

To: Olin Woods, Chair, and Members of the  
Yolo County Local Agency Formation Commission

From: Elizabeth Castro Kemper, Executive Officer  
Terri Tuck, Commission Clerk

Date: February 25, 2008

Subject: Public Hearing to consider and adopt the Final Madison Community Services District Municipal Service Review and Sphere of Influence Study and approve a Mitigated Negative Declaration of Environmental Impact (LAFCO No S-012)

## Recommended Actions

1. Open the public hearing to receive comments on the draft Madison Community Services District Sphere of Influence and draft Mitigated Negative Declaration of Environmental Impact and initial study (Exhibit 1).
2. Continue the public hearing on the Madison Community Services District Sphere of Influence and Mitigated Negative Declaration of Environmental Impact to April 28, 2008 for final review.

## Fiscal Impact

The contract with Michael Brandman & Associates is budgeted in the 2007-08 fiscal year. Yolo LAFCO staff time is also budgeted to review and make comments to the documents.

## Reason for Recommended Actions

The public hearing will provide an opportunity for interested parties to comment on the draft mitigated negative declaration and initial study. The draft Madison CSD municipal service review and sphere of influence studies are still undergoing revisions based on a reevaluation of the recommended sphere boundaries (as depicted in Exhibit 2).

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### **COMMISSIONERS**

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★ County Member Matt Rexroad, Vice Chair ★  
★ City Members William Kristoff, Tom McMasters-Stone ★ County Member Helen M. Thomson ★*

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### **STAFF**

*★ Executive Officer Elizabeth Castro Kemper ★ Senior Management Analyst Elisa Carvalho ★  
★ Commission Clerk Terri Tuck ★ Commission Counsel Stephen Nocita ★*

## Background

The Madison CSD provides wastewater treatment, water supply and parks services. It is located in central Yolo County, about 1 mile west of Interstate 505 on the south side of State Highway 16. Wastewater treatment and domestic water is also extended, through an out-of-agency agreement, to the Yolo County Housing Authority Farm Worker Migrant Center located immediately east of Madison. The district recently completed a new well, but is currently working with the California Regional Water Quality Control Board to meet wastewater standards.

The Madison CSD municipal service review and sphere of influence studies remain in draft due to unexpected staff turnover in the Michael Brandman consulting team. New staff has been allocated to the project and corrections and revisions should be forthcoming based on the comments provided by Yolo LAFCO staff and any other interested parties. The revised recommendation for the sphere of influence is attached as Exhibit 1. It is a much reduced area given the current service capabilities of the District. Any future growth or development around the community of Madison will require consideration by the County of Yolo through the general plan and environmental processes.

The draft mitigated negative declaration of environmental impact reviews the reduced recommended sphere area. Virtually all of the included sites are already developed to the extent allowed under current county zoning including the Migrant Housing Center, Madison CSD wastewater treatment ponds, commercial and industrial businesses. The only vacant area is the site known as the Railroad property. The Railroad property is about 3.7 acres in size, slightly less than 2 acres is zoned residential and less than 2 acres is zoned commercial. The estimated growth for the residential area would be 16 homes with approximately 44 residents added to the community.

The draft mitigated negative declaration and initial study have been posted on the Yolo LAFCO website and distributed to interested parties, including the state clearinghouse, on February 20, 2008 consistent with the release of the Yolo LAFCO agenda for the February 25<sup>th</sup> meeting. The 30-day review period will end on March 21, 2008. Staff is requesting a continuance to April 28<sup>th</sup> to insure sufficient time for all revisions and corrections to be made to the documents for final distribution, review and approval by the Commission.

### Attachment:

Exhibit 1: Draft Mitigated Negative Declaration and Initial Study

Exhibit 2: Revised recommended Madison CSD sphere of influence map

California Environmental Quality Act  
DRAFT Mitigated Negative Declaration

**Lead City Agency:** Yolo County LAFCO

**Project Title:** Madison Community Services District Sphere of Influence Study

**Project Location:** Community of Madison is south of State Highway 116 at County Road 89, immediately west of Interstate 505.

**Project Description:** Study document that outlines possible area for future expansion of district boundaries.

**Name and Address of Applicant:** Yolo County Local Agency Formation Commission  
625 Court Street, Room 107  
Woodland, CA 95695

**Finding:**

The Yolo County Local Agency Formation Commission has determined that this project will not have a significant effect on the environment for the following reasons:

The project is recommended to include only infill property not currently or historically used for agricultural purposes, but rather an abandoned railroad right of way; municipal purposes property, and; land already developed to the full extent of its zoning. The environmental concerns identified can be mitigated to a less than significant level as identified in the initial study (attached).

