REGULAR MEETING OF THE MADERA CITY COUNCIL
AND SPECIAL MEETING OF THE MADERA CITY COUNCIL AS THE GROUNDWATER SUSTAINABILITY AGENCY

205 W. 4th Street, Madera, California 93637

AMENDED AGENDA

Wednesday, February 4, 2026
6:00 p.m.

Council Chambers
City Hall

The Madera City Council meetings are open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may also observe the live-streamed meeting on the City's website at www.madera.gov/live. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 837 6432 5898 #. Press *9 to raise your hand to comment and *6 to unmute yourself to speak. Comments will also be accepted via email at citycouncilpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

"Wordly" can translate into 25+ different languages. To access written translation during the meeting, please scan the QR Code or click this link: https://attend.wordly.ai/join/FTZJ-3396

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CALL TO ORDER:

ROLL CALL: Mayor Cece Gallegos
Mayor Pro Tem Rohi Zacharia, District 1
Councilmember Jose Rodriguez, District 2
Councilmember Steve Montes, District 3
Councilmember Anita Evans, District 4
Councilmember Elsa Mejia, District 5
Councilmember Artemio Villegas, District 6

INVOCATION:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

PRESENTATIONS:

1. **Certificate of Recognition Honoring Christian Johnson**
2. **Certificate of Recognition Recognizing Pistoresi Ambulance**
3. **Introduction of David Brletic, Planning Manager and Harpiar Ghandi, Public Works Director**

PUBLIC COMMENT:

The first 15 minutes of the meeting are reserved for members of the public to address the Council on items which are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Mayor has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the Council does not respond to public comment at this time.

A. PUBLIC HEARINGS:

A-1 Initiation of proceedings for the Annexation of the Sienna Estates Subdivision into Community Facilities District No. 2005-1

Recommendation: That Council adopt a Resolution:

1. Declaring Its Intention to Annex Territory (including a portion of Tract 05-S-19 and Tract 22-S-01, the Sienna Estates Subdivision) to the City of Community Facilities District No. 2005-1 (Public Services), to Authorize the Levy of Special Taxes Therein, and Setting Public Hearing (Annexation No. 18) (Report by Will Tackett)

A-2 Consideration of General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element Update

Recommendation: The Planning Commission and staff recommend the City Council conduct a public hearing to review the 2024–2032 Housing Element, as revised in response to comments from the California Department of Housing and Community Development (HCD), and act as follows:

1. Adopt a Resolution determining the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act

(CEQA) Guidelines and approving General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element (Report by Will Tackett)

B. CONSENT CALENDAR:

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the public or a member of the Council may request an item be removed from the Consent Calendar and it will be considered separately.

B-1 Minutes – December 17, 2025, January 14, 2026

Recommendation: Approve the City Council Minutes of December 17, 2025 and January 14, 2026 (Report by Alicia Gonzales)

B-2 Informational Report on Register of Audited Demands

Recommendation: Review Register of Audited Demands Report for December 6, 2025 to January 23, 2026 (Report by Michael Lima)

B-3 Informational Report on Personnel Activity

Recommendation: This report is submitted for informational purposes only and there is no action requested from the City Council (Council) (Report by Wendy Silva)

B-4 Receipt of $71,163.84 to reimburse the City for January 2023 winter storm damage for emergency bypass pumping (first 60 days) and permanent construction repair work to the Avenue 13 sewer trunk main line

Recommendation: Adopt a minute order accepting $71,163.84 in Federal and State funds as reimbursement under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and California Disaster Assistance Act for City-incurred expenses to perform emergency bypass pumping for the period of the first 60 days from the start of the California Severe Winter Storms, Flooding, Landslides, and Mudslides Event and for permanent construction repair work to the Avenue 13 sewer trunk main line (Report by Wendy Silva)

B-5 Settlement of Insurance Claim for Repair of Sran Playground

Recommendation: Adopt a Minute Order authorizing the City Manager to execute Master Final Proof of Loss in the amount of $107,639.75 for the repair of Sran Playground and to submit and execute any further related documents to finalize the insurance claim (Report by Wendy Silva)

B-6 Proclamation Recognizing California Earned Income Tax Credit (CalEITC) Awareness Week

Recommendation: Adopt a Minute Order approving a Proclamation Recognizing California Earned Income Tax Credit (CalEITC) Awareness Week (Report by Alicia Gonzales)

B-7 R-10 Phase III, Olive and Knox Street Widening and Intersection Improvements from Olive Avenue to Neplus Way

Recommendation: Adopt a Minute Order Approving:

1. Acceptance of the R-10 Phase III, Olive and Knox Street Widening and Intersection Improvements from Olive Avenue to Neplus Way, City Project No. R-10 Phase III

2. Recording of Notice of Completion
3. Release of Retention 35 days after the Recording of the Notice of Completion (Report by Keith Helmuth)

B-8 Accepting all Improvements Associated with the Pecan Square Subdivision (Tract No. 20-S-02)

Recommendation: Adopt a Resolution:
1. Accepting Improvements for the Pecan Square Subdivision (Tract No. 20-S-02)
2. Authorize the filing of the Notice of Acceptance for said subdivision improvements (Report by Keith Helmuth)

B-9 Acceptance of the Thaddeus Sran Playground Equipment Replacement and Installation Services

Recommendation: Staff recommend that the City Council approve Minute Order approving:
1. Acceptance of the Thaddeus Sran Playground Equipment Replacement and Installation Services, specifically located within Centennial Park at 701 E. 5th Street, Madera, CA 93638.
2. The Recording of Notice of Completion.
3. The release of retention 35 days after the recording of the Notice of Completion. (Report by Joseph Hebert)

B-10 Madera Evening Lions Club Fee Waiver Request for the Annual Stride for Diabetes 5K Run/Walk Event

Recommendation: Adopt a Resolution waiving the rental fees of the Lions Town & Country Park on April 11, 2026, related to the Annual Strides for Diabetes 5K Run/Walk event hosted by the Madera Evening Lions Club, at an anticipated rental fee of $530 (Report by Joseph Hebert)

B-11 Junior Giants League Agreement for Youth Baseball (Ages 5-13)

Recommendation: Adopt a Resolution Ratifying Approval of a League Agreement between the City of Madera and the Junior Giants Organization for the 2026 Summer League season (Report by Joseph Hebert)

B-12 Madera Unified School District Fee Waiver Request for the Battle of the Books Event

Recommendation: Adopt a Resolution waiving the rental fees of the John Wells Youth Center on Wednesday, March 18, 2026, related to the Madera Unified School District Battle of the Books event, at an anticipated rental fee of $2,176 (Report by Joseph Hebert)

B-13 Black Saints United Fee Waiver Request for the Black History Month Celebration Event

Recommendation: Adopt a Resolution waiving the rental fees of the Pan American Community Center on February 15, 2026, related to a Black History Month Celebration hosted by Black Saints United, at an anticipated rental fee of $1,255 (Report by Joseph Hebert)

B-14 Extension to Ground Lease Agreement at Madera Municipal Airport with DMP Development

Recommendation: Adopt a Resolution approving the First Amendment to the ground lease agreement between the City and DMP Development Corporation for property at Madera Municipal Airport (Report by Harpiar Gandhi)

C. **WORKSHOP:** None

D. **PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS:**

D-1 **Agreement for Management Services Between Madera Irrigation District GSA, City of Madera GSA and Madera Water District GSA for the Domestic Well Mitigation Program**

Recommendation:
1. Receive update and provide direction regarding information provided as part of this report to City Council and,
2. Approve a Resolution Approving Agreement for Management Services Between Madera Irrigation District GSA, City of Madera GSA and Madera Water District GSA for the Domestic Well Mitigation Program (Agreement) ***(Action on this item by the Groundwater Sustainability Agency)*** (Report by Keith Helmuth)

D-2 **First Amendment to the City Manager At-Will Employment Agreement**

Recommendation: This report has been prepared at the direction of the City Council (Council), therefore there is no staff recommendation provided. Council is asked to consider and determine whether to adopt the Resolution approving a First Amendment (Amendment) to the City Manager At-Will Employment Agreement (Agreement) (Report by Wendy Silva)

D-3 **Consultant Services Agreement with Westwood Professional Services, Inc., for Sunset Park Design and Engineering Services**

Recommendation: Adopt Resolutions:
1. Adopt a Resolution awarding a Consultant Services Agreement with Westwood Professional Services, Inc. under Request for Qualifications 202425-29 Sunset Park Design & Engineering Services for $174,405
2. Amending the Fiscal Year 2025/26 Budget, approving related expenditure line items for the execution of the Consultant Services Agreement with Westwood Professional Services, Inc. (Report by Joseph Hebert)

E. **ADMINISTRATIVE REPORTS:**

E-1 **City Contribution towards the Madera County Economic Development Commission (EDC) for Fiscal Year (FY) 2026/27 in the amount of $194,268.22**

Recommendation: The EDC recommends the City Council (Council) Adopt a Minute Order Approving the 2026/27 Basic Service Level Budget as Submitted (Report by Kristina Gallagher, Madera County EDC)

E-2 **Selecting Recipient for February Proclamation**

Recommendation: Request for Council's Selection of a Recipient for the Proclamation Recognizing Black History Month (Report by Alicia Gonzales)

F. **COUNCILMEMBER REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS:**

This portion of the meeting is reserved for the Mayor and Councilmembers (i) to make brief reports on boards, committees, and other public agencies, and at public events, (ii) to request updates, (iii) to initiate future agenda items, and (iv) to take action on matters initiated under

this section of the agenda. Under this section, the Council may take action only on items specifically agendized and which meet other requirements for action.

G. **CLOSED SESSION**: None

FUTURE MEETING DATES:

- Wednesday, February 18, 2026
- Wednesday, March 4, 2026

ADJOURNMENT:

- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the City Clerk's Office at (559) 661-5405 or emailing cityclerkinfo@madera.gov . Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: City Clerk, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient details that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.
- Please silence or turn off cell phones and electronic devices while the meeting is in session.
- Regular meetings of the Madera City Council are held the 1st and 3rd Wednesday of each month at 6:00 p.m. in the Council Chambers at City Hall.
- Any writings or documents provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's office located at 205 W. 4th Street, Madera, CA 93637 and on the City website at www.madera.gov
- Questions regarding the meeting agenda or conduct of the meeting, please contact the City Clerk's Office at (559) 661-5405.
- Para asistencia en español sobre este aviso, por favor llame al (559) 661-5405.

I, Alicia Gonzales, City Clerk for the City of Madera, declare under penalty of perjury that I posted the above agenda for the Regular Meeting of the Madera City Council for February 4, 2026, near the front entrances of City Hall and on the City's website www.madera.gov at 3:15 p.m. on January 30, 2026.

Alicia Gonzales, City Clerk

Return to Agenda

REPORT TO CITY COUNCIL

Approved by:

Will Tackett, Community Development Director

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: A-1

SUBJECT:

Initiation of proceedings for the annexation of the Sienna Estates Subdivision into Community Facilities District 2005-1

RECOMMENDATION:

That Council adopt a Resolution:

1. Declaring Its Intention To Annex Territory (including a portion of Tract 05-S-19 and Tract 22-S-01, the Sienna Estates Subdivision) to the City of Community Facilities District No. 2005-1 (Public Services), to Authorize the Levy of Special Taxes Therein, and Setting Public Hearing (Annexation No. 18)

SUMMARY:

The attached resolution will begin the proceedings for the annexation of the development project known as the Sienna Estates Subdivision (the "Project"), which consists of Tract 22-S-01 and a portion of Tract 05-S-19, into Community Facilities District No. 2005-1 ("CFD 2005-1"). The conditions of approval for the Project require it to annex into CFD 2005-1, which was established as an annexable district to provide funding to offset the increased cost for public safety, open space, and parks maintenance created by new development.

DISCUSSION:

By Resolution No. 05-334, the City Council established CFD 2005-1, a Mello Roos Community Facilities District with the intention that future development within the City of Madera (the "City") would annex into this district. The special taxes collected from the property owners within the district are used for the funding of police and fire protection services, storm drain infrastructure maintenance and operations, and park maintenance. Property owner assessments are paid as a component of the property tax collection process. As was originally envisioned with the establishment of the CFD, future residential projects not included in the initial formation process are required to go through an annexation process in order to be included in CFD 2005-1. Projects may be annexed one at a time, or in a group if they are ready at the same time.

A portion of Tract 05-S-19 (Phase I) and the entirety of Tract 22-S-01 (Phase II), the Sienna Estates Subdivision, makes up Annexation No. 18 and is owned by Tarlton Properties LLC, Tarlton Las Vegas, LLC, and Tarlton Fresno, LLC, a California Liability Company. The Project includes the development of approximately 113 single family residential units and one Outlot (Outlot A of Tract 05-S-19). The boundaries of the Project consist of the area within original Assessor's Parcel Number's (APN's) 008-131-001 through -045, 008-131-050 through -057, 008-132-021 through -047, 008-135-049, and 008-135-050 as depicted on Attachment 1.

Table 1: *Project Overview*

Project Name	*Owner*	*Units*	*Location*
Sienna Estates Subdivision Tract 05-S-19 (portion) & Tract 22-S-01	Tarlton Properties, LLC, Tarlton Las Vegas, LLC & Tarlton Fresno, LLC	113	Northeast of the Storey Road and East Yosemite Avenue (State Route 145) Intersection

The attached resolution represents the first steps that must be taken in the annexation process. The resolution declares the City's intention to annex the proposed territory into CFD 2005-1, and establishes March 18, 2026, as the public hearing date for consideration of the annexation of the property into CFD 2005-1. See Attachment 1 to view a diagram of the properties proposed to be annexed. As with all residential subdivisions, conditions of approval for the subdivision require annexation into CFD 2005-1 prior to recordation of the final subdivision map. This will comprise the 18th annexation into CFD 2005- 1. See Exhibit A of Attachment 1 for a history of annexations into CFD 2005-1.

FINANCIAL IMPACT:

The 2026/2027 Fiscal Year CFD 2005-1 assessment for single-family residential development is not yet available. However, the 2025/2026 Fiscal Year CFD 2005-1 assessment for single-family residential development is $583.98 per dwelling unit. Based on this figure, the estimated annual revenue that will be received by the City (Fund 76650) for all 113 units in Annexation No. 18 will be $65,989.74.

Assessment rates for CFD 2005-1 include an annual Consumer Price Index ("CPI") adjustment; therefore, this amount will escalate over time. The process for annexation is funded by the developer and no General Fund monies are used for this effort.

ALTERNATIVES:

The City Council adopted Ordinance C.S. 792, which established the district and its special tax structure, on December 7, 2005. The Council could, at its discretion, consider alternative methods for funding the necessary services that are demanded by residential development and supported by CFD 2005-1. Amendment of the ordinance would be required.

ATTACHMENTS:

1. Resolution – Intent to Annex No. 18
   Exhibit A – CFD 2005-1 Boundary Map

Exhibit B. – Annexation No. 18 Map
Exhibit C – Rate and Method of Apportionment

2. Sienna Estates Subdivision Maps, Tracts 05-S-19 & 22-S-01

ATTACHMENT 1

Resolution – Intent to Annex No. 18

Including:

Exhibit A – CFD 2005-1 Boundary map

Exhibit B – Annexation No. 18 Map

Exhibit C – Rate and Method of Apportionment

RESOLUTION NO. _____

DECLARING ITS INTENTION TO ANNEX TERRITORY (INCLUDING A PORTION OF TRACT 05-S-19 AND TRACT 22-S-01, THE SIENNA ESTATES SUBDIVISION) TO THE CITY OF COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES), TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN, AND SETTING PUBLIC HEARING (ANNEXATION NO. 18)

WHEREAS, the City Council of the City of Madera has conducted proceedings to establish Community Facilities District No. 2005-1 (Public Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code; and

WHEREAS, under the Act, the City Council, as the legislative body for the CFD, is empowered with the authority to annex territory to the CFD, and now desires to undertake proceedings to annex territory including a portion of Tract 05-S-19 and the entirety of Tract 22-S-01, the Sienna Estates Subdivision ("Annexation No. 18") to the CFD. Annexation No. 18 will consist of 113 single family residential units and one Outlot located northeast of the Storey Road and East Yosemite Avenue (State Route 145) intersection.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA, HEREBY RESOLVES:

SECTION 1. This Council hereby finds and determines that public convenience and necessity require that territory be added to the CFD.

SECTION 2. The name of the existing CFD is "Community Facilities District No. 2005-1 (Public Services)".

SECTION 3. The territory included in the existing CFD is as shown on the maps thereof filed in the office of the County Recorder, County of Madera State of California, to which maps reference is hereby made which have been filed with the Madera County Recorder's Office. Said territory is generally described in Exhibit "A" attached hereto.

The territory now proposed to be annexed to the CFD is as shown on the Boundary Map of Annexation No. 18 to the CFD, on file with the City Clerk, a copy of which is attached hereto as Exhibit "B" and made a part hereof.

SECTION 4. The types of public services financed by the CFD and pursuant to the Act consist of those services (the "Services") described in Exhibit A to Resolution No. 05-334 adopted by the Council on the 16th day of November 2005 (the "Resolution of Formation"). Services described in Exhibit A to Resolution No. 05-334 include police protection services and fire protection and suppression services, including but not limited to (i) the costs of contracting services; (ii) equipment, vehicles, ambulances and paramedics, fire apparatus, supplies; (iii) the salaries and benefits of City staff that directly provide police protection services and fire protection and suppression service3s and other services as defined herein, respectively; (iv) City overhead costs associated with providing such services within the District; (v) park maintenance; and (vi) storm drainage system operation and maintenance. It is presently intended that the Services will be shared, without preference or priority, by the existing territory in the CFD and the territory proposed to be annexed to the CFD.

SECTION 5. Except to the extent that funds are otherwise available to the CFD to pay for the Services and/or the principal and interest as it becomes due on bonds of the CFD issued to finance the Services, a special tax sufficient to pay the costs thereof is intended to be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes. The proposed rate and method of apportionment of the special tax among the parcels of real property within the CFD, as now in existence and following the annexation proposed herein, and in sufficient detail to allow each landowner within the territory proposed to be annexed to the CFD to estimate the maximum amount such owner will have to pay, is described in Exhibit C, which is hereby incorporated by this reference.

SECTION 6. The City Staff presented Annexation No. 18 to City Council at a Council Meeting on February 4, 2026, in order to begin annexation proceedings.

SECTION 7. The City Council fixes March 18, 2026, at 6:00 p.m., in the regular meeting place of this Council, being the City Council Chambers, located at 205 W. 4 St, Madera, California, the Council, as legislative body for the CFD, to conduct a public hearing on the annexation of territory to the CFD and consider and finally determine whether the public interest, convenience and necessity require said annexation of territory to the CFD and the levy of said special tax therein.

SECTION 8. The City Clerk is hereby directed to cause notice of said public hearing to be given by publication one time in a newspaper of general circulation in the area of the CFD. The publication of said notice shall be completed at least seven days before the date herein set for said hearing. Said notice shall be substantially in the form specified in Section 53339.4 of the Act. The City Clerk shall also cause a copy of the Resolution of Annexation, or a notice thereof, to be mailed to each landowner (and to each registered voter, if any) within the territory proposed to be annexed, which resolution or notice shall be mailed at least fifteen days before the date of said hearing.

PASSED AND ADOPTED by the City Council of the City of Madera on this 4th day of February 2026 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

_____

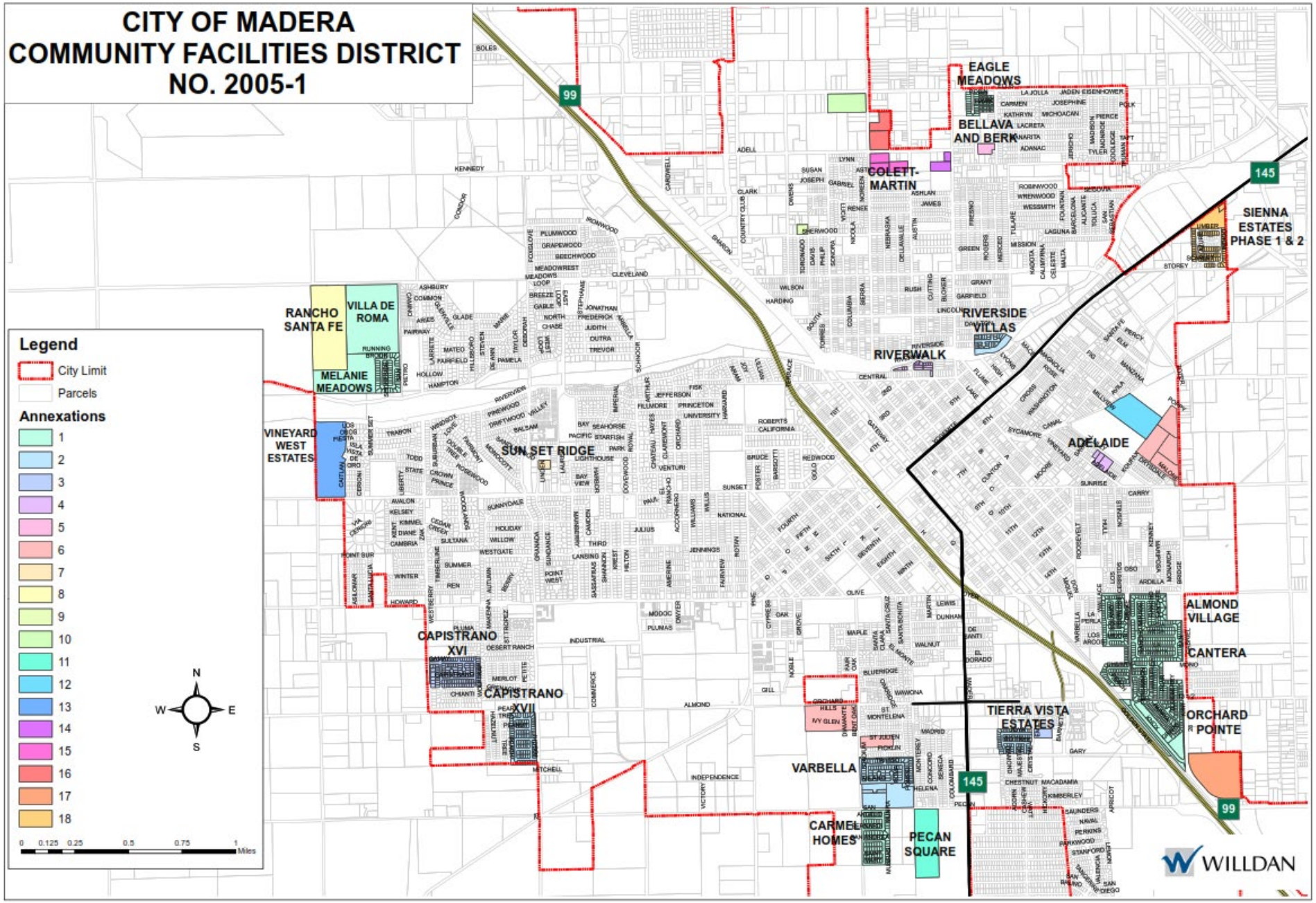
CECELIA K. GALLEGOS, Mayor

ATTEST:

_____

ALICIA GONZALES, City Clerk

Exhibit A


CITY OF MADERA
COMMUNITY FACILITIES DISTRICT
NO. 2005-1
Legend
City Limit
Parcels
Annexations
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COLETT-MARTIN
SIENNA ESTATES PHASE 1 & 2
RANCHO SANTA FE
VILLA DE ROMA
MELANIE MEADOWS
RIVERSIDE VILLAS
RIVERWALK
VINEYARD WEST ESTATES
SUN SET RIDGE
ADELAIDE
ALMOND VILLAGE
CANTERA
ORCHARD POINTE
CAPISTRANO XVI
CAPISTRANO XVII
TIERRA VISTA ESTATES
VARBELLA
CARMEL HOMES
PECAN SQUARE
99
145
WILLDAN

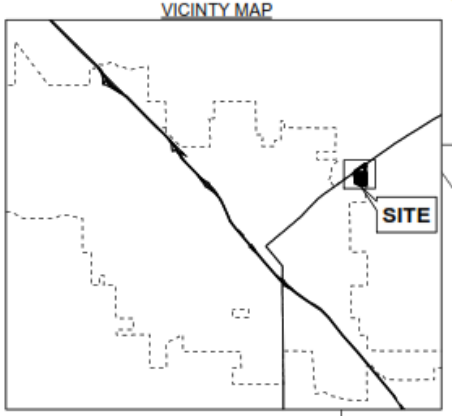
Exhibit B

SHEET 1 OF 1

ANNEXATION MAP NO. 18
COMMUNITY FACILITIES DISTRICT NO. 2005-1

CITY OF MADERA
COUNTY OF MADERA
STATE OF CALIFORNIA

VICINTY MAP



MAP NUMBER	ASSESSOR'S PARCEL NUMBER	MAP NUMBER	ASSESSOR'S PARCEL NUMBER
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2	005-131-002	43	005-131-043
3	005-131-003	44	005-131-044
4	005-131-004	45	005-131-045
5	005-131-005	46	005-131-050
6	005-131-006	47	005-131-051
7	005-131-007	48	005-131-052
8	005-131-008	49	005-131-053
9	005-131-009	50	005-131-054
10	005-131-010	51	005-131-055
11	005-131-011	52	005-131-056
12	005-131-012	53	005-131-057
13	005-131-013	54	005-132-021
14	005-131-014	55	005-132-022
15	005-131-015	56	005-132-023
16	005-131-016	57	005-132-024
17	005-131-017	58	005-132-025
18	005-131-018	59	005-132-026
19	005-131-019	60	005-132-027
20	005-131-020	61	005-132-028
21	005-131-021	62	005-132-029
22	005-131-022	63	005-132-030
23	005-131-023	64	005-132-031
24	005-131-024	65	005-132-032
25	005-131-025	66	005-132-033
26	005-131-026	67	005-132-034
27	005-131-027	68	005-132-035
28	005-131-028	69	005-132-036
29	005-131-029	70	005-132-037
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31	005-131-031	72	005-132-039
32	005-131-032	73	005-132-040
33	005-131-033	74	005-132-041
34	005-131-034	75	005-132-042
35	005-131-035	76	005-132-043
36	005-131-036	77	005-132-044
37	005-131-037	78	005-132-045
38	005-131-038	79	005-132-046
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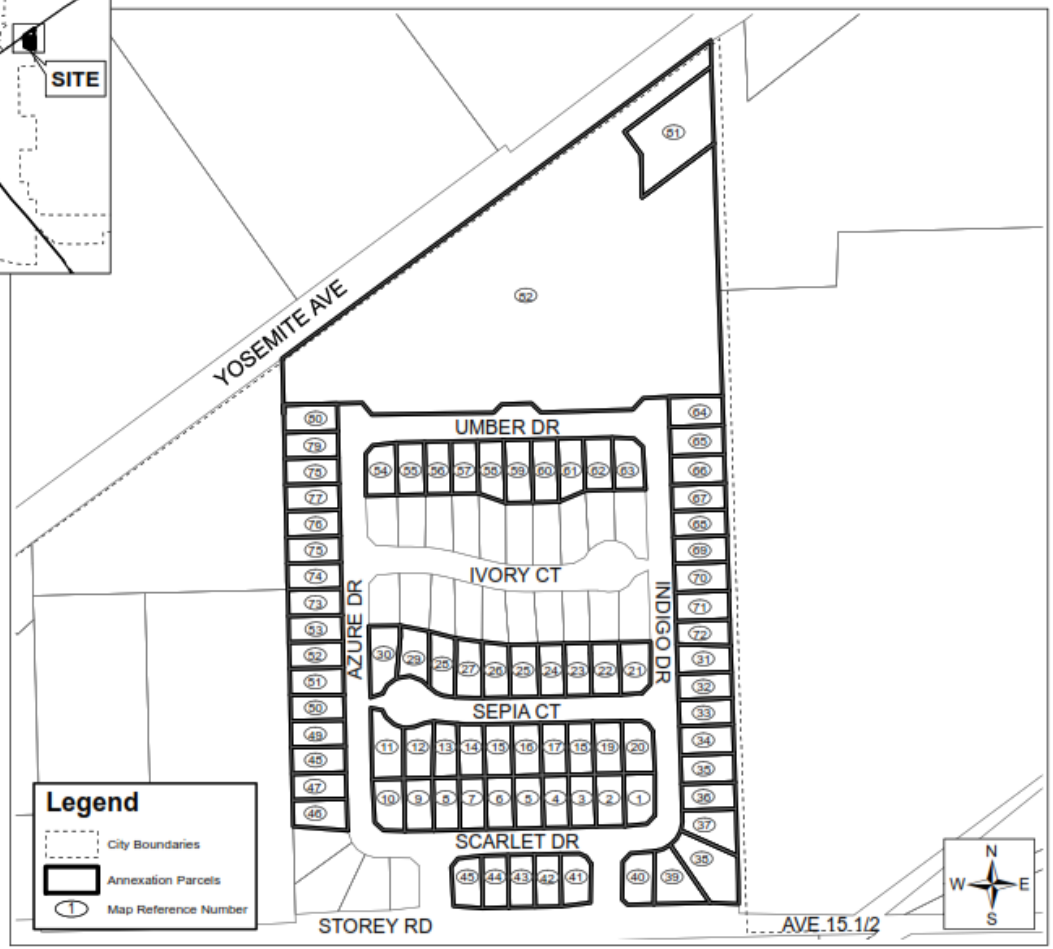


1 in = 150 feet

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF_____, 20__.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION MAP NO. 16 OF COMMUNITY FACILITIES DISTRICT NO. 2005-1, CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MADERA AT A REGULAR MEETING, THEREOF, HELD ON THE _____ DAY OF _____, 20__, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK
CITY OF MADERA

FILED THIS _____ DAY OF _____, 20__, AT THE HOUR OF _____ O'CLOCK _____.M. IN BOOK _____ PAGE(S) _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AND INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF MADERA, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
COUNTY OF MADERA
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. 2005-1 OF THE CITY OF MADERA RECORDED WITH THE MADERA COUNTY RECORDER'S OFFICE ON OCTOBER 7, 2005, IN BOOK 4 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT ON PAGES 42 THROUGH 45.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE MADERA COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE MADERA COUNTY ASSESSOR'S MAP SHALL GOVERN FOR ALL DETAIL CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

WILLDAN

Exhibit C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax of Community Facilities District No. 2005-1 of the City of Madera (the "District") shall be levied on all Assessor's Parcels in the District and collected each Fiscal Year commencing Fiscal Year 2006-07 in an amount determined by the City through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the District, unless exempted by law or by the provisions hereof shall be taxed for the purposes, to the extent and in the manner herein provided.

DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map, other final map, other parcel map, other condominium plan, or functionally equivalent map or instrument recorded in the Office of the County Recorder. The square footage of an Assessor's Parcel is equal to the Acreage multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2 of Titles of the Government Code of the State of California, as amended, which authorizes the establishment of the District to finance: a) police protection services, and b) fire protection and suppression services, c) park maintenance, d) storm drainage system operation and maintenance and other services as defined herein including but not limited to ambulance and paramedic services.

"Administrative Expenses" means the actual or estimated costs incurred by the City as administrator of the District to determine, levy and collect the Special Taxes, including the proportionate amount of the salaries and benefits of City employees whose duties are directly related to administration of the District and the fees of consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports; and any other costs required to administer the District as determined by the City.

"Annual Escalation Factor" means the greater of the increase in the annual percentage change of the All Urban Consumers Consumer Price Index (CPI) or three percent (3%). The annual CPI used shall be for the area of San Francisco-Oakland-San Jose, CA as reflected in the then-current April update. The annual CPI used shall be as determined by the United States Department of Labor, Bureau of Labor Statistics, and may be obtained through the California Division of Labor Statistics and Research (www.dir.ca.gov/dlsr). If the foregoing index is not available, the District Administrator shall select a reasonably comparable index.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"Base Year" means Fiscal Year ending June 30, 2007.

"City" means the City of Madera.

"Council" means the City Council of the City of Madera, acting as the legislative body of the District. "County" means the County of Madera, California.

"**Developed Multi-Family Residence"** means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing a residential structure consisting of two or more residential units that share common walls, including but not limited to, duplexes, triplexes, town homes, condominiums, and apartment units.

"**Developed Property"** means all Taxable Property, exclusive of Property Owner Association Property, Non-Residential Property, or Public Property, for which a building permit was issued after January 1, 2005, and prior to May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"**Developed Single-Family Residence"** means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued for purposes of constructing one single-family residential dwelling unit.

"District Administrator" means an official of the City, or designee thereof responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"District" means Community Facilities District No. 2005-1 of the City of Madera.

"Entitled Property" means an Assessor's Parcel and/or Lot in the District, which has a Final Map recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, but for which no building permit has been issued prior to the May 1st preceding the Fiscal Year in which the Special Tax is being levied. The term "Entitled Property" shall apply only to Assessors' Parcels and/or Lots, which have been subdivided for the purpose of residential development, excluding any Assessor's Parcel that is designated as a remainder parcel determined by final documents and/or maps available to the District Administrator.

"Final Map" means an Assessor's Parcel Map, a final subdivision map, other parcel map, other final map, other condominium plan, or functionally equivalent map that has been recorded in the Office of the County Recorder.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Land Use Class" means any of the classes listed in Table 1.

"Lot" means property within a recorded Final Map identified by a lot number for which a building permit has been issued or may be issued.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C below that can be levied in the District in any Fiscal Year on any Assessor's Parcel.

"Non-Residential Property" means all Assessors' Parcels for which a building permit(s) has been issued for a non-residential use and does not contain any residential units as defined under Developed Single Family Residence or Developed Multi-Family Residence.

"Property Owner Association Property" means any property within the boundaries of the District that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to a property owner association, including any master or sub- association.

"Proportionately" means in a manner such that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels within each Land Use Class.

"Public Property" means any property within the boundaries of the District that is, at the time of the District formation or at the time of an annexation, expected to be used for rights-of-way, parks, schools or any other public purpose and is owned by or irrevocably offered for dedication to the federal government, the State, the County, the City or any other public agency.

"Service Costs" means the estimated and reasonable costs of providing police protection services and fire protection and suppression services, including but not limited to (i) the costs of contracting services, (ii) equipment, vehicles, ambulances and paramedics, fire apparatus, supplies, (iii) the salaries and benefits of City staff that directly provide police protection services and fire protection and suppression services and other services as defined herein, respectively, (iv) City overhead costs associated with providing such services within the District, (v) park maintenance, and (vi) storm drainage system operation and maintenance. On each July 1 following the Base Year, the increases attributed to salaries and benefits shall be calculated and limited to the increase based on the Annual Escalation Factor. The Special Tax will finance Services that are in addition to those provided in or required for the territory within the District and will not be replacing Services already available. The Special Tax provides only partial finding for police services, fire suppression and protection services, park maintenance, and storm drainage system operation and maintenance.

"Special Tax" means the Special Tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to find the Special Tax Requirement, and shall include Special Taxes levied or to be levied under Sections C and D, below.

"Special Tax Requirement" means that amount required in any Fiscal Year for the District to: (i)

pay for Service Costs; (ii) pay reasonable Administrative Expenses; (iii) pay any amounts required to establish or replenish any reserve funds; and (iv) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less any surplus of funds available from the previous Fiscal Year's Special Tax levy.

"State" means the State of California.

"**Property"** means all of the Assessor's Parcels within the boundaries of the District and any future annexation to the District that are not exempt from the Special Tax pursuant to law or as defined herein.

"Tax Exempt Property" means an Assessor's Parcel not subject to the Special Tax. Tax- Exempt Property includes: (i) Public Property, (ii) Property Owner Association Property, (iii) Non-Residential Property, and (iv) property designated by the City or District Administrator as Tax-Exempt Property.

"Undeveloped Property" means, for each Fiscal Year, all Assessor's Parcels of Taxable Property not classified as Developed Property or Entitled Property, including an Assessor's Parcel that is designated as a remainder parcel and is not identified as potential Public Property by any final documents and/or maps available to the District Administrator means any separate residential dwelling unit in which a person or persons may live, which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units and is not considered to be for commercial or industrial use.

ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year using the definitions above, all Taxable Property within the District shall be classified as Developed Property, Entitled Property, or Undeveloped Property. Developed Property shall be further classified as Developed Single-Family Residence or Developed Multi-Family Residence. Commencing with the Base Year and for each subsequent Fiscal Year, all Taxable Property shall be subject to Special Taxes pursuant to Sections C and D below.

1. Developed Property

Table 1
Maximum special Tax for Developed Property
Community Facilities District No. 2005-1

Land Use Class	Description	Maximum Special Tax Per Unit[1]
1	Developed Single-Family Residence	$311 per unit
2	Developed Multi-Family Residence	$285 per unit
[1] Maximum Special Tax includes Administrative Expenses		

2. Entitled Property

Table 2
Maximum Special Tax for Entitled Property
Community Facilities District No. 2005-1

Land Use Class	Description	Maximum Special Tax Per Unit[1]
3	Entitled Property	$166 per lot
[1] Maximum Special Tax includes Administrative Expenses		

On each July 1 following the Base Year (i.e., July 1, 2007), the Maximum Special Tax Rates in Table 1 and Table 2 shall be increased in accordance with the Annual Escalation Factor.

3. Undeveloped Property

No Special Tax shall be levied on Undeveloped Property.

4. Tax-Exempt Property

No Special Tax shall be levied on Tax-Exempt Property.

5. Multiple Land Use Classes

In some instances, an Assessor's Parcel may contain more than one Land Use Class. The Maximum Special Tax levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax levies that can be imposed on all Land Use Classes located on that Assessor's Parcel.

METHOD OF APPORTIONMENT OF SPECIAL TAXES

Commencing with Fiscal Year 2006-07, and for each subsequent Fiscal Year, the District Administrator shall calculate the Special Tax Requirement based on the definitions in Section A and levy the Special Tax as follows until the amount of the Special Tax levied equals the Special Tax Requirement. First, the Special Tax shall be levied each Fiscal Year on each Assessor's Parcel of Developed Property Proportionately between Developed Single- Family Residence and Developed Multi-Family Residence up to 100% of the applicable Maximum Special Tax. Second, if the Special Tax Requirement has not been satisfied by the first step, then the Special Tax shall be levied each Fiscal Year on each Assessor's Parcel of Entitled Property up to 100% of the applicable Maximum Special Tax for Entitled Property.

APPEALS

Any taxpayer that believes that the amount of the Special Tax assigned to an Assessor's Parcel is in error may file a written notice with the District Administrator appealing the levy of the Special Tax. This notice is required to be filed with the District Administrator during the Fiscal Year the error is believed to have occurred. The District Administrator or designee will then promptly review the appeal and, if necessary, meet with the taxpayer. If the District Administrator verifies that the tax should be changed, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted.

EXEMPTIONS

No Special Tax shall be levied on Non-Residential Property, Undeveloped Property, Property Owner Association Property or Public Property.

MANNER OF COLLECTION

Special Tax as levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the District Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the District or as otherwise determined appropriate by the District Administrator.

TERM OF SPECIAL TAX

After the establishment of the District, the City Council may reexamine, if deemed necessary by City Council, the necessity of the continuance of the Special Tax through the preparation of a Fiscal Impact Analysis, otherwise the Special Tax shall be levied in perpetuity.

ATTACHMENT 2

Sienna Estates Subdivision Maps
Tracts 05-S-19 & 22-S-01

OWNER'S STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES STATED THEREIN.

OWNER: MADERA SIENNA, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

DATED THIS 15th DAY OF APRIL, 2006.

SIGN

GARY L. CHASE
PRINT

NOTARY STATEMENT

STATE OF CALIFORNIA
COUNTY OF Stanislaus } SS.

ON THIS 5th DAY OF April, 2006 BEFORE ME,
David J. Brasil, A NOTARY PUBLIC, PERSONALLY APPEARED
Gary L. Chase

(CHECK ONE)
☒ PERSONALLY KNOWN TO ME ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGN

David J. Brasil
PRINT

PRINCIPAL COUNTY OF BUSINESS Stanislaus

COMMISSION EXPIRES April 26, 2009
1573514

THIS MAP IS AFFECTED BY

LANDSCAPE MAINTENANCE DISTRICT ZONE OF BENEFIT 45A,
APPROVED BY THE CITY COUNCIL OF THE CITY OF MADERA BY
RESOLUTION NO. 06-136 ON MAY 3, 2006.

PLANNING COMMISSION CERTIFICATE

I, DAVID J. MERCHEN, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MADERA, STATE OF CALIFORNIA, HEREBY CERTIFY THAT SAID PLANNING COMMISSION CONDITIONALLY APPROVED THE TENTATIVE MAP ON THE 8th DAY OF November, 2005.

DATED THIS 18TH DAY OF April, 2006.

DAVID J. MERCHEN
SECRETARY, MADERA CITY PLANNING COMMISSION

SOILS REPORT CERTIFICATE

A SOILS REPORT PREPARED FOR THIS TRACT BY CENTRAL VALLEY TESTING, INC., SIGNED BY DALE H. WINN, R.C.E. 23273, DATED SEPTEMBER 26, 2005 AS REPORT NO. 05-3216 HAS BEEN PLACED ON FILE WITH THE CITY OF MADERA.

SUBDIVISION NO. 05-S-19

SIENNA ESTATES PHASE 1

BEING A SUBDIVISION OF LOT 10 AND A PORTION OF LOT 9 OF THE LANKERSHIM COLONY FILED IN VOLUME 4 OF MAPS, PAGE 31, MADERA COUNTY RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA

JOB NO. 05013 APRIL, 2006

CONSISTING OF 4 SHEETS PREPARED BY:

GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: gdrengr@gdrengr.com

LEGAL DESCRIPTION

A PORTION OF LOTS 9 AND 10 OF THE MAP OF LANKERSHIM COLONY AND ADDITION TO THE TOWN OF MADERA, FILED IN VOLUME 4 OF MAPS, AT PAGE 31, MADERA COUNTY RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17, SOUTH 89°59'20" EAST, A DISTANCE OF 479.65 FEET; THENCE NORTH 00°01'54" EAST, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF AVENUE 15 ½ AND THE **POINT OF BEGINNING;** THENCE CONTINUING NORTH 00°01'54" EAST, A DISTANCE OF 1055.89 FEET TO THE SOUTHERLY LINE OF YOSEMITE AVENUE (STATE HIGHWAY 145); THENCE ALONG SAID SOUTHERLY LINE, NORTH 54°45'25" EAST, A DISTANCE OF 1016.83 FEET TO THE EAST LINE OF SAID LOT 10; THENCE ALONG SAID EAST LINE, SOUTH 00°32'21" EAST, A DISTANCE OF 1642.89 FEET TO THE SAID NORTH LINE OF AVENUE 15 ½ ; THENCE ALONG SAID NORTH LINE, NORTH 89°59'20" WEST, A DISTANCE OF 846.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.02 ACRES, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO:

1. THE TERMS AND PROVISIONS CONTAINED IN A COVENANT AND AGREEMENT:

EXECUTED BY:	RANDOLPH F. BERRY
IN FAVOR OF:	COUNTY OF MADERA
RECORDED:	FEBRUARY 22, 1979
INSTRUMENT NO:	4198

WHICH, AMONG OTHER THINGS, PROVIDES FOR:

IN THE EVENT THAT SAID UNDERGROUND PIPELINE IS NOT INSTALLED AND COMPLETED ON OR BEFORE JUNE 6, 1979, THIS EASEMENT WILL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE OR EFFECT, AND ANY AND ALL RIGHTS THEREUNDER WILL REVERT TO THE THEN OWNERS OF THE SERVIENT ESTATES. UPON INSTALLATION OF SAID PIPELINE, AND THE COMPLETION THEREOF, THE OWNERS OF THE DOMINANT ESTATES WILL LEAVE THE GROUND SURFACE IN AT LEAST AS GOOD A CONDITION AS IT WAS PRIOR TO SAID INSTALLATION.

2. ANY EASEMENT OR LESSER RIGHTS, WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING, AS DISCLOSED BY INSPECTION OF SAID LAND.

FOR:	POLES AND POWER LINES
AFFECTS:	THE WESTERLY PORTION OF SAID LAND

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MADERA SIENNA, LLC, ON APRIL 7, 2005. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 30, 2007, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 5th DAY OF APRIL, 2006.

MAX M. GARCIA L.S. 5122
EXPIRES 06-30-07

LICENSED LAND SURVEYOR ☆ MAX M. GARCIA No. 5122 EXP. 6/30/07 ☆ STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I, RAYMOND G. SALAZAR, CITY ENGINEER OF THE CITY OF MADERA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATED THIS 10TH DAY OF May, 2006.

RAYMOND G. SALAZAR R.C.E. 26626
MADERA CITY ENGINEER EXPIRES 03-31-08

REGISTERED PROFESSIONAL ENGINEER RAYMOND G. SALAZAR Exp. 3-31-08 STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

I, SONIA ALVAREZ, CITY CLERK OF THE CITY OF MADERA, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, BY A RESOLUTION NO. 06-119 ADOPTED AT THE MEETING OF SAID COUNCIL DULY CONVEYED AND HELD ON THE 19th DAY OF April, 2006, DID APPROVE THE WITHIN MAP (AND ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO CONSTRUCTION, ALL PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION).

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL OF SAID CITY

DATED THIS 26th DAY OF April, 2006.

SONIA ALVAREZ
CITY CLERK OF THE CITY OF MADERA

CITY OF MADERA INCORPORATED March 27, 1907 CALIFORNIA

RECORDER'S CERTIFICATE

DOCUMENT NO. 200602264

FILED THIS 11TH DAY OF MAY, 2006, AT 26 MINUTES PAST 9 O'CLOCK A.M.

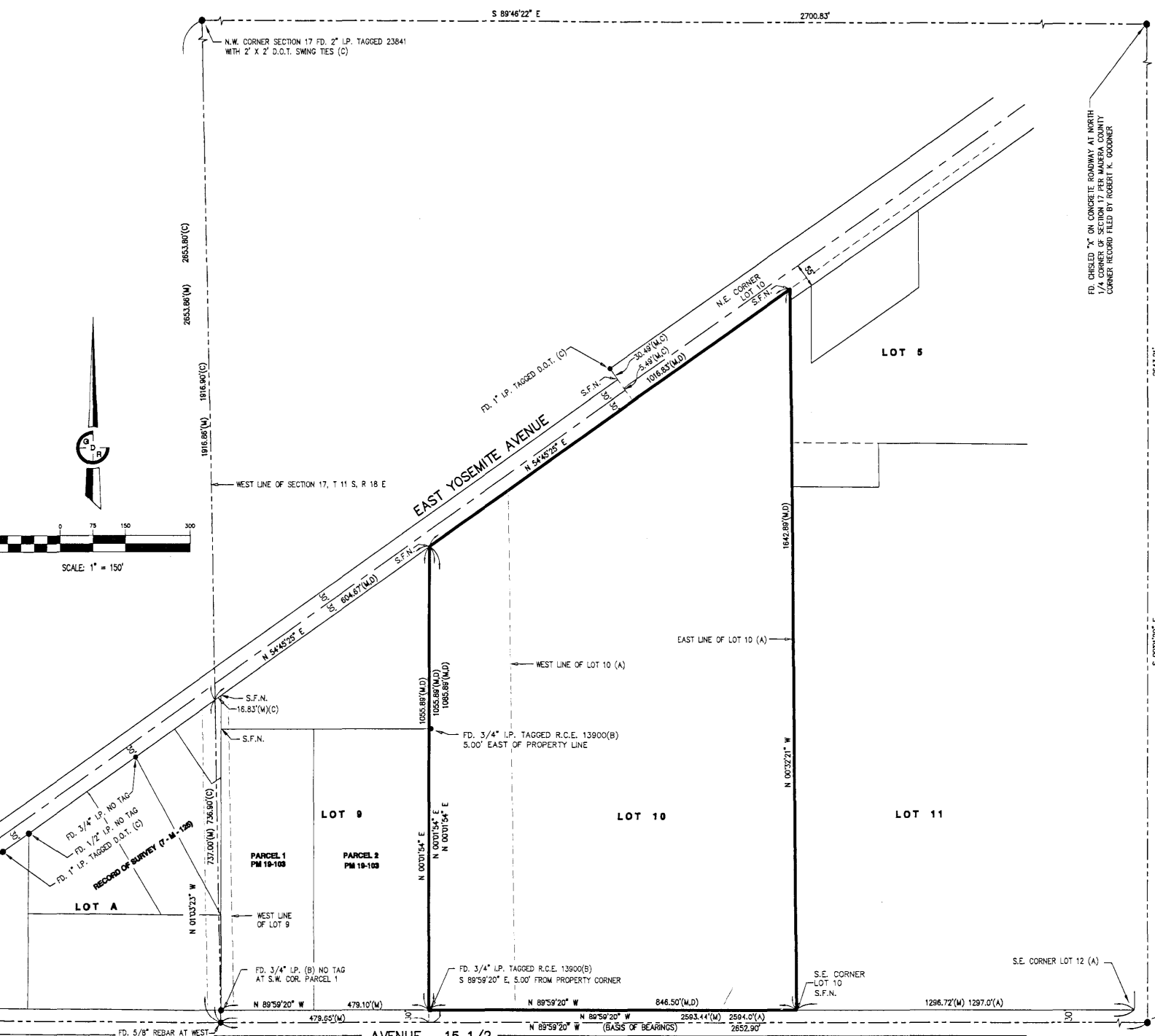
IN BOOK 56 OF MAPS AT PAGES 5 THROUGH 8, MADERA COUNTY RECORDS,

AT THE REQUEST OF MADERA SIENNA, LLC.

