toxic Substances EnviroStor database within the entire Chowchilla General Plan Planning Area. However, as the Housing Element is a policy document, implementation of the project will not have an adverse effect on hazardous materials. Should development be proposed in an area that is not suitable because of the existence of hazardous materials, the potential impacts would be analyzed in a project-specific environmental document.

e) There are no public or private airports, air strips, or airport land use plans that may be affected by implementation of the project.

g-h) Implementation of the project will not expose people and structures to a significant risk of loss, injury or death involving wildfire hazards nor affect emergency response and evacuation plans.

IX. HYDROLOGY/WATER QUALITY Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
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)?				X
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 or siltation on- or off-site?				X
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 in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X

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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Response:

The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts associated with hydrology/water quality as required for new development in Chowchilla were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and does not affect hydrology/water quality. Future development projects may be required to submit project-specific environmental documentation, studies, and permitting with resource agencies with a planning application.

a) Implementation of the project will not violate any water quality standard or waste discharge requirements.

b) Since the Housing Element is a policy document, implementation of the project will not have an adverse effect on the depletion of groundwater. As future residential development occurs, project-specific environmental documentation will include City policies and any additional mitigation measures to mitigate potential impacts to groundwater depletion from future developments.

c-d) Implementation of the project would not 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 or siltation or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

e) Implementation of the project would not require creation of or contribution to runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. As development occurs, project-specific environmental documentation will include City policies already in place that require developers of land to construct storm water drainage systems to accommodate potential runoff as a result of their project(s). These policies will apply to any new residential construction that would occur during and beyond the HE planning period.

f) Implementation of the project will not include the use of water resources, and will not result in the degradation of water quality.

g-i) Implementation of the project will not result in design or development of a specific project. Future development projects that require environmental documentation will include City policies that are contained in the General Plan or in Development Standards that contain flood location criteria for all development. As there are no dams or levees within or near Chowchilla, flooding as a result of the failure of a levee or dam water is not possible.

X. LAND USE/PLANNING Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
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?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Response:

The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts to land use and planning associated with new residential development in Chowchilla were described and analyzed in the 2040 General Plan EIR, and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and would not adversely affect land use and planning. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.

a) Implementation of the project would not physically divide an established community.

b) Policies contained in the General Plan and HE are internally consistent. Other policies include applicable land use plans, policies, and regulations 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.

c) Implementation of the project will not conflict with any applicable habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
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?				X
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?				X
<p><i>Response:</i></p> <p>The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.</p> <p>Potential impacts to mineral resources associated with new residential development in Chowchilla were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and would not adversely affect mineral resources. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.</p> <p>a-b) Implementation of the project will not result in the loss of availability of a known mineral resource nor will it result in the loss of availability of a mineral resource recovery site.</p>				

XII. NOISE Would the project result in:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
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?				X
<p><i>Response:</i></p> <p>The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Because the Housing Element is a policy level</p>				

document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts to noise associated with new development in Chowchilla were described and analyzed in the 2040 General Plan EIR, and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and would not adversely affect the noise environment. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.

a-d). Implementation of the project will not result in noise levels that would be in excess of standards established in the Noise Ordinance. New residential construction during the HE planning period may result in temporary construction-related noise that will be evaluated in project-specific environmental documents.

e-f) As there are no public or private airports within or in the vicinity of Chowchilla, the project would not be adversely affected.

XIII. POPULATION/HOUSING Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Response:

The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts to population and housing associated with new development in Chowchilla were described and analyzed in the 2040 General Plan EIR. No additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and so will directly affect population and housing in Chowchilla. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.

a) The implementation of the project would result in changes to policies that encourage the development of homes to meet the Regional Housing Needs Allocation (RHNA). The future availability of affordable housing is expected to address housing needs at the levels anticipated by the RHNA Plan, as estimated by the Madera County Council of Governments. A significant increase in population will not result from implementation of the project.

b-c) Implementation of the project will not, directly or indirectly, displace any existing housing or displace any people.

XIV. PUBLIC SERVICES	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) 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 public services:				X
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X
<p><i>Response:</i></p> <p>The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.</p> <p>Potential impacts to public services and facilities associated with new development in Chowchilla were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and so will directly affect public services and facilities in Chowchilla. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.</p>				

a) The HE is consistent with General Plan goals, policies, and land uses to support new residential development to meet the RHNA identified for Chowchilla. Any increased need for services resulting from proposed development of residential units will be addressed in the environmental documentation that is required on a project-by-project basis. Also, although the Housing Element is intended to encourage development of housing to meet the anticipated population growth as stated in the RHNA Plan, mechanisms are in place to ensure that new development pays its proportional share of development impact fees such as System Development Charges for sanitary sewer, storm water drainage, potable water, parks, and fire protection. The fees reduce potential impacts to public services and facilities associated with new residential development that will be constructed during and beyond the HE planning period. Thus, the HE will not have an adverse impact nor 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 public services.