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

**Name of Person Preparing This Form:**

Elizabeth Kemper

Title: LAFCO Executive Officer

Phone Number: (530) 666-8048

**Address:**

625 Court Street, Room 107

Woodland, CA 95695

**Signature:**

**Date:**

February 18, 2008

\_\_\_\_\_  
Elizabeth Castro Kemper  
LAFCO Executive Officer

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**COMMISSIONERS**

★ *Public Member* Olin Woods, Chair ★

★ *County Member* Matt Rexroad, Vice Chair ★

★ *City Members* William Kristoff, Tom McMasters-Stone ★ *County Member* Helen M. Thomson ★

**ALTERNATE COMMISSIONERS**

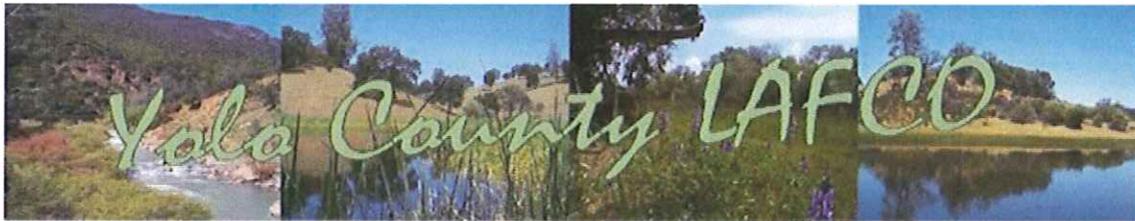
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**STAFF**

★ *Executive Officer* Elizabeth Castro Kemper ★ *Senior Management Analyst* Elisa Carvalho ★

★ *Commission Clerk* Terri Tuck ★ *Commission Counsel* Stephen Nocita ★

**DRAFT**  
**Initial Study**  
**Madison Community Service District MSR/SOI Update**  
**Yolo County, California**



Prepared for:

**Yolo County LAFCO**  
625 Court Street, Suite 107  
Woodland, CA 95695

Contact: Elizabeth Castro Kemper, Executive Officer

Prepared by:

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559.497.0310



Michael Brandman Associates

February 25, 2008



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## SECTION 1: INTRODUCTION

### 1.1 - Purpose

The Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (CKH Act) requires a Local Agency Formation Commission to update the Spheres of Influence (SOI) for all applicable jurisdictions in a County. An SOI is defined by Government Code 56425 as “a plan for the probable physical boundary and service area of a local agency or municipality.” The CKH Act further requires that a Municipal Service Review (MSR) be conducted prior to or in conjunction with the update of an SOI. As part of the decision-making process, a Local Agency Formation Commission is required to review and consider the potential environmental effects that could result from the proposed SOI Update. The MSR is an informational document that supports the update of an SOI.

The SOI usually represents an area adjacent to a jurisdiction where development may be reasonably expected to occur within the next 20 years. The SOI does not identify or define specific development projects or land uses for an area. The Local Agency Formation Commission is required to update the Spheres of Influence in the County within five years.

The purpose of this Initial Study (IS) is to identify the potential environmental impacts associated with the proposed update and expansion of the SOI of the Madison Community Services District (CSD) in Yolo County, California (County), and to describe measures that will avoid or mitigate potentially significant impacts. The IS includes information to substantiate the conclusions made regarding the potential of the proposed SOI to result in significant environmental effects and provides the basis for input from public agencies, organizations, and interested members of the public. Pursuant to Section 15367 of the California Environmental Quality Act (CEQA) Guidelines, the Yolo County Local Agency Formation Commission (LAFCO) is the Lead Agency for the proposed SOI amendment and, as such, has primary responsibility for approval or denial of the updated SOI.

This IS has been prepared in a manner that provides a summary of potential impacts for all actions and approvals associated with the proposed project. LAFCO has prepared this IS to determine if the project would have a significant effect on the environment and to determine whether a Negative Declaration (ND) or a Mitigated Negative Declaration (MND) can be prepared to achieve CEQA compliance, or if an Environmental Impact Report (EIR) will be required.

This IS begins with **Section 1: Introduction** which provides an introductory discussion of the purpose and scope of the document, project description, environmental setting. The introduction provides an overview description of existing environmental conditions within and in the vicinity of the project area and provides background information concerning LAFCO. **Section 2: Environmental Evaluation** contains the environmental checklist required by Section 15063 (d)(3) of the State CEQA Guidelines. This checklist is intended to determine the nature and extent of various environmental effects of the

proposed project. **Section 3:** Discussion of Environmental Evaluation provides an explanation to justify the determination and makes the final determination as to whether the preparation of a Negative Declaration (ND), Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) is appropriate.