FEE: $ 14.00

REBECCA MARTINEZ
MADERA COUNTY RECORDER

BY:
DEPUTY COUNTY RECORDER



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SUBDIVISION NO. 05-S-19

SIENNA ESTATES PHASE 1

BEING A SUBDIVISION OF LOT 10 AND A PORTION OF LOT 9 OF THE LANKERSHIM COLONY FILED IN VOLUME 4 OF MAPS, PAGE 31, MADERA COUNTY RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA

JOB NO. 05013 APRIL, 2006

GENERAL NOTES

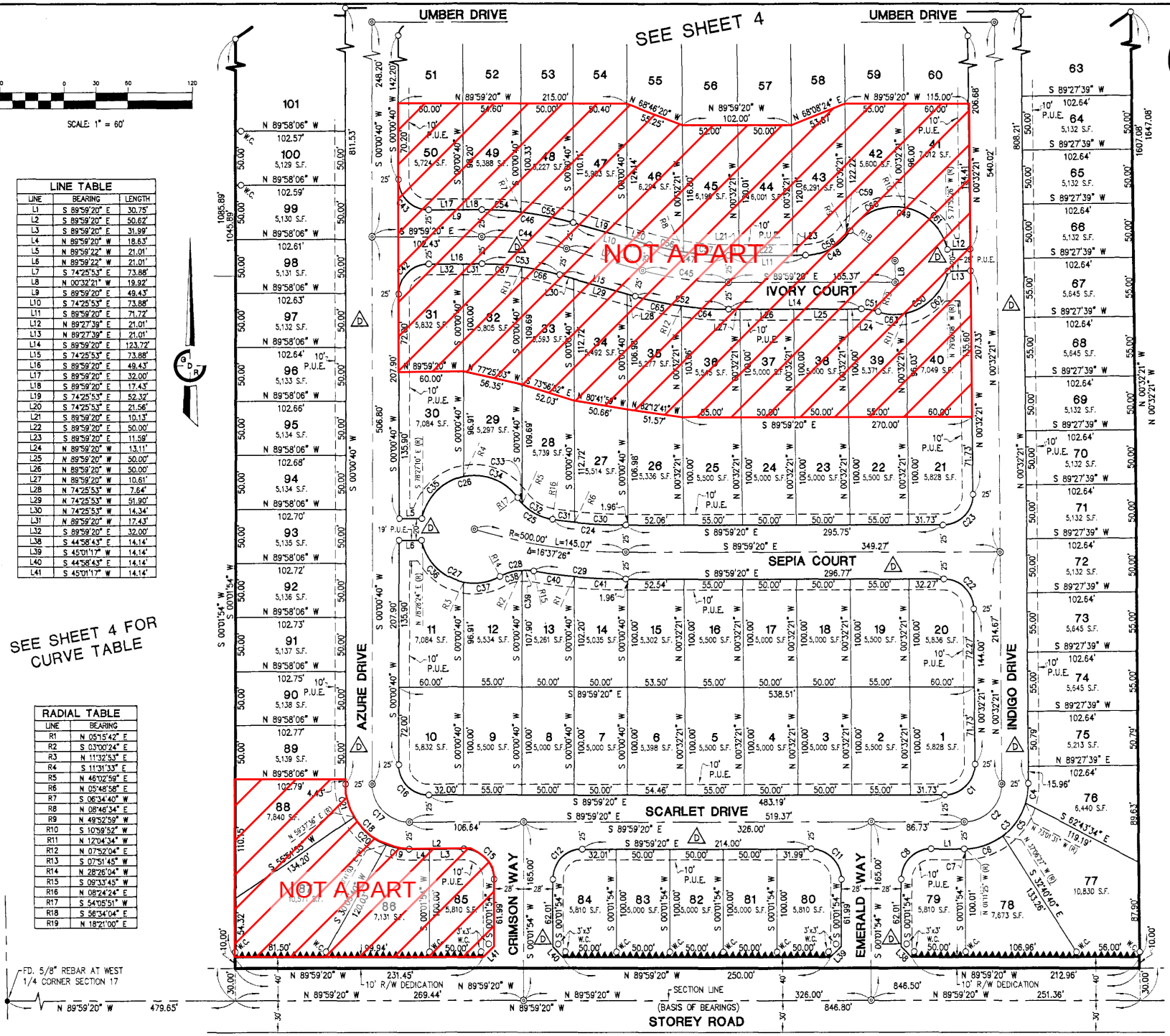
1. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION IS FROM MADERA COUNTY RECORDS, UNLESS OTHERWISE NOTED.
4. ALL INTERIOR LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH 3/4" x 24" IRON PIPE, SET 6" DEEP WITH YELLOW PLUG, STAMPED L.S. 5122, UNLESS OTHERWISE NOTED.
5. SUBDIVISION CONTAINS 104 RESIDENTIAL LOTS, OUTLOT "A", AND A REMAINDER ON 26.02 GROSS ACRES.

LEGEND

●———	MONUMENT FOUND AS NOTED.
○———	MONUMENT SET, 3/4" x 24" IRON PIPE, SET 6" DEEP WITH YELLOW PLUG, STAMPED L.S. 5122.
W.C.	WITNESS CORNER, MONUMENTED WITH 3/4" x 24" IRON PIPE, SET 6" DEEP WITH YELLOW PLUG, STAMPED L.S. 5122, SET ON LOT LINE 3.00' FROM LOT CORNER, UNLESS OTHERWISE NOTED.
◎———	MONUMENT SET, 1/2" x 20" REBAR AND BRONZE SURVEY MONUMENT, STAMPED L.S. 5122, SET IN CONCRETE.
———	LIMITS OF SUBDIVISION
M.C.R.	MADERA COUNTY RECORDS
P.U.E.	PUBLIC UTILITIES EASEMENT NOW OFFERED FOR DEDICATION
S.D.E.	STORM DRAIN EASEMENT NOW OFFERED FOR DEDICATION
S.F.N.	SEARCHED, FOUND NOTHING
W.C.	WITNESS CORNER
(M)	MEASURED ON THIS SURVEY
(A)	VOLUME 4 OF MAPS, PAGE 31 (LANKERSHIM COLONY) F.C.R.
(B)	BOOK 19 OF PARCEL MAPS, PAGE 103 (PARCEL MAP NO. 791) M.C.R.
(C)	STATE HIGHWAY MONUMENTATION MAP, DISTRICT 6, ROUTE 145, DATED AUGUST, 1998. ON FILE WITH CALTRANS.
(D)	GRANT DEED, DOC # 2006010936 (M.C.R.)
(R)	RADIAL BEARING
△D	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES
▲▲▲▲	RELINQUISHMENT OF DIRECT VEHICULAR ACCESS NOW OFFERED FOR DEDICATION

BASIS OF BEARINGS

THE BEARING OF NORTH 89°59'20" WEST FOR THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN PER PARCEL MAP NO. 791 RECORDED IN BOOK 19 OF MAPS, PAGE 103, MADERA COUNTY RECORDS.



SEE SHEET 4 FOR CURVE TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°59'20" E	30.75'
L2	S 89°59'20" E	50.62'
L3	S 89°59'20" E	31.99'
L4	N 89°59'20" W	18.63'
L5	N 89°59'22" W	21.01'
L6	N 89°59'22" W	21.01'
L7	S 74°25'53" E	73.88'
L8	N 00°32'21" W	19.92'
L9	S 89°59'20" E	49.43'
L10	S 74°25'53" E	73.88'
L11	S 89°59'20" E	71.72'
L12	N 89°27'39" E	21.01'
L13	N 89°27'39" E	21.01'
L14	S 89°59'20" E	123.72'
L15	S 74°25'53" E	73.88'
L16	S 89°59'20" E	49.43'
L17	S 89°59'20" E	32.00'
L18	S 89°59'20" E	17.43'
L19	S 74°25'53" E	52.32'
L20	S 74°25'53" E	21.56'
L21	S 89°59'20" E	10.13'
L22	S 89°59'20" E	50.00'
L23	S 89°59'20" E	11.59'
L24	N 89°59'20" W	13.11'
L25	N 89°59'20" W	50.00'
L26	N 89°59'20" W	50.00'
L27	N 89°59'20" W	10.61'
L28	N 74°25'53" W	7.64'
L29	N 74°25'53" W	51.90'
L30	N 74°25'53" W	14.34'
L31	N 89°59'20" W	17.43'
L32	S 89°59'20" E	32.00'
L38	S 44°58'43" E	14.14'
L39	S 45°01'17" W	14.14'
L40	S 44°58'43" E	14.14'
L41	S 45°01'17" W	14.14'

RADIAL TABLE	
LINE	BEARING
R1	N 05°15'42" E
R2	S 03°00'24" E
R3	N 11°32'53" E
R4	S 11°31'33" E
R5	N 46°02'59" E
R6	N 05°48'58" E
R7	S 06°34'40" W
R8	N 08°46'34" E
R9	N 49°52'59" W
R10	S 10°59'52" W
R11	N 12°04'34" W
R12	N 07°52'04" E
R13	S 07°51'45" W
R14	N 28°26'04" W
R15	S 09°33'43" W
R16	N 08°24'24" E
R17	S 54°05'51" W
R18	S 56°34'04" E
R19	N 18°21'00" E

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3525 MITCHELL ROAD, SUITE G CERES, CA 95307
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E-MAIL: gdrengr@gdrengr.com

SUBDIVISION NO. 05-S-19

SIENNA ESTATES PHASE 1

BEING A SUBDIVISION OF LOT 10 AND A PORTION OF LOT 9 OF THE LANKERSHIM COLONY FILED IN VOLUME 4 OF MAPS, PAGE 31, MADERA COUNTY RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA

JOB NO. 05013 APRIL, 2006

GENERAL NOTES

1. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION IS FROM MADERA COUNTY RECORDS, UNLESS OTHERWISE NOTED.
4. ALL INTERIOR LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH 3/4" x 24" IRON PIPE, SET 6" DEEP WITH YELLOW PLUG, STAMPED L.S. 5122, UNLESS OTHERWISE NOTED.
5. SUBDIVISION CONTAINS 104 RESIDENTIAL LOTS, OUTLOT "A", AND A REMAINDER ON 26.02 GROSS ACRES.

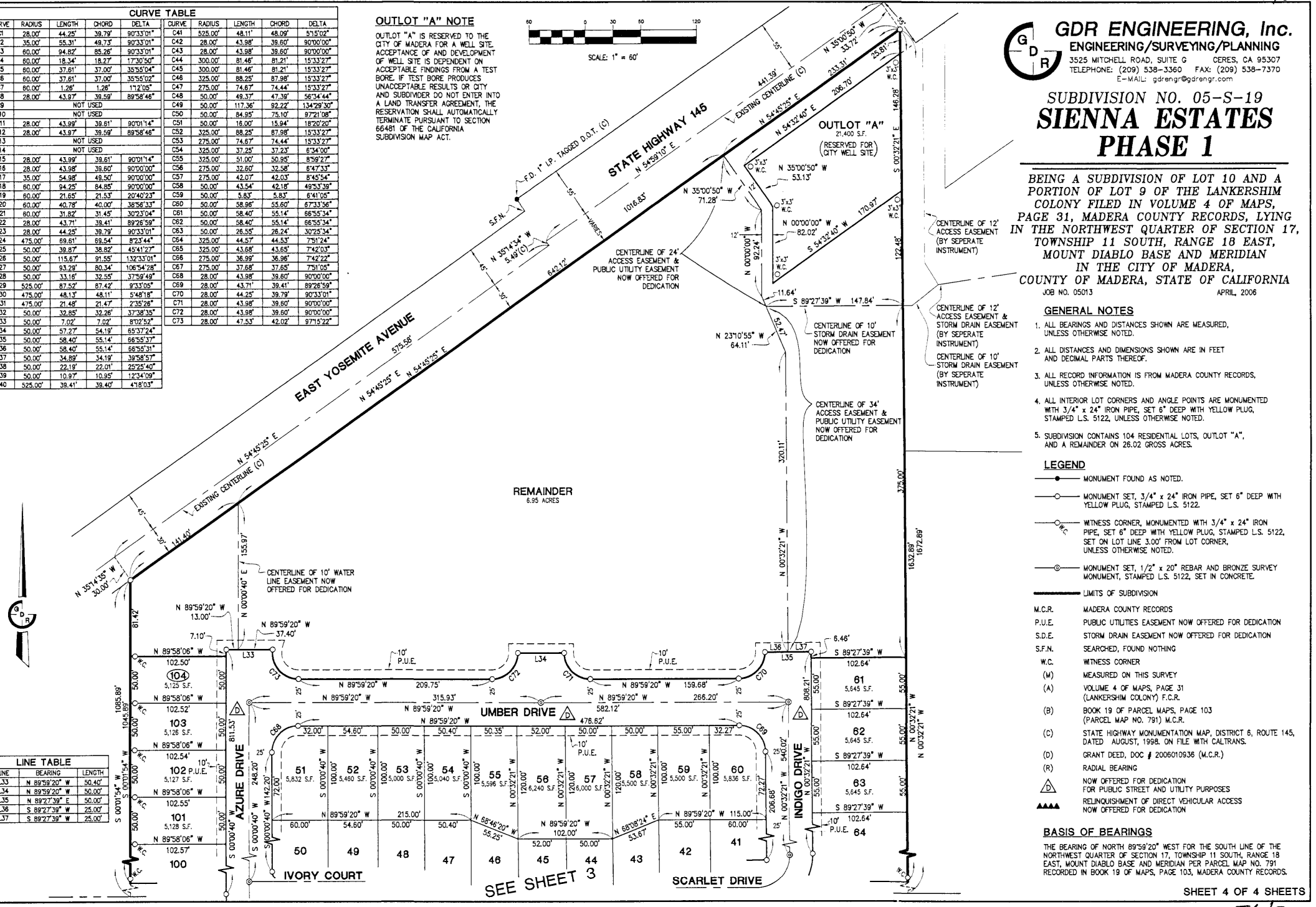
LEGEND

- MONUMENT FOUND AS NOTED.
- MONUMENT SET, 3/4" x 24" IRON PIPE, SET 6" DEEP WITH YELLOW PLUG, STAMPED L.S. 5122.
- W.C. WITNESS CORNER, MONUMENTED WITH 3/4" x 24" IRON PIPE, SET 6" DEEP WITH YELLOW PLUG, STAMPED L.S. 5122, SET ON LOT LINE 3.00' FROM LOT CORNER, UNLESS OTHERWISE NOTED.
- MONUMENT SET, 1/2" x 20" REBAR AND BRONZE SURVEY MONUMENT, STAMPED L.S. 5122, SET IN CONCRETE.
- LIMITS OF SUBDIVISION

M.C.R.	MADERA COUNTY RECORDS
P.U.E.	PUBLIC UTILITIES EASEMENT NOW OFFERED FOR DEDICATION
S.D.E.	STORM DRAIN EASEMENT NOW OFFERED FOR DEDICATION
S.F.N.	SEARCHED, FOUND NOTHING
W.C.	WITNESS CORNER
(M)	MEASURED ON THIS SURVEY
(A)	VOLUME 4 OF MAPS, PAGE 31 (LANKERSHIM COLONY) F.C.R.
(B)	BOOK 19 OF PARCEL MAPS, PAGE 103 (PARCEL MAP NO. 791) M.C.R.
(C)	STATE HIGHWAY MONUMENTATION MAP, DISTRICT 6, ROUTE 145, DATED AUGUST, 1998. ON FILE WITH CALTRANS.
(D)	GRANT DEED, DOC # 2006010936 (M.C.R.)
(R)	RADIAL BEARING
D	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES
	RELINQUISHMENT OF DIRECT VEHICULAR ACCESS NOW OFFERED FOR DEDICATION

BASIS OF BEARINGS

THE BEARING OF NORTH 89°59'20" WEST FOR THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN PER PARCEL MAP NO. 791 RECORDED IN BOOK 19 OF MAPS, PAGE 103, MADERA COUNTY RECORDS.



CURVE TABLE									
RVE	RADIUS	LENGTH	CHORD	DELTA	CURVE	RADIUS	LENGTH	CHORD	DELTA
1	28.00'	44.25'	39.79'	90°33'01"	C41	525.00'	48.11'	48.09'	5°15'02"
2	35.00'	55.31'	49.73'	90°33'01"	C42	28.00'	43.98'	39.60'	90°00'00"
3	60.00'	94.82'	85.26'	90°33'01"	C43	28.00'	43.98'	39.60'	90°00'00"
4	60.00'	18.34'	18.27'	17°30'50"	C44	300.00'	81.46'	81.21'	15°33'27"
5	60.00'	37.61'	37.00'	35°55'04"	C45	300.00'	81.46'	81.21'	15°33'27"
6	60.00'	37.61'	37.00'	35°55'02"	C46	325.00'	88.25'	87.98'	15°33'27"
7	60.00'	1.26'	1.26'	1°12'05"	C47	275.00'	74.67'	74.44'	15°33'27"
8	28.00'	43.97'	39.59'	89°58'46"	C48	50.00'	48.37'	47.39'	56°34'44"
9	NOT USED				C49	50.00'	117.36'	92.22'	134°29'30"
10	NOT USED				C50	50.00'	84.95'	75.10'	97°21'08"
11	28.00'	43.99'	39.61'	90°01'14"	C51	50.00'	16.00'	15.94'	18°20'20"
12	28.00'	43.97'	39.59'	89°58'46"	C52	325.00'	88.25'	87.98'	15°33'27"
13	NOT USED				C53	275.00'	74.67'	74.44'	15°33'27"
14	NOT USED				C54	325.00'	37.25'	37.23'	6°34'00"
15	28.00'	43.99'	39.61'	90°01'14"	C55	325.00'	51.00'	50.95'	8°59'27"
16	28.00'	43.98'	39.60'	90°00'00"	C56	275.00'	32.60'	32.58'	6°47'33"
17	35.00'	54.98'	49.50'	90°00'00"	C57	275.00'	42.07'	42.03'	8°45'54"
18	60.00'	94.25'	84.85'	90°00'00"	C58	50.00'	43.54'	42.18'	49°53'39"
19	60.00'	21.65'	21.53'	20°40'23"	C59	50.00'	5.83'	5.83'	6°41'05"
20	60.00'	40.78'	40.00'	38°56'33"	C60	50.00'	58.96'	55.60'	67°33'56"
21	60.00'	31.82'	31.45'	30°23'04"	C61	50.00'	58.40'	55.14'	66°55'34"
22	28.00'	43.71'	39.41'	89°26'59"	C62	50.00'	58.40'	55.14'	66°55'34"
23	28.00'	44.25'	39.79'	90°33'01"	C63	50.00'	26.55'	26.24'	30°25'34"
24	475.00'	69.61'	69.54'	8°23'44"	C64	325.00'	44.57'	44.53'	7°51'24"
25	50.00'	39.87'	38.82'	45°41'27"	C65	325.00'	43.68'	43.65'	7°42'03"
26	50.00'	115.67'	91.55'	132°33'01"	C66	275.00'	36.99'	36.96'	7°42'22"
27	50.00'	93.29'	80.34'	106°54'28"	C67	275.00'	37.68'	37.65'	7°51'05"
28	50.00'	33.16'	32.55'	37°59'49"	C68	28.00'	43.98'	39.60'	90°00'00"
29	525.00'	87.52'	87.42'	9°33'05"	C69	28.00'	43.71'	39.41'	89°26'59"
30	475.00'	48.13'	48.11'	5°48'18"	C70	28.00'	44.25'	39.79'	90°33'01"
31	475.00'	21.48'	21.47'	2°35'26"	C71	28.00'	43.98'	39.60'	90°00'00"
32	50.00'	32.85'	32.26'	37°38'35"	C72	28.00'	43.98'	39.60'	90°00'00"
33	50.00'	7.02'	7.02'	8°02'52"	C73	28.00'	47.53'	42.02'	97°15'22"
34	50.00'	57.27'	54.19'	65°37'24"					
35	50.00'	58.40'	55.14'	66°55'37"					
36	50.00'	58.40'	55.14'	66°55'31"					
37	50.00'	34.89'	34.19'	39°58'57"					
38	50.00'	22.19'	22.01'	25°25'40"					
39	50.00'	10.97'	10.95'	12°34'09"					
40	525.00'	39.41'	39.40'	4°18'03"					

LINE TABLE		
INE	BEARING	LENGTH
L33	N 89°59'20" W	50.40'
L34	N 89°59'20" W	50.00'
L35	N 89°27'39" E	50.00'
L36	S 89°27'39" W	25.00'
L37	S 89°27'39" W	25.00'

GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: gdrengr@gdrengr.com

SUBDIVISION NO. 05-S-19

SIENNA ESTATES PHASE 1

BEING A SUBDIVISION OF LOT 10 AND A PORTION OF LOT 9 OF THE LANKERSHIM COLONY FILED IN VOLUME 4 OF MAPS, PAGE 31, MADERA COUNTY RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA

JOB NO. 05013 APRIL, 2006

GENERAL NOTES

1. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION IS FROM MADERA COUNTY RECORDS, UNLESS OTHERWISE NOTED.
4. ALL INTERIOR LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH 3/4" x 24" IRON PIPE, SET 6" DEEP WITH YELLOW PLUG, STAMPED L.S. 5122, UNLESS OTHERWISE NOTED.
5. SUBDIVISION CONTAINS 104 RESIDENTIAL LOTS, OUTLOT "A", AND A REMAINDER ON 26.02 GROSS ACRES.

LEGEND

- MONUMENT FOUND AS NOTED.
- MONUMENT SET, 3/4" x 24" IRON PIPE, SET 6" DEEP WITH YELLOW PLUG, STAMPED L.S. 5122.
- W.C. WITNESS CORNER, MONUMENTED WITH 3/4" x 24" IRON PIPE, SET 6" DEEP WITH YELLOW PLUG, STAMPED L.S. 5122, SET ON LOT LINE 3.00' FROM LOT CORNER, UNLESS OTHERWISE NOTED.
- MONUMENT SET, 1/2" x 20" REBAR AND BRONZE SURVEY MONUMENT, STAMPED L.S. 5122, SET IN CONCRETE.
- LIMITS OF SUBDIVISION

M.C.R.	MADERA COUNTY RECORDS
P.U.E.	PUBLIC UTILITIES EASEMENT NOW OFFERED FOR DEDICATION
S.D.E.	STORM DRAIN EASEMENT NOW OFFERED FOR DEDICATION
S.F.N.	SEARCHED, FOUND NOTHING
W.C.	WITNESS CORNER
(M)	MEASURED ON THIS SURVEY
(A)	VOLUME 4 OF MAPS, PAGE 31 (LANKERSHIM COLONY) F.C.R.
(B)	BOOK 19 OF PARCEL MAPS, PAGE 103 (PARCEL MAP NO. 791) M.C.R.
(C)	STATE HIGHWAY MONUMENTATION MAP, DISTRICT 6, ROUTE 145, DATED AUGUST, 1998. ON FILE WITH CALTRANS.
(D)	GRANT DEED, DOC # 2006010936 (M.C.R.)
(R)	RADIAL BEARING
D	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES
	RELINQUISHMENT OF DIRECT VEHICULAR ACCESS NOW OFFERED FOR DEDICATION

BASIS OF BEARINGS

THE BEARING OF NORTH 89°59'20" WEST FOR THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN PER PARCEL MAP NO. 791 RECORDED IN BOOK 19 OF MAPS, PAGE 103, MADERA COUNTY RECORDS.

Attachment 2(e)

FINAL MAP OF TRACT 22–S–01

SIENNA ESTATES PHASE 2

A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA SURVEYED AND PLATTED IN SEPTEMBER 2021, BY LANDDESIGN CONSULTING

CONSISTING OF THREE SHEETS
SHEET ONE OF THREE SHEETS

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

NAME _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

SOILS CERTIFICATE

A SOILS REPORT WAS PREPARED FOR THIS MAP BY SEE'S CONSULTING AND TESTING INC. AND SIGNED BY DAVID L. SHAW, RCE C88890 AND DATED DECEMBER 12, 2022, SAID REPORT HAS BEEN PLACED ON FILE WITH THE CITY OF MADERA.

RECORD TITLE INTEREST STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE RIGHT–OF–WAY FOR ROAD PURPOSES AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

TARLTON PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

BY: _____ _____
THOMAS O. TARLTON, MANAGER DATE

ABANDONMENTS

THE FOLLOWING EASEMENT(S) ARE ABANDONED WITH THE RECORDING OF THIS MAP PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT:

1. THE 10' WATER LINE EASEMENT LOCATED IN THE AZURE DRIVE ALIGNMENT AS SHOWN ON THE MAP OF THE SUBDIVISION NO. 05–S–19, SIENNA ESTATES PHASE 1, ACCORDING TO THE MAP THEREOF IN BOOK 56 OF MAPS AT PAGES 5 THOUGH 8, MADERA COUNTY RECORDS.

2. THE 34' WIDE AND THE 24' WIDE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT LOCATED IN THE INDIGO DRIVE ALIGNMENT AS SHOWN ON THE MAP OF SUBDIVISION NO. 05–S–19, SIENNA ESTATES PHASE 1, ACCORDING TO THE MAP THEREOF IN BOOK 56 OF MAPS AT PAGES 5 THOUGH 8, MADERA COUNTY RECORDS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF MADERA, CITY OF MADERA AND DESCRIBED AS FOLLOWS:

OUTLOT A AND THE REMAINDER OF TRACT NO. 05–S–19, SIENNA ESTATES, PHASE 1, IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF, RECORDED MAY 11, 2006 IN BOOK 56 PAGES 5 THROUGH 8 OF MAPS, INCLUSIVE, MADERA COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING

1. EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS NOW EXISTING OR HEREAFTER DISCOVERED ON SAID PREMISES AS RESERVED IN DEED FROM PACIFIC COAST JOINT STOCK LAND BANK OF SAN FRANCISCO, A CORPORATION, TO EINER ANDERSON, ET UX, DATED APRIL 30, 1937, AND RECORDED JUNE 22, 1937, IN VOLUME 213 PAGE 48 OF OFFICIAL RECORDS, MADERA COUNTY RECORDS.

2. MATTERS CONTAINED IN DOCUMENT ENTITLED "EASEMENT DEED" EXECUTED BY AND BETWEEN RANDOLPH F. BERRY AND SHERYL E. BERRY AND RUSS WRIGHT AND RON WRIGHT RECORDED JUNE 3, 1977 AS INSTRUMENT NO. 14110 OF OFFICIAL RECORDS, AND RERECORDED FEBRUARY 22, 1979 AS DOC. NO. 4198, O.R.

3. PUBLIC UTILITY EASEMENT AS SHOWN ON THE SUBDIVISION MAP NO. 05–S–19 FILED MAY 11, 2006 IN BOOK 56, PAGE 5 THROUGH 8 OF MAPS, M.C.R.

4. COMMUNITY FACILITIES DISTRICT (CFD) 2005–01, RECORDED AS DOCUMENT NO. _____, ON _____.

5. COVENANT LANDSCAPE MAINTENANCE DISTRICT ZONE ____, RECORDED AS DOCUMENT NO. _____, ON _____.

PROFESSIONAL LAND SURVEYOR
RUBEN APARICIO III
PLS 8026
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TARLTON PROPERTIES, ON SEPTEMBER 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

_____ _____
RUBEN APARICIO III, P.L.S. 8026 DATE

CITY ENGINEER'S CERTIFICATE

I, KEITH B. HELMUTH, CITY ENGINEER OF THE CITY OF MADERA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

BY: _____ _____
KEITH B. HELMUTH, CITY ENGINEER, R.C.E. 50192 DATE

CITY SURVEYOR'S CERTIFICATE

I, GARY D. HORN, CITY SURVEYOR OF THE CITY OF MADERA, HEREBY STATE THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

BY: _____ _____
GARY D. HORN, CITY SURVEYOR, R.C.E. 30501 DATE

DEVELOPMENT REVIEW COMMITTEE CERTIFICATE

I, WILL TACKETT, SECRETARY OF THE DEVELOPMENT REVIEW COMMITTEE OF THE CITY OF MADERA, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE PLANNING COMMISSION CONDITIONALLY APPROVED THE TENTATIVE MAP ON THE _____ DAY OF _____, 20___.

BY: _____ _____
WILL TACKETT, SECRETARY, DATE
CITY OF MADERA DEVELOPMENT REVIEW COMMITTEE

CITY CLERK'S CERTIFICATE

I, ALICIA GONZALES, CITY CLERK OF THE CITY OF MADERA, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, BY RESOLUTION NO. _____ADOPTED AT THE MEETING OF SAID COUNCIL DULY CONVENED AND HELD ON THE _____ DAY OF _____, 20___, DID APPROVE THE WITHIN MAP, AND ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO CONSTRUCTION, ALL PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH TERMS OF THE OFFER OF DEDICATION, AND APPROVED THE ABANDONMENT OF THE EASEMENTS NOTED ON THIS MAP AS ABANDONED BY THE FILING OF THE MAP. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL OF SAID CITY THIS _____ DAY OF _____, 20___.

BY: _____ _____
ALICIA GONZALES, MADERA CITY CLERK DATE

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE $ _____

FILED THIS _____ DAY OF _____, 20___.

AT _____.M. IN VOLUME _____ OF MAPS, AT PAGES ___, _____

AND _____, M.C.R., AT THE REQUEST OF _____,

MADERA COUNTY RECORDS

REBECCA MARTINEZ, RECORDER

BY: _____
DEPUTY

LANDDESIGN
CONSULTING
"Building a World!"
6702 N. CEDAR AVE. STE. 201
FRESNO, CA 93710
TEL (559) 538–3402

DRAWING: S:\2021\LDC21020\Survey\Record Data\Maps\21020_FM.dwg:1 – LDC–Civil.ctb
PLOT BY: jluis Aug 16, 2024 – 12:04am

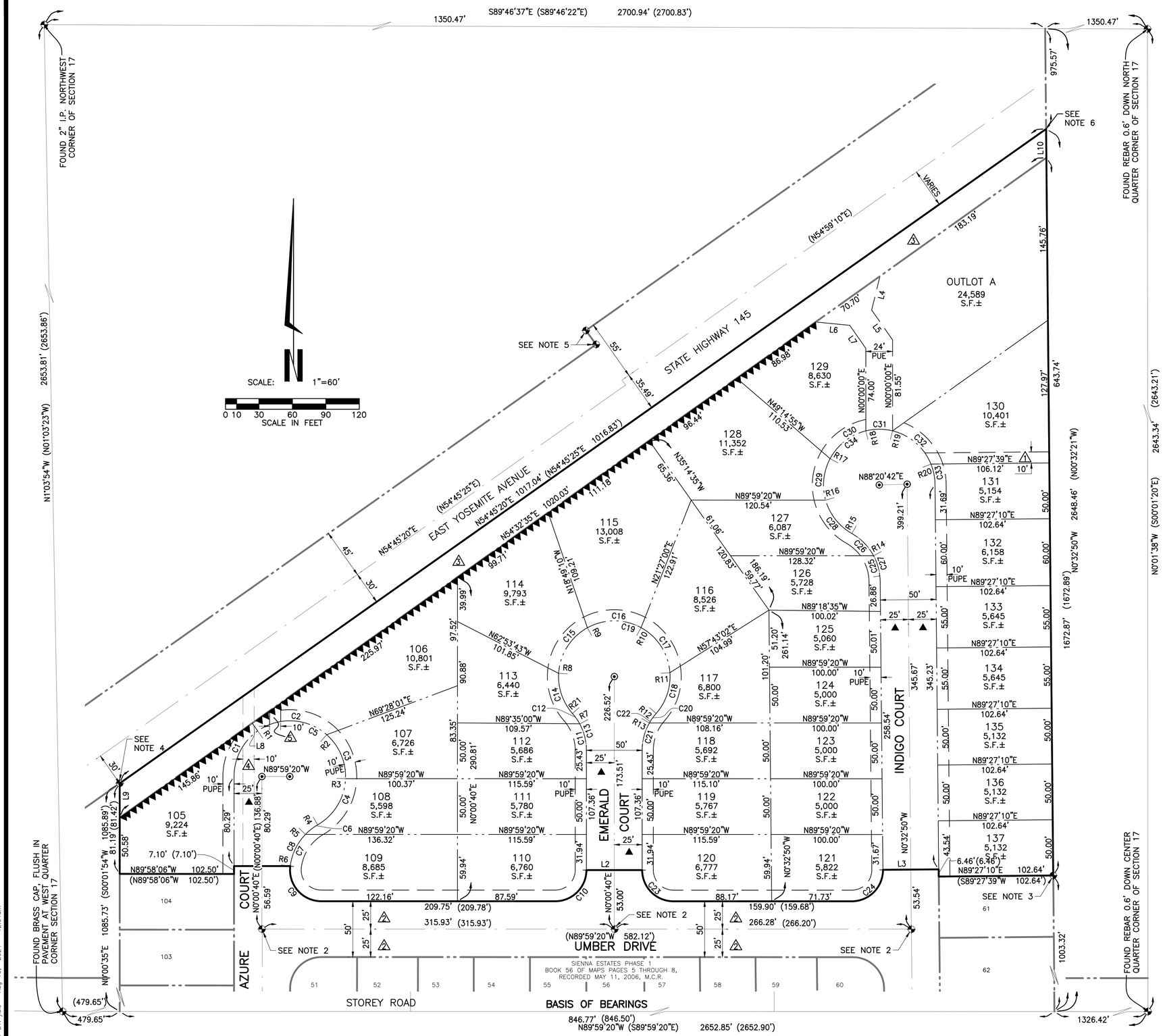
Attachment 2(f)

FINAL MAP OF TRACT 22-S-01

SIENNA ESTATES PHASE 2

A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA SURVEYED AND PLATTED IN SEPTEMBER 2021, BY LANDDESIGN CONSULTING

CONSISTING OF THREE SHEETS
SHEET TWO OF THREE SHEETS



BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN TO BE N89°59'20"W AS PER GNSS OBSERVATION.

NOTES

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8026 AT ALL LOT CORNERS AND ANGLE POINTS.
2. FOUND BRASS CAP, TAGGED LS 5122, FLUSH IN CONCRETE AS PER FINAL MAP SIENNA ESTATES PHASE 1, RECORDED IN BOOK 56 OF MAPS, PAGES 5 THROUGH 8, M.C.R.
3. FOUND 3/4" IRON PIPE, TAGGED LS 5122, 0.2' DOWN AS PER FINAL MAP SIENNA ESTATES PHASE 1, RECORDED IN BOOK 56 OF MAPS, PAGES 5 THROUGH 8, M.C.R.
4. FOUND 1/2" REBAR, NO TAGGED, 0.3' DOWN AS PER FINAL MAP SIENNA ESTATES PHASE 1, RECORDED IN BOOK 56 OF MAPS, PAGES 5 THROUGH 8, M.C.R.
5. FOUND 1" IRON PIPE, TAGGED CALIF. DOT, 0.4' DOWN AS PER STATE HIGHWAY MONUMENTATION MAP, COUNTY OF MADERA, ROUTE 145, POST MILE 11.51, SHEET 3 OF 3
6. SEARCHED FOR NOT FOUND. POSITION ESTABLISHED WITH INTERSECTION OF THE EAST LINE OF LOT 10 OF LANKERSHIM COLONY MAP VOL. 4 OF MAPS, PG. 31, FRESNO COUNTY RECORDS, AND THE EXISTING SOUTH STATE RIGHT-OF-WAY PER FINAL MAP SIENNA ESTATES PHASE 1, RECORDED IN BOOK 56 OF MAPS, PAGES 5 THROUGH 8, M.C.R.
7. OUTLOT 'A' IS RESERVED FOR CITY OF MADERA WELL LOT

LEGEND

◆	MONUMENT FOUND AND ACCEPTED AS NOTED.
⊙	SET 2 " BRASS CAP FLUSH IN CONCRETE, STAMPED LS 8026 PER CITY STANDARD E-1.
1	PREVIOUSLY DEDICATED FOR STORM DRAIN PURPOSES PER TRACT MAP 05-S-19, FILED IN BOOK 56 OF MAPS PAGES 5 THROUGH 8, RECORDED MAY 11, 2006, MADERA COUNTY RECORDS.
2	PREVIOUSLY DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES PER TRACT MAP 05-S-19, FILED IN BOOK 56 OF MAPS PAGES 5 THROUGH 8, RECORDED MAY 11, 2006, MADERA COUNTY RECORDS.
3	IRREVOCABLE OFFER OF DEDICATION FOR STATE HIGHWAY PURPOSES PER INSTRUMENT 85953, DOCUMENT NO. 2006018483, RECORDED APRIL 25, 2006, MADERA COUNTY RECORDS.
4	PREVIOUSLY DEDICATED FOR WATER LINE PURPOSES PER TRACT MAP 05-S-19, FILED IN BOOK 56 OF MAPS PAGES 5 THROUGH 8, RECORDED MAY 11, 2006, MADERA COUNTY RECORDS.
( )	RECORD DATA PER TRACT MAP 05-S-19, FILED IN BOOK 56 OF MAPS PAGES 5 THROUGH 8, RECORDED MAY 11, 2006, M.C.R.
▲▲▲	RELINQUISHMENT OF DIRECT VEHICULAR ACCESS NOW OFFERED FOR DEDICATION
M.C.R.	MADERA COUNTY RECORDS.
———	HEAVY SHADED BORDER INDICATES THE LIMITS OF THIS SUBDIVISION.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

▲	AREA NOW OFFERED FOR DEDICATION TO THE CITY OF MADERA FOR PUBLIC STREET PURPOSES.
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF MADERA FOR PUBLIC USE AND ALL MUNICIPAL PURPOSES. INCLUDING SIDEWALK.
PUPE	PUBLIC UTILITY AND PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION TO THE CITY OF MADERA FOR PUBLIC USE AND ALL MUNICIPAL PURPOSES. INCLUDING SIDEWALK.
5	NOW OFFERED FOR DEDICATION TO THE CITY OF MADERA FOR STORM DRAIN PURPOSES.

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FINAL MAP OF
TRACT 22-S-01

SIENNA ESTATES PHASE 2

A PLANNED DEVELOPMENT
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA SURVEYED AND PLATTED IN SEPTEMBER 2021, BY LANDDESIGN CONSULTING

CONSISTING OF THREE SHEETS
SHEET THREE OF THREE SHEETS

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	47.88'	50.00'	54°51'47"	25.95'
C2	66.78'	50.00'	76°31'19"	39.43'
C3	44.31'	50.00'	50°46'46"	23.73'
C4	50.47'	50.00'	57°50'13"	27.62'
C5	209.44'	50.00'	240°00'01"	86.60'
C6	13.99'	50.00'	16°01'42"	7.04'
C7	32.04'	50.00'	36°42'57"	16.59'
C8	46.03'	50.00'	52°44'39"	24.79'
C9 (C9)	47.53' 47.53'	28.00' 28.00'	97°15'22" 97°15'22"	31.79' –
C10 (C10)	43.98' 43.98'	28.00' 28.00'	90°00'00" 90°00'00"	28.00' –
C11	24.80'	50.00'	28°25'19"	12.66'
C12	11.33'	50.00'	12°59'16"	5.69'
C13	36.14'	50.00'	41°24'35"	18.90'
C14	39.06'	50.00'	44°45'30"	20.59'
C15	50.43'	50.00'	57°47'09"	27.59'
C16	50.18'	50.00'	57°29'50"	27.43'
C17	50.02'	50.00'	57°19'16"	27.33'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C18	39.67'	50.00'	45°27'24"	20.94'
C19	229.36'	50.00'	262°49'09"	56.69'
C20	10.45'	50.00'	11°58'19"	5.24'
C21	25.69'	50.00'	29°26'16"	13.13'
C22	36.14'	50.00'	41°24'35"	18.90'
C23 (C23)	43.98' 43.98'	28.00' 28.00'	90°00'00" 90°00'00"	28.00' –
C24 (C24)	44.26' 44.25'	28.00' 28.00'	90°33'30" 90°33'01"	28.27' –
C25	24.12'	50.00'	27°38'10"	12.30'
C26	28.24'	50.00'	32°21'50"	14.51'
C27	52.36'	50.00'	60°00'00"	28.87'
C28	39.07'	50.00'	44°46'32"	20.60'
C29	38.34'	50.00'	43°56'08"	20.17'
C30	41.80'	50.00'	47°53'58"	22.21'
C31	24.24'	50.00'	27°46'23"	12.36'
C32	47.23'	50.00'	54°07'00"	25.54'
C33	18.76'	50.00'	21°30'00"	9.49'
C34	209.44'	50.00'	240°00'00"	86.60'

LINE TABLE

LINE #	LENGTH	BEARING
L1	50.40' (50.40')	N89° 59' 20"W (N89° 59' 20"W)
L2	50.00' (50.00')	S89° 59' 20"E (N89° 59' 20"W)
L3	50.00' (50.00')	N89° 33' 03"E (N89° 27' 39"E)
L4	31.23'	S13° 47' 34"W
L5	32.72'	N35° 00' 50"W
L6	30.65'	N84° 13' 27"W
L7	25.15'	N35° 00' 50"W
L8	8.54'	N35° 14' 35"W
L9	30.62'	N0° 00' 35"E
L10	25.81'	N0° 32' 52"W

RADIAL TABLE

RADIAL #	DIRECTION
R1	S35° 07' 36"E
R2	S41° 23' 42"W
R3	N87° 49' 32"W
R4	N29° 59' 19"W
R5	N46° 01' 01"W
R6	N82° 43' 58"W
R7	N61° 35' 21"E
R8	S86° 38' 25"E
R9	S28° 51' 16"E
R10	S28° 38' 34"W
R11	S85° 57' 50"W

RADIAL TABLE

RADIAL #	DIRECTION
R12	N48° 34' 45"W
R13	N60° 33' 04"W
R14	N61° 49' 00"E
R15	N29° 27' 10"E
R16	N74° 13' 42"E
R17	S61° 50' 10"E
R18	S13° 56' 13"E
R19	S13° 50' 10"W
R20	S67° 57' 10"W
R21	N48° 36' 06"E

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Return to Agenda

REPORT TO CITY COUNCIL

Approved by:

Will Tackett, Community Development Director

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: A-2

SUBJECT:

Consideration of General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element Update

RECOMMENDATION:

The Planning Commission and staff recommend the City Council conduct a public hearing to review the 2024–2032 Housing Element, as revised in response to comments from the California Department of Housing and Community Development (HCD), and act as follows:

1. Adopt a Resolution of the City Council of the City of Madera determining the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and approving General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element.

No action regarding future zoning amendments is proposed at this meeting. Subsequent public meetings will be held by the City Council to consider zoning changes referenced in the Housing Element.

BACKGROUND:

The Housing Element is one of eight mandatory elements of a General Plan and is required by California State Law to be updated every eight years. The City of Madera last updated its Housing Element in 2016. The City, in coordination with consultant Michael Baker International, has been preparing an update to the City's Housing Element as required by State law. The updated Housing Element must address what land use planning steps the City will take so that the City is able to meet its Regional Housing Needs Allocation (RHNA).

Below is a brief overview of the process, which has been followed to update the Housing Element, to date:

- March 21, 2023: Virtual community workshop
- June 24-26, 2024: Stakeholder outreach meetings
- March 3, 2025: First draft Housing Element published online for public review
- April 16, 2025: Submittal of draft Housing Element to HCD
- July 14, 2025: HCD review letter received
- August 26, 2025: Technical assistance meeting #1 with HCD
- September 25, 2025: Technical assistance meeting #2 with HCD
- November 21, 2025: Technical assistance meeting #3 with HCD
- November 24, 2025: Second draft Housing Element published online for public review
- December 1, 2025: Second draft Housing Element submitted to HCD
- January 20, 2026: Consideration of the 2024-2032 Housing Element, as revised in response to comments from HCD, by the City of Madera Planning Commission

SUMMARY:

The Housing Element is composed of six main chapters.

- **Review of Past Accomplishments:** This chapter reviews the 2016–2024 Housing Element; evaluates its progress on housing goals, objectives, and policies; determines the effectiveness of these policies; and describes how these policies will be incorporated in the 2024–2032 Housing Element. The chapter also reviews progress toward meeting the 2016–2024 RHNA and effectiveness at serving special needs populations.

- **Housing Needs Assessment:** This section evaluates characteristics that inform housing need, including population trends, demographics, employment trends, household characteristics, housing stock characteristics, housing inventory and market conditions, and preservation of at-risk units. The assessment also analyzes housing needs of various special needs groups, including elderly persons, large households, female-headed households, persons with disabilities (including developmental disabilities), homeless persons, farmworkers, and extremely low-income households.

- **Sites and Resources:** This section provides an overview of available land resources and residential sites for future housing development; evaluates how these resources can satisfy future housing needs; reviews financial and administrative resources available to support affordable housing; and discusses resources available for the development, rehabilitation, and preservation of housing in Madera. The chapter identifies specific sites with capacity to meet the RHNA. It is important to note that the inclusion of a site does not require the jurisdiction or land owner to build or finance housing on the site. Suitable sites are selected only to demonstrate the capacity for housing.

- **Constraints on Housing:** This section identifies and evaluates factors that may pose significant constraints or burdens that limit or constrain the production of housing

necessary to meet local and regional housing needs and the goals and objectives of the General Plan.

- **Affirmatively Furthering Fair Housing:** This chapter analyzes barriers that restrict access to opportunities and identifies goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population.

- **Goals, Policies, and Programs:** The Housing Element update includes programs that the City will implement over the eight-year planning period. Each program has an action, timeline to complete the action, funding source, implementing agency, and, where applicable, a quantified objective and/or geographic target for the program. The City of Madera's City Services Department is largely the implementing agency for Housing Element programs.

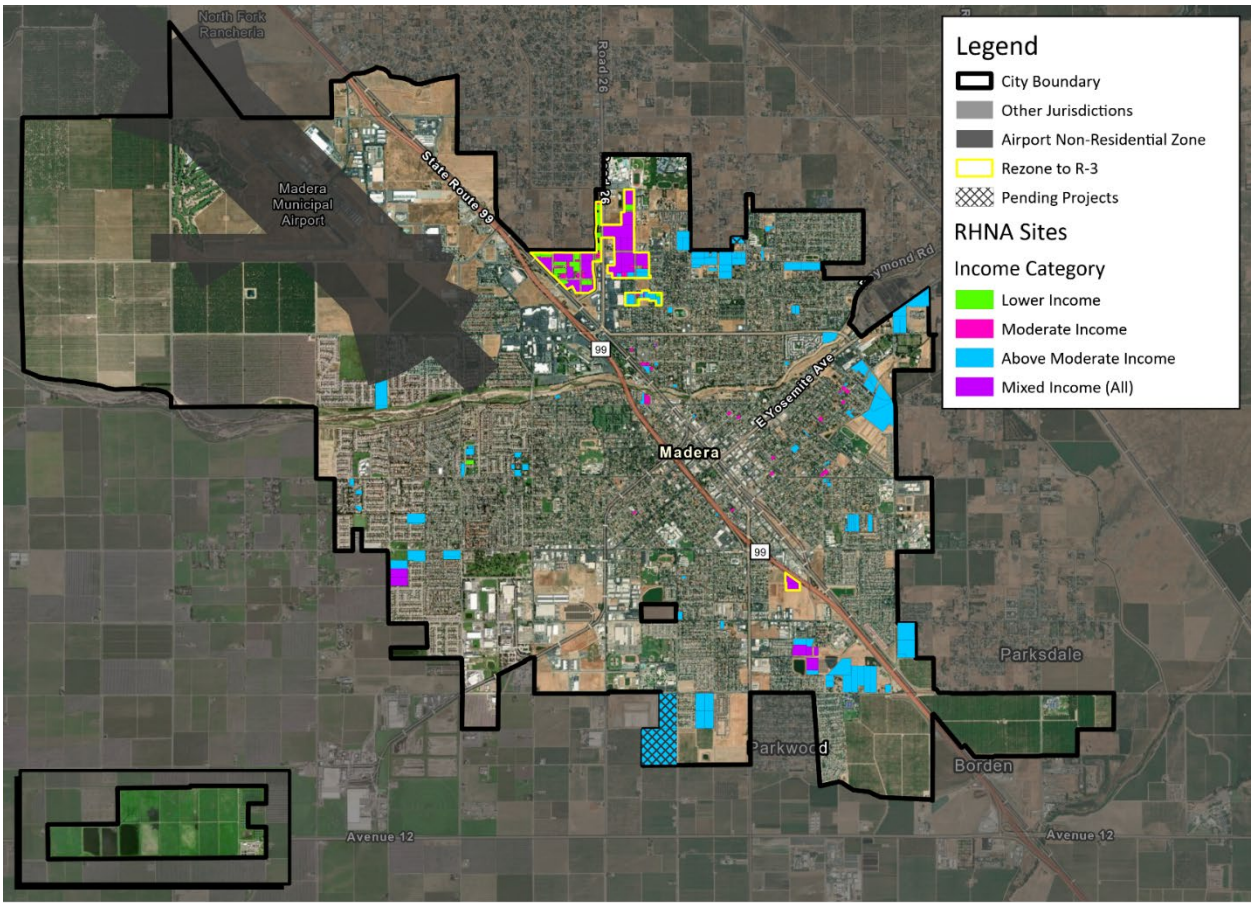
Regional Housing Needs Allocation Obligation

The City of Madera is required to maintain sufficient land and sites capacity to meet the RHNA for the eight-year planning period, from 2024–2032. There must always be appropriate zoning and development standards in place for the RHNA to be met. The table below describes the RHNA allocation for the City of Madera and the units yielded from the identified opportunity sites.

	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total RHNA
Area Median Income	<50%	50%–80%	81%–120%	> 120%	-
6th Cycle Total RHNA (2024–2032)	1,238	958	1,170	2,874	6,240
Current Projects	-	-	-	352	352
ADUs	-	-	-	2	2
Unmet RHNA	1,238	958	1,170	2,520	5,886
Identified RHNA Site Capacity	1,486	1,150	1,404	3,024	7,064

Note: ADU = accessory dwelling unit

The sites inventory identifies 82 opportunity sites to be rezoned in order to create capacity for the number of units in the RHNA. As noted in Program A-1, 123.4 total acres throughout the City are proposed to be rezoned to the R3 zone. The Housing Element will be deemed substantially compliant once it is adopted and these rezonings are complete.