XV. RECREATION	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
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?				X
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?				X

Response:

The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and consequently will result in increased population thereby directly affecting recreation resources in Chowchilla. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application. This analysis would ensure that there would be adequate park space to accommodate future residential development and would include any applicable mitigation measures for reducing the potential impacts of residential development on park services.

a-b) The HE is consistent with General Plan goals, policies, and land uses to support new residential development to meet the RHNA identified for Chowchilla. The General Plan includes adequate open space and recreational facilities to maintain existing recreational facilities at accepted service levels. Environmental documentation for new housing development projects will address any increased need for recreational facilities on a project-by-project basis. Implementation of the project will not directly increase the use or the need for recreational facilities within the City.

XVI. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the City for designated roads or highways?				X
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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Response:

The adoption of the City's Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts to transportation, traffic, and circulation associated with new development in Chowchilla were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified in the implementation of the HE. Additionally, with the implementation of SB 375, which is intended to reduce greenhouse gas emissions, the City has considered the location of future housing in relationship to services, schools, and jobs to reduce vehicle miles traveled. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and does not directly affect traffic. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.

a-b) The proposed Housing Element will not conflict with the General Plan or other ordinance or policy or applicable congestion management plan. Any potential conflicts with applicable plans, ordinances, or policies, or to an applicable congestion management program or other standards established by the City or by Madera County resulting from future development plans will be addressed in a project-specific environmental document.

c) There are no public or private airports, airstrips, or airport traffic patterns that may be affected by the implementation of the project.

d) Implementation of the HE will not result in an increase of hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Future development projects may be required to submit site-specific environmental documentation and traffic studies to fully evaluate a project's individual traffic/transportation impacts. Additionally, specific projects may be required to undergo site plan review, where in this case, proposed projects would be reviewed to ensure that projects will not include any hazardous design features.

e) Implementation of the project will not result in inadequate emergency access.

f) As the Housing Element does not conflict with the General Plan, implementation of the project will not conflict with other adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. TRIBAL RESOURCES Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X
<p><i>Response:</i></p> <p>The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low, low- and moderate-income households and does not affect tribal resources. Future development projects may be required to submit site-specific environmental documentation and studies.</p>				

a1-a-2) The adoption of the City's Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines, all General Plan goals, objectives, and policies and that all future potential impacts on tribal resources could be avoided or mitigated to a less than significant level.

XVIII. UTILITIES/SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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?				X
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?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which 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?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Response:

The adoption of the City's Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that the projects are consistent with CEQA Guidelines and all General Plan goals, objectives, and policies.

Potential impacts to utilities and service systems associated with new development in Chowchilla were described and analyzed in the 2040 General Plan EIR and no additional potential impacts are identified in the implementation of the HE. The HE contains housing policies and programs to assist in providing housing opportunities to extremely low-, very low-, low-, and moderate-income households and consequently will directly result in increased demands on utilities and services. Future development projects may be required to submit site-specific environmental documentation, studies, and permitting with resource agencies with a planning application.

a-g) Because the Housing Element is a policy level document, the Housing Element does not include any specific projects that would enable an adequate assessment of potential impacts on utility services. Future environmental documents prepared on a project-specific basis will address any potential increase in demand for utilities and service systems, including potable water, wastewater treatment, flood control, and solid waste disposal. All future projects will be reviewed through the City's Design Review Committee process, site plan review process, and policies addressing payment of appropriate fair share System Development Charges (impact fees) for both land and building impacts. Implementation of the project will not have adverse impacts on utilities and service systems within the City.

XVIV. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
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)?				X
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X
<p>a), b) As the project includes only implementation of the Housing Element, considered to be a “policy document,” it does not have the potential to affect biological resources or to substantially degrade the quality of the environment. Policies included in the Housing Element update are intended to address the housing needs as determined in the RHNA Plan. Any potential adverse affects to the environment, including achievement of short term goals to the disadvantage of long-term goals, will be addressed in project-specific environmental documents prepared for residential development projects during the planning phase of each project.</p> <p>c) Implementation of the project will not have environmental effects that are individually limited but cumulatively considerable. Only when specific development projects are proposed can the potential cumulative effects be determined, and to attempt to determine cumulative impacts based solely on the implementation of the Housing Element update would be speculative.</p>				

d) Implementation of the project will not result in environmental impacts that will have a direct or indirect adverse impact on human beings.

E. REFERENCES

2040 Chowchilla General Plan, adopted May 2, 2011

2040 Chowchilla General Plan EIR