Section 15150 of State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data to the proposal under consideration. The following documents are hereby incorporated by reference:

- Bartig, Basler & Ray. Madison Community Service District Audit Report Madison, Yolo County, California, June 2001.
- Borcalli & Associates Inc. Town of Madison Flood Hazard Mitigation Study, Madison, Yolo County, California, March 1999.
- Bencomo, John. Director, Planning and Public Works Department. Letter Correspondence. July 27, 2004, April 5, 2005, February 28, 2006, March 27, 2007.
- California Regional Water Quality Control Board, Central Valley Region. California Water Code Section 13308 Time Schedule and Cease and Desist Order No. R5-2007-0020, Yolo County, California, March 2007.
- California Regional Water Quality Control Board, Central Valley Region. Revised Monitoring and Reporting Program No. 5-00-039 for Madison Community Services District Madison Wastewater Treatment Facility, Yolo County, California, March 2007.
- California Regional Water Quality Control Board, Central Valley Region.. Draft Time Schedule Order and Revised Monitoring and Reporting Program for Madison Community Services District Madison Wastewater Treatment Facility, Yolo County, California, December 2006.
- County of Yolo Press Release. Madison, Yolo County, California, February 2007.
- DJH Engineering. Madison Services District Wastewater Treatment and Disposal Plan, Madison, Yolo County, California, April 2005.
- DJH Engineering. Revenue Plan Madison Services District. Madison, Yolo County, California, April 2005.
- Eagan, James F. General Manager, Yolo County Flood Control and Water Conservation District. Letter Correspondence. March 19, 1999.
- Governor's Office of Planning and Research. Local Agency Formation Commission Municipal Service Review Guidelines: Final. August 2003.
- Hackard, Michael. Hackard Land Company. Letter Correspondence Dated June 12, 2006.
- Jensen, Sharon. County Administrator, County of Yolo. Letter Correspondence. December 6, 2005.
- Madison Community Service District Sphere of Influence Study. May 1979.
- Madison-Esparto Regional County Service Area Final MSR/SOI: Municipal Service Review Sphere of Influence. March 28, 2005.
- Madison General Plan Update – Preferred Alternative. Yolo County, California, July 2007.
- Madison Service District. Board of Directors Meeting Minutes. December 14, 2005; January 1, 2006; January 11, 2006; March 8, 2006; June 14, 2006; August 9, 2006; September 13, 2006; October 11, 2006; November 8, 2006; December 13, 2006; December 19, 2006; February 8, 2007; February 20, 2007; March 6, 2007; March 14, 2007; April 10, 2007; April 25, 2007; May 7, 2007; May 9, 2007.
- Mizany, Kimia & Manatt, April. Senate Local Government Committee. What's so Special About Special Districts? A Citizen's Guide to Special Districts in California, Third Edition. California, February 2002.
- Olsen, Anne. Water Resources Control Engineer. Email Correspondence. January 16, 2007.

- Refsland, Leo. General Manager, Madison Community Services District. Letter Correspondence. March 9, 2007.
- Yolo County Community Development Agency. Yolo County General Plan. Yolo County, California, July 1983.

Pertinent material from these documents is summarized throughout the IS where information from these documents is relevant to the analysis of potential project impacts. All documents incorporated by reference are available for review at the LAFCO office.

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## 1.2 - Project Location

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The town of Madison is an unincorporated community in Yolo County located on the south side of Highway 16 approximately 1/2 mile west of Interstate 505 and approximately 9 miles west from the City of Woodland. The community consists of primarily residential development with limited commercial use. Exhibit 1 is a location map for the community of Madison.

The area specifically addressed in this Initial Study is the recommended sphere of influence for the Madison Community Services District as shown on Exhibit 2. This study area is outside existing District boundaries, but including virtually all developed properties, except for the area known as the Railroad property. The developed properties include the Madison Migrant Center, Madison CSD wastewater treatment ponds and commercial/industrial businesses located east of CR 89 and south of State Highway 16. The Railroad property is about 3.7 acres, located west of CR 89, south of State Highway 16.

Exhibit 3 provides an aerial perspective of the Madison area. As shown, land uses in the project vicinity consist of primarily agricultural land uses including the area identified for SOI inclusion.