RHNA Sites and Pending Projects

Other Notable Programs

In addition to the noted proposed rezoning, several other programs are included to promote housing mobility, streamline processes, and provide improvements within the City. Notable programs include the following:

- **Program A-1, Rezoning Plan:** The City will rezone to provide adequate sites to meet its housing need. The City will process zoning amendments to fully accommodate the City's remaining housing need. Rezone sites will comply with the requirements of Government Code Section 65583.2(h) and (i). To address affirmatively furthering fair housing (AFFH) goals and improve access for a diverse array of housing opportunities for all residents of Madera, including members of protected classes, the City will seek to expand affordable and multifamily housing opportunities in areas of high resource. This includes rezoning 82 parcels (123.4 acres) to the R3 zone (2,410 lower, 1,109 moderate, and 1,340 above-moderate RHNA units).

- **Program A-2, General Plan and Zoning Densities:** The City will revise densities so that the zoning and General Plan densities align. Specifically, the City will increase the

density of the R2 zone from 0–14.52 dwelling units per acre (du/ac) to 0–20 du/ac and revise the density of the R3 zone from 0–24.2 du/ac to 20–50 du/ac.

- **Program A-5, Accessory Dwelling Unit Production:** This program includes a set of efforts to encourage ADU production, including highlighting the existing ADU bonus program, adopting a set of preapproved/rereviewed plans, developing promotional and educational material, and monitoring ADU production and affordability levels.

- **Program D-1, Incentives and Assistance for Lower-Income and Special Needs Housing:** This program includes a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term "special needs households" covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Efforts include expedited processing for projects with lower-income units; incentives to developers including modification of development standards; continuing existing financial assistance through the City's Grants Administration Division; and technical support and outreach to developers.

- **Program E-1, Neighborhood Revitalization:** This program includes a suite of existing and new efforts to support neighborhood revitalization. It includes the existing Neighborhood Revitalization Program, revitalization and redevelopment fee waivers, a windshield survey, adopting an adaptive reuse ordinance, home rehabilitation grants, and funding prioritization.

- **Program E-2, Place-Based Improvements:** The City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the Americans with Disabilities Act) improvements, transit improvements, and water and sewer infrastructure improvements. The City will prioritize funding and efforts in the comparatively lower-resource and lower-income areas of the City as identified throughout the AFFH chapter.

Next Steps

Upon adoption of the Housing Element by the City Council, HCD will be notified and a copy of the adopted Housing Element update will be submitted to HCD. HCD will confirm receipt of the adopted revised Housing Element update and has noted in its attached memorandum dated January 16, 2026 (Attachment 1) that the revised draft element meets statutory requirements (including findings described in HCD's previous review) but full compliance with State law is dependent on the City completing its planned rezoning as outlined in the Housing Element.

No action regarding future zoning amendments is proposed at this meeting. Subsequent public hearings must be held by the Planning Commission and City Council to consider land use and/or

zoning amendments as referenced in the Housing Element. Once the rezonings are completed and HCD is notified, the City will have a fully compliant Housing Element.

ENVIRONMENTAL REVIEW:

General Plan Amendment (GPA) 2026-01 is an update to the General Plan Housing Element as required by State law and has been reviewed for compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

The amendment is exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendment is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the amendment is further exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15283, which states, "CEQA does not apply to regional housing needs determinations made by HCD, a council of governments, or a city or county pursuant to Section 65584 of the Government Code."

PLANNING COMMISSION RECOMMENDATION:

In accordance with the provisions of California Government Code § 65353(a), the City of Madera Planning Commission (PC) held a duly noticed public hearing during its regularly scheduled meeting on January 20, 2026, prior to adopting PC Resolution No. 2038 (Attachment 2), recommending the Council of the City of Madera approve General Plan Amendment (GPA) No. 2026-01 for the 2024-2032 Housing Element, as revised in response to comments from the California Department of Housing and Community Development (HCD).

FISCAL IMPACT:

The Housing Element is one of eight mandatory elements of a General Plan and is required by California State Law to be updated every eight years.

On June 21, 2023, the City Council adopted Resolution No. 23-115 approving the Professional Services Agreement with Michael baker International for preparation of the City of Madera 6th Cycle Housing Element update, which included a Schedule of Compensation for a cost of $326,650. The agreement was financed in part by the Senate Bill 2 Planning Grant ($62,560) and Local Early Action Plan (LEAP) Grant ($187,440) for a total of $250,000 (the maximum allowable) in program funding with the balance of funds financed by money set aside in the approved Planning Department FY ‘23/’24, ‘24/’25 & ‘25/’26 annual operating budgets.

ALTERNATIVES:

1. Move to continue the public hearing to a future City Council meeting at a date and time certain (City Council to specify date) or refer the matter back to staff to be rescheduled at a later meeting date to be determined; with directions to staff.

ATTACHMENTS:

1. HCD Review Findings Letter dated January 16, 2026.
2. Planning Commission Recommendation (PC Resolution No. 2038)
3. City Council Resolution Approving General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element; including,
   Exhibit “A”: City of Madera 2024–2032 Housing Element

ATTACHMENT 1

HCD Review Findings Letter dated January 16, 2026.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

January 16, 2026

Will Tackett, Director
Community Development Department
City of Madera
205 West 4th Street
Madera, California 9363

Dear Will Tackett:

RE: City of Madera's 6th Cycle (2024-2032) Revised Draft Housing Element

Thank you for submitting the City of Madera's (City) revised draft housing element update received for review on December 1, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements including findings described in HCD's July 14, 2025 review. However, the housing element cannot be found in substantial compliance until the City has completed and submitted the necessary rezones (see below) to make prior identified sites available and accommodate the lower-income Regional Housing Needs Allocation (RHNA). The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when all necessary rezoning and the element are adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government does not adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2024), then any rezoning to make prior identified sites available or accommodate the RHNA pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (c), (h) and (i), shall be completed no later than one year from the statutory deadline. As this year has passed and Program A-1 (Rezoning Plan) has not been completed, the housing element will remain out of compliance until all necessary rezoning has been completed. Once the City completes the rezoning, a copy of the resolution or ordinance should be submitted to HCD for review. Following this, HCD will issue correspondence regarding the status of the City's housing element compliance.

As a reminder, the City's 6th cycle housing element was due January 31, 2024. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to expeditiously complete rezoning and adopt and submit the housing element to HCD to regain substantial compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: https://www.lci.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the coordination and effort provided by the housing element update team to prepare the housing element. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law and welcome the opportunity to provide technical assistance through the adoption and rezone process, including reviewing draft rezoning documents. If you have any questions or need additional technical assistance, please contact Jed Hackett, of our staff, at Jed.Hackett@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

ATTACHMENT 2

Planning Commission Recommendation
(PC Resolution No. 2038)

RESOLUTION NO. 2038

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA RECOMMENDING THE COUNCIL OF THE CITY OF MADERA APPROVE GENERAL PLAN AMENDMENT (GPA) NO. 2026-01 FOR THE 2024-2032 HOUSING ELEMENT.

WHEREAS, local governments are authorized by Government Code Section 65350 et seq. to prepare, adopt, and amend general plans; and

WHEREAS, Government Code Section 65580 et seq. requires cities to update their housing elements on a regular basis; and

WHEREAS, General Plan Amendment (GPA) 2026-01, a comprehensive update to the Housing Element of the Madera General Plan for the 2024–2032 planning period, has been initiated and prepared by the City of Madera; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true and are incorporated by reference in this resolution; and

WHEREAS, the California Department of Housing and Community Development (HCD) issued letters finding that the draft 2024–2032 Housing Element was not in compliance with state law on July 14, 2025; and

WHEREAS, pursuant to state law, a revised draft 2024–2032 Housing Element was prepared to address all comments received from HCD and statutory requirements to comply with State Housing Element Law and was submitted to HCD for review on December 1, 2025; and

WHEREAS, based on the factors and substantial evidence described in the Sites Inventory of the Housing Element, incorporated herein by reference, the existing uses on underutilized sites identified to accommodate the lower-income Regional Housing Needs Allocation are likely to be discontinued during the planning period and therefore do not constitute an impediment to additional residential development during the period covered by the Housing Element; and

WHEREAS, a preliminary environmental assessment was performed and the General Plan amendment was found to be exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]), the common sense exemption covering activities with no possibility of having a significant effect on the environment; and

WHEREAS, pursuant to the provisions of California Government Code § 65353(a), before the adoption or amendment of a general plan, the Planning Commission shall hold at least one public hearing before approving a recommendation on the adoption or amendment of a general plan; and

WHEREAS, the City provided notice of the Planning Commission hearing held on January 20, 2026, as required by law; and

WHEREAS, the Planning Commission received and independently reviewed GPA 2026-01 and conducted a duly noticed public hearing on January 20, 2026, at which time it solicited public testimony concerning the Housing Element update and considered the CEQA determination for the proposed amendment; and

WHEREAS, after due consideration of all the items before it, the Planning Commission now desires to adopt this Resolution recommending the City Council approve GPA 2026-01 for the 2024–2032 Housing Element.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The foregoing recitals are true and correct and are incorporated herein.

2. CEQA: The Planning Commission recommends the City Council determine General Plan Amendment (GPA) 2026-01 is exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendment is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the amendment is further exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15283, which states, "CEQA does not apply to regional housing needs determinations made by HCD, a council of governments, or a city or county pursuant to Section 65584 of the Government Code.

3. Recommendation to City Council to Approve GPA 2026-01: Based on the evidence in the record, the Planning Commission recommends the Council approve GPA 2026-01 for the 2024–2032 Housing Element with no further revision.

4. Effective Date: This resolution is effective immediately.

* * * * *

Passed and recommended to City Council for adoption by the Planning Commission of the City of Madera this 20th day of January 2026, by the following vote:

AYES: Commissioners Tim Riche, Balwinder Singh, Saim Mohammad, Vice Chairperson Ramon Lopez and Chairperson Robert Gran Jr.

NOES: None

ABSTENTIONS: None

ABSENT: Commissioners Abel Perez and Jose Eduardo Chavez

Robert Gran Jr.
Planning Commission Chairperson

Attest:

David Brletic
Planning Manager

ATTACHMENT 3

City Council Resolution Approving General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element; including,

Exhibit “A”: City of Madera 2024–2032 Housing Element

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA DETERMINING THE PROJECT IS EXEMPT PURSUANT TO SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING GENERAL PLAN AMENDMENT (GPA) NO. 2026-01 FOR THE 2024–2032 HOUSING ELEMENT.

WHEREAS, local governments are authorized by Government Code Section 65350 et seq. to prepare, adopt, and amend general plans; and

WHEREAS, Government Code Section 65580 et seq. requires cities to update their housing elements on a regular basis; and

WHEREAS, a comprehensive update to the Housing Element of the Madera General Plan for the 2024–2032 planning period has been initiated and prepared by the City of Madera; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, the California Department of Housing and Community Development (HCD) issued letters finding that the draft 2024–2032 Housing Element was not in compliance with state law on July 14, 2025; and

WHEREAS, pursuant to state law, a revised draft 2024–2032 Housing Element was prepared to address all comments received from HCD and statutory requirements to comply with State Housing Element Law and was submitted to HCD for review on December 1, 2025; and

WHEREAS, following receipt of the revised draft 2024-2032 Housing Element on December 1, 2025, HCD issued a review letter to the City of Madera dated January 16, 2026 indicating the revised draft element meets the statutory requirements including findings described in HCD's July 14, 2025 review; and

WHEREAS, based on the factors and substantial evidence described in the Sites Inventory of the Housing Element, incorporated herein by reference, the existing uses on underutilized sites identified to accommodate the lower-income Regional Housing Needs Allocation are likely to be discontinued during the planning period and therefore do not constitute an impediment to additional residential development during the period covered by the Housing Element; and

WHEREAS, this General Plan amendment is exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]),

the common sense exemption covering activities with no possibility of having a significant effect on the environment; and

WHEREAS, the City of Madera Planning Commission conducted a duly noticed public hearing on January 20, 2026, at which time it solicited public testimony concerning the Housing Element update, considered the CEQA determination for the proposed amendment, and recommended adoption with no further revisions to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA HEREBY finds, orders, and resolves as follows:

1. The foregoing recitals are true and correct and made a part of this resolution.

2. The proceedings and all evidence introduced before the City Council at the public hearing, including staff reports, attachments, and presentations, are hereby incorporated into the record of this proceeding. These documents, along with any reports, documents, testimony, or evidence submitted to the City Council, including all documents specified under applicable state law including Public Resources Code Section 21167.6(e), shall comprise the entire record of proceedings for any claims under CEQA.

3. The amendment is exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendment is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the amendment is further exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15283, which states, "CEQA does not apply to regional housing needs determinations made by HCD, a council of governments, or a city or county pursuant to Section 65584 of the Government Code."

4. The Housing Element is adopted by the City Council.

5. This Resolution shall become effective immediately.

****

EXHIBITS:

Exhibit A: 2024–2032 Housing Element

Exhibit A:

City of Madera 2024–2032 Housing Element

The City of MADERA

HOUSING ELEMENT

6TH CYCLE
2024 – 2032

Draft for Adoption

January 2026

Michael Baker INTERNATIONAL

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City of Madera

HOUSING ELEMENT

6TH CYCLE INTRODUCTION

Introduction

Purpose and Content

The City of Madera's 2024-2032 6th Cycle Housing Element has been prepared in compliance with the State of California Government Code Section 65302 and in conformance with the Housing Element Guidelines as established by the California Department of Housing and Community Development (HCD). This Housing Element sets forth the City's overall housing objectives in the form of goals, policies, and programs.

Relationship to Other Elements and Plans

This Housing Element identifies goals, policies, and programs that guide housing policy for the City for the 2024–2032 planning period. The goals, policies, and programs are consistent with the direction of the City's other General Plan elements, specifically the Land Use Element, Health and Safety Element, and the Sustainability Element. Each goal is followed by one or more policies that are designed to provide direction to the policy makers that will enable progress toward the goals. Consistency will be reviewed as part of the annual General Plan implementation progress report as required under Government Code Section 65400. As amendments are made to the General Plan, the City will also review and revise the Housing Element for ongoing consistency. Listed after a discussion of the goals and policies are the programs designed to implement the specific goals and policies.

The Housing Element goals, policies, and programs aim to:

- Encourage the development of a variety of housing opportunities and provide adequate sites to meet the 2024 – 2032 Regional Housing Needs Allocation (RHNA).
- Assist in the development of housing to meet the needs of lower- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to housing development.
- Conserve, preserve, and improve the condition of the existing affordable housing stock.
- Promote equal housing opportunity for all residents to reside in the housing of their choice. These objectives are required by and delineated in State law (California Code Section 65583 [c][1]).

Public Participation

As required by State law (Government Code Section 65588[c]), all economic segments of the community must be provided an opportunity to review and comment on the Housing Element.

The City of Madera has developed a comprehensive and successful public engagement strategy that has provided valuable community feedback to date. The City will continue to gather information as the Housing Element progresses, and to provide extensive information to guide the Housing Element update process. Outreach for the Housing Element update

began in March 2023, starting with a virtual community workshop, followed by a series of stakeholder focus groups. Community outreach involved engaging a diverse group of people in the planning process, including community members, stakeholders, service providers, educators, the Planning Commission, and City Council, to identify Madera's Housing Element housing issues. The Madera Housing Element was posted for a 30-day public review on March 3rd, 2025. No public comments were received during this time.

The main strategies to facilitate public participation and collect input are summarized below.

Outreach Activities

The public participation program includes the following methods:

- Stakeholder focus group interviews
- Dedicated webpage on City website
- Email list
- City social media accounts
- Community workshop
- Public hearings

Organizations Consulted

Organizations contacted and interviewed included:

- Berry Construction
- Bonnadelle Neighborhoods
- California Land Consulting
- Catalyst Consulting and Acquisitions
- Century Communities
- Community Action Partnership of Madera County (CAPMC)
- Crown Homes
- DeYoung Properties
- DMP Development Corp.
- DR Horton
- Fair Housing Council of Central California
- Homeless Program/Department of Social Services
- Housing Authority of the City of Madera
- Integrated Community Development
- KB Homes
- Lennar
- Love INC. - Madera

- Madera Chamber of Commerce
- Madera Coalition for Community Justice – Rental Assistance
- Madera County Economic Development Commission
- Madera County Transportation Commission (MCTC)
- Madera Rescue Mission
- McCaffrey Homes
- Ramirez Land Planning, Inc.
- Self-Help Enterprises
- The Vincent Company, Architects, Inc.
- United Way Fresno and Madera Counties
- Villa Di Ubaldo
- Workforce Assistance Center

Outreach to Lower- and Moderate-Income and Special Needs Populations

The City is making a comprehensive effort to reach lower- and moderate-income individuals to participate in the Housing Element update. As noted above, the City developed an outreach campaign and contacted a variety of local organizations, including advocacy groups, local service providers, and community-centered organizations. The City included stakeholders representing service providers to the homeless population, low-income residents, and the workforce / middle-income population.

Stakeholders representing the special needs populations discussed the neighbor-perceived stigma against low-income housing and homeless shelters, and the need for education and outreach Citywide. Several stakeholders noted a growing homeless population, and a disproportionate number of the non-White population being affected by the rising housing costs.

The City is including several programs to address the neighborhood perception of special needs populations. This includes Program D - 1, which notes the City will contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable regarding housing development and opportunities. Per Program F - 2, the City will continue to support the non-White population by providing materials and communications in both English and Spanish.

Community Meetings

A virtual community workshop was held on March 21, 2023. The workshop was attended by approximately 10 community members. A recording of the meeting and the presentation can be found on the City's website. Additionally, one public comment letter was submitted after the community workshop advocating for increasing allowed densities.

Housing Element Update Website

The City created the Housing Element update webpage on the City's website to provide:

- Background and information on the Housing Element process;
- A link to Housing Element update email list;
- A link to the Housing Element update multilingual survey;
- Documents related to the Housing Element, including the first public review draft;
- Presentation materials and recordings of presentations; and
- Notification to the public of future events.

Stakeholder Focus Groups

The City reached out to 29 individuals and organizations who represent a diverse range of agencies and interest groups to participate in focus groups regarding housing needs and issues in Madera. Three focus groups were held on the following dates:

- June 24, 2024: 12:00 PM – 1:00 PM
- June 25, 2024: 5:00 PM – 6:00 PM
- June 26, 2024: 11:00 AM – 12:00 PM

Focus groups discussed a variety of topics and the following key themes were identified:

- Need for senior, workforce, veteran, and transitional and permanent supportive housing that is affordable at the lower-income AMI levels.
- Residents move to Merced and Fresno due to the lack of units for single individuals.
- Ample availability of vacant land for development but constrained by lack of existing infrastructure and impact fees.
- Disparity of housing and quality/access to amenities in east Madera, including downtown.

The participants had varying perspectives informed by their involvement and familiarity with Madera, but a lack of affordable housing stock variety, education and support, and equitable development and investments were the issues that were mentioned the most.

Findings

Several key themes were brought up during the public outreach process, as listed below. Input from stakeholders led to the inclusion or revision of the noted programs

- **Housing affordability:** Participants acknowledged that housing affordability is a significant issue across all income brackets in Madera. Rental and homeownership opportunities are limited, and the inventory is low. There are thousands of people on the waiting list for housing choice vouchers (HCV). Program A - 5 is being included to incentivize ADUs and encourage lower-income housing production. Additionally, Program D - 1 is being included to incentivize lower income housing production. Program D - 2 is includes the City encouraging participation in the HCV program.
- **Housing supply:** There is a shortage of housing in Madera, leading to high demand and long waiting lists for affordable housing options. Participants agreed that there is a lack of financing and capacity to build affordable housing, and there is a need for

incentives to encourage both rental investment and homeownership. Developers often rely on subsidies to build affordable housing, but these incentives haven't been sufficient to generate developer interest. Nonprofits and interest groups have played a significant role in building affordable housing. Due to the lack of incentives to build new housing, some individuals prefer to invest in existing housing stock, such as flipping houses, rather than adding to the housing inventory. The City is including Program C - 3 with a goal of rehabilitating 10 units annually during the planning period, based on the stakeholders input to prioritize rehabilitation.

- **Cost of homeownership and maintenance:** Owning and maintaining a home can be expensive, and people often underestimate the costs involved. The City is including Program D - 1 to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program.
- **Diversity of housing units and accessibility:** Participants emphasized the need for a diversity of housing units to meet the various needs of the community. This includes units that accommodate different income levels, accessibility requirements, and the ability to move within one's neighborhood. There is a need for accessible housing options, particularly for aging individuals. The goal is to allow people to age in place, with homes that are ADA-accessible and have features like single-level layouts. In response to stakeholder input, the City is including Program B - 7 to provide fee reductions for ADA improvements.
- **Accessory dwelling units (ADUs):** ADUs were discussed as a potential solution to the housing shortage. Participants inquired about grant funding and expressed interest in building ADUs to accommodate family members. Madera is considering adopting preapproved ADU designs and has made the approval process easier due to state legislation. There is a call to reduce regulations and streamline the process for approving ADUs to make it more accessible for homeowners. The Planning Department is suggested as a point of contact for further information on ADUs and related regulations. The City is including Program A 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

City of Madera

HOUSING ELEMENT

6TH CYCLE
REVIEW OF PAST ACCOMPLISHMENTS

Review of Past Accomplishments

California Government Code Section 65588(a) requires that each jurisdiction review its housing element as frequently as is appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress in implementation of the housing element.

According to the California Department of Housing and Community Development (HCD), the review is a three-step process:

- Review the results of the previous element's goals, objectives, and programs. The results should be quantified where possible but may be qualitative where necessary.
- Compare what was projected or planned in the previous element to what was actually achieved. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

Housing Production

The City of Madera had a 2016-2024 Regional Housing Needs Allocation (RHNA) of 6,099 total units, as shown below in Table 1. As of December 2021, 2,162 units have been permitted during the 5th Cycle. There is a remaining RHNA need of 1,194 very low-income units, 326 low-income units, 484 moderate-income units, and 1,933 above moderate-income units. The following table includes data through the end of 2023, consistent with the 2023 annual progress report submitted to HCD.

Table 1: 5th Cycle Housing Production

	Very Low	Low	Moderate	Above Moderate	Total
5th Cycle RHNA	1,352	1,056	1,091	2,600	6,099
Units Permitted	158	730	607	667	2,162
Remaining Requirement	1,194	326	484	1,933	3,937

Source: City of Madera

No Net Loss and Adequate Sites

The 2016–2024 Housing Element identified adequate capacity for its 5th Cycle allocation of units all on vacant land, identifying a surplus of 581 lower-income units, 714 moderate-

income units, and 253 above moderate-income units, for a total surplus of 1,548 units. The City reviewed its 5th Cycle sites, past approvals, and the Zoning Ordinance and determined that it has maintained adequate sites to meet the RHNA for all income levels throughout the 2016–2024 planning cycle.

Effectiveness at Assisting Special Needs Populations

This section reviews the City's progress on assisting populations with special housing needs during the 5th Cycle. The City has received and allocated funding to support a variety of populations, including persons experiencing homelessness, persons with disabilities, at-risk youth, extremely low-income households, seniors, large households, and farmworkers during the 2016-2024 planning cycle.

Persons Experiencing Homelessness

The City participates in the Madera Homeless Coalition, which consists of representatives of a variety of organizations, including the Madera Rescue Mission. The Madera Rescue Mission provides vital services, such as food, showers, and clean beds, to individuals experiencing homelessness in the City of Madera. Between July 2021 and June 30, 2022, homelessness services were provided to 119 individuals. The Mission provided 102 beds (38 for women and 64 for men) and served over 36,000 meals. The Mission currently has 12 participants in its 9- to 12-month recovery program. Through respite care, six clients were referred to Madera Community Hospital and, in partnership with the Camarena Health Mobile Unit, 25 people received medical assistance. Case management was offered to more than 65 clients; of these, six successfully found permanent housing and eight obtained full-time employment.

The Community Action Partnership of Madera County, Inc.'s (CAPMC) Rapid Rehousing Program funding is designed to assist individuals who are experiencing homelessness due to COVID-19. Between July 2021 and June 2022, the CAPMC Rapid Rehousing Program provided wraparound services to 54 residents in the City of Madera. The CAPMC Homelessness Engagement for Living Program offers comprehensive services for individuals experiencing homelessness. A total of 279 individuals came in contact with staff from CAPMC through outreach. Of these, 1 entered a drug rehabilitation program, and 67 received referrals to Behavioral Health Services. Staff referred 14 individuals to Madera County Workforce, and of those, 3 gained employment. A total of 44 homeless individuals were assisted with obtaining a social security card and 10 with a birth certificate.

Persons with Disabilities

The City of Madera's Americans with Disabilities Act (ADA) Advisory Council consists of seven members who serve four-year terms. The council works to promote pedestrian safety and access to all public streets; ensure that all public buildings and facilities, services, programs, and activities are in compliance with ADA regulations, promote inclusion of the disabled community in the City's emergency and disaster preparedness plans, and develop disability awareness and educational outreach programs; work with various City departments to ensure that all public buildings and facilities, remodeled and reconstructed, are in compliance with current laws guaranteeing access for all people with disabilities; promote affordable and accessible housing in the community; make recommendations

regarding unmet transit needs; and ensure that grievance procedures are followed and enforced as outlined in the council's by-laws.

At-Risk Youth Services

From July 2021 to June 30, 2022, the Big Brothers Big Sisters STEM Program provided one-to-one mentoring to 37 at-risk youth. The program assisted youth through development, encouragement, and enrichment. Youth were provided social emotional support across numerous ways, including financial literacy and STEM opportunities.

The Madera Coalition for Community Justice Street Art Program served 87 youth, exceeding its goal of serving 75 youth. The program engaged five local schools in participating in community paint events. Youth participated in a Paint Party in celebration of Black History. During the event, local artists taught youth how to use spray paint and other sketching/painting styles.

During its 2021-22 program year, a total of 178 clients were served through the Pequeños Empresarios Program, exceeding the original goal of 140 clients. Both children and parents successfully completed the program. Participants attended workshops focused on leadership and values, environmental awareness, business life and finance, manners, and nutrition. Children who participated demonstrated improved academic achievements, social skills, and communication skills.

Extremely Low-Income Households

Through the use of CDBG-CV funding, the Madera Coalition for Community Justice provided eviction and utility shutoff prevention assistance to 919 households impacted by COVID-19 from July 1, 2021, to June 30, 2022.

In June 2019, as part of its Affordable Housing and Sustainable Communities program, the California Strategic Growth Council awarded the City of Madera an $11.3 million grant for development of the Downtown Madera Veterans and Family Housing project. The project was completed in March 2022 and includes 48 affordable housing units for extremely low- to low-income households earning between 30 and 60 percent of the area median income.

Seniors

The City of Madera supports seniors 60 years of age and older at the Pan-American Community Center and the Frank Bergon Senior Center. Both centers offer community day trips, technology classes, Dial-a-Ride tickets, and lunches. The Brown Bag Program provides supplemental food bags to seniors ages 55 and older on the third Wednesday of each month at both centers.

The Madera Parks and Community Services Department offers innovative fitness, health, and wellness programs designed to encourage senior individuals to get fit and stay healthy through exercise, free educational and recreational classes and workshops, health screenings, and wellness activities. The Madera Food Bank also provides food for seniors in need.

Farmworkers

The Housing Authority currently operates the Farm Labor Housing program, which provides permanent rental housing for domestic farm laborers in the City of Madera. The Housing Authority owns 244 units ranging from apartments to single-family homes at scattered sites throughout the City of Madera.

Large Households and Female-Headed Households

Generally, the demand for large households and female-headed households can be met through broader programs for lower-income households and housing assistance including down-payment assistance program, first time home-buyers assistance, and grant assistance programs.

The Housing Authority of the City of Madera's Public Housing program provides low-rent rental housing for eligible low-income families. The Housing Authority currently owns 244 units ranging from apartments to single-family homes throughout the City. Residents of the program may participate in the Family Self-Sufficiency program, which assigns families a caseworker to help establish short- and long-term goals for employment.

The Housing Authority's Choice Voucher Program provides rent subsidy to eligible low-income families who are unable to afford safe and sanitary housing in the private rental market. Upon receipt of the voucher, families are given the opportunity to search for their own rental housing in the private rental market. The program also assists eligible families with mortgage assistance and provides support to families who wish to become self-sufficient.

2016-2024 (5th Cycle) Housing Element Programs

This section illustrates the City of Madera's accomplishments and status in implementing the housing programs identified for the 2016-2024 5th Cycle, as well as the continued appropriateness of each program for the 2024-2032 6th Cycle. Programs that have been successfully completed or that consist of routine staff functions are marked as "remove," as these programs are no longer necessary for the 6th Cycle. Previous programs that are continued with no or minor modifications are marked as "continue." Finally, programs marked as "modify" or "consolidate" are programs that will be continued, but have updated goals and metrics, and may involve combining multiple existing programs into a single 6th Cycle program for ease of use and streamlining.

Table 2: Review of 5th Cycle Programs

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-1.1.1	The City shall develop and maintain data via its GIS system to track and maintain an inventory of vacant land by zoning classification along with a subdivision activity list for reference in the evaluation of available sites for housing development activity. This data will also be used to report housing construction and occupancy in group quarters for the State Department of Finance annual population estimates.	Ongoing Updates	The City funded the beginning of this effort through CDBG funds in 2010. The GIS mapping and database are set up, and data has been collected and maintained.	Continue – update at least annually.	A - 6

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-1.1.2	The City shall provide incentives and technical assistance through the processing of subdivision or larger sites located in Specific Plans and Special Planning Areas to facilitate development of a variety of housing types and developments affordable to lower-income households. The City will offer the following incentives for the development of affordable housing, including but not limited to: • priority processing for subdivision maps that include affordable housing units; • expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report; • financial assistance (based on availability of Federal, State, local foundations, and private housing funds); and • modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis. **Objective:** 200 lower-income units, subject to available resources	Provide ongoing assistance; review funding availability annually	The City continues to implement this policy. The City has recently completed four low-income housing projects utilizing city funding, city-obtained grants, and partnerships with non-profits. 1. **Madera Family/Place** Apartments (72 units). Phase 2 was completed in 2024. 2. **Downtown Veteran's.** In 2019, the City was awarded $11.3 million from the Affordable Housing and Sustainable Communities (AHSC). Part of the funding was used for the 48-unit affordable community. 3. **Self Help, Madera Village**. 52 low income and farmworker units funded in part through the TCAC tax credits (2019). 4. **Malone St**. Five SFR completed on City-owned land through a partnership with Habitat for Humanity completed in 2021.	Continue – modify to set specific objectives.	D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-1.1.3	As part of a comprehensive Zoning Ordinance update, the City will ensure compliance with "second dwelling unit law" (AB 1866) by amending the Zoning Ordinance to ensure that second units are allowed uses in all residential zones and require only ministerial review by the Zoning Administrator without any excessive burdensome conditions of approval. In addition, the City will omit the condition that precludes second unit development on lots of less than 6,000 square feet. **Objective:** 20 second units, subject to demand	December 2015	The language has been drafted as part of a comprehensive update of the ordinance that is planned for after the adoption of the Housing Element. The code update will be in the following two phases. Phase I: Staff and contract consultant introduced the ordinance on 12/18/24 to Council; adoption, 2/5/25. This Phase will include updates to definitions, permit procedures/review processes & specific uses. Phase II: Schedule TBD. Will focus on objective development standards, parking, open space, minimum site area requirements, and additional incentives for infill/affordable housing.	Continue – set timeline.	B - 2
H-1.1.4	As part of a comprehensive Zoning Ordinance update, the City will ensure compliance with State Mobile Home and Factory Built Housing law (Government Code Section 65852.3) by amending the Zoning Ordinance to ensure that mobile homes and factory built housing are permitted and processed the same as conventional or stick-built single family structures. (Source: New Program) **Objective:** 5 manufactured housing units, subject to demand	December 2015	To be completed in Phase I of the Zoning Ordinance update, adopted in February 2025.	Continue – set timeline.	B - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-1.3.1	As part of a comprehensive Zoning Ordinance update, the City shall review and potentially amend the Zoning Ordinance to include minimum densities in the medium and high density zones unless there are issues of site constraints or the affordability of the units would be compromised.	December 2015	Target densities were previously adopted as part of the residential land use categories and densities within the General Plan. Language was previously drafted as part of a comprehensive update of the Ordinance but adoption has not yet occurred. Density ranges will be addressed as part of the implementation actions for the 6th Cycle Housing Element update.	A minimum density for the R-3 zone is included in Program A - 2.	A - 2
H-2.1.1	The City shall continue to support the use of the Housing Authority's affiliated nonprofit housing organization (Madera Opportunities for Resident Enrichment and Services-MORES) in cooperation with the partner agencies and other stakeholders.	Ongoing	The program has not been maintained and is no longer feasible due to lack of funding. The Housing Authority of the City of Madera has started a new non-profit to replace MORES.	Remove – program no longer active.	N/A
H-2.1.2	The City shall cooperate with the Housing Authority and its affiliated non-profit organization, and other low income housing developers to identify suitable sites and projects for affordable housing throughout the city, with the intent to avoid concentrating affordable housing opportunities in a limited number of neighborhoods.	Meet biannually to identify opportunities	This is a continuing effort that is periodically discussed among the remaining principal and appropriate parties.	Continue – consolidate with other programs for lower income households and technical assistance to developers/non-profits.	A - 4, D - 1
H-2.3.1	The City shall take all necessary and proper action to expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households.	Ongoing	The City continues to work to expedite the processing and approval of projects with affordable units. Efforts are being made to further incentivize affordable and/or special needs households through the evaluation of the municipal code and preparation of recommended amendments for Council consideration.	Continue –set quantifiable objectives.	D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-2.3.2	The City shall continue to encourage private developers to make application for State and Federal funding. The City will provide information on funding programs through various City departments and appropriate agencies.	Ongoing	The City continues to implement this policy. The City has recently processed four low income housing projects including: • **Madera Family/Place** Apartments (72 units). Phase 2 was completed in 2024. • **Downtown Veteran's.** In 2019, the City was awarded $11.3 million from the Affordable Housing and Sustainable Communities (AHSC). Part of the funding was used for the 48-unit affordable community. • **Self Help, Madera Village**. 52 low income and farmworker units funded in part through the TCAC tax credits (2019). • **Malone St**. Five SFR completed on City-owned land through a partnership with Habitat for Humanity completed in 2021.	Continue – consolidate with all outreach and technical assistance to developers.	A - 4
H-2.3.3	The City shall continue to provide incentives to developers and property owners for the construction of affordable housing including density bonuses for units for lower-income and senior households.	Ongoing	The City currently offers priority/expedited processing for projects with lower-income housing. In 2023, the Madera City Council authorized pre-payment of the special CFD tax at a 5% discounted rate for Phase 2 (32 affordable units) of the Madera Place Apartments Project (Corporation for Better Housing).	Continue – set specific objective. Combine into one incentive program for affordable/special needs housing.	D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-2.4.1	The City's Grants Administration Division will continue to increase the supply of affordable housing by obtaining State and Federal funding for housing programs, including the Down Payment Assistance Program.	Annually, or as funding is available	The City continues to implement this policy. The City successfully acquired several grants for housing during the 5th Cycle period. This includes: • $11.3 million of AHSC funding for a 48-units affordable housing project and $3.8 million to transit, pedestrian and bike improvements downtown including 27,000 linear feet of sidewalks and an adult bike share program. • California TCAC funding for the development of 52 low income and farmworker units. • An additional approximately $370,000 of HOME grant funding from HUD .	Continue – set quantifiable objective.	D - 1
H-3.1.1	The City, in cooperation with the Housing Authority, shall facilitate tenant education for residents of at-risk development as a part of an early warning system for tenants who are living in assisted housing units that are two years away from potentially converting to market-rate units.	Annually beginning in June 2016, ongoing	The City continues to embrace this policy. No units were at risk of conversions during the planning period.	Continue – set objective of households/at-risk units and consolidate into one program for conservation of at-risk units.	C - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-3.1.2	The City, in cooperation with the Housing Authority, shall respond to notices of intent to pre-pay and will meet with property owners of local subsidized housing units when a project is at risk of converting to market rate. The City will contact the owners about their plans and, as necessary, identify potential buyers and possible sources of funding and will facilitate tenant education efforts.	Annually beginning in June 2016, ongoing	This is an ongoing process. No units were at risk of conversions during the planning period.	Continue – set objective of households/at-risk units and consolidate into one program for conservation of at-risk units.	C - 1
H-3.2.1	The City shall continue to pursue HOME funds and other available grant programs to continue the Housing Rehabilitation Program. **Objective:** 10 rehabilitated units, subject to available resources/demand	Review funding opportunities annually or as funds are available and NOFAs are released	This ongoing effort has been constrained by the limited amount of funding that is available. The elimination of the redevelopment agency has adversely impacted these efforts.	Remove – program no longer in place due to lack of funding.	N/A
H-3.2.2	The City shall continue to explore sources of funding for the Neighborhood Improvement Program, as well as continue to develop new programs to improve the city's neighborhoods.	Ongoing	The City continues pursue funding opportunities and capital projects for improvements within low-income neighborhoods. Examples include installation of 150 new solar street lights where inadequate lighting afforded; expenditure of $ 500k for sidewalk installation and repair/ADA, evaluation of transit ridership and identification of new service routes to reflect ridership needs, park improvements, and blight removal. The City has also taken at least one dwelling through receivership and rehabilitated.	Remove – the updated Housing Element will include place-based programs and programs to acquire funding that renders this program no longer necessary.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-3.2.3	The City shall consider the creation of a program to perform regular inspections of multi-family projects to maintain and preserve the livability of the units and to minimize the impacts of blighting influences over time.	December 2018	The City has adopted local regulations to implement this policy.	Completed – remove.	N/A
H-3.2.4	The City shall continue to implement an abandoned real property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties.	Ongoing	The City continues to embrace this policy since the ordinance was adopted in 2009. The respective provisions have been codified in Title IX, Chapter 11 of the Municipal Code.	Continue – set objective of households/units.	C - 2
H-3.3.1	The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program.	Ongoing	This is an ongoing task performed through the City's Code Enforcement Division.	Continue – set objective of households/units.	C - 3

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-4.1.1	The City shall continue to seek and pursue State and Federal funds annually, or as funding becomes available, or support funding applications by others to encourage the development of extremely low-income housing.	Pursue funding annually or as funding is available	The City has continued to support affordable initiatives and programs through CDBG and other grant requests. The City proposes utilizing currently available REAP 2.0 funding (and/or future) for purposes of land acquisitions [land banking] to ultimately facilitate affordable housing projects. On November 16, 2022 the City obtained Council approval to submit a PLHA application which included a five-year allocation plan (2019-2023) including services to homeless individuals and those at risk of homelessness, and the developments and/or rehabilitation of affordable rental housing.	Continue – set specific objective. Combine into one incentive program for affordable/special needs housing.	D - 1
H-2.4.1	The City shall work with the Fresno Madera Continuum of Care, the Community Action Partnership of Madera County, local faith-based organizations, and other community groups to continue to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. **Objective:** One emergency shelter, subject to available resources	Meet at least annually to identify funding opportunities	The City continues to embrace this policy. The City continues to support these partnerships through CDBG funding requests.	Continue – set specific objective. Combine into one outreach or technical assistance program for developers.	D - 2

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-4.4.1	The City shall work with the Housing Authority to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis and encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate including affordable independent/semi-independent living accommodations for Madera's senior population. **Objective:** 10 senior units, subject to available resources/demand	Ongoing	The City continues to embrace this policy and remains in contact with the Housing Authority and housing developers.	Continue – consolidate into incentive program for seniors/special needs households.	D - 1
H-4.5.1	The City shall create and disseminate a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.	By June 2016	Completed. Information is available on the City's Grants and Assistance page.	Completed – remove.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-4.5.2	The City shall continue to work with nonprofit housing developers to encourage the development of rental housing for extremely low- and very low-income seniors and persons with disabilities, including developmental disabilities, through the HUD Section 202 and Section 811 programs as well as state programs, such as the Multifamily Housing Program.	Ongoing	The City offers a First Time Homebuyer Program designed to assist low income households in the purchase of home within City limits. City provides zero interest, silent second loan in the purchase of first home. Designed to provide "gap" financing (up to $55k); covers difference between the sales price minus the 1st mortgage and family contribution, includes closing costs. Eligible to families with an income that does not exceed 80% of Madera County Median based on family size. City offers Owner Occupied Rehabilitation Program to restore homes in order to meet Uniform Building Code and "safe, decent and sanitary" standards. Loans based upon existing equity in the form of second mortgage loan equal to repairs needed. All loans become zero interest deferred (30 years). Eligible to families with an income that does not exceed 80% of area median income. The City utilizes CDBG funding for a number of housing and accessibility initiatives.	Retain – set objectives.	D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-4.5.3	The City shall coordinate with the Central Valley Regional Center on an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website.	Initiate coordination by 2018	While the City primarily relies on partnerships and referrals to local housing assistance providers (e.g. rentals to CAPMC) as well as adult day care (multiple) and disability services (e.g., Central Valley Regional Center), a number of non-housing Senior Services are offered through the Parks and Recreation Department, Senior Services Division; this includes Senior Centers and nutrition sites (including supplemental food services & SNAP program), Senior Volunteer Program, health screening and wellness activities, ticket books for dial-a-ride services for 60+, etc. Information is available on the City's Grants and Assistance page. The City will continue to provide and update educational information on its website.	Retain – consolidate into one housing information education program.	F - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-4.6.1	As part of a comprehensive Zoning Ordinance update, the City shall review the Zoning Ordinance and ensure that it adequately supports the development of farmworker housing within appropriate zoning districts. The City will review and amend the Zoning Ordinance if necessary to be compliant with Health and Safety Code Sections 17021.5 and 17021.6. Larger farmworker housing projects may be reviewed on a case-by-case basis to ensure at least all of the following criteria are appropriately addressed: • Hours of operation of supportive services provided on-site • External lighting and noise • Traffic abatement • Compliance with county and state health and safety requirements for food, medical, and other supportive services provided on site.	December 2015	Completed	Completed – remove.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-4.6.2	The City shall work with the Madera County Housing Authority to identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs.	Ongoing	The Housing Authority of the City of Madera receives Federal and State funding for the HACM's Section 8, Public Housing, Farmworker Housing, and Pomona Ranch Migrant Housing Center. The HACM receives annual allocations of Federal and State housing funds. A portion of the HACM's budget is allocated to maintenance thereby addressing the health and safety needs of their public housing units. The City remains committed in partnering with the Housing Authority of the City of Madera to address the Public Housing needs of the community. Staff will continue strategizing with HACM staff during the 2024/2025 fiscal year to discuss how to effectively address public housing needs based off the HACM Public Housing Annual Plan and identified needs in the community.	Retain – set objective and consolidate into one program for regional coordination and one for special needs housing.	C - 4, D - 2, D - 1
H-4.6.3	The City will work closely with local agricultural employers and the Madera County Housing Authority to identify sites appropriate for farmworker housing and available funding sources, through the State Department of Housing and Community Development and United States Department of Agriculture's Rural Development programs when necessary.	Ongoing	The City continues to partner with the Housing Authority of the City of Madera and regional organizations to provide education, resources, and technical assistance for farmworker housing development.	Retain – set objective and consolidate into one program for regional coordination and one for special needs housing.	C - 4, D - 2, D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-4.7.1	The City of Madera will provide fair housing information on its website as well as links to housing services and resources, fair housing, and consumer information on housing choices. The City will make available such information at local service centers, City offices, the Housing Authority office, the public library, and other public facilities.	June 2016	Information is posted on the website.	Continue – consolidate into one fair housing outreach program.	F - 1
H-4.7.2	The City will continue to work with local agencies to designate an organization that will act as the lead agency for fair housing issues and formalize a system for processing fair housing complaints in Madera.	2016, Ongoing Once Established	Completed.	Completed – remove.	N/A
N/AH-4.7.3	The City's Grants Administration Division shall continue to update its report on impediments to fair housing per the State's required update schedule.	Every five years, or as appropriate	The City continues to embrace this policy and update its report every five years as required.	Remove – standard practice.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-5.6.1	To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight, nuisances, and to maintain a clean environment for citizens.	Annually	The City of Madera Neighborhood Revitalization Department runs and oversees various community-based programs that are designed to promote better and stronger public-law enforcement relations, strengthen public safety, help improve student academic performance, enhance the participation of citizens in the city's civic life, and improve the overall quality of life in Madera. This includes short-term and long-term programs such as the Neighborhood Outreach , Adopt a School, Anti-graffiti. Love Madera, Neighborhood Watch and National Night Out programs. During the planning period, the City has invested in solar street lights within neighborhoods where missing in disadvantaged neighborhoods along with sidewalk improvements. Two sworn officers are assigned to a Homeless team. Added additional bus routes were to serve low-income communities where the majority of ridership reflects the most disenfranchised population. During the planning period, the City has created the Safe & Clean team with the goal of cleaning up homeless encampments and illegal dumping. Additional programs include the concrete team that replaces sidewalks in low-income neighborhoods ($500,000 in low-income neighborhoods between 2022-2024), solar street light program ($19 million towards 150 solar street lights in older neighborhoods), and parking improvements in low-income neighborhoods.	Continue – set quantifiable objectives.	E - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-5.7.1	The City shall encourage the continuation of energy conservation programs offered through PG&E, when available, including low interest financing of energy conservation measures.	Ongoing	In March 2024, the City authorized submission of application for funding to the Energy Efficiency and Conservation Block Grant (EECBG) voucher program in the amount of $124,630 toward technical assistance and equipment rebate vouchers. PG&E provides Low Income Home Energy Assistance Program (LIHEAP). The City posts information for local & Federal resource assistance: https://www.madera.gov/wp-content/uploads/2016/05/Solar-Energy-in-Madera.pdf This includes but is not limited to Property Assessed Clean Energy Program (PACE).	Continue – set goal for assistance and consolidate into one energy conservation program.	C - 5

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-5.7.2	The City shall continue to incorporate energy conservation measures into housing rehabilitation work, especially insulation and weather stripping, and shall continue to seek out and utilize available funds for weatherization and energy conservation work in homes.	Ongoing (subject to availability of funds)	CAPMC provides a weatherization program to eligible households (as well as the Federally funded Low-Income Energy Assistance Program [LIHEAP) although LIHEAP funding has been exhausted and is now closed. Programs are also available through PG&E and the CA Dept of Community Services and Development. While not directed strictly toward weatherization or energy, City offers Owner Occupied Rehabilitation Program to restore homes in order to meet Uniform Building Code and "safe, decent and sanitary" standards. Loans based upon existing equity in the form of second mortgage loan equal to repairs needed. All loans become zero interest deferred (30 years). Eligible to families within income that does not exceed 80% of area median income.	Continue – set goal for assistance and consolidate into one energy conservation program.	C - 5
H-6.1.1	An annual progress report will be made at a public hearing to the Planning Commission and City Council on the status of housing programs, recommended updates, and availability of sites to meet construction needs. The City shall submit annual reports to the California Department of Housing and Community Development and Governor's Office of Planning and Research.	By April annually	Annual progress reports have been completed and submitted annually.	Remove – this is standard practice and does not need to be a Housing Element program.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-6.2.1	The City shall continue to publicize its housing programs to residents and provide information on subsidized housing within the city. The City shall use its website, newsletter, and other forms of media to provide information (e.g., affordable rental units, housing rehabilitation programs, the Down Payment Assistance Program, resources for homeless) to residents on affordable housing in Madera as well as information on fair housing services.	Provide website updates bi-annually beginning in January 2016	Information is posted on the website.	Continue – set goal for assistance and education programs.	F - 1

City of Madera

HOUSING ELEMENT

6TH CYCLE
HOUSING NEEDS ASSESSMENT

Housing Needs Assessment

The housing needs assessment discusses the varied needs of all segments of the community. Components that dictate housing need are population trends, demographics, employment trends, household characteristics, housing stock characteristics, housing inventory and market conditions, and preservation of at-risk units. The assessment also analyzes the housing needs of various special needs groups including elderly persons, large households, female-headed households, persons with disabilities (including intellectual and developmental disabilities), homeless/unhoused persons, farmworkers, and extremely low-income households. These components are presented within the context of the City, County, and other regional or neighboring areas as appropriate. The needs assessment guides the identification of appropriate goals, policies, and programs for the City to implement during the 2024–2032 Housing Element Cycle.

The needs assessment uses multiple data sources for analysis. Primary data sources include the 2020/2021 American Community Survey (ACS), the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) published by the US Department of Housing and Urban Development (HUD), and the 2020/2021 US Census. The CHAS provides information related to households with housing problems, including overpayment, overcrowding, and/or housing without complete kitchen facilities and plumbing systems. CHAS data is based on the 2016-2020 ACS data files but differs from the standard files by including a variety of housing need variables shown by HUD-defined income limits and HUD-specified household types. CHAS data uses the HUD area median income (HAMI), which does not differ from the area median income (AMI) used by the California Department of Housing and Community Development (HCD) except that the categories vary slightly from AMI income categories (shown below). Both HAMFI and AMI use the same median income from the metropolitan area, which for Madera is the Madera metropolitan district. Tables that use HAMFI instead of AMI are noted.[1] Note that data from different sources and different years may have varying estimates for totals such as population or number of households.

Some of the data is broken down by income group. HCD uses five income categories to evaluate housing need based on the AMI for each metropolitan statistical area. The AMI is used for both funding and planning purposes. The categories and their corresponding percentages of the AMI are as follows:

- Extremely low-income households, 0% to 30% of the AMI
- Very low-income households, between 31% and 50% of the AMI
- Low-income households, between 51% and 80% of the AMI
- Moderate-income households, between 81% and 120% of the AMI
- Above moderate-income households, above 120% of the AMI

Extremely low-, very low-, and low-income households may be grouped together for planning purposes and referred to as “lower-income households.”

[1] Note that data from the different sources and different years may have varying estimates for totals such as population or number of households.

Projected Housing Needs

As required by California Government Code Section 65583, each jurisdiction must have land zoned to accommodate its fair share of the regional housing need. Each jurisdiction's share of needs is known as the Regional Housing Needs Allocation (RHNA). HCD determines the needs for each region of the state. The Madera County Transportation Commission (MCTC) is the regional planning agency for the two incorporated cities (Madera and Chowchilla) and unincorporated County and is responsible for assigning each jurisdiction its share of the RHNA. The RHNA is broken down into the five income levels: extremely low, very low, low, moderate, and above moderate.

As determined by HCD, the RHNA for all of Madera County over the 2024-2032 planning period is 12,243 units. The City of Madera was assigned a RHNA of 5,910 total units, as shown in Table 3.

Table 3: City of Madera RHNA, 2024–2032

Income Group	% of County AMI	Units	% of Units
Extremely Low[1]	0–30%	586	10%
Very Low	30–50%	586	10%
Low	50–80%	925	16%
Moderate	80–120%	1,071	18%
Above Moderate	> 120%	2,742	46%
Total	**-**	**5,910**	**100%**

Source: California Department of Housing and Community Development. (January 26, 2022)

[1]Pursuant to Assembly Bill 2634, local jurisdictions are also required to project the needs of extremely low-income households (0–30% of AMI). Fifty percent of the very low-income households are presumed to qualify as extremely low-income households.

Demographic Characteristics

Understanding the demographic characteristics and trends in a city is an important facet of planning for the needs of a community. This section summarizes the population size, age, and racial/ethnic composition of the City and region.

Population Trends

The City of Madera, one of two incorporated cities in Madera County, is located in the southwestern part of the County and is largely surrounded by unincorporated County. Table 4 displays the population trends for the City of Madera and surrounding areas in Madera County. The City of Madera has a population of 66,177 as reported by the 2020 US Census. The County saw a 3.2 percent increase in population over the 2010–2020 time span. The City experienced a larger growth rate of 7.7 percent, about 4.741 people. This is twice the growth rate of the County as a whole and much higher than Chowchilla, which experienced a growth rate of only 2.9 percent.

Additionally, according to the 2025 US Census. The County of Madera experienced a 4 percent population growth from 156,255 to 162,599 in the span of five years from 2020 to 2025. However, the City of Madera only saw a 0.4 percent population growth from a population of 66,157 in 2020 to 66,443 in 2025. Lastly Chowchilla saw a decrease in total population, the population went from 19,270 in 2020 down to 17,742 which is a 7.9 percent decrease.

Table 4: Regional Population Change, 2010– 2025

Jurisdiction	2000	2010	% Change (2010 – 2020)	2020	% Change (2020 – 2025)	2025
Madera County	123,109	151,408	3.2%	156,255	4.0%	162,599
Madera City	43,207	61,416	7.7%	66,157	0.4%	66,443
Chowchilla	14,005	18,720	2.9%	19,270	-7.9%	17,742

Source: US Census Bureau, Census (2010, 2020).
State of California Department of Finance (2020, 2025)

Table 5 provides the annual average population growth from 2000 through 2025. Between 2010 and 2020, Madera County experienced an average annual growth rate (AAGR) of approximately 0.3 percent per year. During the same ten-year period, the City of Madera saw slightly higher annual average growth at 0.7 percent (an increase of 4,159 residents), which was significantly less than the 2000–2010 span, where the City's population estimate increased by 18,209, or approximately 3.6 percent annually on average. However the AAGR slowed down between 2020-2025, the City of Madera saw a 0.09 percent annual growth rate, while Madera county saw a slightly higher growth rate of 0.8 percent.

Table 5: Regional Annual Average Population Growth, 2000–2025Jurisdiction	2000–2010		2010–2020		2020–2025	
	Population Increase	AAGR	Population Increase	AAGR	Population Increase	AAGR
Madera City	18,209	3.6%	4,159	0.7%	286	**0.09%**
Madera County	28,299	2.1%	4,517	0.3%	6,344	**0.8%**

Source: San Joaquin Valley Regional Planning Agencies Policy Council Regional Data Set. (2022)
State of California Department of Finance (2020, 2025)

Age Composition

The City of Madera's current and future housing needs are determined in part by the age characteristics of its residents, as each age group typically has distinct housing needs and preferences. For instance, a higher proportion of young adults generally indicates a need for rental units and first-time homebuyer or first move-up opportunities, such as condominiums, townhomes, and smaller single-family homes. Middle-aged residents are usually at the peak of their earning power and typically occupy larger homes. Senior residents are generally homeowners who have resided in their single-family homes for an extended period of time

and may be in need of making home adaptation improvements to facilitate aging in place or transitioning to smaller living spaces and/or assisted living facilities.

Table 6 summarizes the population's age distribution and percentage change from 2000 to 2020. From 2010 to 2020, the largest increases in population were in the age groups of 60–64 years (53.4 percent or 893 individuals) and 55–59 years (22.3 percent or 515 individuals). The largest decline was in the 15–19 year age group (8.9 percent) followed by the under 5 years age group (3.9 percent). Between the two time periods shown, only two age groups had a greater percentage increase from 2010–2020 compared to 2000–2010, those being the 5–9 and 60–64 age groups.

The growing and largest age groups in Madera are 25 to 54 years, which may represent a need for first-time homeownership opportunities and larger housing units.

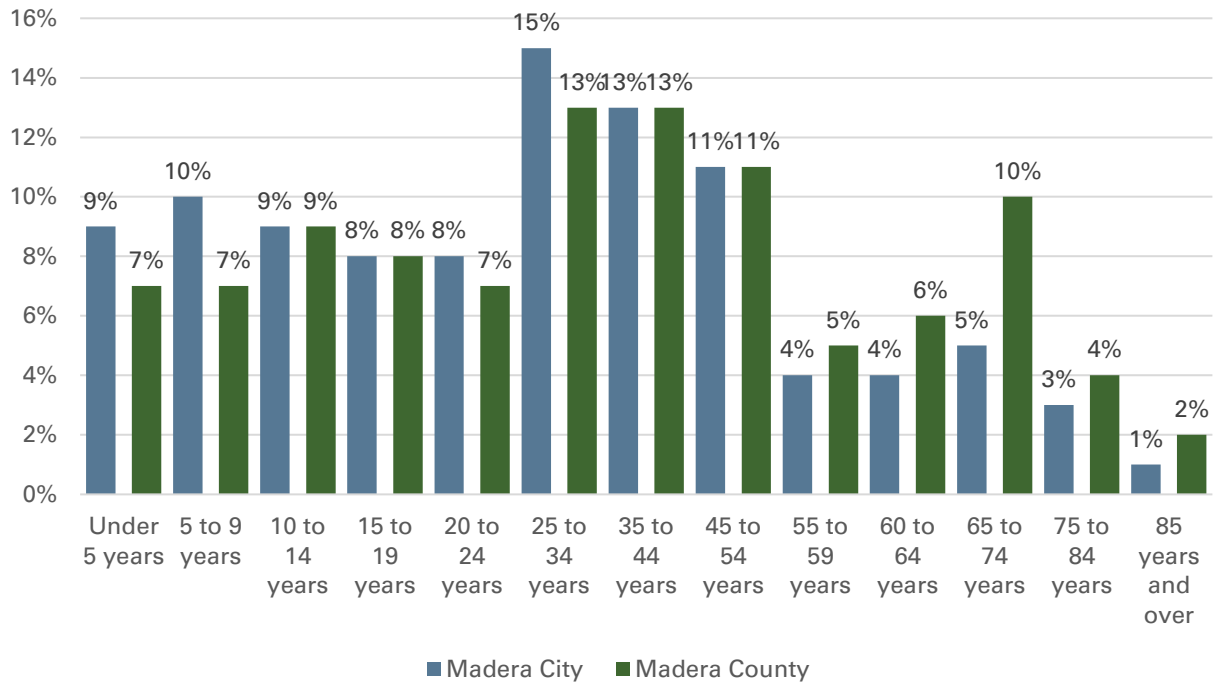
Table 6: Population Age Distribution, City of Madera

Age Group	2000	2010	2020	Change 2000–2010		Change 2010–2020	
Under 5 years	4,675	6,149	5,907	1,474	31.5%	-242	-3.9%
5 to 9 years	4,817	5,345	6,472	528	11.0%	1,127	21.1%
10 to 14 years	3,577	5,821	6,094	2,244	62.7%	273	4.7%
15 to 19 years	3,760	5,611	5,114	1,851	49.2%	-497	-8.9%
20 to 24 years	3,786	4,823	5,109	1,037	27.4%	286	5.9%
25 to 34 years	6,870	8,720	9,916	1,850	26.9%	1,196	13.7%
35 to 44 years	5,661	7,475	8,602	1,814	32.0%	1,127	15.1%
45 to 54 years	3,990	5,964	7,161	1,974	49.5%	1,197	20.1%
55 to 59 years	1,375	2,309	2,824	934	67.9%	515	22.3%
60 to 64 years	1,322	1,671	2,564	349	26.4%	893	53.4%
65 to 74 years	1,827	2,670	3,242	843	46.1%	572	21.4%
75 to 84 years	1,232	1,593	1,744	361	29.3%	151	9.5%
85 years and over	478	855	826	377	78.9%	-29	-3.4%
Total	**43,370**	**59,006**	**65,575**	**15,636**	**36.1%**	**6,569**	**11.1%**

Source: US Census Bureau, Census 2000 DP1; American Community Survey 5-Year Data, 2010-2015, 2016–2020, Table DP05.

Figure 1 shows the age distribution of Madera and Madera County in 2020. The distribution is nearly identical between the two as the City has an approximately 41 percent share of the overall County population. The largest percentage of the population is the same in both the City and County (25–34 and 35–44 year age groups).

Figure 1: Regional Population by Age Distribution, 2020



Source: US Census Bureau, American Community Survey 1-Year Estimate 2020, Table B01001.

Race and Ethnicity

An understanding of the racial and ethnic trends in a region contributes to an analysis of housing demand. According to 2021 American Community Survey (ACS) data, Non-White populations in the City of Madera occupy multifamily units at a higher rate than White populations. Race and ethnicity characteristics also can be correlated with income levels. Table 7 summarizes the racial and ethnic composition of Madera's population in 2011 and 2021. As of 2021, 80 percent of Madera residents of any race were of Hispanic origin and 20 percent were Non-Hispanic. Of the Non-Hispanic population, 12.7 percent were White, and between 2011 and 2021 the White Non-Hispanic population decreased by 5 percent. No Non-Hispanic racial and ethnic group increased from 2011 to 2021.

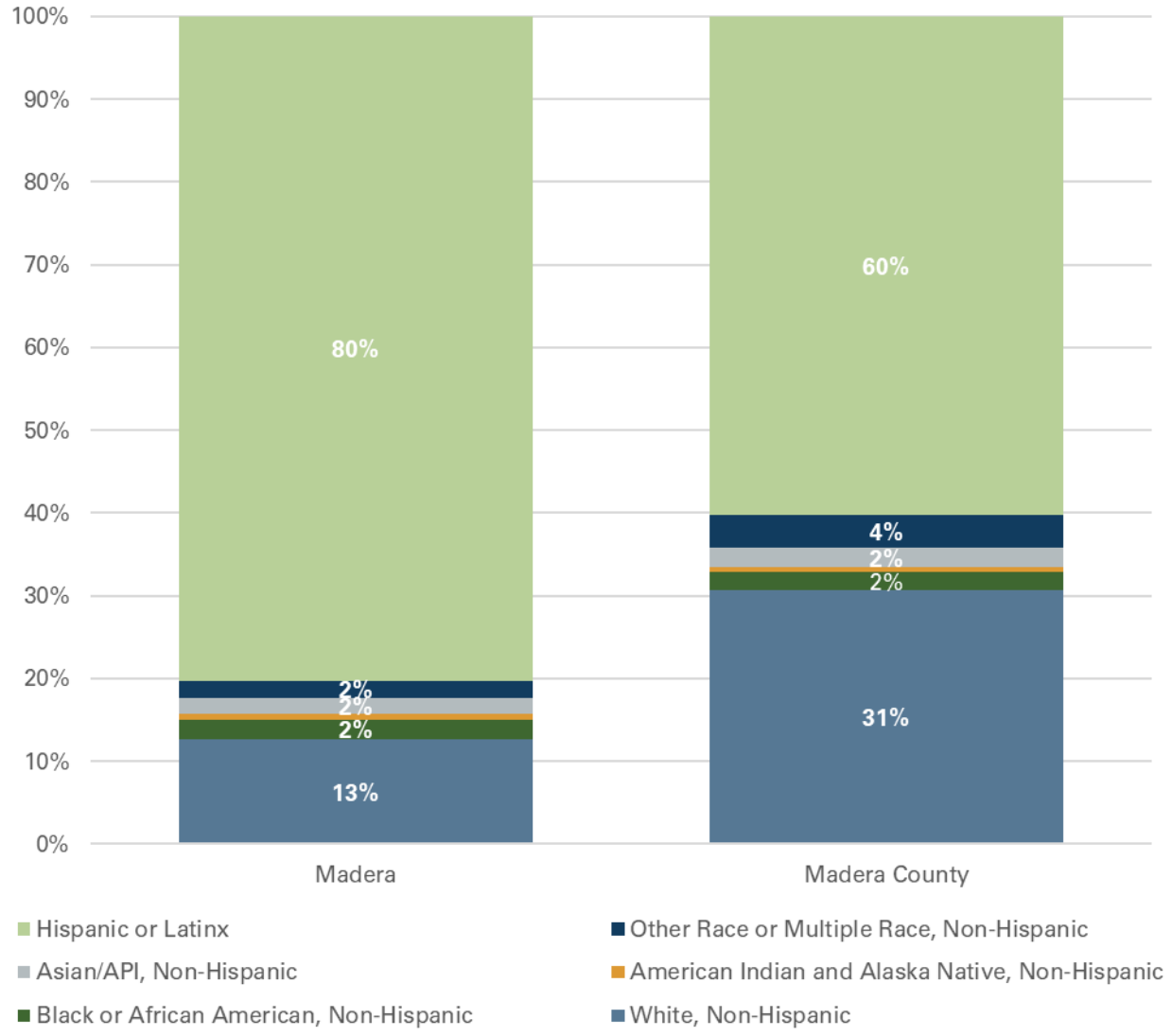
Table 7: Racial and Ethnic Composition, City of Madera, 2011 - 2021

Racial/Ethnic Group	2011		2021	
	Number	%	Number	%
Not Hispanic or Latino				
White	10,719	17.8%	8,637	12.7%
Black or African American	1,631	2.7%	1,558	2.3%
American Indian & Alaska Native	234	0.4%	463	0.7%
Asian	1,547	2.6%	1,256	1.8%
Native Hawaiian & Pacific Islander	177	0.3%	92	0.1%
Some other race alone	91	0.2%	-	0%
Two or more races	704	1.2%	1384	2.0%
Subtotal	15,103	25.1%	13,390	19.7%
Hispanic or Latino				
White	37,585	62.4%	7,274	10.7%
Black or African American	173	0.3%	-	0%
American Indian & Alaska Native	346	0.6%	517	0.8%
Asian	173	0.3%	-	0.0%
Native Hawaiian & Pacific Islander	-	0%	-	0%
Some other race alone	5,918	9.8%	29,247	43.0%
Two or more races	923	1.5%	17,528	25.8%
Subtotal	45,118	74.9%	54,566	80.3%
Total	60,221	100%	67,956	100%

Source: US Census Bureau, American Community Survey 5-Year Data 2011 and 2021, Table B03002.

Figure 2 compares the racial and ethnic composition of the City of Madera to Madera County as a whole. The City is largely composed of Hispanic and White, Non-Hispanic populations. The population composition of Madera and Madera County is similar with minimal differences. In the City of Madera, a larger proportion of the population is Hispanic or Latinx (80 percent) compared to the County (60 percent). The other notable difference is the proportion of the population that is White, Non-Hispanic, which represents 13 percent of the population compared to Madera County at 31 percent.

Figure 2: Regional Racial/Ethnic Composition, 2021



Source: US Census Bureau, American Community Survey 1-Year Data, 2021, Table B03002.

Employment Trends

Employment trends in a region also influence housing needs. The quality and/or pay of available employment can determine the need for various types and prices.

Table 8 shows the labor force and employment trends in the City of Madera in 2010, 2015, and 2020. The labor force increased by over 4,000 between 2010 and 2020; the population not in the labor force also increased over this time period. However, the population not in the labor force decreased from 2015 to 2020 by just under 1,000 people. The unemployment rate decreased from 12.6 percent to 10.6 percent between 2010 and 2020 and, according to Local Area Unemployment Statistics, it decreased from 17.6 percent in 2010 to 9.9 percent in 2020. In 2020, the unemployment rate for the City of Madera at 9.9 percent was nearly identical to the County's unemployment rate of 9.6 percent, according to the 2020 Census.

Table 8: Employment Trends, City of Madera, 2010–2020

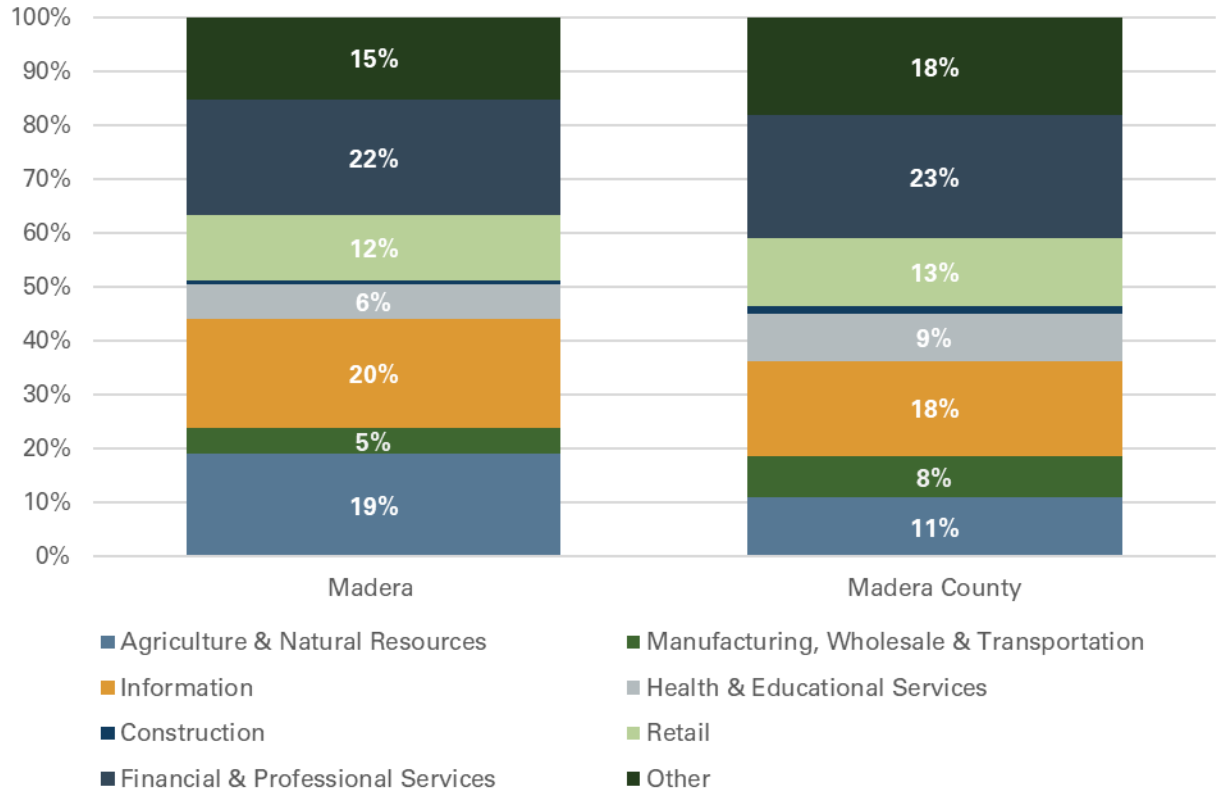
Year	In Labor Force	Not in Labor Force	Employed	Unemployed	Unemployment Rate	
2010	24,346	15,978	21,267	3,079	12.6%	17.6%*
2015	25,811	18,275	24,129	1,669	6.5%	10.2%*
2020	28,795	17,494	25,692	3,061	10.6%	9.9%*

Source: US Census Bureau, American Community Survey 5-Year Data 2010, 2015, and 2020, Table DP03.
*Source: CA Employment Development Department, Local Area Unemployment Statistics program.

The Madera Metropolitan Statistical Area (MSA was ranked first nationally as the best place for manufacturing jobs in a report published by Newgeography.com. The report highlights a remarkable 59.8 percent growth rate in manufacturing jobs from 2009 to 2014. Furthermore, Madera was the only City in the central valley included on Forbes' list of the Best Small Places for Business and Careers under its Job Growth Ranking. These indicators of economic vitality suggest a growing demand for workforce housing, particularly for households employed in manufacturing and related sectors. As employment opportunities continue to expand, the City of Madera will ensure that its housing stock is responsive to the needs of a diversifying labor force, providing a various range of housing types, affordability levels, and proximity to employment centers.

Figure 3 displays the employment share by industry in the City of Madera and Madera County. The employment by industry breakdown when compared between the City and County are largely similar but have a few nominal differences. The City has a slightly larger percentage of workers employed in the Agriculture and Natural Resources and Information sectors than in Madera County. The City and County share a similar or identical percentage of workers employed in several other service sectors.

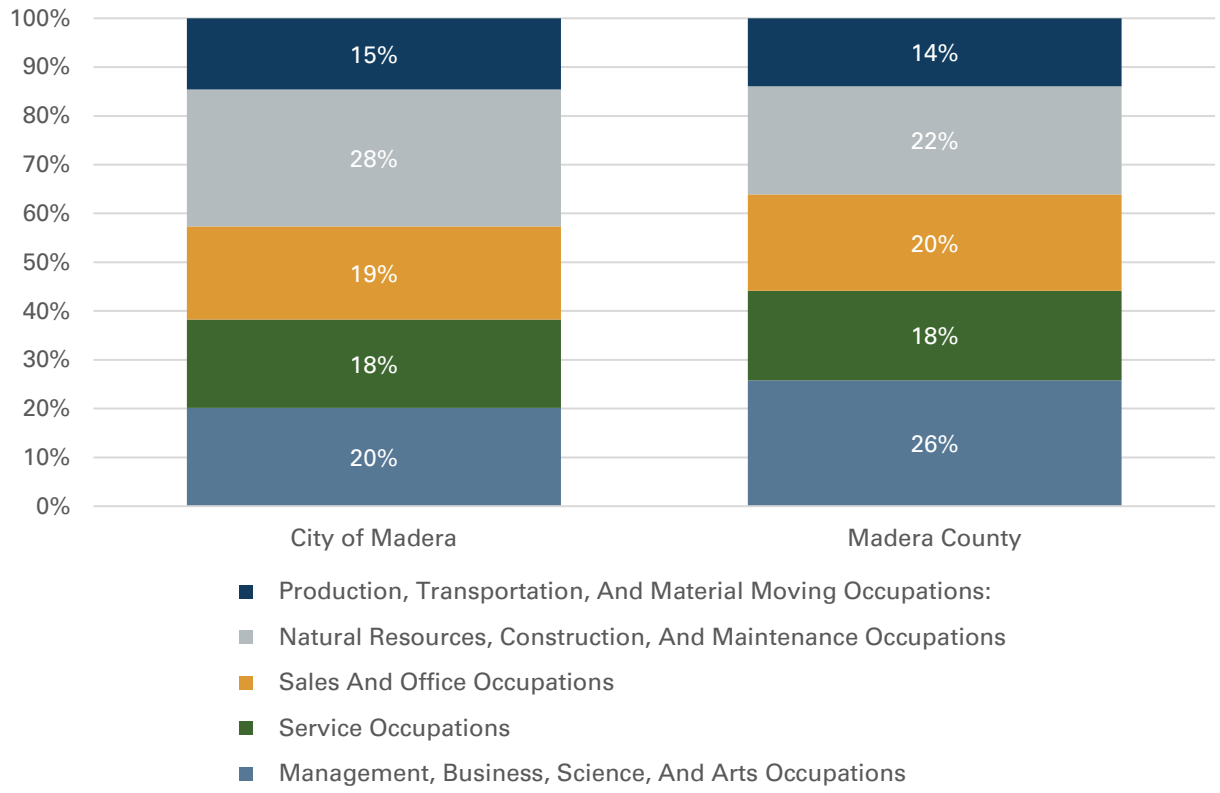
Figure 3: Regional Employment by Industry, 2021



Source: US Census Bureau, American Community Survey 1-Year Data, 2021, Table C24030.

Figure 4 displays the regional employment by occupation for the City of Madera and Madera County. As with regional employment by industry, the makeup of employment by occupation is similar across the City and County. The largest percentage difference in employment is in natural resources, construction, and maintenance occupation (28 percent for the City versus the County at 22 percent) and the management, business, science and arts occupation categories (20 percent for the City and 26 percent for the County).

Figure 4: Regional Employment by Occupation, 2021



Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020, Table C24050.

The major employers are listed below in Table 9, many of which are concentrated in the public sector, including the local school district, City of Madera, and other government institutions. The prevalence of these positions such as teachers, healthcare workers and government workers indicate the need for middle income, workforce housing. This employment profile indicates a need for housing that is affordable to below moderate-income households.

Table 9: Major Employers

Employers	Employer Size
Madera Unified School District	2,013 Employees
Madera County	1,896 Employees
Madera Community Hospital	500-1,999 Employees
Walmart	350 Employees
City of Madera	333 Employees
Ardagh Group	250-499 Employees
San Joaquin Wine Co	250-499 Employees
Baltimore Aircoil Co	250-499 Employees
Camarena Health Care	249 Employees
Community Action Partnership	235 Employees
US Government	200 Employees
Vallarta Grocery Store	200 Employees
JBT Food Tech	165 Employees
EVAPCO Inc.	100-249 Employees
Lowes	100-249 Employees
Span Construction	100-249 Employees
Madera Rehab Center	100-249 Employees
Georgia Pacific	100-249 Employees
Sealed Air	100 Employees
Oldcastle Enclosure Solutions	50-99 Employees
Nutra Blend	50-99 Employees

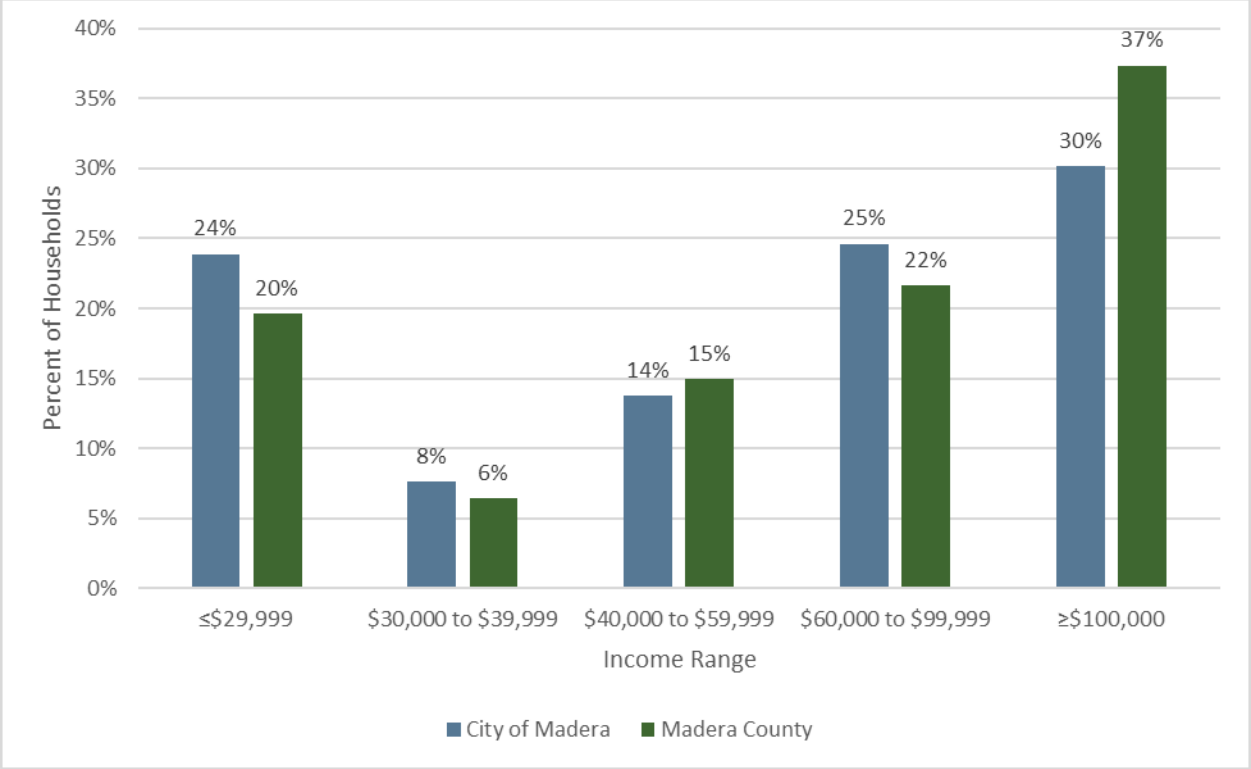
Source: City of Madera, State of California, Employment Development Department, 2025

Other major employers not listed above, but recognized by their significant impact on the local economy include: Midland Tractor, Medera Toyota/Chevrolet, Madera Ford, Gil Chrysler Dodge/Jeep/Ram, Deerpoint, TranPak, Purl's Sheet Metal, California Custom Processing, Florestone Products, The Almond Company, the Madera Airport, Loves Travel Center, Marshalls, Ross Clothing, Save Mart, Madera Community College, and Miles Chemical. Together these businesses and institutions play a critical role in generating employment, supporting supply chain and driving commercial activity across the region.

Figure 5 compares the percentage of County and City of Madera households with income levels similar to the income ranges provided by HCD Income Limits. The above moderate-income category has the largest percentage of the population, while the very low-income category has the smallest population. The size of the extremely low-income population is similar to the size of the moderate-income population. The comparison of the population distribution to the County AMI shows that Madera residents have generally comparable incomes to the region as a whole. The City has a notably smaller above moderate-income

population and a larger very low- and extremely low-income households than the County. Madera's median income may be affected by a sizeable elderly population with fixed incomes, and a large proportion of agricultural workers.

Figure 5: Households per Income Level, 2022



Source: 2021 US Census ACS Table B19009.

Madera County has a median household income of $61,924 (2016-2020 ACS). Most households in the County have an income that is lower than the state median income of $87,000. Households near the northern County boundary tend to have lower incomes (less than $55,000 per year). Generally, households in the urban core of cities have lower incomes than rural or suburban areas.

The City of Madera has a lower median household income than the County and the state. In 2020, the City of Madera had a median household income of $49,335. The central areas of the City, closest to Highway 99, have the lowest median household income, with a median household income of below $30,000. The eastern and southern areas of the City have the highest median household income, between $87,100 and $125,000.

Rental price data provided by Zillow shown in Figure 10 indicates that there are a significant amount of rental units in the $2,000 to $3,000 range. Assuming these rental prices would be affordable to those with an income of $80,000 to $120,000. This indicates that the available rental housing in the City is primarily affordable to those with wages in the moderate or above moderate income ranges.

Figure 6: Regional Rental Price on Zillow, 2025

Source: Zillow Rental Price range, August 2025.

The City is including a number of programs to increase housing types and opportunities for low-income households in higher resource areas of the City. These efforts go beyond the sites that are included in the RHNA Site List and help improve housing choice and mobility by providing opportunities to increase the number and type of dwelling units in lower-density residential zones.

Per Program A - 1, the City will rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac respectively, which will create ample opportunity for high-density residential development throughout the City. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

The City is also including Program E - 3 continue to implement and develop programs and strategies to create place-based improvements in areas of the City with lower incomes and greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements.

Household Characteristics

This section describes Madera's household characteristics, including data on the number of households, household size, and household income. The US Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. A household can be one person, a single family, multiple families, or any group of related or unrelated persons. The US Census Bureau defines a family as related persons living within a single housing unit.

As shown in Table 10, the number of households in the City of Madera increased by 33.1 percent between 2000 and 2010, which is about twice the amount of growth Madera County saw during the same time period (16.7 percent). Between 2010 and 2020, the City's household growth was also twice the amount (10.4 percent) than the County and the state, at 5.4 percent and 5.7 percent, respectively. In 2020, the US Census Bureau reported 17,598 households in the City of Madera.

Table 10: Regional Number of Households, 2000–2020

Area	2000	2010	2020	% Change 2000–2010	% Change 2010–2020
Madera City	11,978	15,938	17,598	33.1%	10.4%
Madera County	36,155	42,189	44,479	16.7%	5.4%
California	11,502,870	12,392,852	13,103,114	7.7%	5.7%

Source: US Census Bureau, Decennial Census 2000, Table DP1; American Community Survey 5-Year Data 2010 and 2020, Table S1101.

The average number of persons per household in the City was 3.68 in 2020, which is a slight decrease from 3.70 in 2010. The County and state both saw a slight increase in household size since 2010. As shown in Table 11, the average number of persons per household in Madera is higher than both the Countywide average (3.32) and the statewide average (2.94). A larger household size may indicate a need for larger housing units with more bedrooms. It may also suggest a need for more affordable units to alleviate the pressure for individuals to cohabitate primarily because of high housing costs. These issues are further analyzed in the Overpayment and Overcrowding section of the needs assessment.

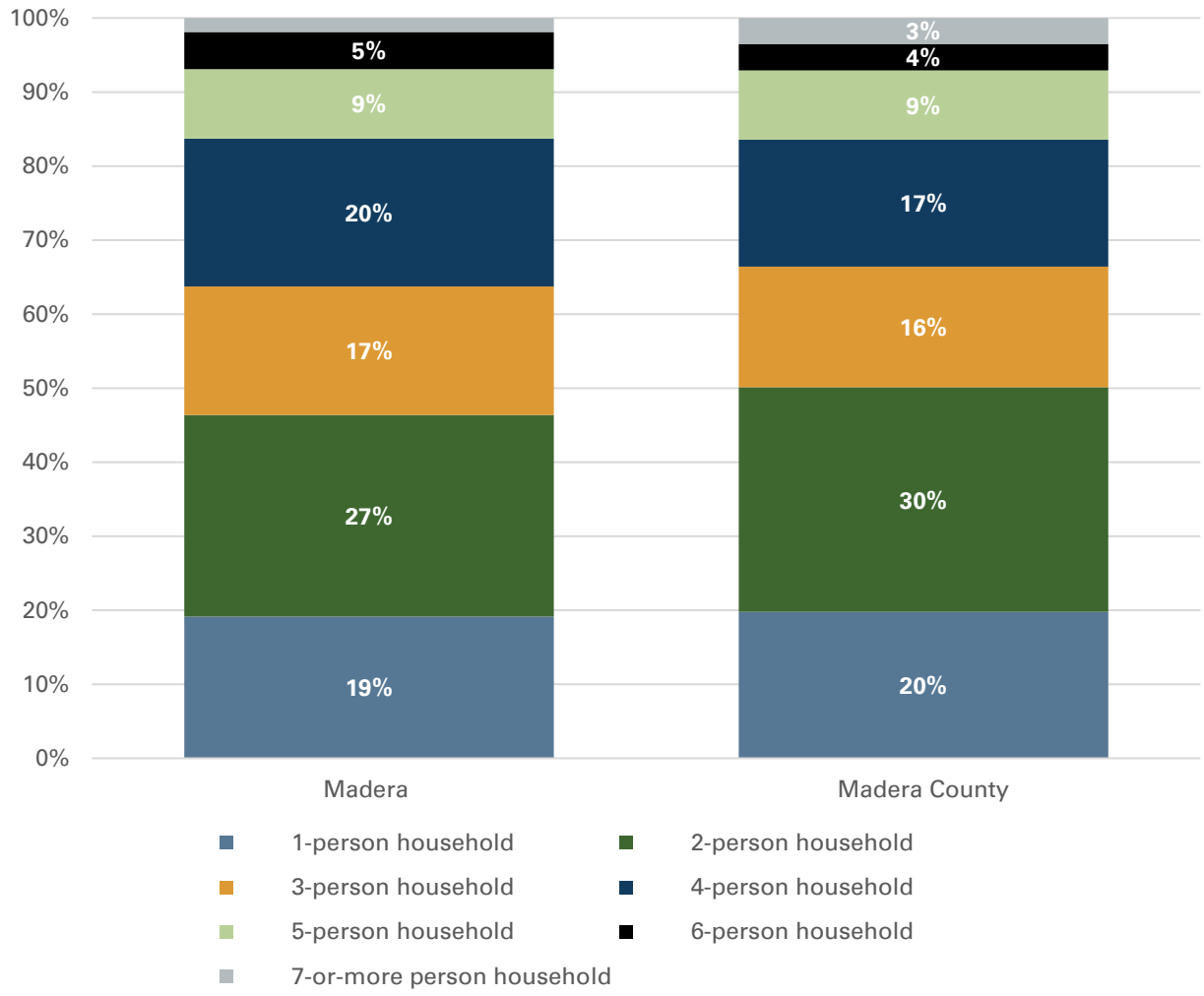
Table 11: Regional Average Household Size, 2010–2020

Area	2010	2015	2020
Madera City	3.70	3.73	3.68
Madera County	3.30	3.35	3.32
California	2.89	2.96	2.94

Source: US Census Bureau, Decennial Census 2000, Table DP1 SF2; American Community Survey 5-Year Data 2010 and 2020, Table S1101.

Figure 7 shows the household size distribution in the City of Madera and Madera County. The distribution is similar between the City and County. Madera has a slightly higher proportion of 4-person and 3-person households than the County and fewer 2- and 1-person households.

Figure 7: Regional Household by Size, 2021



Source: US Census Bureau, American Community Survey 1-Year Estimates, 2021, Table B25009.

Table 12 shows trends in household size from 2010 through 2020. The largest increase has been in 6-person households. In 2010 and 2015, 6-person households made up about 6.5 percent and 7.4 percent, respectively, of all households and as of 2020 comprised over 8.9 percent of total households. This represents a 53 percent increase in 6-person households over the 10-year period. During the same period of time, Madera County saw a 3 percent decrease in 6-person households. Households with three persons increased 17 percent from 2010 to 2020. In the same time frame, 1-person households was the only household size that decreased (11 percent).

Table 12: Household Size, City of Madera, 2010–2020

Household Size	2010		2015		2020		2010–2020
	Units	% of Total	Units	% of Total	Units	% of Total	% Change
1-Person Household	2,814	17.7%	3,022	18.0%	2,494	14.2%	-11%
2-Person Household	3,298	20.8%	3,476	20.7%	3,683	20.9%	12%
3-Person Household	2,742	17.3%	2,430	14.5%	3,218	18.3%	17%
4-Person Household	2,899	18.3%	3,480	20.7%	3,135	17.8%	8%
5-Person Household	2,003	12.6%	2,391	14.2%	2,321	13.2%	16%
6-Person Household	1,027	6.5%	1,250	7.4%	1,567	8.9%	46%
7-or-More Person Household	1,074	6.8%	742	4.4%	1,180	6.7%	10%
Total	15,857	100%	16,791	100%	17,598	100%	11%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2006–2010, 2011–2015, 2016–2020, Table B25009.

The decrease in 1-person and 4-person households from 2010-2020 may partially be attributed to Madera's average family size marginally decreasing from 4.12 in 2010 to 4.01 in 2020 despite an increase in 5-person and 6-person households (see Table 12 and Table 13). This contrasts with the County's increase in average family size from 3.65 to 3.70 over the same period. This correlates with Table 6, which shows that the 15–19-year age group decreased 8.9 percent and the 20–24 year age group increased by 5.9 percent between 2010 and 2020. This data may indicate that as families grow, the children are leaving the City, possibly to pursue higher education.

Table 13: Regional Family Household Characteristics, 2010–2020

Area	2010	2015	2020	Change 2010–2020
City of Madera				
Families as % of All Households	78.8%	79.6%	81.1%	2.3%
Average Family Size	4.12	4.16	4.01	-0.11
Madera County				
Families as % of All Households	82.2%	78.7%	78.6%	-3.6%
Average Family Size	3.65	3.66	3.70	0.05

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, 2011–2015, and 2006–2010, Table S1101.

Table 14 displays household size by tenure in both the City and County of Madera. Just over 56 percent of housing units are owner-occupied citywide. When looking at tenure by household size, 5-person and more households have a lower homeownership rate than other household sizes. Finding a home large enough to accommodate three or more persons may make it more challenging to finance a home and as shown in Table 19 there are significantly less inventory of units to support more than 4-person households.

Table 14: Regional Household Size by Tenure, 2020

Persons / Household	Owner Occupied				Renter Occupied				Total			
	Madera City		Madera County		Madera City		Madera County		Madera City		Madera County	
1	1,301	7.4%	4,875	11.0%	1,193	6.8%	2,513	5.6%	2,494	14.2%	7,388	16.6%
2	2,185	12.4%	10,550	23.7%	1,498	8.5%	2,889	6.5%	3,683	20.9%	13,439	30.2%
3	1,715	9.7%	4,186	9.4%	1,503	8.5%	2,447	5.5%	3,218	18.3%	6,633	14.9%
4	1,587	9.0%	4,492	10.1%	1,548	8.8%	2,671	6.0%	3,135	17.8%	7,163	16.1%
5	1,055	6.0%	2,583	5.8%	1,266	7.2%	2,176	4.9%	2,321	13.2%	4,759	10.7%
6	534	3.0%	1,126	2.5%	1,033	5.9%	1,510	3.4%	1,567	8.9%	2,636	5.9%
7+	532	3.0%	1,458	3.3%	648	3.7%	1,003	2.3%	1,180	6.7%	2,461	5.5%
Total	**8,909**	**50.6%**	**29,270**	**65.8%**	**8,689**	**49.4%**	**15,209**	**34.2%**	**17,598**	**100%**	**44,479**	**100%**

Source: US Census Bureau, American Community Survey 5-Year Data, 2016-2020, Table B25009.

The median household income for the City in 2022 was $67,454, which is a 14 percent less than the median income for Madera County ($76,920). In the City, the median income for owner-occupied households ($91,949) was about $51,495 more than the median income for renter-occupied households ($40,454). Madera County has slightly more of an income disparity between owners and renters, with owner-occupied households earning about $55,131 more than renter-occupied households.

Table 15: Median Household Income by Tenure, 2022

Jurisdiction	Median Income
City of Madera	**$67,454**
Owner-Occupied Households, City	$91,949
Renter-Occupied Households, City	$40,454
Madera County	$76,920
Owner-Occupied Households, County	$97,791
Renter-Occupied Households, County	$42,660

Source: US Census Bureau, American Community Survey 1-Year Data, 2022, Table B25119.

The State of California uses five income categories to determine eligibility for housing programs. Table 16 shows the state-defined income ranges for each affordability category based on the Madera County AMI of $83,800 for a household of four.

Table 16: Income Range by Affordability Level Based on County AMI, 2023

Affordability Category	% of County Median	Income Range
Extremely Low Income	< 30%	≤ $30,000
Very Low Income	31%–50%	>$30,001–$41,250
Low Income	51%–80%	>$41,251–$65,950
Moderate Income	81%–120%	>$65,951 –$100,550
Above Moderate Income	> 121%	> $100,550

Source: California Department of Housing and Community Development, Revised State Income Limits for 2023, June 6, 2023.

Table 17 provides a breakdown of income level by tenure in the City and County of Madera, using the 2016–2020 Comprehensive Housing Affordability Strategy (CHAS) data. Approximately 49 percent of households in Madera are renter-occupied, compared to 34 percent of households in the County. Also, about 35.4 percent of households are above the US Department of Housing and Urban Development (HUD) area median family income (HAMFI), which is much less to the County's 46.3 percent.

Table 17: Regional Household Income Level by Tenure, 2020

Income Level	Owner Occupied	%	Renter Occupied	%	Total	%
City of Madera						
Less than or equal to 30% of HAMFI[1]	530	5.9%	2,310	26.6%	2,840	16.1%
Greater than 30% but less than or equal to 50% of HAMFI	1,175	13.2%	2,060	23.7%	3,235	18.4%
Greater than 50% but less than or equal to 80% of HAMFI	1,390	15.6%	2,045	23.5%	3,435	19.5%
Greater than 80% but less than or equal to 100% of HAMFI	730	8.2%	1,120	12.9%	1,850	10.5%
Greater than 100% of HAMFI	5,085	57.1%	1,150	13.2%	6,235	35.4%
Total[2]	8,910	50.6%	8,690	49.4%	17,600	100%
Madera County						
Less than or equal to 30% of HAMFI[1]	1,985	6.8%	3,455	22.7%	5,440	12.2%
Greater than 30% but less than or equal to 50% of HAMFI	2,705	9.2%	3,185	20.9%	5,890	13.2%
Greater than 50% but less than or equal to 80% of HAMFI	4,510	15.4%	3,630	23.9%	8,140	18.3%
Greater than 80% but less than or equal to 100% of HAMFI	2,670	9.1%	1,760	11.6%	4,430	10.0%
Greater than 100% of HAMFI	17,405	59.5%	3,180	20.9%	20,585	46.3%
Total[2]	29,275	65.8%	15,210	34.2%	44,485	100%

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy American Community Survey tabulation, 2016–2020.

[1] HUD area median family income (HAMFI).

[2] Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Housing Stock Characteristics

This section discusses the housing stock in Madera, including change in housing units, unit size, unit type, age of housing stock, overpayment and overcrowding rates, and housing age and conditions. By analyzing past and current housing trends in the housing stock, future housing needs can be assessed.

Table 18 summarizes the number of housing units in the City and County from 2000 to 2020. In 2000, the City of Madera had 12,521 housing units. By 2010, the number of housing units had increased to 17,598, a 40.5 percent increase. Between 2010 and 2020, the City is estimated to have gained approximately 1,115 more units (6.3 percent). In 2020, the Census reported 18,713 housing units in the City, which comprised nearly 37.1 percent of the

County's housing units. Madera's share of the County's housing units increased from 2000 to 2020, suggesting that housing unit production in the City is outpacing the production in the County.

Table 18: Regional Housing Units, 2000–2020

Year	City of Madera	% Change	Madera County	% Change	Madera as % of County
2000	12,521	-	40,387	-	31.0%
2010	17,598	40.5%	49,156	21.7%	35.8%
2020	18,713	6.3%	50,480	2.7%	37.1%

Source: US Census Bureau, Decennial Census 2000, Table H001 SF1, American Community Survey 5-Year Estimates 2016–2020, Table B25001.

Table 19 summarizes the distribution of unit size by tenure in 2020. The most common unit size for renter-occupied units was 3-bedroom units, followed by 2-bedroom units. The most common size for owner-occupied units was 3-bedroom units, followed by 4-bedroom units. Owner-occupied units tend to be larger than renter-occupied units.

Table 19: Unit Size by Tenure, City of Madera, 2020

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
Unit Size	Units	%	Units	%	Units	%
No bedroom/Studio	85	1.0%	608	7.0%	693	3.9%
1 bedroom	35	0.4%	926	10.7%	961	5.5%
2 bedrooms	829	9.3%	2,786	32.1%	3,615	20.5%
3 bedrooms	4,551	51.1%	3,000	34.5%	7,551	42.9%
4 bedrooms	2,991	33.6%	1,339	15.4%	4,330	24.6%
5 or more bedrooms	418	4.7%	30	0.3%	448	2.5%
Total	**8,909**	**50.6%**	**8,689**	**49.4%**	**17,598**	**100%**

Source: US Census Bureau, American Community Survey 5-Year Data, 2016-2020, Table B25042.

Table 20 summarizes the regional housing inventory by building type from 2010 to 2020. In 2020, single-family detached units comprised the largest percentage of the City's housing stock, approximately 74.1 percent, with 13,861 units. Multifamily housing made up 22.9 percent with 4,291 units. Compared to Madera County, the City has a smaller percentage of the housing stock in the form of single-family detached housing units, by 7 percent. Single-family detached homes make up 80.7 percent of the County's housing and multifamily housing accounts for 11.2 percent. Between 2010 and 2020, the distribution of building types has largely remained consistent for both the City and County.

Table 20: Regional Housing Inventory by Unit Type, 2010–2020

Building Type	2010		2020	
	Units	%	Units	%
City of Madera				
Single-Family Home: Detached	12,609	72.1%	13,861	74.1%
Single-Family Home: Attached[1]	334	1.9%	350	1.9%
Multifamily[2]	4,192	24.0%	4,291	22.9%
Mobile Homes	347	2.0%	211	1.1%
Total	17,482	100%	18,713	100%
Madera County				
Single-Family Home: Detached	40,633	82.9%	40,658	80.7%
Single-Family Home: Attached[1]	314	0.6%	817	1.6%
Multifamily[2]	5,977	12.2%	5,653	11.2%
Mobile Homes	2,083	4.3%	3,240	6.4%
Total	**49,007**	**100%**	**50,368**	**100%**

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2006-2010 and 2016-2020, Table B25024.

[1] "Single-Family Home: Attached" is defined as a one-unit structure attached to another unit by a common wall; they are commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.

[2] "Multifamily" refers to a structure containing two or more units and not classified as a "Single-Family Home: Attached" structure. The units in the structure share attic space and heating and plumbing systems.

Table 21 displays the US Census Bureau's estimates of the number of occupied housing units by building type and tenure in the City of Madera in 2020. Madera's housing stock is composed mostly of owner-occupied detached single-family (48.8 percent) followed by renter-occupied detached single-family (25.6 percent). Additionally, 50.6 percent of all units are owner occupied, of which only 0.1 percent were multifamily housing.

Diversifying Madera's housing stock to include more multifamily housing in both rental and ownership forms have the potential to provide more affordable and diverse housing options, given the construction efficiencies of the multifamily building type. Multifamily housing can also be beneficial for seniors, people with disabilities, and those who prefer less home maintenance or do not need the yard space characteristic of single-family properties.