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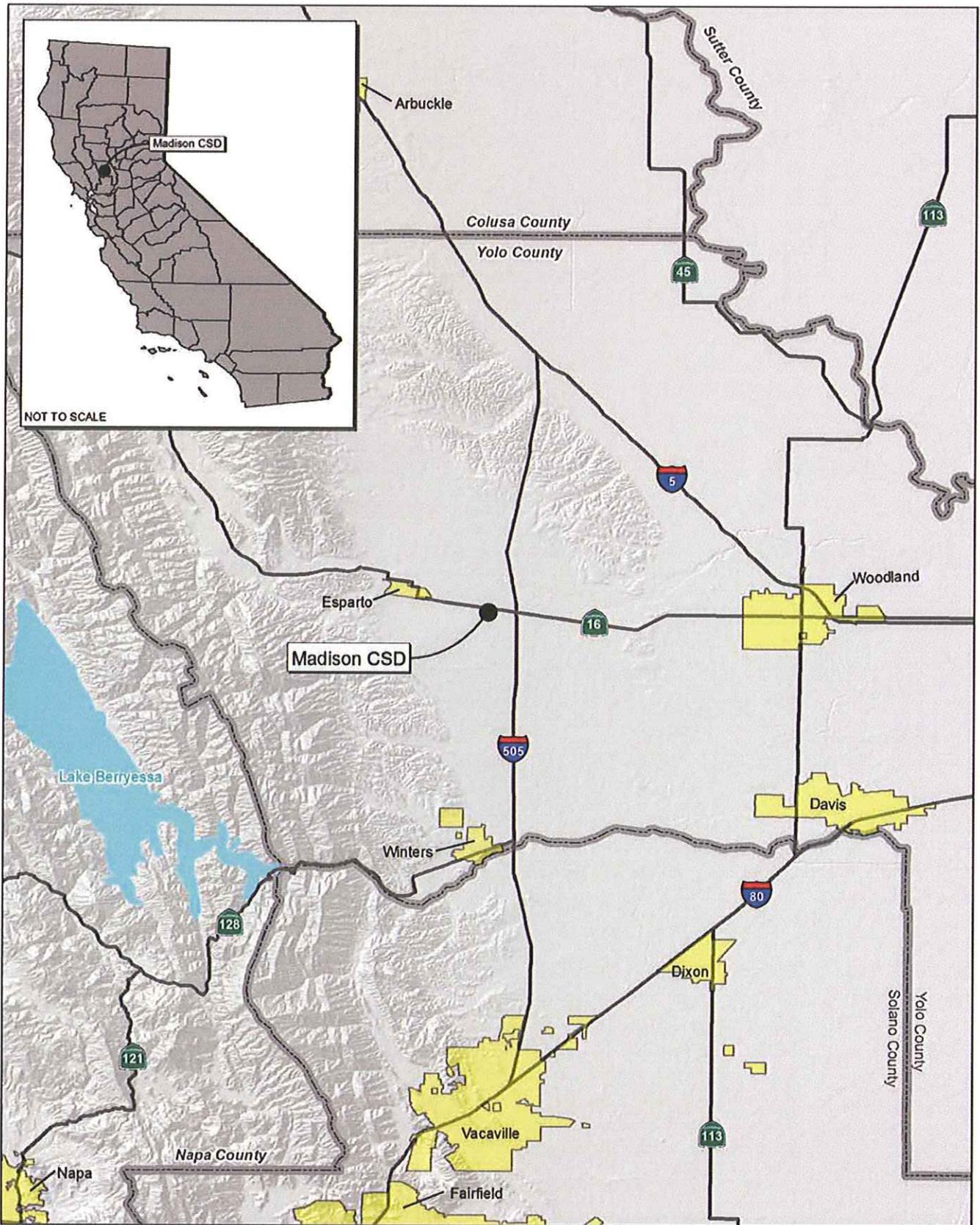
## 1.3 - Project Description

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The Madison Community Service District (CSD) is the oldest CSD in Yolo County, formed on June 13, 1966, under provisions set forth in Section 61600 of the California Government Code. The current district boundary is approximately 107 acres. Exhibit 2 shows both the existing CSD and the recommended SOI. The existing SOI was adopted by LAFCO in 1979 and represented the area the CSD anticipated needing to provide services over the succeeding 20 year period. An update of the SOI identifies areas to which the CSD may extend services. As such, inclusion of an area within the SOI of a utility provider could represent the initial step in the future extension of services to the area and subsequent development of areas within the SOI and therefore is a project under the California Environmental Quality Act.

The Madison CSD has responsibility for operating a municipal wastewater treatment facility, providing potable water, water for fire flow, operation of community parks, and street lighting. The County provides police, fire, streets, transit, parking, planning, building, and public works services to the community. The Madison Esparto County Service Area provides storm drainage services to the community, while fire service is provided by the Madison Fire Protection District.





Source: Census 2000 Data, The CaSIL, MBA GIS 2007.



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## Exhibit 1 Regional Location Map

COUNTY OF YOLO LAFCO • MADISON COMMUNITY SERVICE DISTRICT  
SPHERE OF INFLUENCE AND MUNICIPAL SERVICE REVIEW



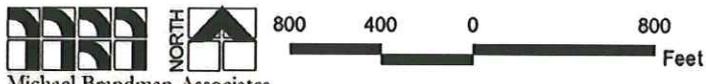
## **Study Areas**

The County is in the process of updating its 1983 General Plan, which includes a General Plan Preferred Land Use Alternative designating locations such as the town of Madison for future growth. The General Plan Update process will provide an environmental analysis prior to the preparation of a proposed Madison Specific Plan that will then be incorporated into the Yolo County General Plan Update. It is anticipated that the General Plan Update process will be completed in mid 2009. However, the general plan process is ongoing and no final decisions have been made on the status of a specific plan for the Madison area. Therefore, at this time, the sphere study is only recommending inclusion of developed or infill project sites as depicted on Exhibit 2.