Table 21: Housing Building Type by Tenure, City of Madera, 2020

Building Type	Owner Occupied	% of Total Units	Renter Occupied	% of Total Units	Total Units
Detached Single-Family Homes	8,595	48.8%	4,501	25.6%	13,096
Attached Single-Family Homes	109	0.6%	241	1.4%	350
Multifamily Housing	19	0.1%	3,922	22.3%	3,941
Mobile Homes	186	1.1%	25	0.1%	211
Total	**8,909**	**50.6%**	**8,689**	**49.4%**	**17,598**

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020, Table B25032.

Housing Age and Condition

Housing is considered substandard when conditions are found to be below the minimum standard of living as defined in the California Health and Safety Code. Substandard housing units include those in need of repair and/or replacement. Households living in substandard conditions are considered to be in need of housing assistance, due to threats to health and safety, even if they are not seeking alternative housing arrangements.

A household is considered substandard, or to have a housing problem, if it has one or more of the four following housing problems:

- Housing unit lacks complete kitchen facilities.
- Housing unit lacks complete plumbing facilities.
- Housing unit is overcrowded.
- Household is cost burdened.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. Table 22 summarizes the number of units lacking plumbing or complete kitchen facilities. According to the 2016-2020 ACS 5-year estimates, 41 occupied units in Madera lacked complete plumbing facilities, all of which were renter-occupied. A total of 93 units lacked complete kitchen facilities. Of those, 16 were owner-occupied and 77 were renter-occupied. It should be noted that there is potential for overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

Table 22: Units Lacking Plumbing or Complete Kitchen Facilities, 2016-2020

Units	Owner Occupied	% of Total Units	Renter Occupied	% of Total Units	Total Units	% of Total Units
Lacking Complete Plumbing Facilities	0	0.0%	41	0.2%	41	0.2%
Lacking Complete Kitchen Facilities	16	0.1%	77	0.4%	93	0.5%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020, Tables B25049 and B25053.

Based upon the substandard housing notices of violation over the past 4 years, the City has estimated that there are approximately 138 substandard housing units.

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years old or older may need repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to need major repairs. Many federal and state programs use age of housing as one factor to determine housing needs and the availability of funds for housing and community development.

Table 23 summarizes the age of the City's housing stock by tenure in 2022. Approximately 60 percent of all housing units in the City were built prior to 1999, with 33 percent of all housing units being built between 2000 to 2009. The City saw 74 percent of all of its housing built between 1960 and 2009 (a period of 49 years). The City has seen a smaller percentage of housing built in the last 13 years (950 owner-occupied units and 321 rental units). These numbers show that for-sale housing needs have outweighed the rental needs in Madera since 2010; however, 2,008 rental units were built in the prior decade (2000–2009).

Table 23: Year Housing Built, City of Madera

Year Built	Owner Occupied		Renter Occupied		Total Units	
Built 2020 or later	125	0.8%	0	0%	125	0.8%
Built 2010 to 2019	825	5.0%	321	2.0%	1146	7.0%
Built 2000 to 2009	3,423	20.9%	2,008	12.3%	5431	33.2%
Built 1990 to 1999	845	5.2%	365	2.2%	1210	7.4%
Built 1980 to 1989	503	3.1%	182	1.1%	685	4.2%
Built 1970 to 1979	1,629	10.0%	2,269	13.9%	3898	23.8%
Built 1960 to 1969	685	4.2%	297	1.8%	982	6.0%
Built 1950 to 1959	496	3.0%	338	2.1%	834	5.1%
Built 1940 to 1949	540	3.3%	631	3.9%	1171	7.2%
Built 1939 or earlier	213	1.3%	657	4.0%	870	5.3%
Total	**9,284**	**56.8%**	**7,068**	**43.2%**	**16,352**	**100%**

Source: US Census Bureau, American Community Survey 1-Year Estimates, 2022, Table B25036.

Housing tenure by date of occupancy is listed in Table 24, which shows when households moved into their housing unit. About 21 percent of owner-occupied households moved into

their residence in 2000 to 2009, while 23 percent of renters moved into their residence in 2010 to 2017, which are the highest percentage by period for both household type.

Table 24: Housing Tenure by Date of Occupancy, City of Madera

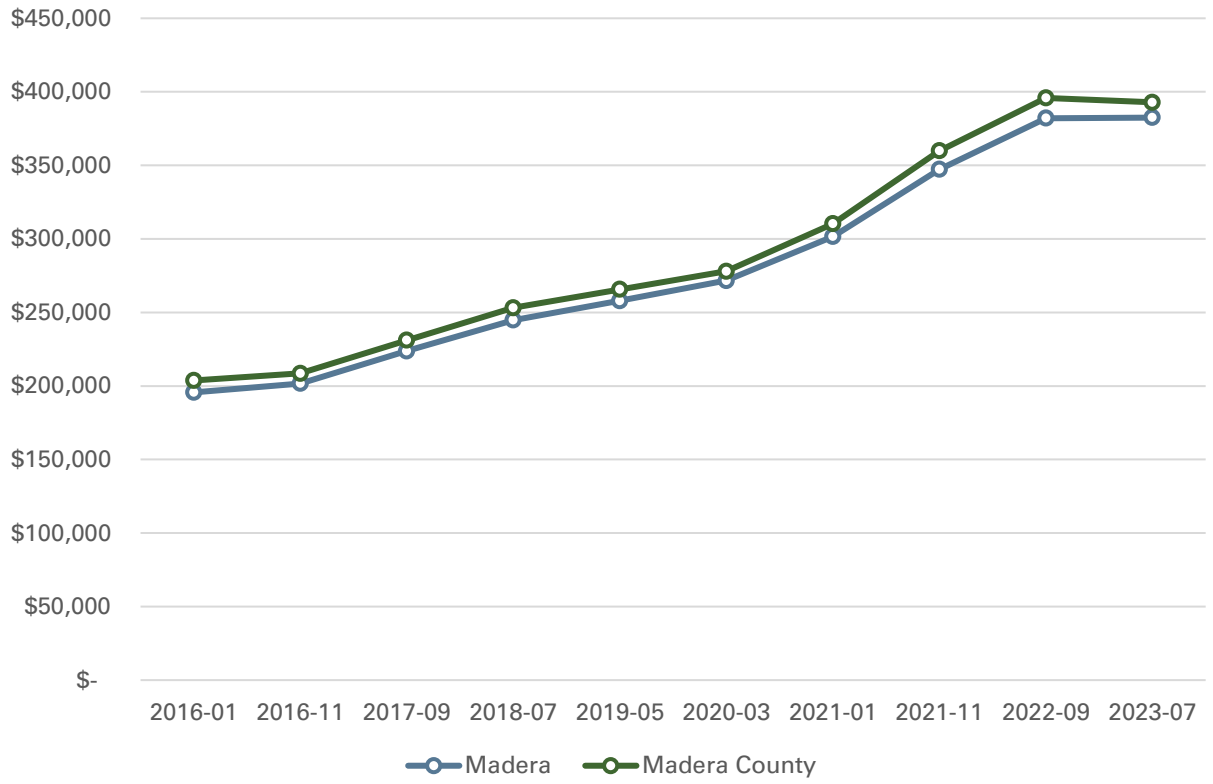
Move In Year	Owner Occupied	% of Units	Renter Occupied	% of Units	Total	% of Units
Moved in 2021 or later	402	2.5%	1,017	6.2%	1,419	8.7%
Moved in 2018 to 2020	1,364	8.3%	1,967	12.0%	3,331	20.4%
Moved in 2010 to 2017	1,901	11.6%	3,863	23.6%	5,764	35.2%
Moved in 2000 to 2009	3,414	20.9%	189	1.2%	3,603	22.0%
Moved in 1990 to 1999	1,153	7.1%	32	0.2%	1,185	7.2%
Moved in 1989 or earlier	1,050	6.4%	-	0%	1,050	6.4%
Total	**9,284**	**56.8%**	**7,068**	**43.2%**	**16,352**	**100%**

Source: US Census Bureau, American Community Survey 1-Year Estimates, 2022, Table B25038.

Median Home Sale Prices

Figure 8 shows the change in home prices in the City of Madera and Madera County from January 2016 to July 2023. While the City and County follow the same general trend over time, Madera home prices are slightly lower than the County. The median sales prices for new and resale homes in the City have steadily increased during this time, with a minor plateau and decrease in mid-2022. The median home price in July 2023 was $382,462, which was 2.6 percent ($10,372) lower than the County median of $392,834.

Figure 8: Regional Home Prices Over Time, 2016–2023



Source: Zillow Home Value Index (ZHVI), August 2023.

Home values in the City decreased by 3.2 percent between July 2022 and July 2023, from $532,236 to $515,403, as shown in Table 25. In July 2023, the Zillow home value index in Madera County was $540,931, which represented a 4.4 percent decrease since July 2022, a similar rate to the City. In July 2023, the home values in Madera County were 4.9 percent higher than those in Madera. Since a household can typically qualify to purchase a home that is 2.5 to 3.0 times the annual income of that household, the City's median income of about $49,358 implies that the median sales price should be between $123,395 and $148,074.[2] The home value index of approximately $394,746 indicates a high potential for housing cost burden in the City.

[2] Assumes 10% down payment; 5.00% mortgage interest rate; taxes, insurance, PMI and HOA account for 35% of housing costs; and uses 2024 Housing Authority of the City of Madera utility allowances.

Table 25: Zillow Home Value Index, Neighboring Jurisdictions

Jurisdiction	July 2022	July 2023	% Change
City of Madera	$532,236	$515,403	-3.2%
Chowchilla	$586,361	$555,419	-5.3%
Oakhurst	$590,669	$558,175	-5.5%
Raymond	$722,312	$623,719	-13.6%
Bass Lake	$1,278,947	$1,180,662	-7.7%
Madera County	$565,957	$540,931	-4.4%

Source: Zillow Housing Market Data, 2023.

Rental Prices

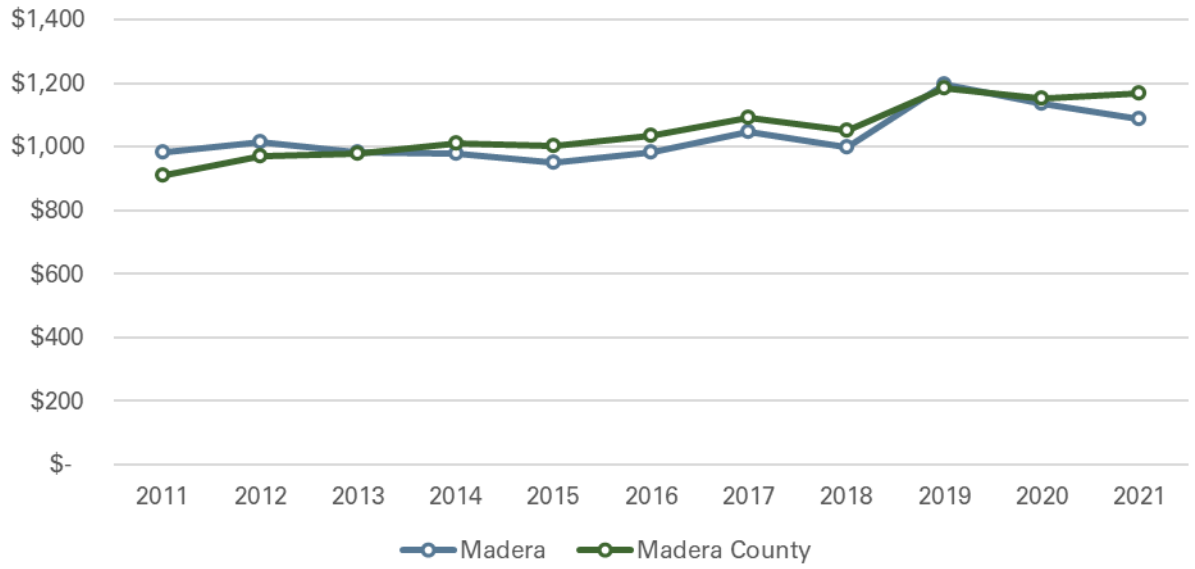
Table 26 and Figure 9 show median home rental prices in the City of Madera and Madera County from 2011 to 2023. In 2023, the median rental price in Madera was $1,362. This is a 44 percent increase from the 10-year low of $949 in 2015. The City has seen a steady increase in rental prices since 2015, with the exception being around 2018. It should be noted that these median rental prices do not fully capture the housing market effects of the global COVID-19 pandemic. One of the economic impacts seen in California during the COVID-19 pandemic was a rapid increase in home prices, potentially caused by a rapid increase in remote work and higher demand for housing in suburban settings such as Madera. As a result, rental values in the years following the onset of the pandemic are significantly higher and continue to rise through 2023.

Table 26: Regional Median Monthly Rent, 2011–2021

Jurisdiction	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Madera	$983	$1,013	$984	$980	$949	$981	$1,048	$998	$1,196	$1,137	$1,086	$1,292	$1,362
Madera County	$911	$970	$980	$1,010	$1,003	$1,036	$1,091	$1,050	$1,182	$1,153	$1,168	$1,341	$1,425

Source: US Census Bureau, American Community Survey 5-Year Estimates, Table B25105.

Figure 9: Regional Median Rental Prices, 2011–2021



Source: US Census Bureau, American Community Survey 5-Year Estimates, Table B25105.

US Census Bureau data and retail listing platforms such as apartments.com and Zillow may result in different median monthly rent and housing cost as they capture different dimensions of the housing market. Census data provides a comprehensive overview of the entire housing stock and contract rents reported by occupants, whereas Apartments.com and Zillow are limited to the current online listings.

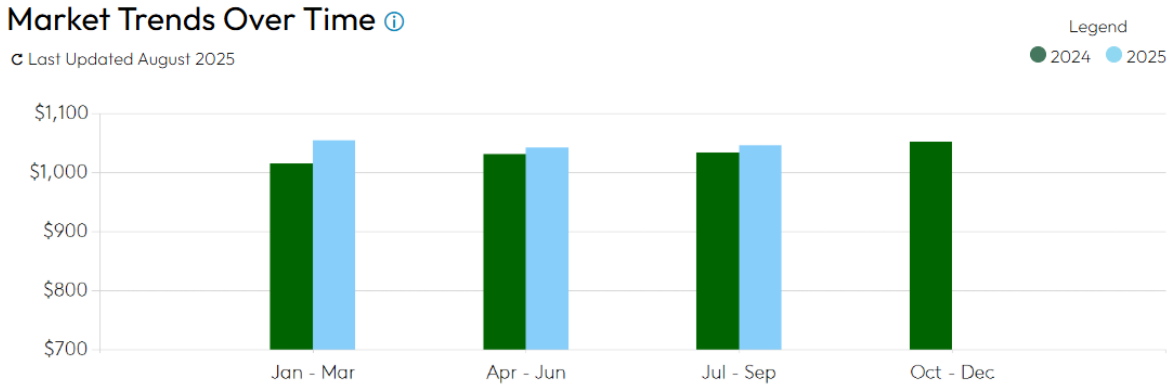
Rental price data provided by Zillow shown in Figure 10 indicates that there are a significant amount of rental units in the $2,000 to $3,000 range. Assuming these rental prices would be affordable to those with an income of $80,000 to $120,000. This indicates that the available rental housing in the City is primarily affordable to those with wages in the moderate or above moderate income ranges.

Figure 10: Regional Rental Price on Zillow, 2025

Source: Zillow Rental Price range, August 2025.

Figure 11 illustrates regional rental prices in Madera based on Apartments.com data. The figure compares quarterly rental averages for 2024 and 2025, demonstrating modest increase throughout the year. According to the chart, average rent in 2025 is slightly higher than in the previous year, averaging $1,046, in comparison to the average of $1,025 in 2024. Based on the standard that a household should spend 30 percent or less on housing costs, a household would need to earn around $3,500 per month, or about $42,000 annually to afford the average rent in Madera without being cost burdened. This translates to $20 hourly wage, this indicates that the available rental housing in the City is primarily affordable to those with wages in the low-income range and above.

Figure 11: Regional Rental Price on Apartments.com, 2025



Source: Apartments.com Home Market Trend Over Time, August 2025.

Table 27 displays the affordable and fair market rents for low-income households in the Madera HUD Fair Market Rent Area, which includes Madera County. Fair market rents are estimates of what a person moving today can expect to pay in gross rent (cost of shelter plus utilities) for a modestly priced rental home in a given area. The kind of home that can be

rented for the fair market rent is in decent condition, but it is not luxury housing. The methodology used to calculate hourly wage and annual salary required to afford the fair market rents without spending greater than 30 percent of income on housing is provided by the National Low Income Housing Coalition.

Table 27: Fair Market Rent by Unit Size and Requisite Salary for Affordability, 2024

Unit Size	Average Fair Market Rent[1]	Annual Salary Required to Afford[2]
Studio	$1,083	$43,320
One Bedroom	$1,090	$43,600
Two Bedroom	$1,432	$57,280
Three Bedroom	$1,998	$79,920
Four Bedroom	$2,208	$88,320

[1] HUD FY 2023 Fair Market Rent Documentation System for Madera, CA HUD Metro Fair Market Rent Area.

[2] Multiply the fair market rent by 12 to get yearly rental cost. Then divide by .3 to determine the total annual income needed to afford the fair market rent without spending more than 30 percent of income on housing.

Vacancy Rates

Vacancy rates are indicators of housing supply and demand that reflect the degree of housing choice that is available. Higher vacancy rates can induce downward price pressure, while low vacancy rates can influence upward price pressures. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Vacancy rates that are too low can force prices up, making it more difficult for lower- and moderate-income households to find housing. For rental units, a 7 to 8 percent vacancy rate is considered "healthy," and for owner-occupied housing, a vacancy rate of 2 to 3 percent is considered "healthy." In 2015, the vacancy rate in the City of Madera was 6.2 percent and decreased marginally to 6.0 percent in 2020. Table 28 summarizes the number of occupied and vacant units in the City and County of Madera in 2015 and 2020.

Table 28: Regional Occupancy Rates, 2015–2020

Occupancy Status	Madera County				Madera			
	2015	%	2020	%	2015	%	2020	%
Occupied Housing Units	45,224	90.3%	44,479	88.1%	16,791	93.8%	17,598	94.0%
Vacant Housing Units	4,877	9.7%	6,001	11.9%	1,103	6.2%	1,115	6.0%
Total Housing Units	50,101	100%	50,480	100%	17,894	100%	18,713	100%

Source: US Census Bureau, American Community Survey 5-Year Data, 2011–2015 and 2016–2020, Table B25002

Overpayment and Overcrowding

Overpayment is defined as households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. Households paying greater than 30 percent of their gross income on housing-related expenses are considered to be cost burdened. Severe overpayment occurs when households pay 50

percent or more of their gross income for housing. Higher costs for housing may contribute to households having a limited ability to cover other everyday living expenses. The impact of housing costs is more apparent for extremely low-, very low-, and low-income households, especially renter households.

Table 29 categorizes renters based on the percentage of household income spent on rent. According to 2022 ACS data, approximately 62 percent of households spend more than 30 percent of their income on rent and 35 percent of households spend more than 50 percent on rent in the City of Madera.

Table 29: Gross Rent as a Percentage of Household Income, City of Madera, 2022

Percent of Household Income	Number of Households	Percent of Households
Less than 10.0 percent	206	2.9%
10.0 to 14.9 percent	269	3.8%
15.0 to 19.9 percent	1,112	15.7%
20.0 to 24.9 percent	289	4.1%
25.0 to 29.9 percent	724	10.2%
30.0 to 34.9 percent	526	7.4%
35.0 to 39.9 percent	598	8.5%
40.0 to 49.9 percent	775	11.0%
50.0 percent or more	2,480	35.1%
Not computed	89	1.3%
Total	**7,068**	**100%**

Source: US Census Bureau, American Community Survey 1-Year Estimates, 2022, Table B25070.

Table 30 illustrates housing cost as a percentage of household income by tenure. It shows the number and percentage of households in the City and County of Madera that experience a cost burden and severe cost burden. According to 2016–2020 HUD CHAS data, in the City of Madera, 39,900 households (55 percent) experience some form of overpayment, with 12,430 households (23.5 percent) experiencing severe overpayment. This is a significant share of the community experiencing a housing cost burden and reflective of a larger regional issue. The County has a lesser share overpaying for housing; 51.9 percent of households experience some degree of overpayment, and 16.3 percent experience severe overpayment. Renters are disproportionately affected by overpayment in both Madera and the County.

Table 30: Overpayment by Income Level and Tenure, 2016-2020

Household Income Range	All Households		Households with Housing Cost Burden	
	Number	%	Overpayment (>30% of income on rent)	Severe Overpayment (>50% of income on rent)
Owner Households, Madera City				

Household Income Range	All Households		Households with Housing Cost Burden			
	Number	%	Overpayment (>30% of income on rent)		Severe Overpayment (>50% of income on rent)	
<= 30% of HAMFI	1,010	5.7%	950	94%	770	76.2%
> 30% ≤ 50% of HAMFI	2,350	13.2%	1,620	68.9%	890	37.9%
> 50% ≤ 80% of HAMFI	2,764	15.6%	980	35.5%	390	14.1%
> 80% ≤100% of HAMFI	1,463	8.2%	330	22.6%	60	4.1%
> 100% of HAMFI	10,160	57.2%	440	4.3%	50	0.5%
Owner Subtotal	17,747	50.9%	4,320	24.3%	2,160	12.2%
Renter Households, Madera City						
<= 30% of HAMFI	4,370	25.5%	3,520	80.5%	510	11.7%
> 30% ≤ 50% of HAMFI	4,130	24.1%	3,180	76.9%	1,110	26.9%
> 50% ≤ 80% of HAMFI	4,094	23.9%	1,850	45.2%	200	4.9%
> 80% ≤100% of HAMFI	2,250	13.1%	320	14.2%	30	1.3%
> 100% of HAMFI	2300	13.4%	100	4.3%	-	0%
Renter Subtotal	17,144	49.1%	8970	52.3%	1,850	10.8%
Total (Owners & Renters)	34,891	100%	13,290	38.1%	4,010	11.5%
Owner Households, Madera County						
<= 30% of HAMFI	6,460	8.1%	3,120	48.3%	1,470	22.8%
> 30% ≤ 50% of HAMFI	8,995	11.3%	2,925	32.5%	1,145	12.7%
> 50% ≤ 80% of HAMFI	9,035	11.3%	2,525	27.9%	670	7.4%
> 80% ≤ 100% of HAMFI	20,920	26.3%	1,000	4.8%	150	0.7%
> 100% of HAMFI	38,084	47.8%	1,795	4.7%	145	0.4%
Owner Subtotal	79,675	69.7%	11,365	14.3%	3,580	4.5%
Renter Households, Madera County						
<= 30% of HAMFI	9,485	27.4%	4,965	52.3%	2,540	26.8%
> 30% ≤ 50% of HAMFI	9,429	27.3%	3,294	34.9%	865	9.2%
> 50% ≤ 80% of HAMFI	6,800	19.7%	1,560	22.9%	150	2.2%
> 80% ≤ 100% of HAMFI	5,205	15.1%	275	5.3%	15	0.3%
> 100% of HAMFI	3,819	11.1%	150	3.9%	10	0.3%
Renter Subtotal	34,558	30.3%	10,244	29.6%	3,580	10.4%
Total (Owners & Renters)	114,233	100%	21,609	18.9%	7,160	6.3%

An overcrowded housing unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Occupancy by more than 1.5 persons per room constitutes severe overcrowding. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community.

Table 31 summarizes overcrowding and severe overcrowding in the City and County by tenure. Approximately 1,665 households, roughly 9 percent of households, in the City of Madera were experiencing overcrowding or severe overcrowding in 2021. This includes 426 owner-occupied and 1,239 renter-occupied households. Overall, the City has a slightly higher percentage of overcrowded households compared to the County (9 percent and 7.9 percent, respectively).

Table 31: Overcrowding and Severe Overcrowding by Tenure

Persons per Room	Owners		Renters		Total	
	Overcrowded Households	% of Total	Overcrowded Households	% of Total	Overcrowded Households	% of Total Households
City of Madera						
1.01 to 1.50	426	25.6%	775	46.5%	1,201	6.5%
>1.50	0	0%	464	27.9%	464	2.5%
Total Overcrowded	426	25.6%	1,239	74.4%	1,665	9.0%
Madera County						
1.01 to 1.50	931	26.7%	775	22.2%	1,706	3.9%
>1.50	598	17.1%	1,187	34.0%	1,785	4.1%
Total Overcrowded	1,529	43.8%	1,962	56.2%	3,491	7.9%

Source: US Census Bureau, American Community Survey (2021), Table B25014.

Preservation of Units at Risk of Conversion

Jurisdictions are required by state Housing Element Law to analyze government-assisted housing that is eligible to convert from low-income to market-rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance to an assisted housing development. Government-assisted housing might convert to market-rate housing for a number of reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions.

Qualified Entities

Under Government Code Section 65863.11, owners of federally assisted projects must provide a "Notice of Opportunity to Submit an Offer to Purchase" to qualified entities that agree to preserve the long-term affordability if they should acquire at-risk projects at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are nonprofit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The following is a list of qualified entities from HCD for Madera County and the surrounding area:

- Housing Authority of the City of Madera
- The Pacific Companies
- Madera Opportunities for Resident Enrichment and Services
- Self- Help Enterprises
- Corporation for Better Housing
- Pacific West Communities Inc

Inventory of At-Risk Units

Per Government Code Section 65863.10, assisted housing developments are defined as multifamily, rental housing complexes that receive government assistance under any of the specified federal, state, and/or local programs.[3] There are approximately 1,178 assisted affordable housing units in the City of Madera and, as of December 2024, no assisted affordable units are under construction.

The expiration dates for the two affordable housing projects that may be at risk of being converted to market-rate before 2032, as shown in Table 32. Should the units expire during the 6th Cycle, the City will ensure that owners are contacted and provided advanced notice to tenants through Program C - 1.

[3] HCD Building Blocks, https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/assisted-housing-developments-risk-conversion

Table 32: Units at Risk of Conversion

Project Name	Address	Assistance Received	Number of Units	Conversion Date
115 N. P St	115 N. P St	CalHFA	4	4/1/2031
Valle De Las Brisas Apartments	101 East Adell St	LIHTC; CalHFA	80	2025
Knox Park, Sunrise Madera Plaza Flh	337 Knox Ave	514 Off-Farm Labor Housing	81	6/1/2024
Madera Villa	2160 North Schnoor Ave	CalHFA	192	3/1/2033
		Total	**357**	

Source: US Department of Housing and Urban Development AFFH Data Viewer

Preservation Options

There is a total of 357 units at-risk of converting to market rate within the next eight years. Preservation of at-risk units can be accomplished in a variety of ways, including provision of rental subsidies to tenants, facilitation of the transfer of units to nonprofit organizations or purchase of similar replacement units by nonprofit organizations, purchase of the affordability covenant, and new construction of replacement units.

A variety of programs exist to assist cities to acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available to the City of Madera.

Replacement Costs

The California Tax Credit Allocation Committee's 2020 report provides estimates and data on the cost of building assisted units. It estimates that the average cost of an assisted unit in the State of California is $439,827.60.

Table 33 summarizes the estimated replacement costs per unit using construction cost estimates from the UC Berkeley Terner Center and average unit sizes in the City of Madera from Apartment Finder. Combined, this data provides an estimate for replacement costs by unit size, ranging from $278,540 to $405,840. These replacement cost estimates use data from 2020. As such, the replacement costs are likely to be higher than those shown here, as costs have been steadily rising since 2018 and have not been adjusted for inflation.

Table 33: Replacement Cost

Unit Size	Construction Cost/sq ft[1]	Average sq ft/unit[2]	Replacement Cost/unit
1 bedroom	$380	733	$278,540
2 bedroom	$380	1,068	$405,840
3 bedroom	$380	1,044	$396,720

[1] UC Berkeley Terner Center, 2020, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, 15. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf.

[2] ApartmentFinder.com, https://www.apartmentfinder.com/California/Madera-Apartments, accessed September 21, 2023 .

Transfer of Ownership

Transfer of ownership from a private owner to a nonprofit housing organization is another potential way to preserve at-risk units.

Extension of Affordability Covenant

In some cases, affordability can be preserved by providing financial incentives to the project owner to maintain the affordability of the project.

Rent Subsidy

Tenant-based subsidies could be used to preserve the affordability of housing. The Housing Authority of the City of Madera and local nonprofit agencies provide Section 8 Housing Choice Vouchers to lower-income households. These agencies could request funding form the City to provide vouchers for residents if additional sources of revenue were available.

Entities Interested in Participating in California's First Right to Refusal Program

An owner of a multifamily rental housing development with rental restrictions (e.g., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants) may plan to sell an at -risk property. HCD maintains a database of listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner. HCD has listed four entities that may be interested in participating in California's First Right of Refusal Program in Madera County.[4]

In addition, the City of Madera is including Program C - 1 to ensure the monitoring and preservation of affordable units in the City.

Federal Programs

Community Development Block Grant (CDBG) – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment, and economic opportunity for principally low- and moderate-income persons. CDBG funds can be used for housing acquisition, rehabilitation, economic development, and public services.

Continuum of Care (CoC) – COC funding is designed to promote a community-wide commitment to the goal of ending homelessness—i.e., to provide funding for efforts by nonprofit organizations, local governments, instrumentalities of state and local governments, Indian tribes, tribally designated housing entities, and public housing agencies to quickly rehouse homeless individuals, families, persons fleeing domestic violence, and youth. The funding is used to assist with minimizing the trauma and dislocation caused by

[4] California Department of Housing and Community Development website accessed December 6, 2023.

homelessness and to promote access to and effective utilization of mainstream programs, while optimizing self-sufficiency for those experiencing homelessness.

HOME Investment Partnership – HOME is a flexible grant program and funds are awarded on a formula basis for housing activities. HOME considers local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing.

Section 8 Rental Assistance / Housing Vouchers Program – The Section 8 Rental Assistance / Housing Vouchers Program provides rental assistance payments to owners of private, market-rate units on behalf of very low-income tenants.

Section 811/202 Program – Nonprofit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities, and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

State Programs

Permanent Local Housing Allocation (PLHA) – PLHA provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.

Homekey – Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population awarded by the state on a project basis.

California Housing Finance Agency (CalHFA) Multifamily Programs – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One program is the Preservation Acquisition Finance Program, which is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.

Low-Income Housing Tax Credit (LIHTC) – This program provides tax credits to individuals and corporations that invest in low-income rental housing. The LIHTC program creates affordable housing opportunities when the developer of a project "sells" the tax credits to an investor(s) who contributes equity to the development in exchange for an ownership position in the project.

California Community Reinvestment Corporation – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Local Programs

The City of Madera operates a First Time Homebuyer Program to assist eligible households with a zero interest, silent second loan in the purchase of their first home. Eligible households are those whose annual income does not exceed 80 percent of the Madera County AMI ($83,800) based on family size. Loans are up to a maximum of $55,000 per family. The program information is made available in both English and Spanish on the City's website.

The City of Madera just became a HOME participating jurisdiction. This means that similar to CDBG it will receive HOME funds on an entitlement basis annually. The HUD allocation for 2024 is $372,064.92. This City contributed a one-time match of $127,935.08 for a total of $500,000. HOME funds are able to be used for the following activities:

- New construction or rehabilitation of owner-occupied housing
- Homeownership assistance to homebuyers
- New construction of rehabilitation of rental housing
- Tenant based rental assistance

The City also has PLHA (Permanent Local Housing Allocation) funds. The remaining award years are 2021-2023. These funds have been earmarked for housing construction and rehabilitation. The estimated amount available is $1,455,181.

Monitoring of Affordable Units

The City of Madera Community Development Department monitors the list of affordable housing units and their eligibility to convert to market-rate housing. Consistent and accurate monitoring enables the City to anticipate when the affordability covenants will expire, allowing the City to implement various resources to ensure the continued affordability of the housing units. The City may explore new opportunities for tracking unit affordability with the upcoming software system solutions.

Quantified Objectives

Housing Element Law requires that cities establish a maximum number of units that can be converted over the planning period. During the planning period, 84 rent-restricted housing units are at risk of being converted to market rate (see Table 32).

Special Housing Needs

Due to special needs or circumstances related to income, family or household characteristics, age, and disability, certain groups have historically had greater difficulties finding quality affordable housing. They also often have a higher prevalence of special circumstances leading to housing problems such as lower incomes, higher housing cost burdens, and higher rates of overcrowding. State law therefore requires evaluation of housing needs of these groups, in particular senior households, single-parent households, persons with physical, mental and developmental disabilities, large households, farmworkers, and homeless individuals.

Operating funds from the CDBG, HOME, and Emergency Solutions Grant (ESG) have enabled many local programs to provide affordable housing rehabilitation, emergency rental

assistance, affordable housing, and homeless case management for the special needs populations in the City. The following are a few of those programs.

- Shunammite Place program provides supportive housing to chronically homeless single men, women, and families.
- The Homeless Engagement for Living Program (H.E.L.P. Center) is composed of homeless outreach workers, housing case workers, and a housing coordinator that assists those experiencing homelessness in Madera County.
- The Low Income Home Energy Assistance Program (LIHEAP) can provide help with a PG&E bill or propane assistance one time per program year to qualifying households.

Table 34 provides an overview of the special needs populations within the City and each group is discussed in further detail in the following sections.

Table 34: Overview of Special Needs, Groups, City of Madera, 2020

Special Needs Group	# of People	% of Population
Persons with a Disability	8,074	12.2%
Persons Experiencing Homelessness	541	0.8%
Farmworkers	15,654	23.6%
Special Needs Group	**# of Households**	**% of Households**
Householders Age 65+	1,908	10.8%
Large Households	5,068	28.8%
Female-Headed Households	3,351	19.0%
Extremely Low-Income Households	519	5.9%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, and US Housing and Community Development Comprehensive Housing Affordability Strategy Data, 2016–2020.

Table 35 shows the services currently providing support to the special needs populations in the City of Madera. Services and housing options for seniors include the Pan-American Community Center and Frank Bergon Senior Center as well as two varying apartment developments. One of the apartment complexes provides housing for extremely low-income households, and the development includes three-bedroom units for large families. Table 44 details homeless facilities available in the City.

Table 35: Inventory of Services for Special Needs Populations, City of Madera, 2023

Services/ Programs	Population Served	Details	# of Units
Shunammite Place	Family, Homeless	• Permanent supportive housing • Five units, each broken up into three bedrooms, and has the capacity to hold up to 15 women • Each unit has a kitchen, living room and bathroom	15
Madera Rescue Mission	Family, Homeless	• Transitional housing	78
Retraining the Village	Veterans	• Transitional housing • Service up to a dozen male residents • Provides job training and life skills • Transitional for up to a year with 10 employees	12
Martha Diaz Shelter	Domestic violence victims	• Emergency shelter	18
Pan-American Community Center	Elderly Persons	• Hot meals are served at this facility every Monday through Friday at 11:30 a.m. Variety of in-person programs and classes during the week.	N/A
Frank Bergon Senior Center	Elderly Persons	• Hot meals are served at this facility every Monday through Friday at 11:30 a.m. Variety of in-person programs and classes during the week.	N/A
Valle De Las Brisas Apartments	Elderly Persons	• Seniors 62 and older • Very low- (50% of AMI) and low-income (60% of AMI)	80
Yosemite Manor	Elderly Persons	• Section 8 accepted	76
Sugar Pine Village	Extremely Low Income, Homeless	• Supportive services • 16 units for individuals and families struggling with housing insecurity and homelessness	52
Olive	Family, Homeless	• Anti-trafficking agency • Safe housing, case management and advocacy to victims of human sex trafficking • Social service resources provided to victims to assist in recovery • Victims who live in the safe house are assisted with transportation to recovery services	6

Source: City of Madera

Farmworkers

Traditionally, agricultural workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. The following information is from the California Department of Public Health and Community and Labor Center at UC Merced. "Farmworker Health in California: Health in a Time of Contagion, Drought, and Climate Change" and the San Joaquin County 2020- 2025 Consolidated Plan.

According to ACS estimates, over half of the state's farmworker population lives in the San Joaquin Valley (61%), and another third of the population lives in the Central Coast (31%). Farmworkers in this study were most likely to be renters (92%), to live in single-family homes (55%), and very few renters relied on employers to pay any or all of their rent (2%). Research suggests that farmworkers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses such as asthma and infectious diseases like tuberculosis and COVID-19.

FWHS respondents lived in large, overcrowded households with low incomes and several household problems, arrangements associated with decreased mental health. Farmworkers households were larger than the California average (3.0 persons per household), with a median household size of four persons. Over one-fourth (29%) of farmworkers' households had six or more persons. More than half (55%) of farmworkers reported that two persons (including themselves) slept in their room—a figure somewhat less than the percent married (67%)—but more than one fourth (25%) slept in a room with three or more persons indicating over-crowding.

Children were a significant part of respondents' households. More than two-thirds (70%) of farmworkers lived in households with one or more children under the age of 18. The median number of children per household was two, and more than two in five (42%) households had three or more children. Only two percent of farmworkers lived in households with children who worked.

The median household income reported by respondents was $25,000 per year—a figure sharply different from that reported in the ACS by California farmworkers ($62,021). This figure may have only accounted for immediate family members' earnings rather than those of all persons living under the same roof. This forces the farmworking community to compete for the lowest cost housing, which, as mentioned above, is typically substandard.

Housing affordability and overcrowding are critical issues among this special needs group. The ineligibility of undocumented workers for government-sponsored housing programs is a serious problem as well and only adds to constraints the farmworkers face.

The 2021 ACS found that approximately 5,565 Madera residents were employed in the agriculture, forestry, fishing and hunting, and mining industry. This equates to about 21 percent of all employed individuals in the City over 16 years old.

Among other issues, farmworker typically face low wages, leading to high rates of housing cost burden for farmworking families. According to the Bureau of Labor Statistics, California's mean farmworker wages range from $30,370 to $42,480 per year and the median wage for farmworkers in Madera in 2020 was $33,000 (see Table 36).

Table 36: Madera Farmworker Wages

Occupation	Employment[1]	Hourly median wage	Annual median wage[2]
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	284,000	$15.87	$ 33,000

[1]Estimates for detailed occupations do not sum to the totals because the totals include occupations not shown separately. Estimates do not include self-employed workers. (May, 2022)

[2]Annual wages have been calculated by multiplying the corresponding hourly wage by 2,080 hours.

Table 37 shows the 2017 estimates of farmworkers for Madera County, as reported in the US Department of Agriculture's Census of Agriculture. As indicated, there were an estimated 15,654 farmworkers in the County. This yields a 11.4 percent decrease of farmworkers in the County from 2012 to 2017.

Table 37: Number of Farmworkers and Farms, Madera County, 2017

Farm/Worker Type	Farmworkers	Farms
Farm Size		
Farms with less than 10 employees	1,785	563
Farms with 10 or more employees	13,869	157
Total	15,654	720
Length of Employment of Workers		
Workers working 150 days or more	6,889	515
Workers working less than 150 days	8,765	451
Total	**15,654**	**966**

Source: 2017 Census of Agriculture, Table 7, Madera County, https://www.nass.usda.gov/Quick_Stats/CDQT/chapter/2/table/7/state/CA/county/039/year/2017.

The Housing Authority of the City of Madera operates the Farm Labor Housing program which provides permanent rental housing for "domestic farm laborers." A domestic farm laborer is a person (and the family of such person) who receives a substantial portion of his or her income from farm labor work. This program is funded by the US Department of Agriculture (USDA). The Housing Authority has three separate housing developments in the City of Madera with a total of 100 rental units. The Pomona Ranch Housing Center is a gated 50-unit complex, with 10 two bedroom, 30 three-bedroom, and 10 four-bedroom units. All units have 1 bathroom. In the spring/summer/fall months, rent is paid by migrant workers on a daily basis and all utilities are included. This center has an on-site laundry facility with coin operated machines and a daycare facility run and operated by the Madera County Community Action Partnership. Additionally, the Housing Authority operates a Farm Labor Housing Program which provides low-rent rental housing for eligible families.

Additionally, a report prepared for the Housing Authority of the City of Madera and the Darrin M. Camarena Health Centers, Inc., was developed to present the needs and issues of agricultural workers in Madera County. The study included stakeholder surveys and focus groups to identify current and future health and housing needs of farmworkers. The study concluded that factors such as very low wages, the seasonal nature of farm labor, and the

rising housing costs in the Central Valley pose serious constraints for Madera agricultural workers to obtain adequate affordable housing. Undocumented workers are ineligible for government-sponsored housing programs, challenging their ability to obtain affordable housing.

The City is encouraging and facilitating housing for farmworkers through Program C - 4 and D - 1.

Large Households

State Housing Law defines large households as those consisting of five or more members. Large households are considered a special needs group because it may be difficult for these households to secure adequately sized, affordable housing. In order to balance affordable housing along with other financial responsibilities, large households tend to reside in smaller dwelling units, which may lead to overcrowding.

In 2020, approximately 28 percent (5,068) of Madera's 17,598 households were considered large households. This is a similar proportion as seen Countywide. Of those large households, 23.8 percent (2,121) lived in owner-occupied units, while 33.9 percent (2,947) lived in rental housing (see Table 38). Between 2010 and 2020, the percentage of large households in the City remained unchanged, however the distribution between renters and homeowners of large households increased marginally. In 2010, approximately 26 percent (4,104) of Madera's 15,857 households were considered large households. Of those large households in 2010, 20 percent (1,631) lived in owner-occupied units, while 32 percent (2,473) lived in rental housing.

In the City of Madera, the proportion of large households that are owners (23.8 percent) is significantly lower to the general proportion of ownership households citywide (50.6 percent). Additionally in the County, there is a significantly smaller proportion of large households owning their homes (17.7 percent).

Table 38: Regional Large Households by Tenure, 2020

Household Type (Size)	Owner-Occupied Households		Renter-Occupied Households		Total Households	
City of Madera						
Five-person Household	1,055	11.8%	1,266	14.6%	2,321	13.2%
Six-person Household	534	6.0%	1,033	11.9%	1,567	8.9%
Seven-or-more-person Household	532	6.0%	648	7.5%	1,180	6.7%
Total Large Households	2,121	23.8%	2,947	33.9%	5,068	28.8%
Total of All Households	8,909	50.6%	8,689	49.4%	17,598	100%
Madera County						
Five-person Household	2,583	8.8%	2,176	14.3%	4,759	10.7%
Six-person Household	1,126	3.8%	1,510	9.9%	2,636	5.9%
Seven-or-more-person Household	1,458	5.0%	1,003	6.6%	2,461	5.5%
Total Large Households	5,167	17.7%	4,689	30.8%	9,856	22.2%
Total of All Households	29,270	65.8%	15,209	34.2%	44,479	100%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table B25009.

Based on HUD's 2016-2020 CHAS data shown in Table 39, 58.7 percent of large households in Madera are in one of the lower-income categories. Madera County had a similar percentage of large households within lower-income categories, at 55.3 percent. The City is including a Programs D - 1 and D - 2 to specifically consider additional incentives for households with special housing needs, including large households and extremely low-income households.

Table 39: Income Distribution, Large Households

Income	Madera		Madera County	
	Number	%	Number	%
Less than or equal to 30% of HAMFI	1,215	13.6%	2,350	16.9%
Greater than 30% but less than or equal to 50% of HAMFI	2,265	25.3%	2,520	18.1%
Greater than 50% but less than or equal to 80% of HAMFI	1,769	19.8%	2,820	20.3%
Greater than 80% but less than or equal to 100% of HAMFI	1,159	13%	1,430	10.3%
Greater than 100% of HAMFI	2,540	28.4%	4,775	34.4%
Total	**8,948**	**100%**	**13,895**	**100%**

Source: US Department of Housing and Community Development Comprehensive Housing Affordability Strategy, 2016-2020 data, Table 7

Large households tend to have more difficulty purchasing housing due to the financial constraints of supporting a larger household and because there is limited housing stock of

adequate size. Additionally, rental units with three or more bedrooms are not common, and large affordable rental units are even less common. This can lead to overcrowded housing conditions.

Table 40 summarizes housing problems experienced by large households in the City of Madera by tenure. As previously noted, the types of housing problems include overcrowding, overpayment (cost burden), and households lacking kitchen or plumbing facilities. CHAS 2016–2020 data indicates that 58 percent of large households experience at least one of the housing problems. Analyzing by tenure, percent of large renter households and 65 percent of large owner households have at least one form of housing problem.

As of 2020, 27 percent of the City's housing stock have four or more bedrooms (see Table 19). This equates to 4,778 housing units with four or more bedrooms to serve the estimated 5,068 (see Table 12) large households that require at least four bedrooms to avoid over-crowded conditions. However, these figures do not consider if it is actually large households that occupy these housing units. Table 40 shows that 16 percent of large households in the City experience a cost burden and 9 percent experience a severe cost burden. Large household renters have a higher overpayment rate than homeowners, at 23 percent and 7 percent, respectively.

Table 40: Large Households by Housing Problems and Tenure, City of Madera, 2020

Household Type	Large-Household Renters		Large-Household Owners		Total Large Households	
Total Households	5,185		3,763		8,948	
Large Households with Any Housing Problem[1]	3,390	65.4%	1,780	47.3%	5,170	57.8 %
Large Households with Cost Burden (> 30%)	1,200	23.1%	268	7.1%	1,468	16.4 %
Large Households with Severe Cost Burden (> 50%)[2]	595	11.5%	210	5.6%	805	9.0%

Source: US Department of Housing and Community Development Comprehensive Housing Affordability Strategy, 2016-2020 data, Table 4 and Table 7.

Notes: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

[1]The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30 percent.

[2]Cost burden occurs when housing costs exceed 30 percent of household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs" which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Severe cost burden occurs when housing costs exceed 50 percent of household income.

Female-Headed Households

Female-headed households who do not have a spouse present are a special needs group because they tend to experience comparatively lower rates of homeownership, lower incomes, and higher poverty rates. Female-headed households are often further characterized by whether they have children in the household. Table 41 shows the number

of female-headed households by tenure and presence of children. In 2020, 19 percent of households in the City of Madera were female-headed households, similarly in the County 20 percent of households were female-headed. Female-headed households in the City have a slightly lower rate of homeownership than those in the County (11.8 percent and 13.3 percent, respectively), however in both female-headed households (with children and without children), the City has higher homeownership rates than the County. Of the 3,351 female-headed households in the City of Madera, 11.4 percent had children under 18.

Table 41: Female-Headed Households by Tenure, City of Madera, 2020

Household Type	Owner-Occupied		Renter-Occupied		Total	% of Total Households
	Number	%	Number	%		
City of Madera						
Female householder, no spouse present, with children under 18	310	3.5%	1,692	19.5%	2,002	11.4%
Female householder, no spouse present, without children	740	8.3%	609	7.0%	1,349	7.7%
Total	1,050	11.8%	2,301	26.5%	3,351	19.0%
Madera County						
Female householder, no spouse present, with children under 18	823	2.8%	1,692	11.1%	2,515	5.7%
Female householder, no spouse present, without children	1,731	7.4%	609	5.2%	2,340	8.0%
Total	2,554	13.3%	2,301	33.4%	4,855	20.9%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table B25115.

In the City of Madera, 28.9 percent of households below the poverty line are female-headed households (1,172 households). When compared, the City and County have a comparable percentage of female-headed households below the poverty line (28.9 percent and 27.1 percent, respectively).

Table 42: Female-Headed Households by Poverty Status, City of Madera, 2020

Female-Headed Households	Income Below Poverty Level		Income Above Poverty Level		Total	% of Total Households
	Number	%	Number	%		
Madera City	1,172	28.9%	2,179	16.1%	3,351	19.0%
Madera County	1,931	27.1%	4,090	10.9%	6,021	13.5%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table B17017.

Persons Experiencing Homelessness

Data on homelessness in Madera County is based on the 2023 Point-in-Time Count (PITC), information provided to HUD by the Fresno-Madera Continuum of Care (FMCoC). The PITC provides a count of sheltered and unsheltered homeless persons on a single night during the

last ten days in January for the Fresno and Madera region. A follow-up survey sampling of unsheltered and sheltered individuals is conducted two weeks following the count. The count was conducted on January 24, 2023. No PITC was conducted in Fresno and Madera counties in 2024.

Madera County had an estimated homeless count of 140, 100 percent of which were unsheltered. There were 541 homeless persons surveyed in the City of Madera, 205 of whom were unsheltered. Madera's homeless population accounts for 12 percent of all homeless persons in the region. Table 43 shows the change in the sheltered/unsheltered population in Madera County between 2022 and 2023.

Table 43: Regional Homeless Population

Homeless Population	2022			2023			% Change	% Total
	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total		
Madera City	73	150	223	205	336	541	142.6%	12.0%
Madera County	55	0	55	140	0	140	154.5%	3.1%
Fresno and Madera Region Total	2,338	1,878	4,216	2,758	1,735	4,493	6.6%	100%

Source: 2020 and 2023 Madera County Homeless Point-in-Time Count and Housing Inventory Count.

Table 44 lists emergency shelters and transitional housing in the City of Madera. There are two facilities with 127 total beds for persons experiencing homelessness in the City. Madera is the County seat and largest City in Madera County; therefore, Madera is the central point for many supportive services for homeless individuals.

Shunammite Place is a supportive housing program that operates under the umbrella of Community Action Partnership of Madera County. The program is supervised by the Community Services Program Manager and is funded by HUD. The Shunammite Place program provides supportive housing to chronically homeless single men, women, and families. Shunammite Place utilizes the Housing First model to ensure the lowest possible barriers for individuals coming from the streets, places not meant for human habitation, or emergency shelters.

The City of Madera provides annual funds to homelessness prevention support and services through Community Development Block Grant (CDBG) funds. The City, which receives approximately $1 million/year ($981,730 in FY 2023/24) of CDBG entitlement funds, spends its CDBG entitlement allocation on a variety of initiatives, including supporting local non-profits and enhancing park facilities. $422,319 of PLHA funds were awarded to the Madera Rescue Mission. The City of Madera just became a HOME participating jurisdiction. This means that similar to CDBG it will receive HOME funds on an entitlement basis annually. The HUD allocation for 2024 is $372,064.92. This City contributed a one-time match of $127,935.08 for a total of $500,000. HOME funds are able to be used for the following activities:

- New construction or rehabilitation of owner-occupied housing

- Homeownership assistance to homebuyers
- New construction of rehabilitation of rental housing
- Tenant based rental assistance

CAPMC has allocated $20,000 from the annual CDBG allocation for planning and administration of the Point In time survey. CAPMC is an active participant of the Fresno Madera Continuum of Care. CDBG funds are used towards this participation.