Source: USDA NAIP Yolo County (2005), and MBA GIS (2007).



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## Exhibit 2 Madison CSD and SOI



## Summary of Agency Approvals

The project would require the following discretionary agency approvals for actions proposed as part of the project:

- Yolo County LAFCO – Adoption of the Initial Study/Mitigated Negative Declaration or Environmental Impact Report for the project.
- Yolo County LAFCO – Adoption of the Madison Community Services District Municipal Service Review / Sphere of Influence Study

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### 1.4 - Discussion of Environmental Evaluation

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As a public disclosure document, this Initial Study provides local decision makers with information regarding the potential environmental impacts associated with the proposed project. According to Section 15063 of the CEQA Guidelines, the purposes of an IS are to:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), or a Negative Declaration (ND).
2. Enable the Lead Agency to modify a project, mitigating adverse impacts, if any, thereby enabling the project to qualify for a Negative Declaration.
3. Assist in the preparation of an EIR, if one is required by:
  - a. Focusing the EIR on the effects determined to be significant,
  - b. Identifying the effects determined not to be significant,
  - c. Explaining the reasons for determining that potentially significant effects would not be significant, and
  - d. Identifying whether a Program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
4. Facilitate environmental assessment early in the design of a project.
5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment.
6. Eliminate unnecessary EIRs.
7. Determine whether a previously prepared EIR could be used with the study.

This IS evaluates the potential for the proposed project to result in environmental impacts, evaluates the significance of those impacts, and defines mitigation measures to avoid or reduce impacts to less than significant levels. The information provided in this IS will be used by LAFCO to determine if a Negative Declaration or an EIR is the appropriate level of CEQA documentation. The IS will also provide as a basis for soliciting comments and input from public agencies relative to the selected environmental review.

### **Checklist and Evaluation of Environmental Impacts**

The Environmental Checklist included in this IS is based on the CEQA Environmental Checklist Form included as Appendix G of the CEQA Guidelines. A description of the environmental setting and an explanation for all checklist responses is included. Where appropriate, mitigation measures are identified to avoid or reduce the significance of a potential impact. In the checklist below the following definitions are used:

**“No Impact”** means that it is anticipated that the project will not affect the physical environment on or around the project site. It therefore does not warrant mitigation measures.

**“Less than Significant Impact”** means the project is anticipated to affect the physical environment but to a less than significant degree, and therefore mitigation measures are not necessary.

**“Less than Significant with Mitigation”** applies to impacts where the incorporation of mitigation measures into a project has reduced an effect from “Potentially Significant” to “Less Than Significant”. In such cases, and with such projects, mitigation measures will be provided including a brief explanation of how they reduce the effect to a less than significant level.

**“Potentially Significant Impact”** means there is substantial evidence that an effect is significant, and no mitigation is possible

**SECTION 2: ENVIRONMENTAL FACTORS POTENTIALLY EFFECTED AND DETERMINATION**

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 type="checkbox"/> Aesthetics	<input checked="" 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 checked="" type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input checked="" type="checkbox"/> Population / Housing	
<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation / Traffic	
<input type="checkbox"/> Utilities / Services Systems	<input type="checkbox"/> Mandatory Findings of Significance		

**Environmental Determination**

On the basis of 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 a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED 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 "potentially significant impact" or "potentially significant unless mitigated" impact 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 measure based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, 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, nothing further is required.

Signed *Michael C. Kuy*

Date *Feb. 18, 2008*

**SECTION 3: DISCUSSION OF ENVIRONMENTAL EVALUATION**

**1. Aesthetics**

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

Would the project:

- a) *Have a substantial adverse effect on a scenic vista?*
- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**No Impact.** The adoption of this SOI will not cause an impact to aesthetic or visual character of the District. The recommended SOI will result in District infill and development of vacant lots and annexation of developed or municipal use sites. Scenic vistas and scenic resources will not be altered. A slight rise in the communities cumulative light or glare may occur, however no impacts to surrounding parcels is anticipated.

## 2. Agricultural Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p><i>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.</i></p> <p><i>Would the project:</i></p>				
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?*
- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- 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?*

**No Impact.** The majority of parcels available for development within the SOI are developed to the approved zoning for residential, commercial, or industrial uses. Contract The majority of the properties recommended for inclusion in the sphere are already developed, including some light industrial buildings on CR 89, the migrant center on State Highway 16 and the district wastewater treatment ponds. The remaining open

space includes a small strip of land identified as the railroad property and formerly a railroad track berm area. The vacant Railroad property is less than 4 acres and surrounded by urban uses on three sides.

None of the parcels are under Williamson Act contract. All the soil in the proposed Madison sphere is Class II, Capay silty clay with a Storie Index of 50. Impacts to agriculture should be minimal if this area was developed, however the Yolo LAFCO agricultural policy and county right to farm deed restrictions would be implemented at the time of development.