Table 44: Homeless Facilities in Madera

Facility Name	Type of Facility	Target Population	Number of Shelter Beds
Madera Rescue Mission Emergency Shelter	Emergency shelter	Individuals and families	78
Madera Rescue Mission Women's Transitional	Transitional housing	Women	
Martha Diaz Shelter	Emergency shelter	Victims of domestic violence, sexual assault, or human trafficking	18
Sugar Pine Village	Transitional Housing	Individuals and families	16
Shunammite Place	Permanent Supportive Housing	Individuals with disabilities	15
		Total	**127**

Disabilities

People living with disabilities may have a wide range of housing needs, depending on the type and severity of their disability. Housing affordability is a major concern for individuals with disabilities, particularly for those whose disability impacts their income earning potential. Design accommodations to navigate within the home and to/from the residence are another challenge. Access often requires specially designed dwelling units that include features such as wider doorways, ramps in place of stairs, and elevators for units with multiple stories. These modifications have the potential to be expensive and are not usually found in older dwelling units. Ongoing enforcement of the City's Building Code ensures that new construction will be accessible to disabled persons, though all units may not have all the features needed by specific individuals. Additionally, housing with adequate access to public facilities and public transit are important for this special needs group.

The US Census Bureau categorizes disabilities as follows:

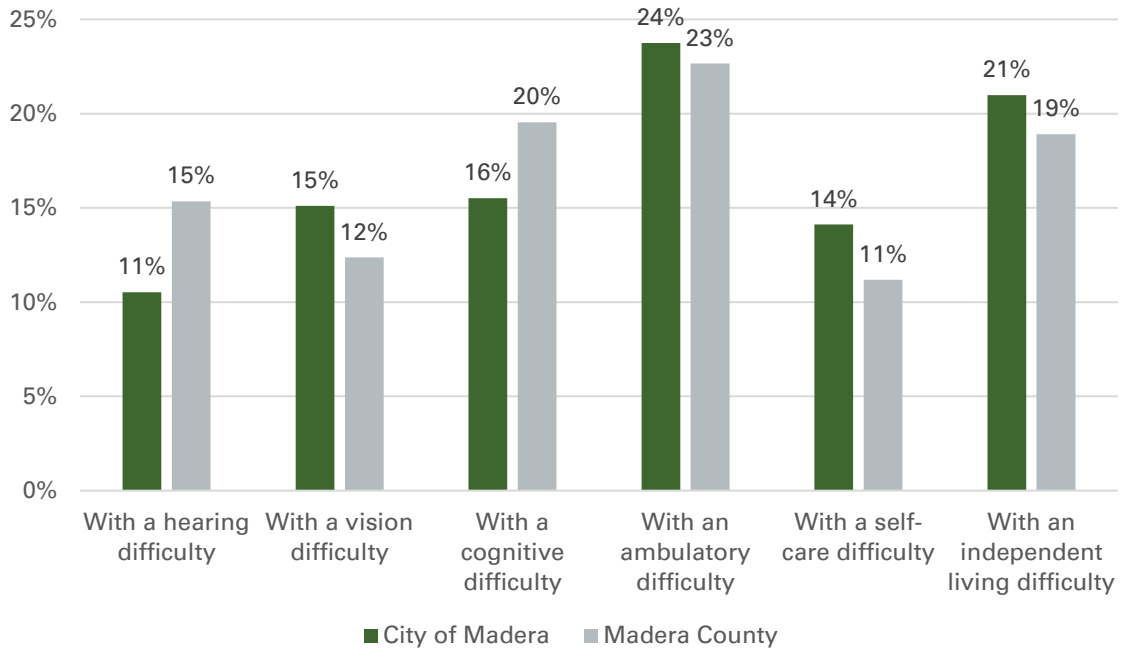
- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses

- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

Based on the 2016–2020 ACS, there are 7,658 individuals, or 11.8 percent of the population, living with at least one form of disability in Madera. This is substantially lower than the County, where 46.4 percent of the population has a disability.[5] Ambulatory issues are the highest reported disability Countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities. For many in need of live-in help or living assistance, accessory dwelling units (ADUs) may serve as a caregiver unit. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

Further information about the type of disabilities residents experience and how they compare to Madera County is illustrated in Figure 12.

Figure 12: Disability by Type



[5] Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table C18108

Source: US Census Bureau, American Community Survey 1-Year Data, 2021, Table S1810.

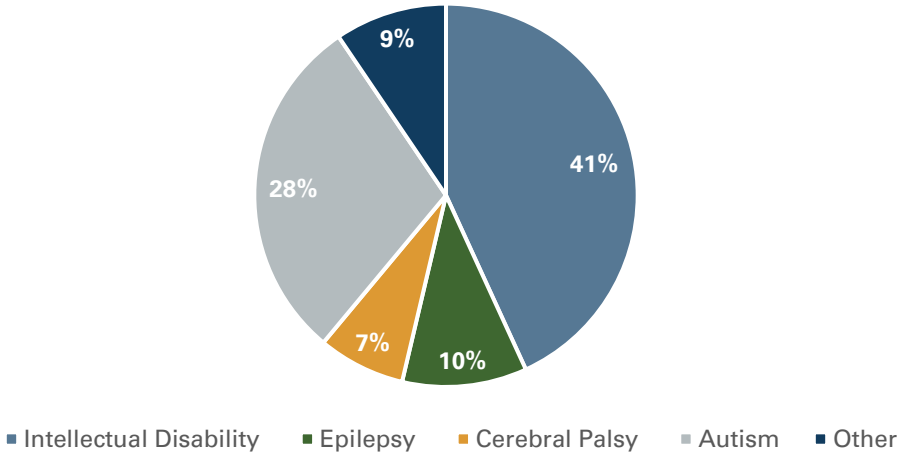
Note: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Developmental Disabilities

A subgroup of disabled residents is those who are developmentally disabled. Housing Element Law mandates that an analysis of special needs of disabled persons, including persons with developmental disabilities, be included in Housing Elements. Many developmentally disabled persons are able to live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. When developmental disabilities exist before adulthood, the first housing issue for that individual is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services through 21 community-based nonprofit corporations known as regional centers. The regional centers serve as a local resource to help find and access services and support available to individuals and families once eligibility is determined. The Central Valley Regional Center provides service to developmentally disabled individuals throughout Madera County. According to the DDS, as of December 2021, the Central Valley Regional Center served 22,500 residents. Figure 13 displays the breakdown of type of developmental disabilities served at the center. The largest populations served are those with an intellectual disability (41 percent) followed by autism (28 percent).

Figure 13: Central Valley Regional Center, Development Disabilities by Type, 2021–2022



Source: California Department of Developmental Service (December 2021), Consumers by Diagnosis and Regional Center.

[1] People may have more than one type of disability, so individual disability categories will not sum to total.

A number of housing types are appropriate for people living with a developmental disability, including rent-subsidized homes, licensed single-family homes, and homes available through the Housing Choice Voucher program. The design of housing accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this group. Incorporating barrier-free designs in all new multifamily housing, as required by California

and federal fair housing laws, along with affordability, is especially important in housing for disabled residents.

People with disabilities face additional housing challenges. Many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with disabilities generally are not only in need of lower-income housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a higher risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers.

Many developmentally disabled persons are able to live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. When developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

According to the DDS data for the 2024/2025 fiscal year, there were 37,966 cases in the Central Valley Regional Center. 34,137 of these cases are in the home of a parent, guardian, family member, home agency, or foster home. 4,009 cases are out of the home. In the City of Madera, 21% of the population with a disability have independent living difficulties, and 89 percent of the population with a developmental disability does not live independently. 10,804 of the 37,966 identified by DDS are under the age of 22, which may indicate that some independent living difficulty is due to age and not solely disability.

For many in need of live-in help or living assistance, ADUs may serve as a caregiver unit. The City is including Program A 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

Elderly Persons

The US Census defines persons 65 years of age and older as elderly. The City of Madera's elderly population has special housing needs associated with affordability, maintenance, and upkeep of their homes, as well as physical access. Elderly persons are more likely to have fixed incomes and have a substantial portion of their financial resources in non-liquid assets, such as property. They often spend a higher percentage of their income on food, housing, medical care, and personal care comparative to non-elderly persons. Elderly persons may have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need closer access to medical services, shopping, public transit, and other amenities. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-protection. In addition, the elderly may require assistance with housekeeping, maintenance, and repairs to remain in their own homes for as long as possible. Special

consideration should be given for recreational and social amenities for the elderly. Resources available to elderly households are listed in Table 35.

According to the 2020 US Census data shown in Table 45, 17 percent of Madera's households are headed by one person aged 65 or over. This is significantly less than the 30 percent in Madera County households.

Table 45: Regional Household by Age, 2020

Household Age	Madera		Madera County	
	Households	%	Households	%
15 to 24 years	674	3.8%	6,871	10.5%
25 to 34 years	3,475	19.7%	7,774	11.9%
35 to 64 years	10,541	59.9%	31,047	47.5%
65 to 74 years	1,708	9.7%	3,164	4.8%
75 years and over	1,200	6.8%	16,574	25.3%
Total	**17,598**	**100%**	**65,430**	**100%**

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table B25007.

As indicated in Table 46, the 2020 median household income for households with a resident aged 65 and older was $39,548 in the City and $53,108 in Madera County. This is lower than the citywide median income of $49,358 and Countywide median income of $63,454 in 2020. The lower income is likely because fewer elderly persons are working full-time, and most income comes from a fixed income such as Social Security and/or part-time work.

Table 46: Regional Median Household Income for Elderly Households, 2020

Household Age	City of Madera Median Income	Madera County Median Income
65 Years and Older	$39,548	$53,108
All Households	$49,358	$63,454

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table S1903.

Based on HUD's 2016–2020 CHAS data shown in Table 47, 48.2 percent of elderly households in the City of Madera are in one of the lower-income categories. Madera County had a lower percentage of elderly households within the lower income categories, at 36.9 percent.

Table 47: Regional Income Distribution, Elderly[1] Households, 2019

Income	Madera		Madera County	
	Number	%	Number	%
Less than or equal to 30% of HAMFI	490	15%	2,145	8.2%
Greater than 30% but less than or equal to 50% of HAMFI	500	15.3%	2,855	10.9%
Greater than 50% but less than or equal to 80% of HAMFI	584	17.9%	4,635	17.8%
Greater than 80% of HAMFI	1,689	51.8%	16,465	63.1%
Total	**3,263**	**100%**	**26,100**	**100%**

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2016–2020

[1] HUD defines "elderly" as people aged 62 and up. However, the US Census Bureau defines "elderly" as people aged 65 and older.

Table 48 displays the percentage of the elderly population and their disability status. Of people aged 65 and above, 18.9 percent have one type of disability and 26.5 percent have two or more disabilities. The County has an overall smaller percentage of elderly individuals with disabilities at 39.8 percent compared to 45.4 percent in the City of Madera.

Table 48: Regional Elderly People with Disabilities, 2020

Disability Status	# of Elderly People with a Disability	% of People Age 65+	# of Elderly People with a Disability	% of People Age 65+
	City of Madera		Madera County	
With one type of disability	1,073	18.9%	4,271	20.1%
With two or more types of disability	1,505	26.5%	4,199	19.7%
Total, Elderly with a Disability	2,578	45.4%	8,470	39.8%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table C18108.

Table 49 summarizes housing problems experienced by elderly households in the City. According to the 2016–2020 CHAS data, 39.6 percent of all elderly households experience some type of housing problem. This includes 62.6 percent of renters and 29.8 percent of owners. For households with at least one person 62 years and older, 68.7 percent resided in owner-occupied units and nearly 31.2 percent resided in renter-occupied units.

Table 49: Elderly Households by Housing Problems and Tenure, City of Madera, 2020

Housing Problem Type	Elderly Owners	Elderly Renters	Total (Elderly Households)
Total	2,004	1,009	3,103
% with any Housing Problem[1]	29.8%	62.6%	39.6%
% with Cost Burden (>30%)[2]	18.2%	18.2%	36.4%
% with Severe Cost Burden (>50%)[2]	13.9%	19.8%	33.7%

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2016–2020, Table 5 and Table 7.

[1]The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30 percent.

[2]Cost burden occurs when housing costs exceed 30 percent of household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Severe cost burden occurs when housing costs exceed 50 percent of household income.

The increasing number of elderly persons in the population is creating more demand for affordable, accessible, and low-maintenance housing. As residents age, they may desire alternatives to single-family units, opting for smaller multifamily units or assisted care living. Another option for seniors looking to downsize is ADUs, which could house seniors or their caregivers The City is including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City. Based on the demographic trends, the need for senior housing is considered a high priority.

Extremely Low-Income Housing Needs

Extremely low-income households in Madera are defined as households with income less than 30 percent of the Madera County AMI. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of extremely low-income households. In 2020, 5.9 percent of Madera households were in the extremely low-income category. Resources available to extremely low-income households are listed in Table 35.

Table 50 summarizes the overcrowding rates experienced by extremely low-income households in the City compared to other income levels. As defined earlier, an overcrowded housing unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Occupancy by more than 1.5 persons per room constitutes severe overcrowding. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock.

Households in Madera experience overcrowding at a lower rate than those in the County. Extremely low-income owner-occupied households experience overcrowding at a similar rate to most of the other income levels in the City. As shown in the table below, the extremely low income population does not experience disproportionately high levels of overcrowding

in the City. In fact, the moderate income population experiences the highest levels of overcrowding for owner households, and the low income population experiences the highest levels of overcrowding for renter households. While extremely low income renters do experience notably higher rates of overcrowding compared to extremely low income owners, these households still experience overcrowding below the average for households of this tenure. This illustrates there is not a significant need for the availability of larger households for the extremely low income population.

Table 50: Regional Overcrowding by Income Level, 2016–2020

Housing Income Range	Households	Number of People per Room			
		Overcrowding (>1 person per room)		Severe Overcrowding (>1.5 persons per room)	
	#	#	%	#	%
City of Madera: Owner Households					
<30% of HAMFI	1,045	90	8.6%	20	1.9%
30% to 50% of HAMFI	2,340	50	2.1%	0	0%
50% to 80% of HAMFI	2,780	290	10.4%	80	2.9%
80% to 100% of HAMFI	1,470	170	11.6%	90	6.1%
>100% of HAMFI	10,170	600	5.9%	120	1.2%
Total	17,805	1,200	6.7%	310	1.7%
City of Madera: Renter Households					
<30% of HAMFI	4,620	1,070	23.2%	340	7.4%
30% to 50% of HAMFI	4,125	1,345	32.6%	225	5.5%
50% to 80% of HAMFI	4,095	930	22.7%	415	10.1%
80% to 100% of HAMFI	2,243	603	26.9%	8	0.4%
>100% of HAMFI	2,305	465	20.2%	340	10%
Total	17,388	4,413	25.4%	1,328	7.6%
Madera County: Owner Households					
<30% of HAMFI	4,685	165	3.5%	60	1.3%
30% to 50% of HAMFI	7,210	470	6.5%	110	1.5%
50% to 80% of HAMFI	7,180	625	8.7%	150	2.1%
80% to 100% of HAMFI	20,069	1,119	5.6%	334	1.7%
>100% of HAMFI	34,295	16,565	48.3%	15,475	45.1%
Total	73,439	18,944	25.8%	16,129	22%
Madera County: Renter Households					
<30% of HAMFI	6,640	1,545	23.3%	340	5.1%
30% to 50% of HAMFI	6,815	1,655	24.3%	395	5.8%
50% to 80% of HAMFI	5,385	1,165	21.6%	280	5.2%
80% to 100% of HAMFI	4,945	815	16.5%	210	4.2%
>100% of HAMFI	6,854	1,769	25.8%	689	10.1%
Total	30,639	6,949	22.7%	1,914	6.2%

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2016–2020, Summary Level Data for Madera.

Table 51 summarizes the housing problems experienced by extremely low-income households in the City of Madera. Extremely low-income renter-occupied households experience both overpayment and overcrowding. According to 2016–2020 HUD CHAS data, nearly 13.5 percent of extremely low-income households experience at least one type of housing problem. The needs of extremely low-income households include housing units designed for unhoused persons, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, and workforce housing.

Table 51: Extremely Low-Income Households with Housing Problems, City of Madera, 2020

	Renters	%	Owners	%	Total	%
Household Income < 30% MFI	2,060		485		2,545	
With any Housing Problem	1,870	90.8%	470	96.9%	2,340	91.9%
With a Cost Burden 30-50%	260	12.6%	90	18.6%	350	13.8%
Cost Burden > 50%	1,510	73.3%	380	78.4%	1,890	74.3%

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy Data, 2016–2020, Summary Level Data for Madera.

As shown in the table below, the extremely low income population experiences disproportionately high levels of cost burden in the City. When analyzing cost burden by tenure, both owner and renter households experience the highest levels of cost burden. Extremely low income owner households experience cost burden at the highest rate in the City. This indicates the need for more extremely low income housing stock in the City.

Through the use of CDBG-CV funding, the Madera Coalition for Community Justice provided eviction and utility shutoff prevention assistance to 919 households impacted by COVID-19 from July 1, 2021, to June 30, 2022.

In June 2019, as part of its Affordable Housing and Sustainable Communities program, the California Strategic Growth Council awarded the City of Madera an $11.3 million grant for development of the Downtown Madera Veterans and Family Housing project. The project was completed in March 2022 and includes 48 affordable housing units for extremely low- to low-income households earning between 30 and 60 percent of the area median income.

The City is including Program A - 1 to rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac, respectively, which will create ample opportunity for high-density residential development and more potential for affordable residential developments to serve the extremely low income population. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

Table 52: Cost Burden by Income Level and Tenure, 2016-2020

Household Income Range	All Households		Households with Housing Cost Burden			
	Number	%	Overpayment (>30% of income on rent)		Severe Overpayment (>50% of income on rent)	
Owner Households, Madera City						
<= 30% of HAMFI	1,010	5.7%	950	94%	770	76.2%
> 30% ≤ 50% of HAMFI	2,350	13.2%	1,620	68.9%	890	37.9%
> 50% ≤ 80% of HAMFI	2,764	15.6%	980	35.5%	390	14.1%
> 80% ≤100% of HAMFI	1,463	8.2%	330	22.6%	60	4.1%
> 100% of HAMFI	10,160	57.2%	440	4.3%	50	0.5%
Owner Subtotal	17,747	50.9%	4,320	24.3%	2,160	12.2%
Renter Households, Madera City						
<= 30% of HAMFI	4,370	25.5%	3,520	80.5%	510	11.7%
> 30% ≤ 50% of HAMFI	4,130	24.1%	3,180	76.9%	1,110	26.9%
> 50% ≤ 80% of HAMFI	4,094	23.9%	1,850	45.2%	200	4.9%
> 80% ≤100% of HAMFI	2,250	13.1%	320	14.2%	30	1.3%
> 100% of HAMFI	2300	13.4%	100	4.3%	-	0%
Renter Subtotal	17,144	49.1%	8970	52.3%	1,850	10.8%
Total (Owners & Renters)	34,891	100%	13,290	38.1%	4,010	11.5%
Owner Households, Madera County						
<= 30% of HAMFI	6,460	8.1%	3,120	48.3%	1,470	22.8%
> 30% ≤ 50% of HAMFI	8,995	11.3%	2,925	32.5%	1,145	12.7%
> 50% ≤ 80% of HAMFI	9,035	11.3%	2,525	27.9%	670	7.4%
> 80% ≤ 100% of HAMFI	20,920	26.3%	1,000	4.8%	150	0.7%
> 100% of HAMFI	38,084	47.8%	1,795	4.7%	145	0.4%
Owner Subtotal	79,675	69.7%	11,365	14.3%	3,580	4.5%
Renter Households, Madera County						
<= 30% of HAMFI	9,485	27.4%	4,965	52.3%	2,540	26.8%
> 30% ≤ 50% of HAMFI	9,429	27.3%	3,294	34.9%	865	9.2%
> 50% ≤ 80% of HAMFI	6,800	19.7%	1,560	22.9%	150	2.2%
> 80% ≤ 100% of HAMFI	5,205	15.1%	275	5.3%	15	0.3%
> 100% of HAMFI	3,819	11.1%	150	3.9%	10	0.3%
Renter Subtotal	34,558	30.3%	10,244	29.6%	3,580	10.4%

Household Income Range	All Households		Households with Housing Cost Burden			
	Number	%	Overpayment (>30% of income on rent)		Severe Overpayment (>50% of income on rent)	
Total (Owners & Renters)	114,233	100%	21,609	18.9%	7,160	6.3%

The City of Madera has focused funding to address the needs of extremely low-income households on programs that enable households and individuals living in poverty to attain self-sufficiency, support at-risk youth to succeed in school and graduate, and protect the health and safety of low-income households. These programs include the following:

- Shunammite Place program provides supportive housing to chronically homeless single men, women, and families.
- The Homeless Engagement for Living Program (H.E.L.P. Center) is composed of homeless outreach workers, housing case workers, and a housing coordinator that assist those experiencing homelessness in Madera County.
- The Low Income Home Energy Assistance Program (LIHEAP) can provide help with a PG&E bill or propane assistance one time per program year to qualifying households.

Summary of Housing Needs

An analysis of the housing in the City of Madera reveals a number of trends.

- **Population**. The population grew by 8 percent from 2010 to 2020, to 66,224 people.
- **Demographics**. Adults ages 45 to 54 are the fastest growing age group in the City and now comprise 11 percent of the population. While adults ages 25 to 34 remain the largest age group in the City (15 percent), the proportion of adults ages 25-34 and 35-44 remained constant since 2010.
- **Race and Ethnicity**. The Hispanic or Latino population continue to grow, comprising 80 percent (75 percent increase since 2010). The Black/African American and Asian population in the City continues to decline and currently makes up 2.3 percent and 1.8 percent of the total population, respectively.
- **Household Income**. The median household income in Madera was $67,454 in 2022, according to the American Community Survey. Based on HUD's income definitions, about 54 percent of the City's households are considered lower income.
- **Overpayment**. The City's households spend a large proportion of their income on rent. In 2022, 62 percent of households spent 30 percent or more on rent and 35 percent of households spent 50 percent or more of their income on rent.
- **Farmworkers**. In 2020, Farmworkers comprised 24 percent of City's population. Additionally, farmworkers in the City make an annual median wage of $33,000 which falls within the lower end of the Very Low income category.

- **Large Households**. Households of five-persons or more make up nearly 29 percent of the total households in the City of Madera. Of the 5,068 large households, 58 percent rent.

City of Madera

HOUSING ELEMENT

6TH CYCLE
AFFIRMATIVELY FURTHERING
FAIR HOUSING

Affirmatively Furthering Fair Housing

Introduction

Assembly Bill (AB) 686 requires a jurisdiction's Housing Element to:

- Analyze barriers that restrict access to opportunity;
- Commit to specific meaningful actions; and
- Identify Regional Housing Needs Allocation (RHNA) sites that affirmatively further fair housing.

AB 686 requires jurisdictions to identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population. In addition, AB 686:

- Requires jurisdictions and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their Affirmatively Furthering Fair Housing (AFFH) obligation;
- Adds an AFFH analysis to the Housing Element for plans that are due beginning in 2021; and
- Requires a Housing Element's AFFH analysis include an examination of issues such as segregation and resident displacement, as well as an identification of fair housing goals.

As stated above, the bill added a required assessment of fair housing to the Housing Element. The following components are included in the analysis:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

Public Outreach

The City of Madera has developed a comprehensive and successful public engagement strategy that has provided valuable community feedback to date. The City will continue to gather information as the Housing Element progresses, and to provide extensive information to guide the Housing Element update process. Outreach for the Housing Element update began in March 2023, starting with a virtual community workshop, followed by a series of stakeholder focus groups. Community outreach involved engaging a diverse group of people in the planning process, including community members, stakeholders, service providers,

educators, the Planning Commission, and City Council, to identify Madera's Housing Element housing issues. The Madera Housing Element was posted for a 30-day public review on March 3rd, 2025. No public comments were received during this time.

The main strategies to facilitate public participation and collect input are summarized below.

Outreach Activities

The public participation program includes the following methods:

- Stakeholder focus group interviews
- Dedicated webpage on City website
- Email list
- City social media accounts
- Community workshops
- Public hearings

Organizations Consulted

Organizations contacted and interviewed included:

- Berry Construction
- Bonnadelle Neighborhoods
- California Land Consulting
- Catalyst Consulting and Acquisitions
- Century Communities
- Community Action Partnership of Madera County (CAPMC)
- Crown Homes
- DeYoung Properties
- DMP Development Corp.
- DR Horton
- Fair Housing Council of Central California
- Homeless Program/Department of Social Services
- Housing Authority of the City of Madera
- Integrated Community Development
- KB Homes
- Lennar
- Love INC. - Madera
- Madera Chamber of Commerce
- Madera Coalition for Community Justice – Rental Assistance

- Madera County Economic Development Commission
- Madera County Transportation Commission (MCTC)
- Madera Rescue Mission
- McCaffrey Homes
- Ramirez Land Planning, Inc.
- Self-Help Enterprises
- The Vincent Company, Architects, Inc.
- United Way Fresno and Madera Counties
- Villa Di Ubaldo
- Workforce Assistance Center

Outreach to Lower- and Moderate-Income and Special Needs Populations

The City is making a comprehensive effort to reach lower- and moderate-income individuals to participate in the Housing Element update. As noted above, the City developed an outreach campaign and contacted a variety of local organizations, including advocacy groups, local service providers, and community-centered organizations. The City included stakeholders representing service providers to the homeless population, low-income residents, and the workforce / middle-income population.

Stakeholders representing the special needs populations discussed the neighbor-perceived stigma against low-income housing and homeless shelters, and the need for education and outreach Citywide. Several stakeholders noted a growing homeless population, and a disproportionate number of the non-White population being affected by the rising housing costs.

The City is including several programs to address the neighborhood perception of special needs populations. This includes Program D - 1, which notes the City will contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable regarding housing development and opportunities. Per Program F - 2, the City will continue to support the non-White population by providing materials and communications in both English and Spanish.

Community Meetings

A virtual community workshop was held on March 21, 2023. The workshop was attended by approximately 10 community members. A recording of the meeting and the presentation can be found on the City's website. Additionally, one public comment letter was submitted after the community workshop advocating for increasing allowed densities.

Housing Element Update Website

The City created the Housing Element update webpage on the City's website to provide:

- Background and information on the Housing Element process;
- A link to Housing Element update email list;

- A link to the Housing Element update multilingual survey;
- Documents related to the Housing Element, including the first public review draft;
- Presentation materials and recordings of presentations; and
- Notification to the public of future events.

Stakeholder Focus Groups

The City reached out to 29 individuals and organizations who represent a diverse range of agencies and interest groups to participate in focus groups regarding housing needs and issues in Madera. Three focus groups were held on the following dates:

- June 24, 2024: 12:00 PM – 1:00 PM
- June 25, 2024: 5:00 PM – 6:00 PM
- June 26, 2024: 11:00 AM – 12:00 PM

Focus groups discussed a variety of topics and the following key themes were identified:

- Need for senior, workforce, veteran, and transitional and permanent supportive housing that is affordable at the lower-income AMI levels.
- Residents move to Merced and Fresno due to the lack of units for single individuals.
- Ample availability of vacant land for development but constrained by lack of existing infrastructure and impact fees.
- Disparity of housing and quality/access to amenities in east Madera, including downtown.

The participants had varying perspectives informed by their involvement and familiarity with Madera, but a lack of affordable housing stock variety, education and support, and equitable development and investments were the issues that were mentioned the most.

Findings

Several key themes were brought up during the public outreach process, as listed below. Input from stakeholders led to the inclusion or revision of the noted programs

- **Housing affordability:** Participants acknowledged that housing affordability is a significant issue across all income brackets in Madera. Rental and homeownership opportunities are limited, and the inventory is low. There are thousands of people on the waiting list for housing choice vouchers (HCV). Program A - 5 is being included to incentivize ADUs and encourage lower-income housing production. Additionally, Program D - 1 is being included to incentivize lower income housing production. Program D - 2 is includes the City encouraging participation in the HCV program.
- **Housing supply:** There is a shortage of housing in Madera, leading to high demand and long waiting lists for affordable housing options. Participants agreed that there is a lack of financing and capacity to build affordable housing, and there is a need for incentives to encourage both rental investment and homeownership. Developers often rely on subsidies to build affordable housing, but these incentives haven't been sufficient to generate developer interest. Nonprofits and interest groups have played

a significant role in building affordable housing. Due to the lack of incentives to build new housing, some individuals prefer to invest in existing housing stock, such as flipping houses, rather than adding to the housing inventory. The City is including Program C - 3 with a goal of rehabilitating 10 units annually during the planning period, based on the stakeholders input to prioritize rehabilitation.

- **Cost of homeownership and maintenance:** Owning and maintaining a home can be expensive, and people often underestimate the costs involved. The City is including Program D - 1 to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program.
- **Diversity of housing units and accessibility:** Participants emphasized the need for a diversity of housing units to meet the various needs of the community. This includes units that accommodate different income levels, accessibility requirements, and the ability to move within one's neighborhood. There is a need for accessible housing options, particularly for aging individuals. The goal is to allow people to age in place, with homes that are ADA-accessible and have features like single-level layouts. In response to stakeholder input, the City is including Program B - 7 to provide fee reductions for ADA improvements.
- **Accessory dwelling units (ADUs):** ADUs were discussed as a potential solution to the housing shortage. Participants inquired about grant funding and expressed interest in building ADUs to accommodate family members. Madera is considering adopting preapproved ADU designs and has made the approval process easier due to state legislation. There is a call to reduce regulations and streamline the process for approving ADUs to make it more accessible for homeowners. The Planning Department is suggested as a point of contact for further information on ADUs and related regulations. The City is including Program A 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

Assessment of Fair Housing

Analysis of Impediments

The 2020-2024 Analysis of Impediments (AI) provides a demographic profile of the City of Madera, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. The AI addresses disparities in housing needs, existing patterns of segregation and racially/ethnically concentrated areas of poverty (R/ECAPs), and contributing factors to fair housing impediments.

In general, housing discrimination has not been documented as a significant impediment to fair housing choice in Madera. Since 2015, there have only been two fair housing complaints recorded by HUD. However, while there is limited evidence of fair housing problems in the City, residents and stakeholders who participated in the public outreach opportunities for the

Analysis of Impediments to Fair Housing Choice suggested that Madera residents might be unaware of their fair housing rights. The lack of fair housing complaints may be a reflection of residents being unaware of their rights and not recognizing when they are being discriminated against. Therefore, fair housing education and outreach are among the top fair housing priorities for the City.

The City has experienced consistent but slow population growth from 1950 to 1990, with the most significant population growth taking place from 2000 to 2014, and the least population growth occurring from 2014 to 2019. Persons of Hispanic or Latino origin make up the majority of the City of Madera's population (79 percent), as of 2019. Hispanic or Latino origin represents a higher population percentage in comparison to California's Hispanic or Latino population (39 percent). Within the City of Madera, the lowest percentage of Hispanic population is found in the census tracts in western Madera. There are no block groups with a concentration of any other race.

Main points from the AI include:

- Madera is a family-oriented City, with family households making up 78 percent of all households in 2019 (compared to the state average of 68 percent); families with children comprised 47 percent of households (compared to the statewide average of 31 percent). Non-family households made up 21 percent of households in 2019.
- Two-person households earning less than $16,460 annually would be considered extremely low-income based on the 2018 Madera County HCD Income Limits.
- Approximately 8.3 percent of Madera's population is categorized as seniors (65 years and older). Approximately one in every five (20 percent) of the elderly live alone, which may diminish their chances of obtaining regular and convenient assistance with domestic tasks.
- 45 percent of Madera households are owner-occupied.
- According to the 2013-2017 ACS, 11.4 percent of the total population in Madera had a disability. Almost half (47 percent) of seniors had a disability, while just under 11 percent of the population 18 to 64 years of age had a disability.

A special report prepared for the Housing Authority of the City of Madera and the Darrin M. Camarena Health Centers, Inc., provided information on the needs of farmworkers in Madera County. The study included surveys of agricultural workers to assess the current health and housing options for agricultural workers in Madera and to identify some of the problems they are facing. The study consisted of surveys of 200 agricultural workers, the Immigrant Voice Survey, and the Agricultural Worker Health and Housing Program (AWHHP) survey, as well as three focus group sessions to discuss current and future health and housing needs of farmworkers. Findings from this study included the following:

- **Household Income**. A reasonable estimate of the typical hourly pay (or piece work equivalent) for agricultural workers would be $6.75 to $8 per hour. This, combined with the high level of underemployment, results in very low household incomes. The average yearly household income for AWHHP participants was $12,055.
- **Living Arrangements**. The majority of the AWHHP participants were living in houses (67), followed by apartments (24), single rooms (6), and mobile homes (1).

- **Housing Quality**. Almost half of the AWHHP respondents reported problems with insect or vermin infestation. Other problems included heating and cooling, plumbing, electrical wiring, and sewer. Approximately 10 percent in both surveys cited poor quality housing as the reason for their last move.
- **Lack of Affordable Housing**. The need for more affordable housing options, as either apartment complexes or homes, was the focus of much of the discussion at the three focus group meetings.
- **Exploitation by Landlords**. With their low incomes, and in some cases undocumented status, many workers are vulnerable to being exploited by landlords. Landlords may fail to make necessary repairs, leaving tenants to make repairs on their own. In addition, rental deposits are often excessive.

The study concluded that the very low wages paid to agricultural workers, the seasonal nature of farm labor, and the rising housing costs in the Central Valley pose serious constraints on the ability of Madera agricultural workers to secure decent and affordable housing. Undocumented workers are ineligible for government-sponsored housing programs, challenging their ability to obtain affordable housing.

As part of the AI, the City conducted an extensive community outreach program in 2020, including consultation with public and nonprofit agencies, a series of focus groups, and a community needs survey. Specifically, the public consultation process resulted in the following findings:

- General Housing Needs
    - Increased supply of affordable housing. Rentals for those with extremely low income and very low income. Increased supply of housing (e.g., apartments and lower-cost homes) for people on a fixed income or otherwise at risk of being "priced out" of the area—specifically, low-income seniors, people living with disabilities, and others on a fixed income.
    - Rental assistance programs.
    - Additional resources for people experiencing homelessness. Additional capacity of temporary shelters. Transitional support housing for individuals who are experiencing homelessness, mental health, and/or substance use issues. Housing for homeless young people and young people transitioning out of foster care.
    - Increased/improved services for people experiencing homelessness including but not limited to food, clothing, healthcare including behavioral healthcare, showers, toilets, and child support or day care.
    - Increased supply of apartments suitable for people living with disabilities.
    - Additional specialized housing (e.g., seasonal or congregate-style units) for agricultural workers.
    - Additional, centralized sources of housing information for low-income residents—especially in areas northeast of Highway 99 in Madera.

- Additional resources to improve the quality of existing apartments and houses, such as energy-efficient improvements.
- Additional shelters and support services for abused, abandoned, or neglected children, and greater access to information about existing services.
- Urgent resources for individuals and families impacted by the COVID-19 pandemic including information and support services (e.g., food, clothing, sanitation, and job support services) for those at risk of becoming homeless; easily accessible information regarding foreclosure and eviction laws and rights; and increased supply of temporary shelters (as noted above).

- Public Facilities
  - Additional health and wellness activities for youth such as teen activity programs, new/renovated teen centers, and other community-led activities.
  - Increased downtown revitalization.
- Public Services
  - Expanded job training and employment opportunity programs. Programs to assist with job-skills development and job placement.
  - Additional services to address community health needs, e.g., mental health; substance misuse/abuse; intimate partner violence; services for abused, abandoned, or neglected children; and people living with HIV/AIDS.
  - Expanded Meals-on-Wheels for homebound seniors.
- Economic Development and Public Improvements
  - Improved infrastructure such as street maintenance; additional, accessible sidewalks; and improved maintenance of existing sidewalks.
  - Additional incentives to encourage new development such as, but not limited to, reduced regulatory and permitting fees and increased zoning and building requirement flexibility.
  - Enhanced public transportation, including better access for seniors, youth, and people living with disabilities.

City Overview

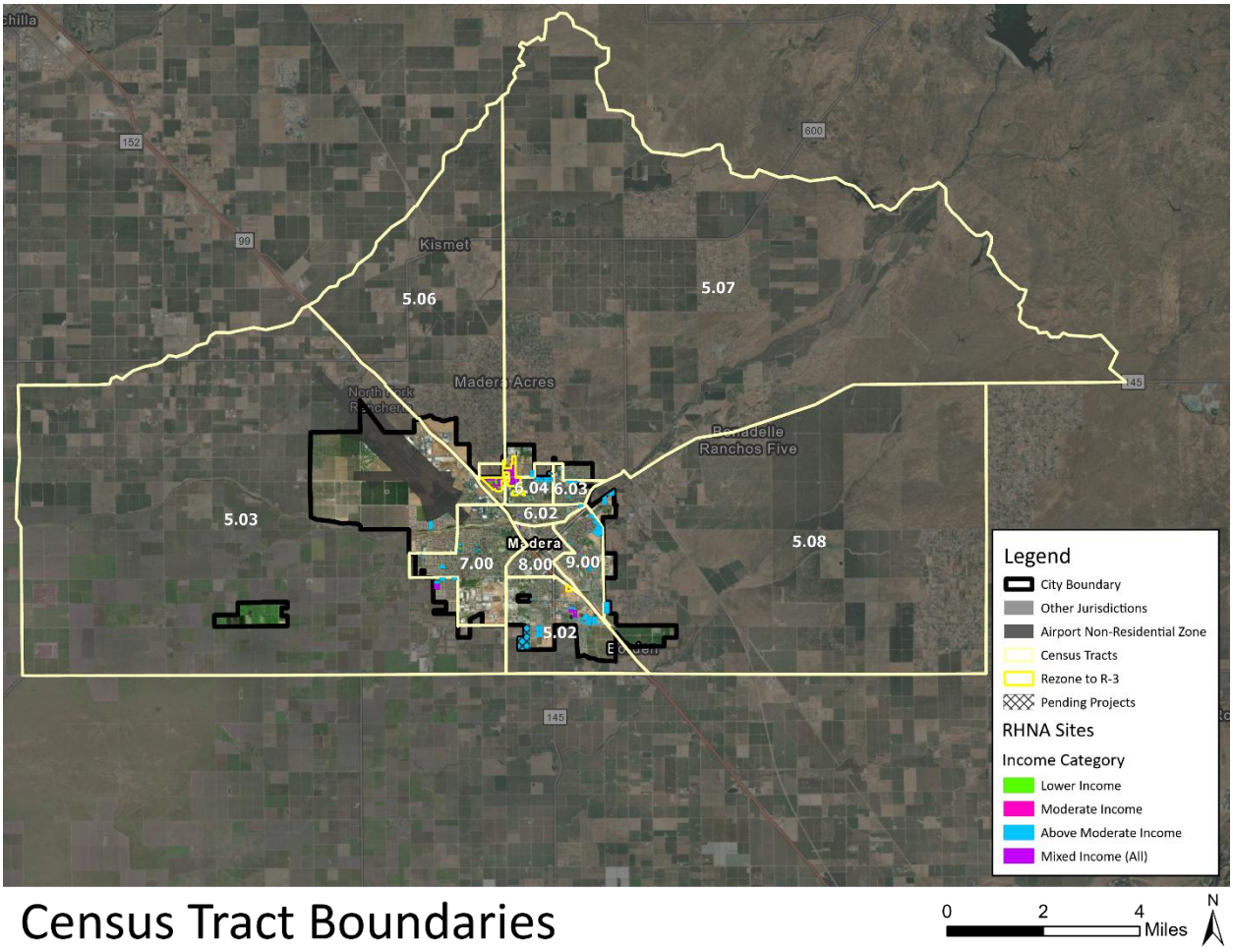
Madera is the County seat and one of two cities in Madera County, and is located in the Madera, CA Metropolitan Statistical Area. The City is located in the San Joaquin Valley, 23 miles northwest of Fresno. The City is almost entirely surrounded by agricultural land. Madera is approximately 16 square miles of land at the intersection of State Routes 99 and 145.

Much of the fair housing analysis is based upon census data provided at the census tract level. Madera has 11 census tracts. Figure 14 displays the census tracts in the City and the RHNA sites within those census tracts; however, several of the census tracts are not solely in Madera and have portions in neighboring jurisdictions. As a result, demographic information for these census tracts reflects neighboring communities, as well as Madera. Some of these census tracts that expand beyond the City are larger than the entirety of Madera. Therefore, some data for these tracts may be skewed due to the large amount of agricultural land in these tracts in areas outside of the City.

Most of the census tracts in Madera contain housing, with the majority of the City being zoned for single-family. Census tract 5.03 contains an airport.

This AFFH section also considers the effects that the selected RHNA sites may have on fair housing. Selected RHNA sites and entitled projects are distributed throughout the City. The City is rezoning several areas to high density as part of the sites inventory. These identified sites will offer proximity to job opportunities and other commercial resources such as schools and grocery stores.

Figure 14: Census Tracts and RHNA Sites



Source: HCD AFFH Data Viewer

Of the 11 census tracts that intersect Madera, 7 have the majority of their area located inside City limits. These seven tracts vary in demographic makeup, with tracts on average having lower incomes and more predominant non-White populations in central and northern Madera, and tracts having higher incomes and a more predominant White population in southwestern Madera. While there is little variation in the tracts surrounding the City, the majority follow the opportunity trends of the western and southern areas of Madera. The southeastern areas have particularly low levels of opportunity compared to the region. There is high variation in resource categories (see the Disparities in Access to Opportunities section) within the City, with low resource or areas of high segregation and poverty in the southern and downtown areas, moderate resource northeast areas, and high resource areas in the western areas of the City. This is a relative ranking based on composites of environmental, economic, and education scores. The rationale and metric for each indicator is described in more detail in current guidance documents for the California TCAC program.[6]

[6] California TCAC Opportunity and High Segregation and Poverty Guidance Document https://www.treasurer.ca.gov/ctcac/opportunity/2025/opportunity-map-methodology.pdf

Currently, higher-density development opportunities in the City are primarily located in the downtown area. The downtown includes a R/ECAP and has a higher concentration of the non-White population. The City is increasing opportunities for higher-density housing by rezoning areas outside of the R/ECAP and in the new annexed area. The existing R3 zoned areas are primarily in lower resource census tracts. The new R3 areas are located primarily in moderate resource tracts, and will increase opportunities for higher density housing in moderate-resource areas. The inclusion of the RHNA sites in these areas is not expected to negatively change or exacerbate fair housing considerations of segregation, but rather will increase housing mobility and access to opportunity for lower-income households.

The City is including a number of programs to increase housing types and opportunities in higher resource areas of the City. These efforts go beyond the sites that are included in the RHNA Site List and help improve housing choice and mobility by providing opportunities to increase the number and type of dwelling units in lower-density residential zones.

Per Program A - 1, the City will rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac respectively, which will create ample opportunity for high-density residential development throughout the City. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City. Program A - 4 includes efforts to support housing development for lower-income and special needs households throughout the City by providing technical assistance to developers, but not limited to offering fee waivers and deferrals for affordable housing projects, assistance with permit processing, and providing financial support when available.

In addition to increasing opportunities for housing choice and housing mobility in higher opportunity areas of Madera, the City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements. The City will prioritize funding and efforts in the comparatively lower-resource and -income areas of the City as identified throughout the AFFH chapter.

Table 53 summarizes fair housing data by census tract within the City of Madera. The table also provides information on the percentages of RHNA sites by income level within each census tract.

Table 53: Comparison of Fair Housing with Respect to Location

Census Tract	Low	Mod	Above Mod	RHNA Units		Total HH	Total Pop	TCAC Composite Category	Median Income	% with Disability	% of Children in FHH	CES Percentile	% Non-White	R/ECAP Present
Tracts Mostly Inside Madera														
5.02	228	114	507	849	12.0%	1,518	2,262	Low Resource	$70,455	10.3%	17.8%	96.0	74.6%	No
6.02	0	65	125	190	2.7%	1,183	1,430	High Segregation & Poverty	$35,879	12.7%	32.8%	90.4	83.1%	No
6.03	0	0	79	79	1.1%	1,367	2,049	High Segregation & Poverty	$48,563	11.5%	30.2%	72.0	81.8%	No
6.04	519	264	868	1,651	23.4%	1,215	2,001	High Segregation & Poverty	$48,079	9.6%	17.9%	78.2	81.1%	Yes
7.00	18	0	125	143	2.0%	1,923	1,373	High Resource	$66,036	16.9%	11.2%	76.4	50.2%	No
8.00	0	106	36	142	2.0%	1,082	1,014	High Segregation & Poverty	$32,643	12.3%	11.8%	99.3	77.6%	Yes
9.00	0	21	337	358	5.1%	829	2,400	High Segregation & Poverty	$49,936	11.4%	34.0%	98.3	85.2%	No
Tracts Mostly Outside Madera														
5.03	91	45	136	272	3.9%	1,146	1,001	High Resource	$53,824	11.7%	46.4%	76.5	62.6%	No
5.06	35	17	0	52	0.7%	1,812	1,809	High Resource	$83,333	11.6%	9.6%	77.1	63.1%	No
5.07	1,745	772	627	3,144	44.5%	1,809	1,988	Moderate Resource	$77,713	8.5%	12.1%	78.0	60.1%	No
5.08	0	0	184	184	2.6%	488	2,019	Moderate Resource	$121,250	12.7%	4.8%	79.8	61.8%	No

Source: HCD AFFH Data Viewer.

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Federal fair housing laws prohibit housing discrimination based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. California's fair housing laws also prohibit discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower- or moderate-income people.

A review of relevant City policies and regulations by the City attorney on January 26, 2025 shows that the City is in compliance with all state and federal civil rights and fair housing laws. This includes compliance with the following:

- Fair Housing Act; Title VI of the Civil Rights Act of 1964. The City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision making procedures, and adhering to non-discrimination requirements of federal funding program
- California Fair Employment and Housing Act (FEHA) (Part 2.8 [commencing with section 12900] of Division 3 of Title 2). The City upholds policies that prohibit housing discrimination based on protected characteristics and enforces these policies by supporting residents seeking to file a complaint to the FHEO or who wish to pursue legal action
- Rehabilitation Act of 1973 (Section 504) The City complies through its accessibility protocols including recommendations from the Madera ADA Advisory Council (MADAAC)
- American Disabilities Act. The MADAAC ensures that all public buildings and facilities, services, programs, and activities are in compliance with ADA regulations
- California Government Code sections 8899.50, 65008, and 11135. The City has included this assessment of fair housing and identifies strategies to increase housing opportunities for all residents, with specific actions to reduce housing disparities for disadvantaged communities
- Civil Code section 51 (the Unruh Civil Rights Act)
- FEHA regulations in California Code of Regulations, title 2, sections 12005-12271
- Density Bonus Law (Gov. Code § 65915). The City's Density Bonus Ordinance was last updated in January 2025.
- Housing Accountability Act (Gov. Code § 65589.5). The City has documented compliance with the HAA, as is further described in the Constraints chapter
- No-Net-Loss Law (Gov. Code § 65863). The City complies with the No Net Loss Law by identifying sites that can accommodate the City's RHNA. Through the proposed

rezoning, the City will also maintain minimum density requirements for housing development in Medium and High Density Residential zones

- Least Cost Zoning Law (Gov. Code § 65913.1). The City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA
- Excessive subdivision standards (Gov. Code § 65913.2). The City's subdivision standards are typical or not excessive in compliance with the Government Code
- Limits on growth controls (Gov. Code § 65302.8). The City complies as it has no growth control measures
- Housing Element Law (Gov. Code § 65583, esp. subds. [c][5], [c][10]). This Housing Element documents compliance with Housing Element Law
- Government Code Section 65008. The City Zoning Code is written to ensure that the City's actions regarding the development of housing for persons and families of very low, low, moderate, and middle incomes, or emergency shelters for the homeless, are not discriminatory. Programs have been included in this Housing Element to remove constraints and facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, emergency shelters, etc.)

The City also has local laws relating to fair housing and housing choice, including

- **Reasonable Accommodation.** The City's procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act.
- **Control of Resale.** In order to maintain the availability of for-sale affordable housing units, sellers of affordable units are limited in the purchase price and must declare affordability restrictions. These units should be offered to the City if there is intent to sell. The City monitors the resale of ownership affordable units.
- **Condominium Conversion.** The City has established requirements and procedures for condominium conversion in order to reduce the impact of such conversions on residents in rental housing who may be required to relocate due to the conversion of apartments to condominiums. This includes attempts to provide a reasonable balance of ownership and rental housing in the city and a variety of choices of tenure, type, price, and location of housing maintain a supply of rental housing for low and moderate income persons.

Any legal matters and litigation in the City since the beginning of the 5th Cycle have not been related to fair housing. The City does not have any pending lawsuits, enforcement actions, judgments, settlements, or findings related to fair housing and civil rights.

Multiple organizations in Madera County provide fair housing services, as listed in Table 54. These organizations collaborate with local governments, including the City of Madera, to address housing and community needs at the local level and provide the following services:

- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation

- Homeless prevention programs
- Rental assistance programs
- Rent/deposit grant programs
- Home seeking services
- Shared housing counseling placement
- Homebuyers' education learning programs

Table 54: Fair Housing Organizations Active in Madera County

Organization	URL	Phone Number
California Rural Legal Assistance	https://crla.org/	(800) 337-0690
Community Action Partnership (CAP) of Madera County	https://maderacap.org/	(559) 673-9173
Fair Housing Council of Central California (FHCCC)	http://www.fhcc.org/	(559) 244-2950
Fresno Madera Continuum of Care (FMCoC)	https://fresnomaderahomeless.org/	(559) 785-0311
Housing Authority of the City of Madera	https://maderaha.org/	(559) 674-5695
Resources for Independence Central Valley	http://www.ricv.org/	(559) 221-2330

Sources: Madera County. Housing Assistance Programs. https://www.maderacounty.com/government/social-services/calworks/housing-assistance-programs; City of Madera. Grants and Assistance Programs. https://www.madera.gov/home/departments/grants-assistance-programs/housing/; City of Madera. Grant Submittal. https://www.madera.gov/home/departments/grants-assistance-programs/grant-submittals/.

The Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (FHEO) enforces fair housing by investigating complaints of housing discrimination. From 2013-2022 there were 14 fair housing inquiries and 8 fair housing cases filed with FHEO on behalf of the City of Madera. Inquiries can be based on multiple identities. One (1) inquiry referenced disability concerns, and the remaining 13 were found to have no identity-basis given. Of the 8 cases, 2 were on the basis of disability, 3 were on the basis of retaliation, 1 was on the basis of race, 2 were on the basis of sex, 1 was on the basis of color, and 3 were on the basis of national origin. There are no outstanding lawsuits or complaints regarding fair housing in the City. With a total of 8 cases over the course of 8 years, the number of cases per 1,000 people is 0.12. Regionwide, in Madera County, there are 0.18 cases of fair housing discrimination per 1,000 people. This indicates that fair housing is more successful in the City of Madera compared to the region as a whole.

Table 55: Dispute Inquiries and Cases by Basis in the City of Madera, 2013–2022

	Color	Disability	Familial	National Origin	Race	Retaliation	Sex	No Basis Given	Total
Inquiries	0	1	0	0	0	0	0	13	14
Cases	1	2	0	3	1	3	2	0	8

Source: HCD AFFH Data Viewer.

Local Data

The Fair Housing Council of Central California (FHCCC) partners with jurisdictions in Madera County to conduct fair housing audits and testing of rental properties to assess how well rental properties conform to fair housing laws. The FHCCC depicts the City of Madera in its service area to promote fair housing. The FHCCC is a private, nonprofit agency that facilitates equal access to apartments, homes, mortgage loans, and insurance policies for residents of the Central Valley. As an operating member of the National Fair Housing Alliance, the FHCCC is dedicated to educating the housing industry and community in regard to state and federal housing laws; conducting research into the nature and extent of housing, lending, and insurance discrimination; and enforcing the federal Fair Housing Act to increase housing opportunities for all people. The FHCCC provides services and accepts complaints from residents throughout the Central Valley. Its activities include developing and implementing auditing and testing programs to assess discriminatory practices in the housing market.

Local stakeholders emphasized the need for additional, centralized sources of housing information for low-income residents. The City is including Program E - 2 to collaborate with local agencies to designate an organization that will act as the lead agency for fair housing issues and formalize a system for processing fair housing complaints in Madera.

The City will coordinate with the newly identified fair housing service provider to offer educational and training resources such as fair housing presentations, mass media communications, and multilingual literature distribution. The City will hold at least two workshops or other outreach events with the fair housing service provider or another qualified fair housing service provider throughout the planning period.

Integration and Segregation

Race and Ethnicity

The ethnic and racial composition of a region relates to fair housing concerns such as household size, locational preferences, and economic opportunity. Historical exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused racial and ethnic segregation and spatial inequities.

The HCD AFFH Data Viewer identifies areas that are predominately one racial/ethnic group. A racial/ethnic group with a predominant majority has more than a 50 percent difference between the percentage of the population in the dominant racial/ethnic group and the percentage of the population in the second most populated racial/ethnic group. A sizeable majority occurs when the difference is between 10 and 50 percent and a slim majority occurs when the difference is less than 10 percent.

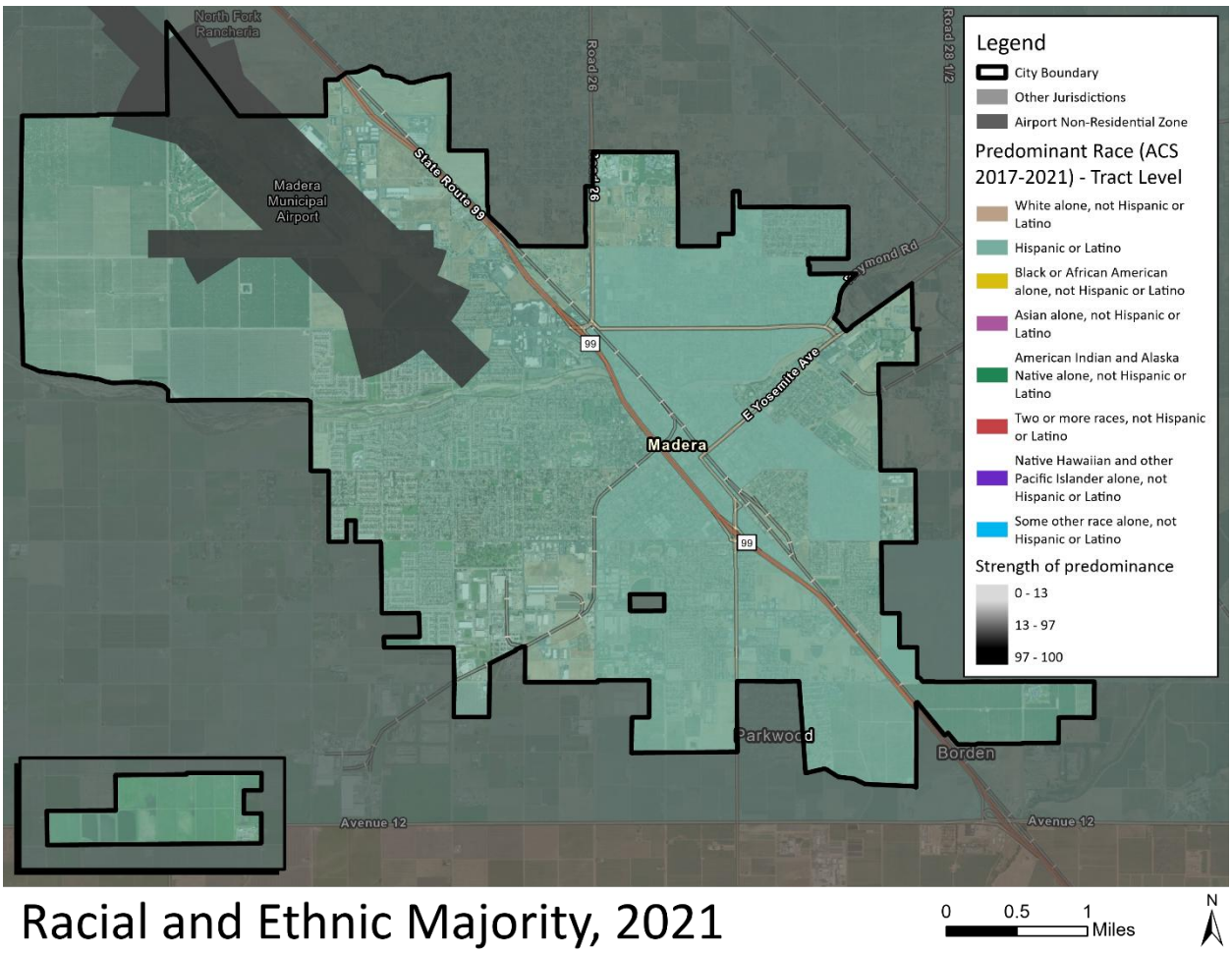
Figure 15 shows the racial and ethnic majority in the City of Madera. As illustrated, every tract in the City is majority Hispanic or Latino. This majority is slightly more predominant in central and eastern Madera than in the west. Western Madera contains an airport and significant agricultural land, so demographic data may be skewed. The tracts with the most predominant Hispanic majority are part of the R/ECAPs, and also have a slightly larger non-White population.

These trends continue beyond City limits. Madera has comparable racial trends to the County as a whole. The entirety of Madera County has a Hispanic majority, as well as the greater region to the north. The City is 81 percent Hispanic and 12 percent White, while the overall County of Madera is 60 percent Hispanic and 32 percent White.

Local knowledge indicated that a history of surrounding communities using restrictive covenants to prevent the non-White population from buying property led to many non-White residents, especially Black residents, establishing community in Madera. Madera's non-White majority throughout the City may by a continued pattern from the historical context of these restrictive covenants in surrounding cities in the area.

The City is including Program F - 2 to continue its efforts to provide materials and communications in both English and Spanish. The City shall provide a detailed project review process and approval guidelines in English and Spanish available on the City's website.

Figure 15: Racial and Ethnic Majority, 2021



Source: HCD AFFH Data Viewer

Population density is low overall in Madera County. In addition, there is a significant difference in the population density within and near urban areas compared to rural parts of the County. Western Madera County contains the only two incorporated cities, Chowchilla and Madera. In these cities, population density ranges from 500 to over 10,000 persons per square mile. However, in rural, unincorporated parts of the County, population density is generally fewer than 50 persons per square mile. The western area of Madera County is more racially and ethnically diverse than the eastern part of the County. In western Madera County, more than 60 percent of the population identifies as non-White. Comparatively, the eastern area of Madera County, which consists of portions of the Sierra National Forest, contains a higher percentage of White residents, with less than 20 percent of residents identifying as non-White.

The eastern area of the County has a predominant majority (gap more than 50 percent) of White residents. In contrast, most of the western area of the County has a sizeable majority (gap of 10 to 50 percent) of Hispanic/Latino residents. The City of Chowchilla and surrounding area differs from the rest of western Madera County as it has a slim majority (gap less than 10 percent) of White residents.

Racial/ethnic diversity in Madera County and City of Madera increased between 2010 and 2020, as shown in Table 56. This table shows the percentage of residents by race/ethnicity out of the total population for the County and the City of Madera. In Madera County, the percent of non-Hispanic White residents decreased by about 6 percent. The category of "some other race" (race/ethnicity not listed on the census) has the largest increase in population percentage (approximately 15 percent), followed by Hispanic/Latino with a 6 percent increase.

Table 56: Population by Racial Group (City of Madera and Madera County)

	Madera County		City of Madera	
Race/Ethnicity	2010	2020	2010	2020
White	79.6%	60.7%	16.9%	12.2%
Black/African American	3.8%	3.2%	2.7%	4.2%
American Indian and Alaska Native	1.6%	1.6%	0.5%	0.3%
Asian/Pacific Islander	2.1%	2.3%	2.0%	1.6%
Some Other Race	9.2%	24.7%	0.1%	0%
Two Or More Races	3.7%	7.6%	1.0%	1.3%
Hispanic/Latino*	51.9%	58.3%	76.7%	78.3%
Non-Hispanic White	48.1%	41.7%	16.9%	14.3%

Source: US Bureau of the Census, American Community Survey (ACS), Table DP05 ACS Demographic and Housing Estimates, 2006-2010 and 2016-2020 Estimates.

*Hispanic/Latino is considered an ethnicity; residents may report to be Hispanic/Latino as well as a race. Therefore, percentages for race/ethnicity categories can total more than 100 percent.

The City of Madera has a majority non-White population (approximately 86 percent), although there are differences by geographic area. In most of the city, non-White residents comprise more than 81 percent of the population. In a small portion of the City center, 41 to 60 percent of the population is non-White. Figure 16 shows the percentage of non-White residents in the City.

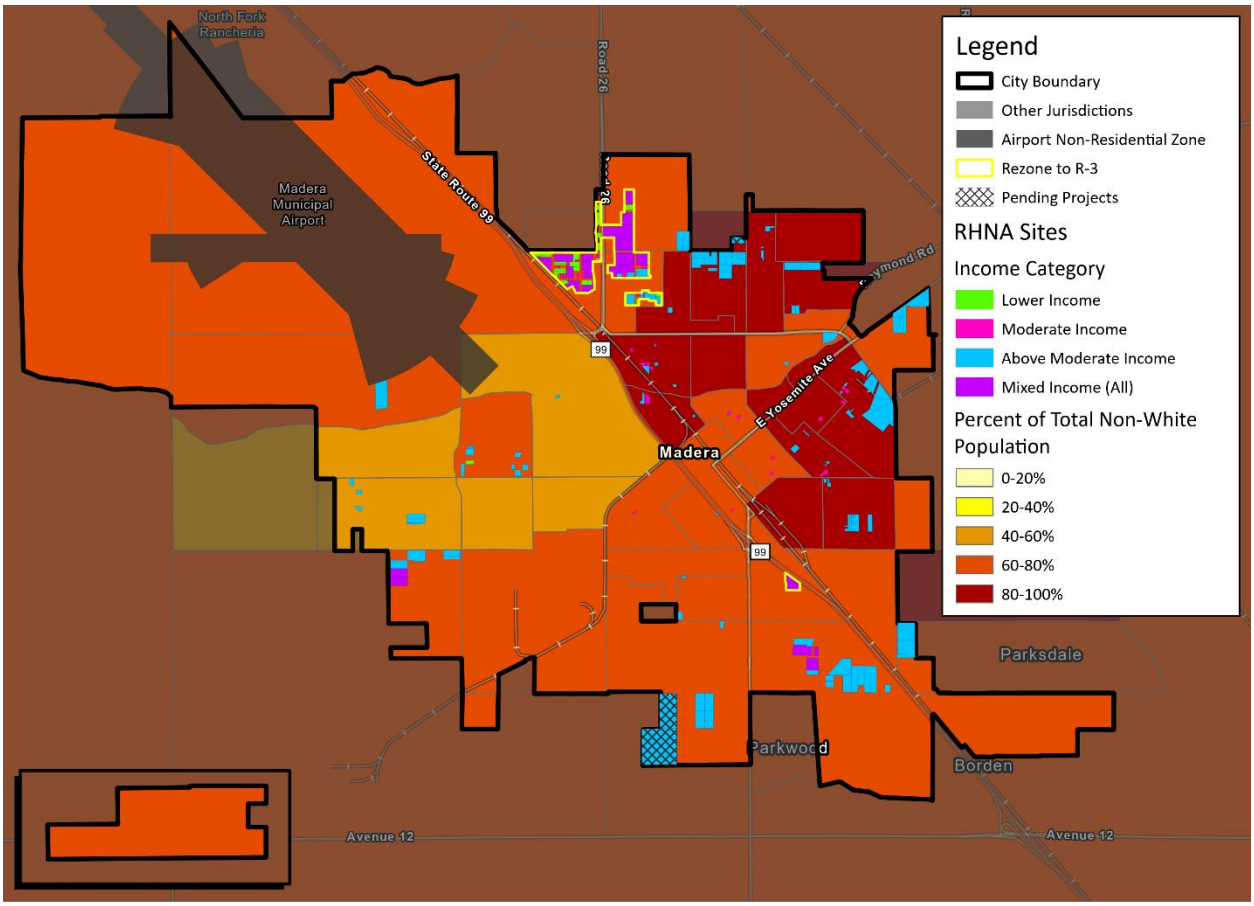
Between 2010 and 2020, the percent of residents that reported as Hispanic/Latino increased by approximately 2 percent, Black/African American residents increased by 2 percent, and residents of two or more races increased slightly.

Figure 17 compares the RHNA units with the percentage of the population that is non-White. Almost 90 percent of the RHNA units are located in areas of the City where 60 to 80 percent of the population is non-White. This is a reflection of the trends within the City as a whole, as most of Madera's tracts are 60 to 80 percent non-White. The City is including Program F - 2 to continue its efforts to provide materials and communications in both English and Spanish.

According to local knowledge, the greatest percentage of the total non-White population is in neighborhoods adjacent to downtown and platted relative to the railroad, as well as neighborhoods immediately to the north of downtown and the river, and east of the railroad. The original railroad grid neighborhoods are the oldest. Based on remnant housing stock, and the fact that the neighborhood lots immediately north of the river are based upon reference to original Miller and Lux plats, it is likely early growth and annexation occurred in these neighborhoods north of the river.

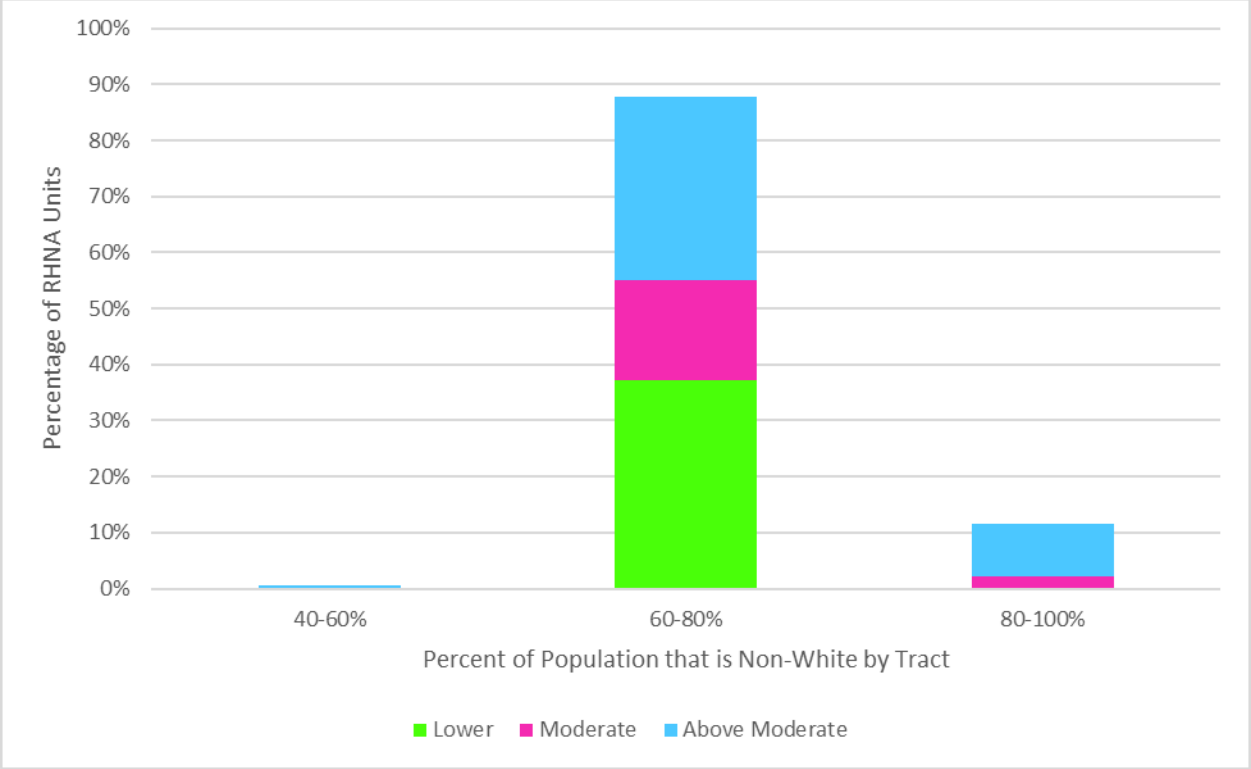
The City's RHNA distribution reflects the overall composition of Madera's non-White population and is not anticipated to exacerbate segregation conditions related to race or ethnicity.

Figure 16: Percentage of the Population that is Non-White, 2020



Source: HCD AFFH Data Viewer

Figure 17: Percentage Non-White Comparison with RHNA Units



Dissimilarity Index – Race and Ethnicity

Segregation is defined by the census as the spatial distributions of different groups among units in a metropolitan area. Segregation can be quantified by using the dissimilarity index. The dissimilarity index measures the distribution of two groups in a city and assigns a score between 1 and 100. The level of segregation is determined by assessing what percentage of residents of a census block would have to move for each block to have the exact same population of said group. A score of zero (0) reflects a fully integrated environment; a score of 100 (or 100%) reflects full segregation. Therefore, a higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. A lower dissimilarity index implies higher integration, and a more even distribution of each ethnicity, when compared to the White population. The formula for this calculation is provided by the HCD AFFH Guidance Document.

The categories for the dissimilarity index on a scale of 1-100 are as follows:

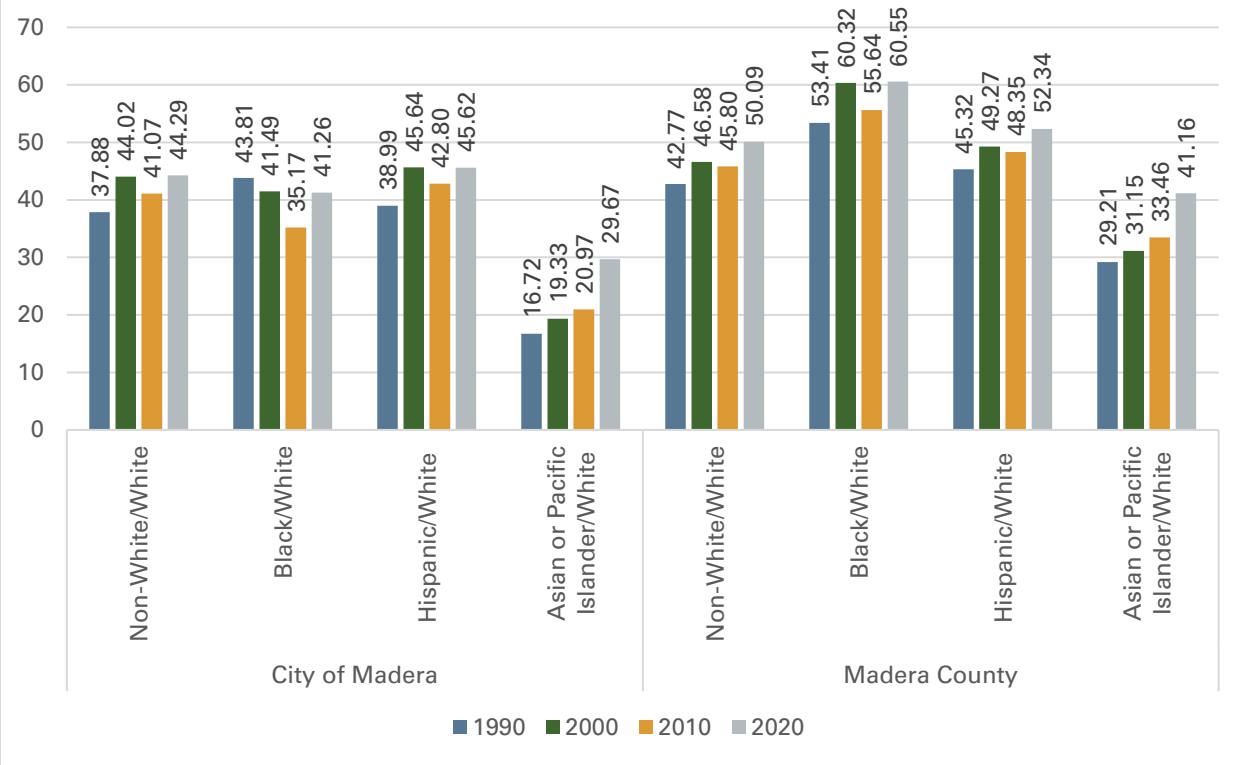
- <30: Low Segregation
- 30 – 60: Moderate Segregation
- >60: High Segregation

The ethnic and racial composition of an area is useful in analyzing housing demand and related fair housing concerns, as these factors illustrate the relationship with other characteristics such as household size, locational preferences, and mobility.

Figure 18 provides the dissimilarity index values in both the City and County of Madera, indicating the level of segregation between White residents and residents who are non-White, Black, Hispanic, or Asian/Pacific Islander. In 2020, in the City, there was moderate segregation between the Non-White and White, Black and White, and Hispanic and White populations. The segregation between the Asian and White population was low, but segregation has been trending upwards since 1990. A low dissimilarity index of 29.67 means that 29.67 percent of Madera's Asian or White residents would need to move to a different census block to create balanced integration between White and Asian residents. Levels of segregation have remained relatively consistent since 1990, with the exception of the Asian/Pacific Islander population. This data may be skewed due to the small size of the Asian/Pacific Islander population in Madera.

The County has moderate segregation between the Non-White and White, Hispanic and White, and Asian and White populations. Segregation between the Black and White populations is high. Despite the majority of populations being moderately segregated in both the City and the County, segregation is notably higher Countywide than in the City. As noted above, the County has a low population density and is more rural in nature, which may affect its dissimilarity index results. Segregation is more prevalent regionally than in the City of Madera.

Figure 18: Racial/Ethnic Dissimilarity Index, 2000–2020



Source: HUD AFFH Database, 2020.

Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases,

households tend to pay a disproportionate amount of their income for housing and the number of persons occupying substandard and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have actual choice in housing opportunities—that is, they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI. The definition of low or moderate income is based on HUD income definitions of up to 80 percent of the AMI, as shown in Table 16.

LMI populations in the County are more frequently located in the eastern half of the County and in and around the Cities of Madera and Chowchilla. Areas with a higher percentage of LMI populations tend to overlap with communities with a greater percentage of non-White residents.

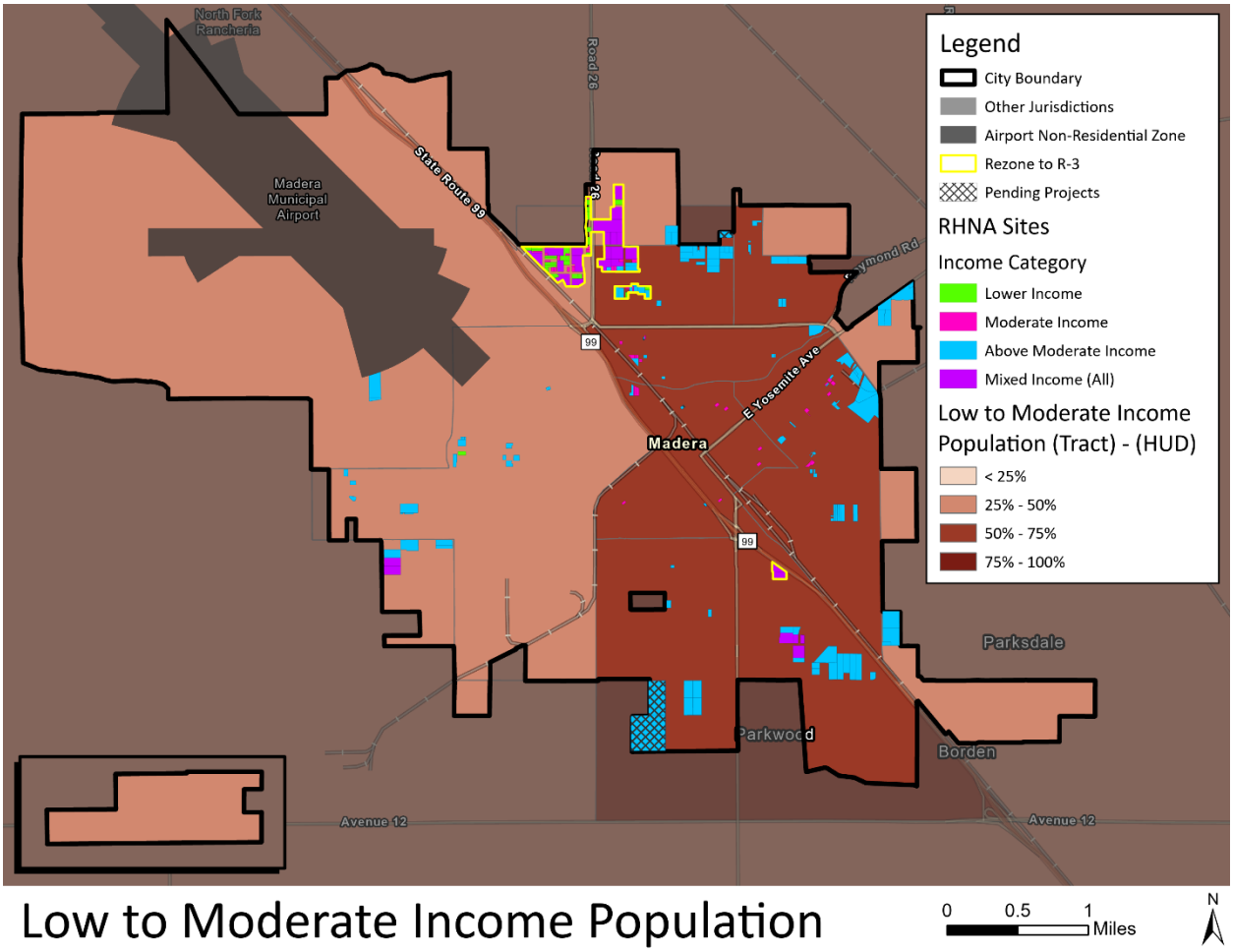
The eastern, central, and southern areas of the City have the highest percentage of LMI populations, where 50 to 75 percent of the population is considered LMI. The northwestern areas of the City have considerably smaller percentages of the population considered LMI, at less than 25 percent of the population.

Figure 19 and Figure 20 show the distribution of RHNA units by low- to moderate-income population. As shown in Figure 19, the area with the largest low- to moderate-income population is also the area with the largest non-White population. The R/ECAPs are also located in this area.

Local stakeholders noted a need for senior, workforce, veteran, and transitional and permanent supportive housing that is affordable at the lower-income AMI levels. The City is including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

RHNA units are almost evenly split between the areas where 25 to 50 and 50 to 75 percent of the population is low to moderate income, as shown in Figure 20. The City's RHNA strategy reflects the overall composition of Madera and is not expected to exacerbate conditions of segregation.

Figure 19: Low- to Moderate-Income Population and RHNA Sites, 2021



Source: HCD AFFH Data Viewer.

Figure 20: Low- to Moderate-Income Population Comparison of RHNA Units

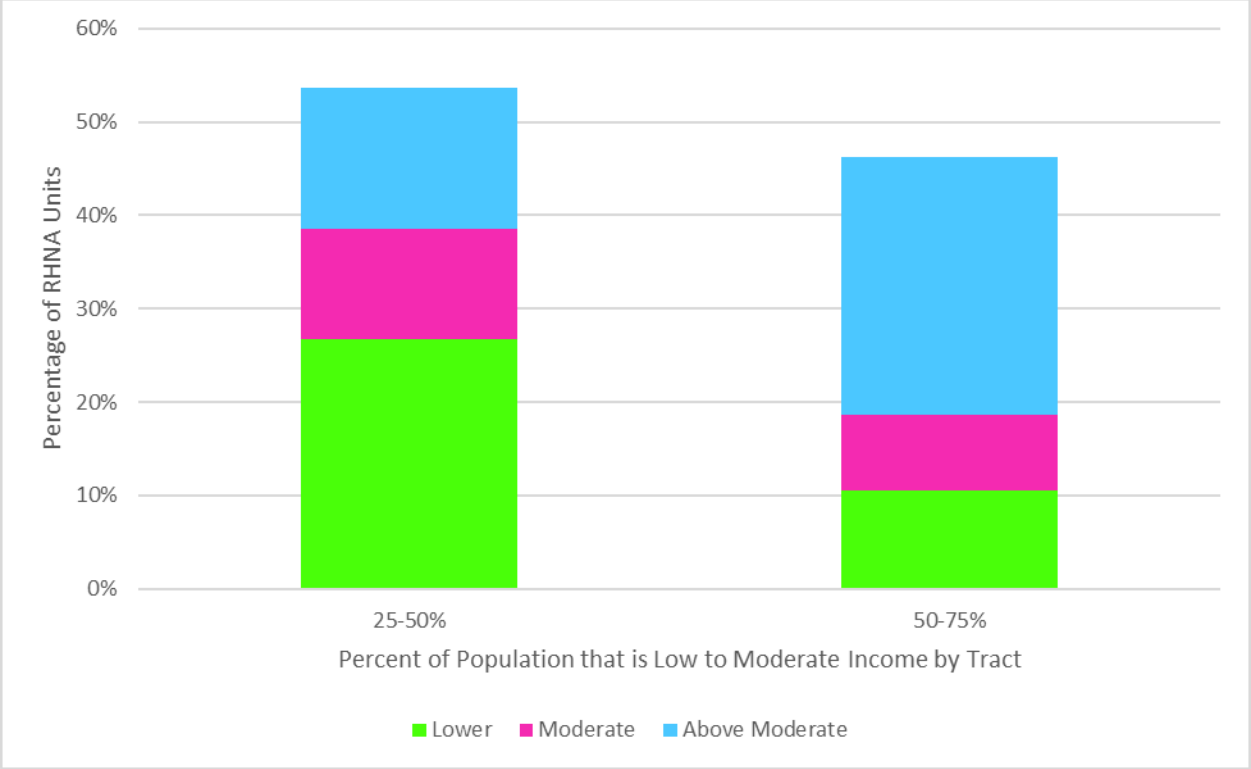
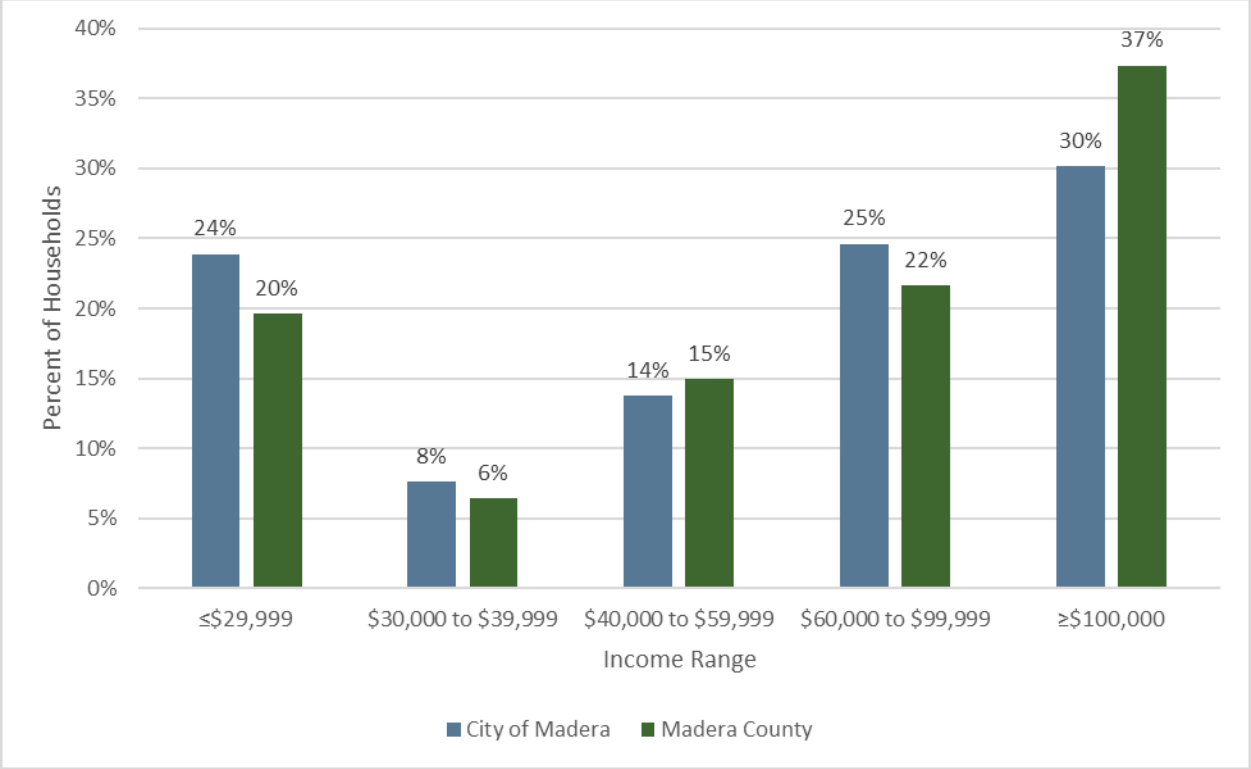


Figure 21 compares the percentage of County and City of Madera households with income levels similar to the income ranges provided by HCD Income Limits. The above moderate-income category has the largest percentage of the population, while the very low-income category has the smallest population. The size of the extremely low-income population is similar to the size of the moderate-income population. The comparison of the population distribution to the County AMI shows that Madera residents have generally comparable incomes to the region as a whole. The City has a notably smaller above moderate-income population and a larger very low- and extremely low-income households than the County. Madera's median income may be affected by a sizeable elderly population with fixed incomes, and a large proportion of agricultural workers.

Figure 21: Households per Income Level, 2022



Source: 2021 US Census ACS Table B19009.

Madera County has a median household income of $61,924 (2016-2020 ACS). Most households in the County have an income that is lower than the state median income of $87,000. Households near the northern County boundary tend to have lower incomes (less than $55,000 per year). Generally, households in the urban core of cities have lower incomes than rural or suburban areas.

The City of Madera has a lower median household income than the County and the state. In 2020, the City of Madera had a median household income of $49,335. The central areas of the City, closest to Highway 99, have the lowest median household income, with a median household income of below $30,000. The eastern and southern areas of the City have the highest median household income, between $87,100 and $125,000.

Figure 22 shows median household income by census tract. In Madera, median incomes are slightly lower in the central and northeast areas, where the R/ECAPs are located. Median incomes are also lower in the northwest, but this data may be skewed due to the presence of the airport and subsequent development restrictions.

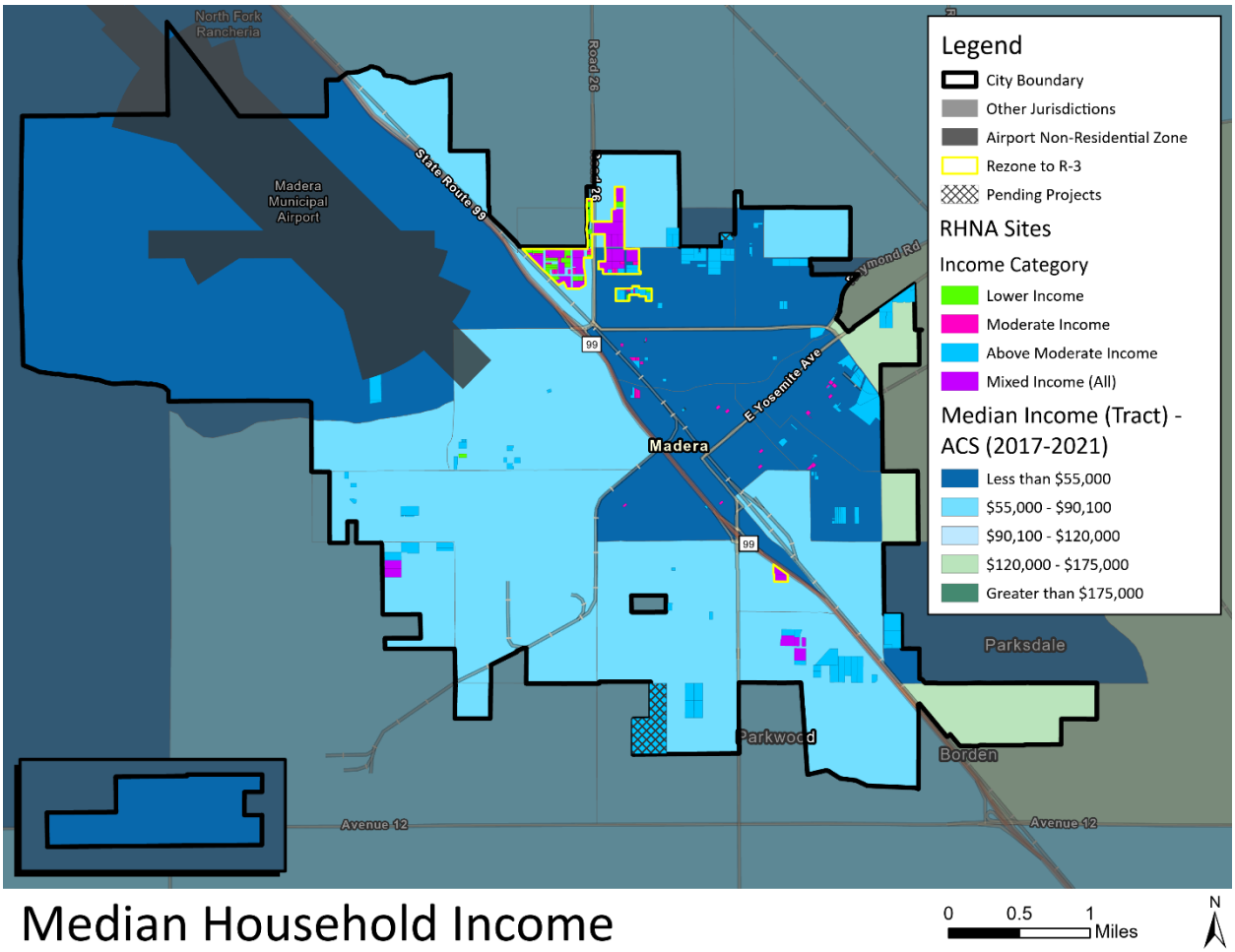
The City is including a number of programs to increase housing types and opportunities in higher resource areas of the City. These efforts go beyond the sites that are included in the RHNA Site List and help improve housing choice and mobility by providing opportunities to increase the number and type of dwelling units in lower-density residential zones.

Per Program A - 1, the City will rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac respectively, which will create ample opportunity for high-density residential development throughout the City. The

City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

The City is also including Program E - 3 continue to implement and develop programs and strategies to create place-based improvements in areas of the City with lower incomes and greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements.

Figure 22: Median Household Income, 2021

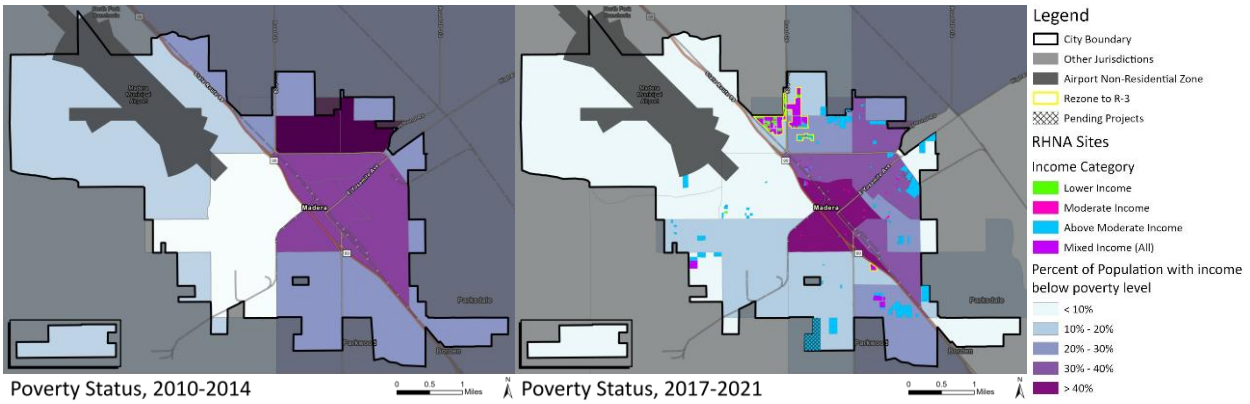


Source: HCD AFFH Data Viewer.

Poverty status is determined using annually defined income thresholds for family size provided by the US Census. Poverty status by tract in Madera is shown in Figure 23 for the years 2010 – 2014 and 2017 - 2021. Consistent with the aggregation of LMI areas, tracts with large populations below the poverty level are located around the central downtown area where the R/ECAP is located. Since 2014, poverty levels have increased in the central City

and decreased in most areas to the north and west. The areas with higher rates of poverty also correlate with areas with a more predominant non-White population. RHNA sites are spread throughout the City without concentration in areas of poverty. The City's RHNA strategy reflects the overall composition of Madera and is not expected to exacerbate conditions of segregation.

Figure 23: Poverty Status, 2010–2014 and 2017–2021



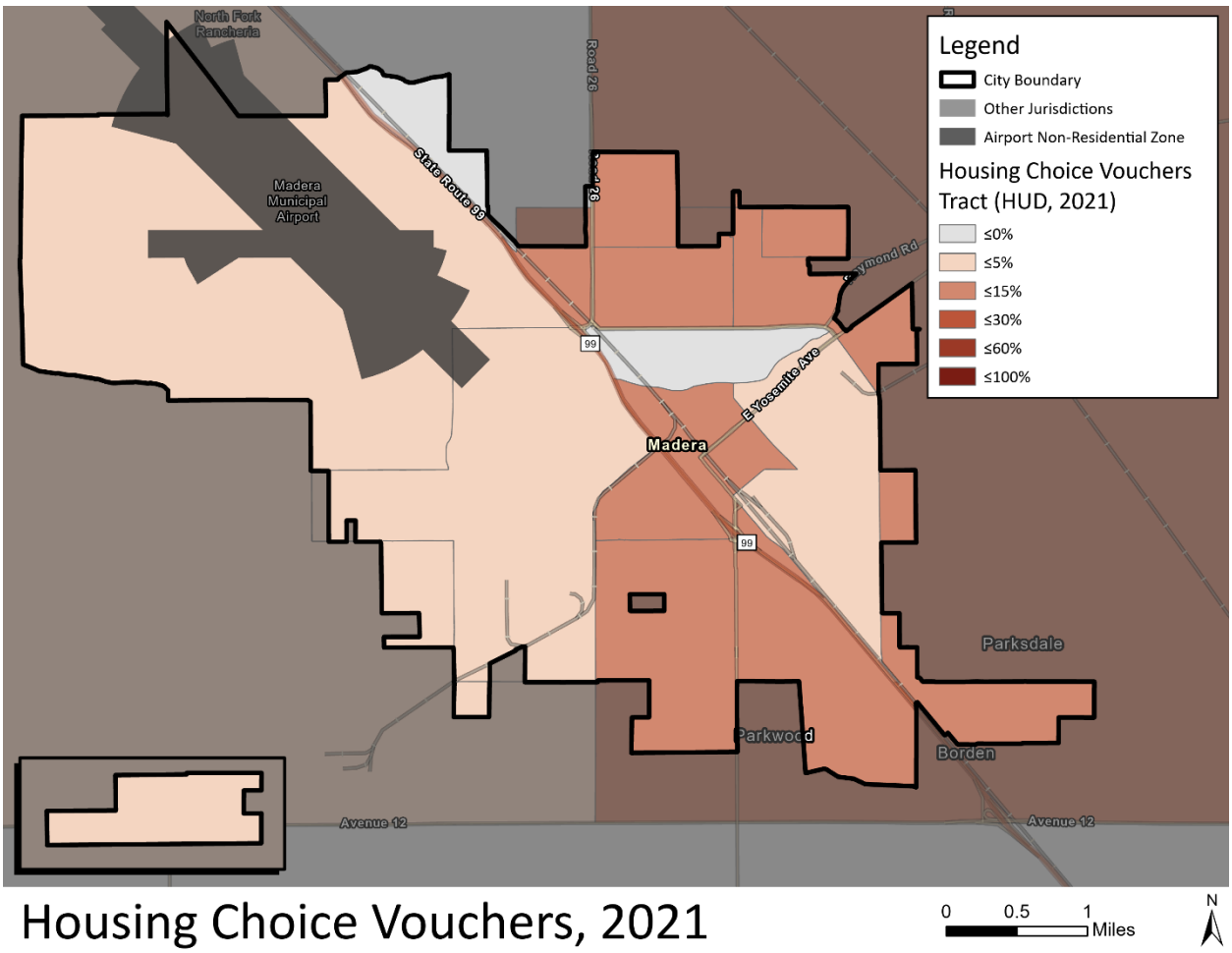
Source: HCD AFFH Data Viewer.

Figure 24 shows the HCV recipients by tract in the City. The HCV program is a 100 percent federally funded rental subsidy for low-income households living in privately owned rental units. HCV recipients are most concentrated in the northern, southern, and central areas of the City.

The HACM administers the HCV program for the City of Madera. According to HACM, 741 vouchers are administered throughout the County. It is unknown how many vouchers are administered to residents of the City of Madera. According to the AI, there are 767 applicants on the HCV waiting list, the majority of which are Black/African American (29 percent) or Hispanic/Latino (50 percent). Compared to the racial/ethnic makeup of Madera residents, Black/African American residents are over-represented among HCV applicants.

There is a higher concentration of HCV recipients in the central area of southeastern and the northeastern quadrants of the City, where approximately 10 percent of renter households are HCV recipients. In the rest of the City, less than 5 percent of renter households are HCV recipients. Concentrations of HCV recipients generally correlate with concentrations of cost-burdened renters. The City is including Program D - 2 to continue to partner with the regional housing authority and outreach to residents about housing choice vouchers.

Figure 24: Housing Choice Voucher Recipients by Tract, 2021



Source: HCD AFFH Data Viewer.

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers the following: the presence of children under the age of 18, pregnant persons, and any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (e.g., through birth, adoption, or custody), or requiring families with children to live on specific floors or in specific buildings or areas. Single-parent households are also protected by fair housing law.