### 3. Air Quality

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>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:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?*
- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

- 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)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

**No Impact.** Yolo County is designated nonattainment of state and federal health based air quality standards for ozone and respirable particulate matter (PM). Under the federal classification scheme, Yolo County is classified non-attainment for both the PM10 (particulate matter less than 10 micrometers in diameter) standard and the 8-hour ozone standard. The adoption of the SOI will not affect air quality to any measurable standard. The only land within the recommended sphere not developed is the Railroad property, which is zoned ½ commercial and ½ residential. At this rate only 16 residential units are projected, well below the 50 home threshold for the State 9510 Indirect Source Review Rule. No impacts to air quality as a result of the SOI adoption are anticipated.

#### 4. Biological Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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?*
- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*
- 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?*
- 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?*
- e) *Conflict with any local applicable policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact.** The area within the recommended sphere area is primarily developed to existing zoning. The only open area is the Railroad property that is available for new

development. This property would be subject to the Habitat Management Mitigation Plan and any mitigation measures required by that policy for the property would be implemented, including, based on the size of the property, the payment of an in-lieu fee for the mitigation of loss of any identified habitat. The mitigation measures would reduce impacts to a less than significant level.

**5. Cultural Resources**

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

Would the project:

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*
- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- f) *Disturb any human remains, including those interred outside of formal cemeteries?*

**No Impact.** The Railroad property is the only site within the proposed sphere of influence still available for development. If development occurs on that property and cultural or anthropological aspects are uncovered work should immediate stop and experts from the appropriate field of study should be requested to the site and a determination made on the appropriate measures to be taken based on the specific situation. If the find involves Native American culture, work will stop and local Native

American representatives will be contacted to determine which experts should be called to the field to determine appropriate actions.

**6. Geology and Soils**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.*
- ii) *Strong seismic ground shaking?*
- iii) *Seismic-related ground failure, including liquefaction?*
- iv) *Landslides?*
- b) *Result in substantial soil erosion or the loss of topsoil?*
- 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?*
- 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?*
- 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?*

**No Impact.** According to the Alquist-Priolo Earthquake Fault Zone Maps, the District is not located on or near a known earthquake fault however, the entire state of California is susceptible to ground shaking from the states numerous faults. Land within the Districts boundary is primarily level and has been highly disturbed by development. There is no potential for a landslide since the site is flat. Since the land in the District is relatively flat, excavation, grading, and filling possibly occurring at the 16 vacant lots will be minimal. Operations would not trigger off-site landslides, lateral spreading, subsidence, liquefaction or collapse of the geological unit. Properties developed within the existing SOI will not include construction of septic systems, but rather will be a part of the Community Service District wastewater treatment system.

## 7. Hazards and Hazardous Materials

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

- 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?*
- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d) *Be located on a site which is included on a list of hazardous materials lists compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*
- 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?*
- f) *For a project within the vicinity of a private airstrip, would the project would the project result in a safety hazard for people residing or working the project area?*
- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*
- 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?*

**No Impact.** According to the State of California Hazardous Waste Sites and Substances Sites List, the District does not contain and is not proximate to a listed hazardous site. The District is not within the vicinity of a private or public airstrip. The developed properties and the Railroad properties are under the purview of the Madison Fire Protection District and the Yolo County Office of Emergency Services. Given this information, the risk of loss, injury or death involving wildland fires is less than significant. No other hazards exist in the subject area.

## 8. Hydrology and Water Quality

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Violate any water quality standards or waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
discharge requirements?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Would the project:

- a) *Violate any water quality standards or waste discharge requirements?*

- 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)?*
- 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?*
- 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?*
- 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?*
- f) *Otherwise substantially degrade water quality?*
- 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?*
- h) *Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?*
- 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?*
- j) *Inundation by seiche, tsunami, or mudflow?*

**Less than Significant.** Wastewater treatment service for approximately 16 residential units within the proposed SOI will be provided by the Madison CSD. The District had several capacity-related violations of its previous Wastewater Discharge Requirements (WDRs) (Order No. 89-235) between December 1989 and May 1992, which led to the issuance of Cease and Desist Order (CDO) No. 94-062 in February 1994. The CDO required the District expand the WWTF by October 1995 and prohibited any discharges to the District's sewer system by new customers until state clearance of the cease and desist requirements is received based on improvement of conditions and facilities.

Following non-compliance to the original CDO, the Regional Water Quality Control Board issued an amended CDO No. 94-062 on March 17, 2000 as a companion order to

revised WDRs Order No. 5-00-039. This amended CDO restricted new sewer connections to the 13 equivalent dwelling units (e.d.u.). The District has allowed 10 new edu's and currently only has three connections left until compliance of the amended CDO is achieved.

The Madison CSD provides potable water for the District. Currently only one well, which recently finished construction on February 21, 2007, serves the potable water needs for Madison. Current flow rates indicate that adequate water supply is available to serve the recommended SOI.

According to an assessment of the District's water system and based on water demands of surrounding areas, a value of 41 gallons per minute (gpm) has been selected as the Average Day Demand (ADD) for Madison (Wood Rogers 2003), and 200 gpm is regarded as an adequate supply to meet the peak long-term demands of Madison. Computer control of Madison's CSD's water well keeps the system at 55 lbs of pressure to obtain approximately 250-450 gpm which adequately supplies water to the District. No Impacts to public utilities are anticipated through adoption of the SOI.

The Town of Madison has experienced serious sheet flooding events in recent years. The District has coordinated with the Office of Emergency Services, Cal-Trans, and local government to work toward a solution. A Flood Hazard Mitigation Study was prepared by Borcalli & Associates Inc. in March 1999. The study recommended the use and construction of piping and levees in and surrounding Madison to remove and prevent floodwaters. Currently, a low berm constructed by the Yolo County Flood Control and Water Conservation District to the west of Madison in a north/south line, acts to divert some of the sheet flooding impacts on the town.

In addition, a measure to control flooding in Madison is currently being pursued by Cal-Trans. CalTrans is in the design phase of developing the construction project on Highway 16. The project would raise the surface of Highway 16 by four feet and would construct 10 foot shoulders on the side of the highway. Plans would raise approximately three miles of the road from Oakdale Ranch Rd. to Road 89. This project design is anticipated to effectively alleviate sheet flooding traveling in a southeasterly direction from Esparto and entering Madison. If new development occurs in the recommended sphere of influence, appropriate steps to raise the elevations of the homes or provide adequate drainage retention ponds would be required to mitigate the effects of flooding.

**9. Land Use and Planning**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community's conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:

- a) *Physically divide an established community?*
- 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?*
- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**No Impact.** All proposed development within the existing SOI is consistent with the Yolo County General Plan and county zoning. In addition, the Yolo County Habitat Conservation Plan does not apply to the developed properties within the SOI. Given the size of the undeveloped property in the recommended sphere of influence and the urbanized nature of the area no significant impacts are indentified.

**10. Mineral Resources**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
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"/>

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?*
- 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?*

**No Impact.** No mineral extraction activities exist within the Districts SOI. Also, the project is not designated as a locally important mineral resource recovery site. No Impacts in this regard would occur.

## 11. Noise

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project result in:

- a) *Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?*
- b) *Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?*
- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*
- 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?*
- 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?*

**Less than Significant.** Residential development is considered a noise sensitive land use. However, the 16 lots projected for the recommended SOI should result in less than significant impact. Noise levels associated with construction activities are higher than the eventual residential noise levels; however, noise levels would not be substantial and would subside once construction of the proposed project is completed. Short-term impacts would result from heavy equipment performing earthwork for grading, delivery of construction materials, and development of the single-family residential project. Standard construction activities such as grading, excavation, site preparation, and development of the construction project are not expected to generate significant ground

borne vibrations or ground borne noise levels. Project development will not substantially increase ambient noise levels in the project area and impacts in this regard would be less than significant. Construction activity should be restricted to normal work hours of 7 am to 4 pm on workdays, Monday through Friday, and 9 am to 4 pm on weekends to mitigate impacts of construction noise on adjacent properties.

## 12. Population and Housing

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:

- 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)?*
- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**No Impact.** The only land not developed and proposed for inclusion in the Sphere is the 4 acre Railroad property, of which 2 acres is designated residential and 2 acres commercial. The approximate 16 residential units, and about 44 residents, would not result in a disproportionate change to the Madison community. Displacement of existing homes or the relocation of residents will not result from the adoption of this SOI. No impacts are anticipated to population and housing.

**13. Public Services**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>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:</i>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

- a) *Fire Protection?*
- b) *Police Protection?*
- c) *Schools?*
- d) *Parks?*
- e) *Other public facilities?*

**No Impact.** Fire protection services are currently provided by the Madison Fire District comprised of volunteer firefighters. The Madison Fire District is located on Main Street in the middle of town. Police protection is provided by the Yolo County Sheriff's Department. One resident Patrol Deputy covers both the Madison and Esparto communities. The recommended sphere is already within the jurisdiction of both fire and police entity jurisdictions and will be subject to building requirements to minimize impacts such as smoke alarms, fire sprinklers and appropriate lighting.

The community of Madison is within the Esparto School District. Most students in Madison are bussed to Esparto to attend public schools. Madison contains a small continuation school for high school children that are short on credits to graduate from

high school. Any new development in the recommended sphere of influence area will be subject to the adopted impact and development fees of the school district to address impacts on the district.

**14. Recreation**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:

- a) *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?*
- 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?*

**No Impact.** The 1975 Quimby Act ensures that local governments set aside parkland and open space for recreational purposes by requiring all developers to set aside land, donate conservation easements, or pay fees for park improvements. All future projects within the recommended SOI will be required to comply with the Quimby Act found in California Government Code §66477. The one vacant residentially designated site within the recommended sphere line would generate less than 50 people, but would be subject to any community services district park fees. Therefore, no significant impact on parks and recreation are anticipated.

**15. Transportation/Traffic**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Cause an increase in traffic, which 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:

- a) *Cause an increase in traffic which 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)?*
- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*
- c) *Result in change in air traffic patterns, including either an increase in air traffic levels or a change in location that results in substantial safety risks?*

- d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

**Less than Significant.** Based on Institute of Transportation Engineers, Trip Generation, 7<sup>th</sup> Edition, average trip generation rate for single-family residential development of 9.57 trips per dwelling unit. The 16 residential lots within the sphere will produce up to 153 trips per day. This trip total would be less than significant to the regional circulation system. To mitigate the affects of increased traffic due to future construction projects within the SOI, pro-rata share fees must be negotiated by the developer with the Yolo County Department of Public Works Road Division and access to the development project must meet circulation design standards. No impacts to transportation and traffic will occur as a result of this SOI adoption.

**16. Utilities and Service Systems**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> c
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
provider's existing commitments?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- 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?*
- 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 impacts?*
- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*
- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve*
- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g) *Comply with applicable federal, state, and local statutes and regulations related to solid waste?*

**Less than Significant with Mitigation.** As discussed in Section 8 of this Initial Study, the Madison Community Services District will provide wastewater treatment, domestic water and parks services to the area within the recommended sphere of influence. The Madison-Esparto County Service Area provides storm drainage. A summary of that analysis is provided in this section as it relates to the recommended sphere of influence area.

Wastewater treatment service for approximately 16 residential units within the proposed SOI will be provided by the Madison CSD. The District had several capacity-related violations of its previous Wastewater Discharge Requirements (WDRs) (Order No. 89-235) between December 1989 and May 1992, which led to the issuance of Cease and Desist Order (CDO) No. 94-062 in February 1994. The CDO required the District expand the WWTF by October 1995 and prohibited any discharges to the District's sewer system by new customers until state clearance of the cease and desist requirements is received based on improvement of conditions and facilities. Upon completion of the requirements for expansion of the wastewater treatment requirements any new development in Madison will require payment of development, service extension and mitigation fees.

According to an assessment of the District's water system and based on water demands of surrounding areas, a value of 41 gallons per minute (gpm) has been selected as the Average Day Demand (ADD) for Madison (Wood Rogers 2003), and 200 gpm is regarded as an adequate supply to meet the peak long-term demands of Madison. Computer control of Madison's CSD's water well keeps the system at 55 lbs of pressure to obtain approximately 250-450 gpm which adequately supplies water to the District. Upon development of land within the recommended sphere of influence appropriate development, service extension and any mitigation fees would be required from the developer.

The Town of Madison has experienced serious sheet flooding events in recent years. The District has coordinated with the Office of Emergency Services, Cal-Trans, and local government to work toward a solution. A Flood Hazard Mitigation Study was prepared by Borcalli & Associates Inc. in March 1999. The study recommended the use and construction of piping and levees in and surrounding Madison to remove and prevent floodwaters. Currently, a low berm constructed by the Yolo County Flood Control and Water Conservation District to the west of Madison in a north/south line, acts to divert some of the sheet flooding impacts on the town.

In addition, a measure to control flooding in Madison is currently being pursued by Cal-Trans. CalTrans is in the design phase of developing the construction project on Highway 16. The project would raise the surface of Highway 16 by four feet and would construct 10 foot shoulders on the side of the highway. Plans would raise approximately three miles of the road from Oakdale Ranch Rd. to Road 89. This project design is anticipated to effectively alleviate sheet flooding traveling in a southeasterly direction from Esparto and entering Madison. If new development occurs in the recommended sphere of influence, appropriate steps to raise the elevations of the homes or provide adequate drainage retention ponds would be required to mitigate the effects of flooding.

**17. Mandatory Findings of Significance**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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?*
- 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)?*
- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Based on the analysis and evaluation of environmental subjects in this initial study on development within the recommended sphere of influence boundary of the Madison Community Services District it is determined that impacts will be less than significant and a negative declaration will be prepared. The implementation of local, state and federal standards, ordinances and code requirements and mitigation as reviewed in the initial study will reduce possible impacts to less than significant.

## **SECTION 4: REFERENCES**

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**Legend**

-  Madison CSD District Boundary
-  Madison CSD Sphere of Influence Boundary (1979)

Source: USDA NAIP Yolo County (2005), and MBA GIS (2007).



Michael Brandman Associates

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**Exhibit 2  
Madison CSD and SOI**

COUNTY OF YOLO LAFCO • MADISON COMMUNITY SERVICE DISTRICT  
SPHERE OF INFLUENCE AND MUNICIPAL SERVICE REVIEW