A 2016 HUD study examined the effects of housing discrimination based on familial status. The study found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.[7] Additionally, female-headed households with children require special consideration and

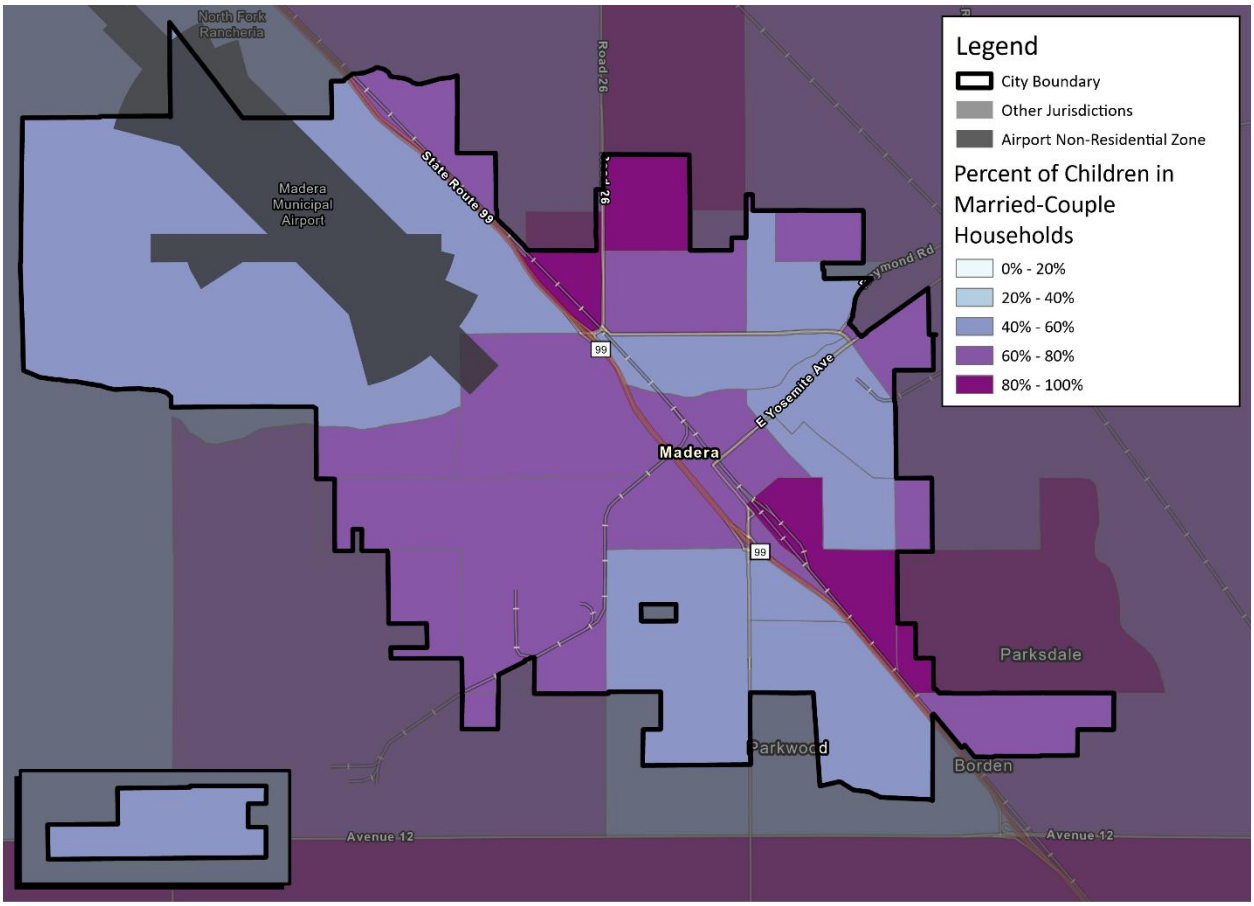
[7] HUD. 2016. https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf.

assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

Households with children present comprised 36 percent (16,209) of the total households in Madera County (2016–2020 ACS). Married couple families with children comprised the largest share of owner and renter households with children.

Households with children present comprise 48.7 percent (8,465) of the total households in the City of Madera. Like the County, married couple families with children comprise the largest share of owner and renter households with children.

Figure 25: Percentage of Children in Married Couple Households by Tract, 2015–2019

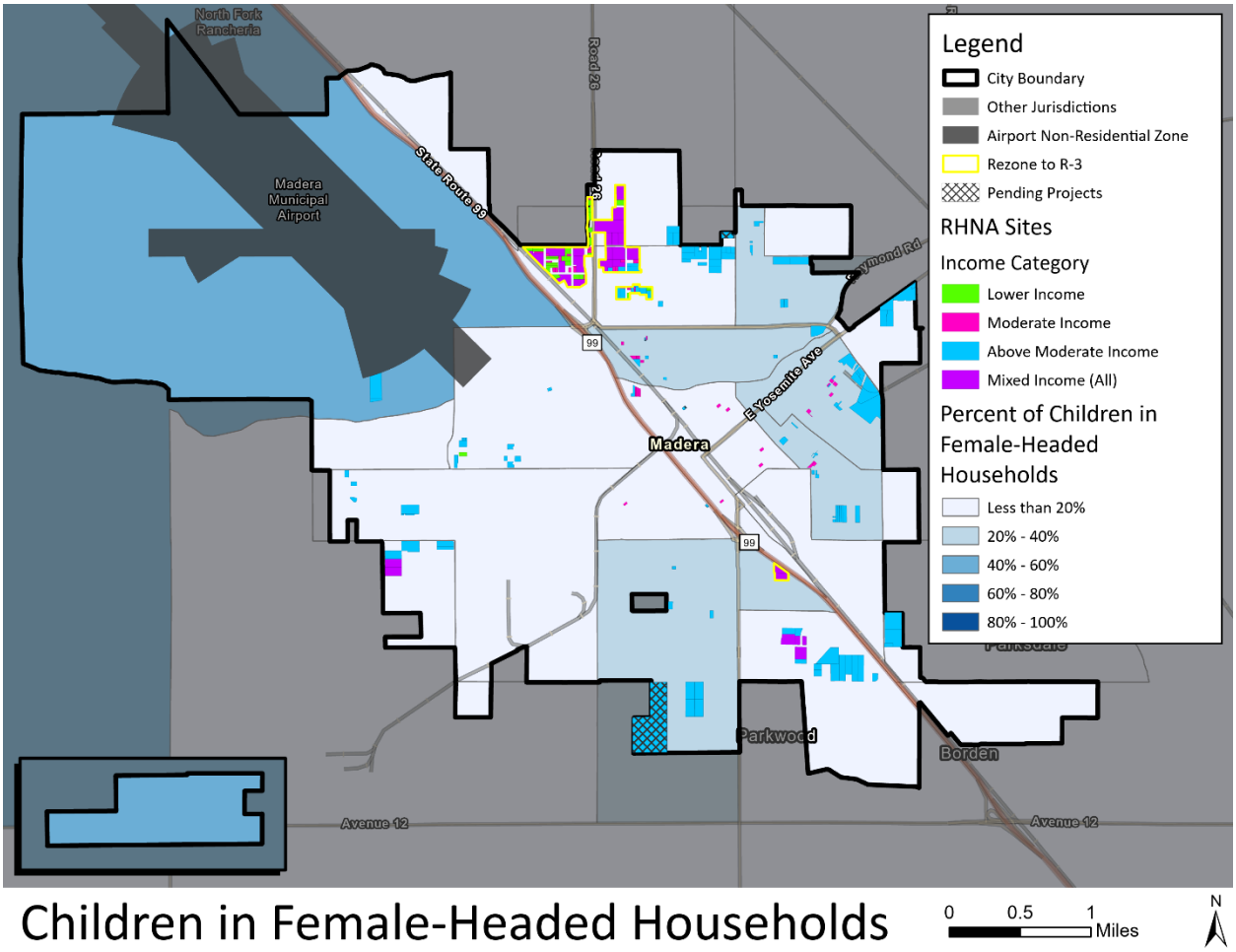


Source: HCD AFFH Data Viewer.

In most parts of the County, less than 20 percent of children live in female-headed, single-parent household. Areas with the highest percentage of children living in female-headed, single-parent households are in Oakhurst and eastern parts of the City of Madera, where between 20 and 40 percent of children live in female-headed, single-parent households.

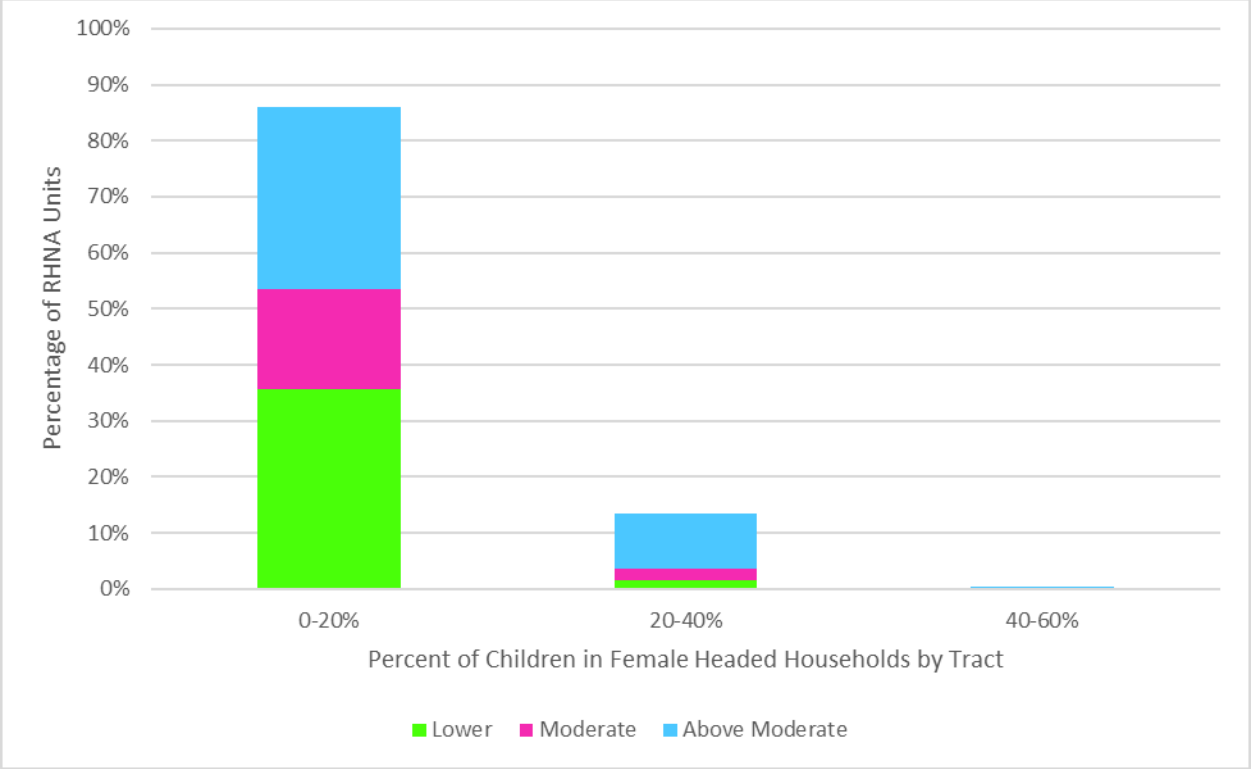
As shown in Figure 27, RHNA sites are primarily in areas where less than 20 percent of children are in female-headed households, which is not expected to impact fair housing concerns based on familial status.

Figure 26: Percentage of Children in Female-Headed Households and RHNA Sites, 2017–2021



Source: HCD AFFH Data Viewer

Figure 27: Female-Headed Households Comparison with RHNA Units



Persons with Disabilities

The US Census Bureau provides information on the number of persons with disabilities of varying types and degrees. According to the US Census Bureau, a person is considered to have a disability if they have difficulty performing certain functions or difficulty with certain social roles. Affordability of appropriate housing and access, both within the home and to/from the home site, are the primary challenges for persons with disabilities. Access often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for these special needs group. The 2021 ACS estimates that 18.5 percent of the population in the City of Madera and 16.6 percent of population in the Madera County has a disability.

The types of disabilities included in the census are:

- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

For persons with disabilities, fair housing choice and access to opportunity includes access to housing in the most integrated setting appropriate to an individual's special needs and disability-related services as required under federal civil rights law. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice without the presence of housing units with these accessibility features.

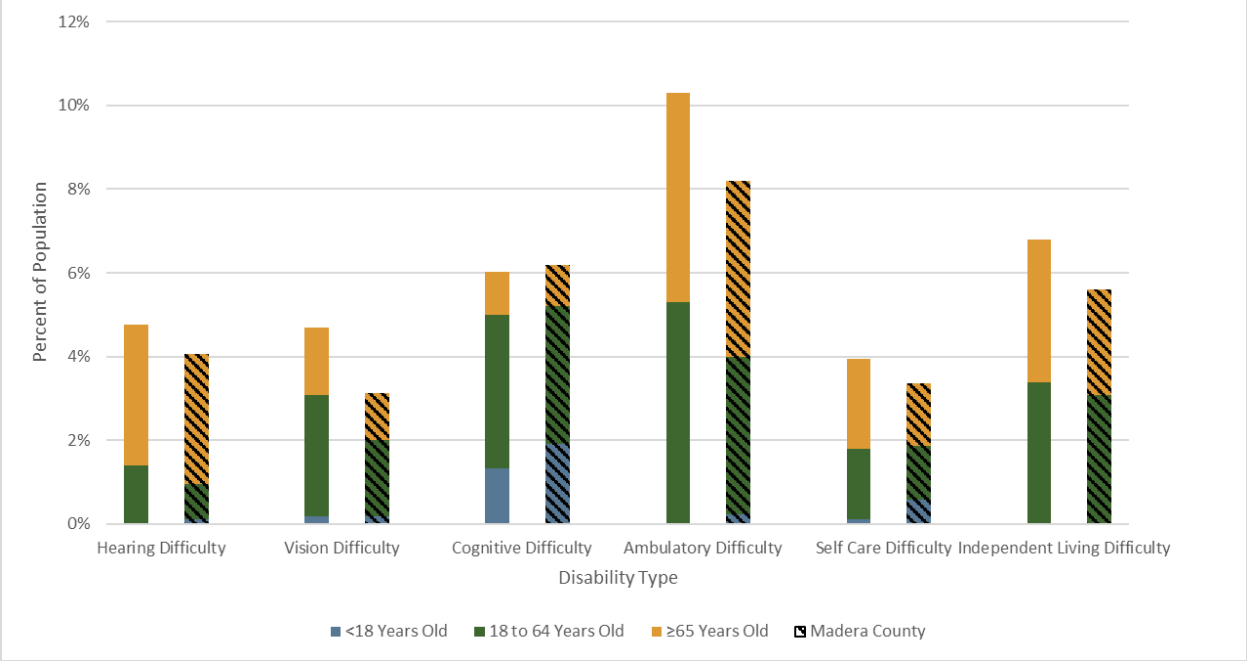
High spatial segregation of persons with disabilities may indicate fair housing issues related to not only physical needs, but also economic disparities. According to the 2020 Annual Report on People with Disabilities in America,[8] more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability. Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

According to 2016–2020 ACS estimates, approximately 19,408 Madera County residents had one or more disabilities. Communities located throughout the eastern region of the County, particularly in census tracts along the northern County border, were estimated to have a larger share of residents with disabilities compared to communities in the western regions of the County.

Figure 28 shows disability by type in the City and County of Madera. Ambulatory issues are the highest reported disability Countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities. For many in need of live-in help or living assistance, ADUs may serve as a caregiver unit. The City is including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

[8] Institute on Disability, University of New Hampshire. 2020. "2020 Annual Report on People with Disabilities in America." https://eric.ed.gov/?id=ED613092.

Figure 28: Disability Characteristics by Age Group, 2019



Source: US Census Bureau ACS 2016-2019 (5-year estimates) Table C18108.

According to local knowledge provided by City staff, the Madera ADA Advisory Council (MADAAC) is comprised of seven members that serve four-year terms. Individuals serve in an advisory capacity to the City Council and staff on ADA matters including promoting pedestrian safety and access to all public streets; ensuring that all public buildings and facilities, services, programs, and activities are in compliance with ADA regulations; promoting inclusion of the disabled community in the City's emergency and disaster preparedness plans; developing disability awareness and educational outreach programs; working with various City of Madera departments to ensure that all public buildings and facilities, remodeled and newly constructed, are in compliance with current laws guaranteeing access for all people with disabilities; promoting affordable and accessible housing in the community; making recommendations regarding unmet transit needs; and ensuring grievance procedures are followed and enforced as described in MADAAC By-laws.

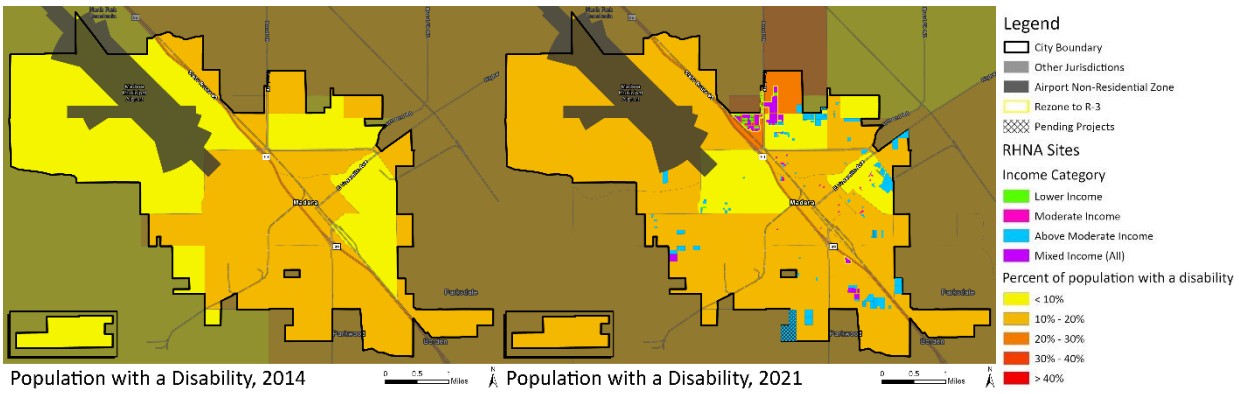
The City has identified and facilitated numerous projects in its Capital Improvement Program for various improvements within various neighborhoods including but not limited to pedestrian and bicycle paths and facilities, sidewalks, curb bulb-outs, crosswalks, rapid flashing beacons, high visibility striping, ADA ramps and curb returns, drive approaches, bridges, and trail connections for purposes of closing gaps, reducing pedestrian crossing distances, improve connectivity and improve and/or repair conditions related to safety.

Figure 29 shows the population of persons with disabilities by tract in the City. There is no clear pattern to the current areas with higher concentrations of the population with a disability. Healthcare facilities are distributed throughout the City.

Figure 30 shows the RHNA sites with population of persons with disabilities by tract in the City. As shown, the RHNA sites are relatively evenly distributed across tracts where 0-10, 10-

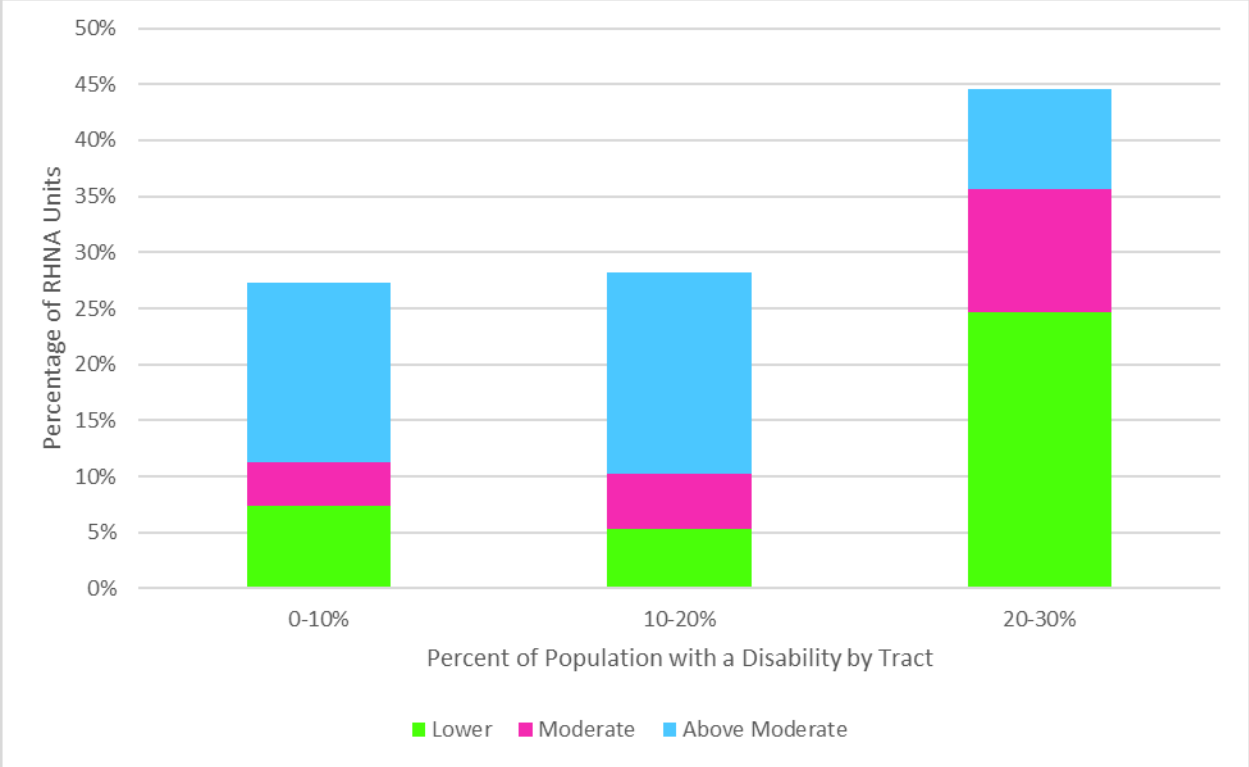
20, and 20-30 percent of the population has a disability. For example, about 25 percent of the RHNA units are located in an area where 0-10 percent of the population has a disability. As such, the RHNA sites are not anticipated to exacerbate fair housing concerns as they relate to residents with a disability.

Figure 29: Population of Persons with Disability by Tract (2010–2014 and 2017–2021)



Source: HCD AFFH Data Viewer.

Figure 30: Population with a Disability Comparison of RHNA Units



Findings

Overall, the City of Madera has higher concentrations of non-White and low- to moderate-income residents in the eastern part of the City. While poverty has decreased over time in tracts throughout the City, there is an increase in poverty in the central area of the City, near

downtown. Housing choice voucher use correlates with the areas where poverty is more prominent and where there is a larger non-White population. The selected RHNA sites are not anticipated to cause displacement or worsen patterns of segregation.

The City is including Program A - 1 to rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac, respectively, which will create ample opportunity for high-density residential development throughout the City. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

In addition to increasing opportunities for housing choice and housing mobility in higher-opportunity areas of Madera, the City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with ADA) improvements, transit improvements, and water and sewer infrastructure improvements.

The City's RHNA strategy reflects the overall composition of Madera and is not expected to exacerbate conditions of segregation.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-White population of 50 percent or more in metropolitan or micropolitan areas. The income threshold is based on areas of "extreme poverty," where 40 percent or more of households earn incomes at or below the federal poverty line, or where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets both thresholds for racial or ethnic concentration and "extreme poverty" is considered a R/ECAP.

There are two R/ECAPs in the County of Madera, both located in the City of Madera, in census tracts 6.04 and 8.00. The tracts are shown in Figure 31 along with the proposed RHNA sites by income level. The tracts include the central downtown area and the northern area of the City.

As shown in Figure 32, the majority of RHNA units, about 75 percent, are located in non-R/ECAPs. Despite not concentrating site selection in the R/ECAPs, the City is pursuing targeted, place-based improvements in the R/ECAPs beyond the RHNA selection. The location of the RHNA units in or out of a R/ECAP will not exacerbate existing conditions.

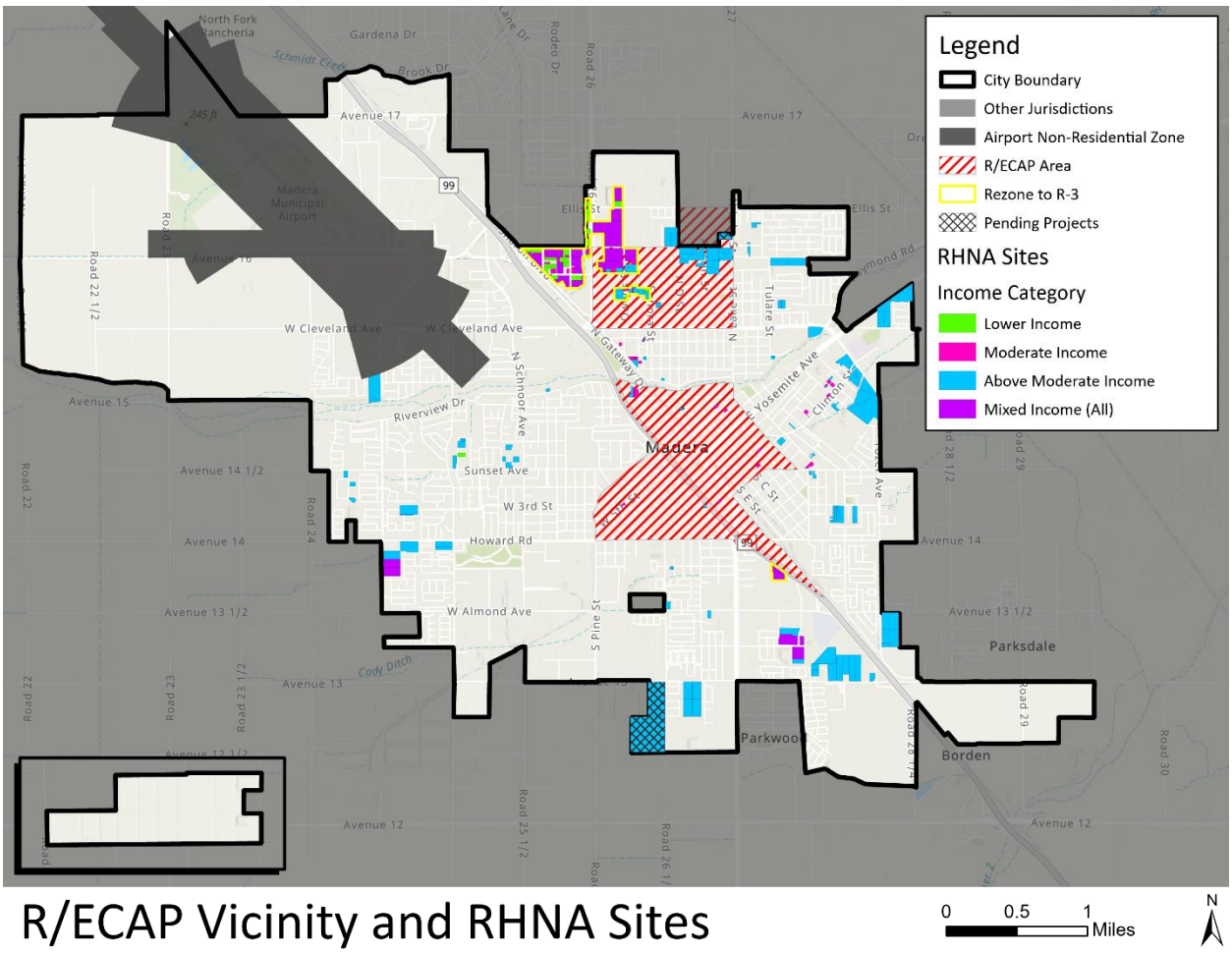
Local stakeholders noted a disparity of housing and quality/access to amenities in east Madera, including downtown. The City is including Program E - 1 to improve disadvantaged neighborhoods through community outreach, neighborhood revitalization, and more. The

City is also including Program E - 3 to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements. The City will prioritize funding and efforts in the comparatively lower-resource and income areas of the City. Specific actions and efforts targeting areas of greater need, including the R/ECAP, include the following:

- Alley paving in the northeast area of the City ($398,000)
- Class I and Class II bike lanes and street crossings at Raymond Road and Cleveland Avenue and between the Fresno River and Raymond Road to the east ($315,000)
- Construction of missing wheelchair ramps and pedestrian facility improvements throughout the City ($400,000)
- Pedestrian and ADA-compliant improvements at Washington Elementary School ($678,000)
- Design, engineering, and construction of James Taubert Park, a new park in a historically underserved area ($1.9 million in Statewide Park Development and Community Revitalization Program)
- McNally Park rehabilitation including new equipment, musical instruments, and basketball court ($609,307)
- ADA-compliant curb returns and sidewalks citywide ($400,000)
- Sidewalk improvements, transit improvements, bike lanes, and safety improvements to improve accessibility and provide sidewalk gap closure along 5th Street and C Street, providing access to grocery stores, the medical clinic, library, and childcare facilities; bike lanes to provide connectivity from key destinations to the proposed Veteran Housing Project ($3.6 million, part of which funded by the Affordable Housing and Sustainable Communities Grant)
- Enhancements to the Caltrans Downtown Madera CAPM Project including wider sidewalks, landscaping, pedestrian safety, and enhanced crosswalks ($3 million)
- Planned sewer improvement in the northeast area to better serve future development. On February 5, 2025, the City awarded Clinton Sewer and Water Main CDBG funding assistance including the renovation of a 12-inch sewer main and 8 or 10 inch water mains on the east side of the City ($767,246)
- Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 ($14 million)
- Cook water tower rehabilitation ($2.3 million)
- Cleveland Avenue sewer lift station reconstruction awarded in December 2024 ($2 million)
- Northeast Madera water storage tank currently in design on City purchased land ($24 million)
- New headworks at the Wastewater treatment plant ($10 million)
- Olive Avenue street widening project

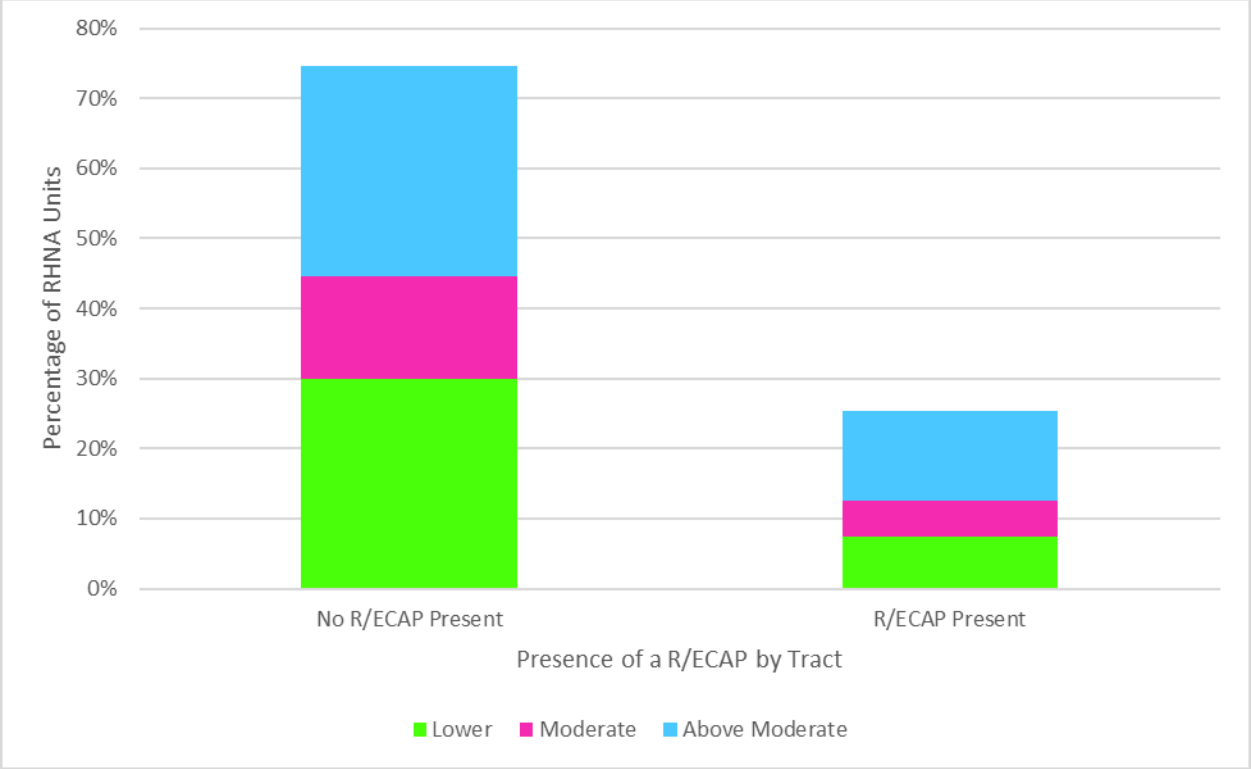
- SR 145 road diet with construction to begin in 2025 ($17 million)
- The City has a sidewalk replacement team. This is funded through this fiscal year and the City recently applied for more grant funding to continue the program. To date, the City has spent approximately $500,000 in the past 2 years on replacing sidewalks in low income neighborhoods
- The City recently completed an energy project, for solar power to City facilities. This project included 150 solar street lights in older neighborhoods ($19 million)
- In Dec. 2024, the City was awarded $5.7 Million to improve pedestrian access to 5 schools, all in low income neighborhoods
- New playground at Millview Park ($50,000)
- Pool upgrades and repairs at the Centennial Pool Complex ($215,000)
- Tozer Park $1.3 Million Grant Outdoor Legacy Partnership Program with a 50 percent match
- Fresno River Trail Clean Up California Grant, including a new playground, trail clean up, and exercise equipment ($832,000)
- Lion's Town & Country Park restroom renovation ($177,952)
- Lion's Town & Country Walking Trail: ($1.6 Million in funds from Assemblywoman Cabellero and Soria)
- Sunrise Rotary Sports Complex new park installation ($75,000)
- New water tank in northeast Madera and rehabilitation of an existing water tank. The overall cost estimate of the project is $24,500,000. The tank itself is $15,700,000 while the offsite water main is $8,800,000. The tank allows provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system ($24,500,000)
- Fee waivers for qualifying downtown development (see Program B-7). Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks.

Figure 31: R/ECAPs in the City and Vicinity



Source: HCD AFFH Data Viewer.

Figure 32: Presence of a R/ECAP Comparison of RHNA Units



The R/ECAP in Madera is currently located in the central and northern areas of the City. As shown in Figure 34, in 2010, these tracts had a notable lower percent non-White population, with 40-60 percent of the population of these tracts being non-White, compared to the 60-100 percent of the tracts in 2020 with a non-White population. This is a trend that is not specific to Madera, as the non-White population has increased throughout the region. Per the census, this change in trend data may also in part be due to improvements made to processing Hispanic origin and other ethnicity and race questions.[9]

There has been an increase in the non-White population in all neighborhoods in Madera, including notable increase in neighborhoods to the north and east of the R/ECAP. This trend is similar in other neighborhoods in the City when compared to the R/ECAP.

The downtown and core neighborhoods are the oldest in the City. In general, most of the neighborhoods built on the original railroad grid have public improvements, which include sidewalks. While the R/ECAP is in the downtown, most neighborhoods in the City have public improvements. There are a few areas in other neighborhoods which do not have sidewalks and some that have sidewalks interspersed (e.g., one side or the other or not complete along the entirety of a block frontage) but this is not common and is never far from complete and contiguous sidewalks. The largest concentration of blocks without sidewalks are found within the neighborhood just north of the river and downtown. When it comes to availability of services and commercial, neighborhoods east of the freeway and railroad rely on the

[9] US Census Bureau Improvements to the 2020 Census Race and Hispanic Origin Question Designs, Data Processing, and Coding Procedures https://www.census.gov/newsroom/blogs/random-samplings/2021/08/improvements-to-2020-census-race-hispanic-origin-question-designs.html

downtown, where there are shops and services available Overall, there is no significant difference between quality of street and sidewalks or quality of life when comparing the R/ECAP to other neighborhood.

For the purpose of addressing missing or maintaining existing public improvements, the City includes various projects in its Capital Improvement Program which include: alley pavement projects (which occur in multiple quadrants of the City), bike and pedestrian improvement projects which also focus on the repair and construction of sidewalks and crosswalks (allowing residents choices, including but not limited to neighborhoods, around schools and to key destinations), an ADA walkability sidewalks program (which adds missing wheel chair ramps City-wide and miscellaneous pedestrian facilities), bridges and railroad crossings, trails and various resurfacing, restoration and rehabilitation projects on existing streets.

The City is also installing a roundabout at the five-legged intersection of Lake and 4th streets with Central Avenue as a supplementary project to the Yosemite Road Diet. This roundabout will help with traffic circulation/management/calming in conjunction with the roundabouts that will be installed on Yosemite and will improve pedestrian connectivity and safety at that intersection, which is also near the City's John Wells Youth Center and Centennial (public) Pool Complex.

As of November 2025, Madera has selected a consultant for the Safe Routes to Schools study. The consultant is currently in the beginning stages of this project including gathering information, an initial outreach to stakeholder contacts, and reviewing the history of the area. As this study is just beginning, the complete analysis and comparison of safe routes to schools between neighborhoods is not yet available. The City has indicated that there are a few areas in other neighborhoods which do not have sidewalks and some that have sidewalks interspersed (e.g., one side or the other or not complete along the entirety of a block frontage) but this is not common. Local knowledge has indicated that while there is some variation in sidewalk conditions, there is not a neighborhood with a known concentration of these concerns, and they are distributed geographically throughout the City. These sidewalk gaps are not concentrated in the R/ECAP, and are located at a comparable rate in other neighborhoods, including north of the river and downtown.

There is adequate water supply in all neighborhoods in the City of Madera, including for the RHNA sites and in the newly annexed areas. Investments are being made to support water infrastructure in various neighborhoods in the City. This includes a new water tank in northeast Madera in addition to the rehabilitation of an existing water tank. There is no concentration in any specific neighborhood with water access concerns.

The City also recently purchased a ponding basin to facilitate the development of a 138-lot subdivision on 26.8 acres of land on Storey road, east of Yosemite Avenue, illustrating the City's continued investment in resources to support infrastructure to support development throughout all neighborhoods in the City.

The southern neighborhoods in the City of Madera have the greatest concentration of sewer infrastructure access issues. The City's Sewer Rehabilitation and Manhole Repair project consists of approximately $3.5 million in existing sewer rehabilitation and repairs. The project includes approximately 6,424 linear feet (LF) of cured-in-place pipe liner, approximately 3,832 LF of removed and replaced PVC Sewer Main, and various other work

related to sewer repair including manhole rehab/repair, point repair, and storm drain modification.

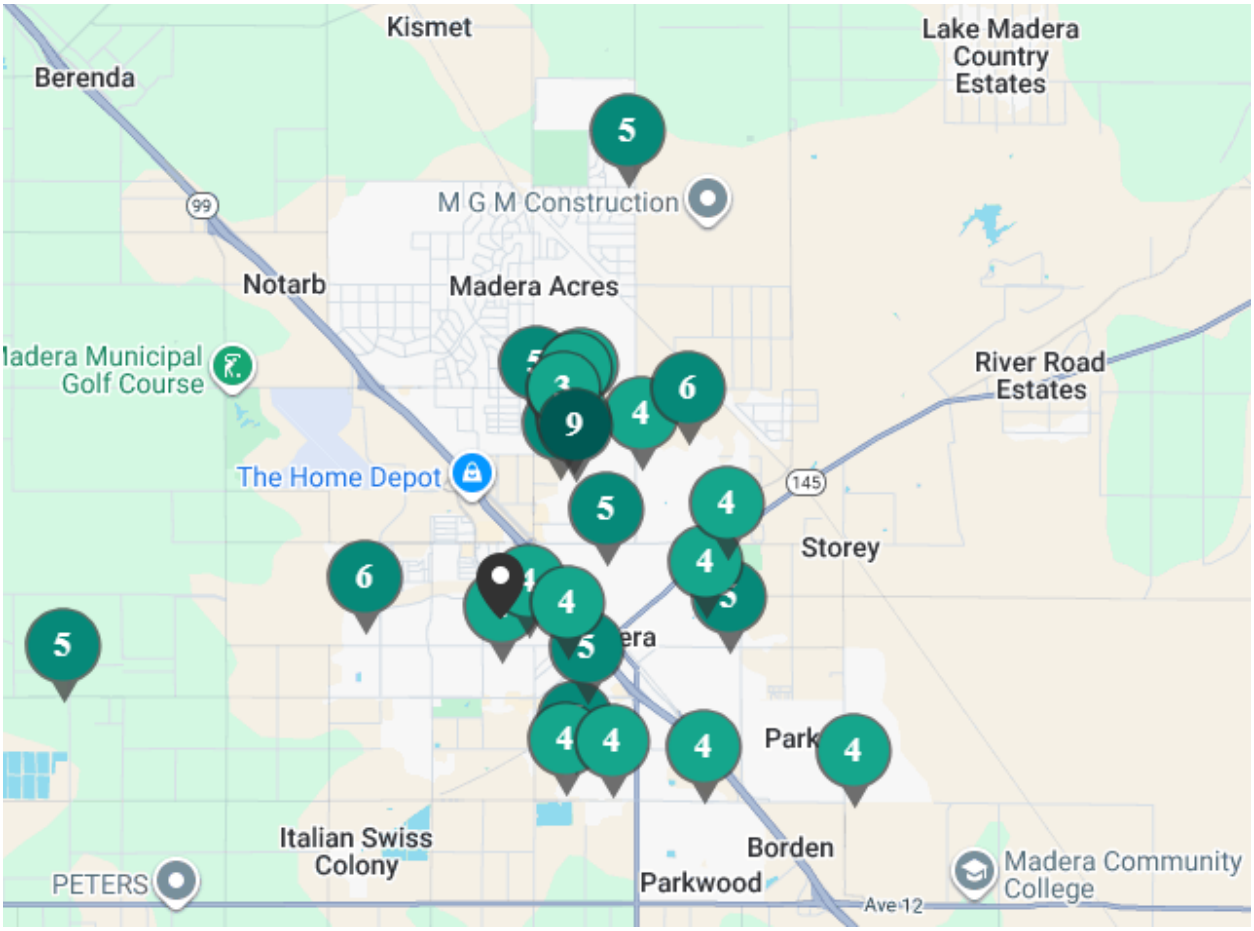
The City is also replacing a $55 million water main in the R/ECAP, with construction having began in early 2025, including approximately 13,844 LF of water main replacement and various other work related to water main replacement including gate valves, fire hydrants, and service laterals.

There is a notable concentration of community resources in the downtown, R/ECAP area, which correlates with the concentration of the population in poverty in these areas, as they provide the most direct access to resources. This includes job and economic opportunity as well as other amenities. The City is pursuing several mobility improvements to increase access to these resources from the other neighborhoods with a lower concentration of job opportunity. This includes improvements to sidewalks and crosswalks, bike infrastructure, bridges and railroad crossings, trails and various resurfacing, restoration and rehabilitation projects on existing streets.

Greatschools.org is a nonprofit organization that rates schools across the country. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 is "average," and 7-10 is "above average."

As shown in Figure 33, the school's ratings in the region are primarily average with a ranking of 4 or 5, with some higher variation in northern areas of Madera County. Scores do not show a clear pattern correlating with fair housing trends. Schools are distributed across the City with similar ratings, and there is not a neighborhood with a notable concentration of very high or very low school scores, including the R/ECAP.

Figure 33: GreatSchools Ratings in Madera and Surrounding Region



According to local knowledge provided by City staff, new development and outward growth have led to shifts in the concentration of middle-class families, employment, shopping and retail activities, and underinvestment in the core of the City. This shift in growth and investment has contributed to degradation, vacant buildings, decline of property values and resulted in concentrations of poverty and lack of resources. This may have been further exacerbated by the extent of low-density residential development and the lack of focused downtown and core neighborhood infill planning and incentives in a smaller city within a historically agricultural and rural region.

The City has taken steps to incentivize reinvestment in infill areas through adoption of mixed-use provisions for commercial districts, recent amendments to the Zoning Regulations to streamline and incentivize housing production, and program efforts such as Council adoption of the Downtown Development Incentive Fee Reduction Program.

The Madera City Council has approved up to $3 million dollars from Local Transportation Funds (LTF) to support improvements to East Yosemite Avenue (State Route 145) and the State Department of Transportation (Caltrans) has approved use of these funds in conjunction with funding through the State Highway Operation and Protection Program toward a scope of work which will include aspects of the City of Madera's State Route 145 (Yosemite Avenue) Downtown Main Street Final Report dated 2020 into the project design.

The Caltrans scope of work will include installation of complete streets features and will implement a "road diet" reducing the number of lanes from four to two from E Street to Fig Street, install a center median islands between E Street and Flume Street, add a two-way left-turn in the center of the roadway, and construct Class II bike lanes on both sides of the corridor segment.

Other improvements to the East Yosemite Avenue (State Route 145) corridor will include:

- Roundabout/Traffic Circles at Lake Street, C Street and D Street;
- Bulb-outs at A and B Street;
- Widened sidewalks between E and B Streets and completion of sidewalks in areas where missing;
- Enhanced crosswalks, including Rectangular Rapid Flashing Beacons at A and B Streets for pedestrian crossings;
- Decorative street lighting between E and Lake Streets; and,
- Landscaping between E and Lake Streets, including shade trees.

The improvements reflect the City's vision to make the downtown area a more attractive destination to live, work, and play while boosting economic development opportunities and enhancing the pedestrian and bicycle environment with the intent of shifting travel behavior through reduced driving and increased transportation choices. Construction is planned to begin early in 2026.

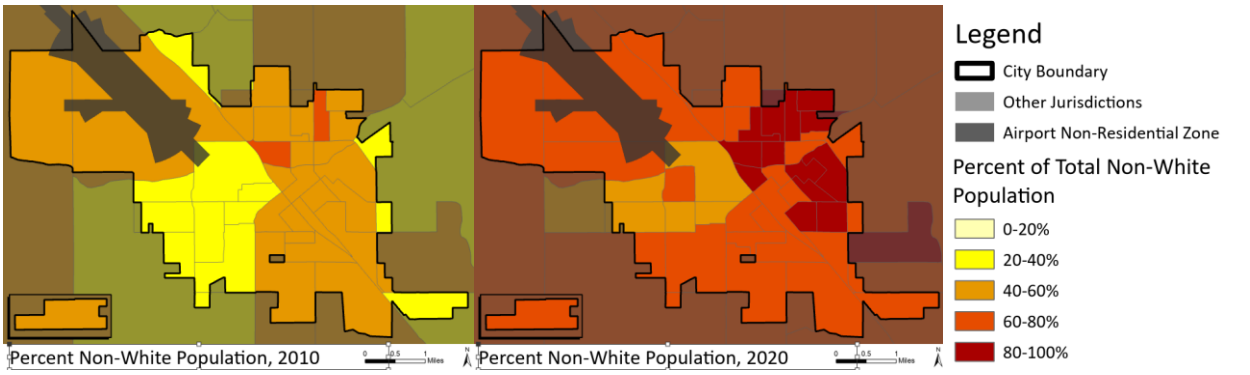
These improvements by Caltrans specifically target the City's downtown, where the R/ECAP is located.

The City is actively seeking REAP 2.0 grant funding with potential supplement from Home Project Jurisdiction (Home P) and Permanent Local housing Allocation (PHLA) funds to facilitate a new downtown mixed-use affordable housing development project on land owned by the City on Yosemite Avenue and within the road diet project segment.

Madera County has advertised a Request for Proposal (RFP) and received and (in conjunction with City Staff) considered responses (June 2025) from qualified consultants to prepare a Safe Routes to School Plan in cooperation with Madera Unified School District (MUSD) City of Madera and Madera County. It is anticipated that the contract will commence in 2025 and will be for a term of 2 years.

The overall objective of the proposed SRTS Plan is to identify appropriate motorized and non-motorized design/improvement concepts to increase the functionality and safety of transportation systems around each of the MUSD school campuses for students, pedestrians, bicyclists, and drivers. The proposed Plan will complement Madera County's General Plan, the City of Madera's General Plan, the Madera County Transportation Commission's Active Transportation Plan, and other local transportation planning documents to address the shortcomings in the existing local circulation network that impact the safe travel of students to their schools. Implementation and construction of the design concepts identified in the SRTS plan will require action after the creation of the plan.

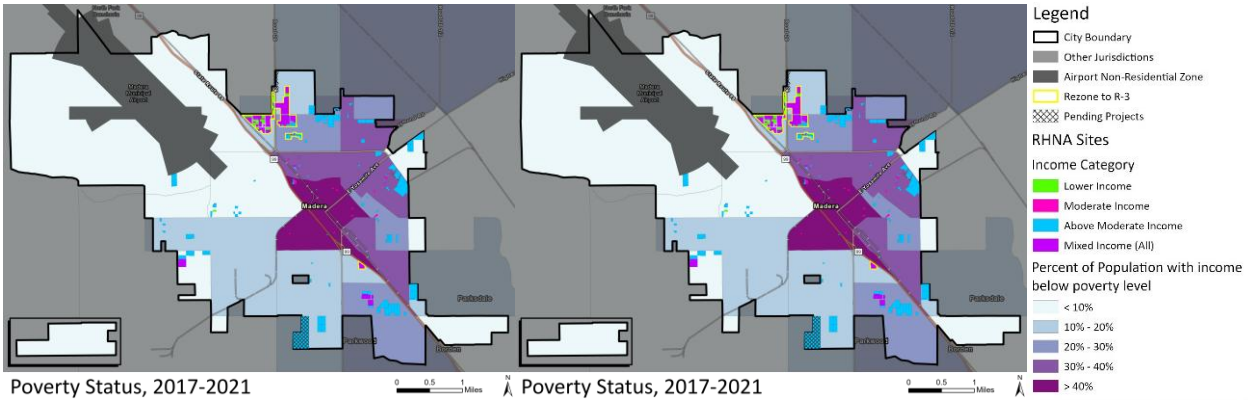
Figure 34: Patterns of Non-White Population Over Time



Since 2014, poverty levels have increased in the central City, where the R/ECAP is located, and decreased in most areas to the north and west. This downtown, central area is where many social economic resources are located, including job opportunities. This is also currently where most of the higher density housing and zoning is located. This indicates that the increased concentration over time in population below the poverty line in the central City may be due to congregation around resources and location of affordable housing.

The City is including Program A - 1 to rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac, respectively, which will create ample opportunity for high-density residential development outside of the R/ECAP areas. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City. Furthermore, Programs E - 1 and E - 3 address neighborhood revitalization and place-based improvements in the downtown area.

Figure 35: Patterns of Poverty Status Over Time



Racially and Ethnically Concentrated Areas of Affluence (RCAAs)

HUD defines racially concentrated areas of affluence (RCAAs) as areas where the percentage of the White population in a tract is over 1.25 times the average percentage of the White

population in the given Council of Government (COG) region and the median income is 1.5 times higher than the COG or State AMI, whichever is lower.

In addition to having a higher median income, areas of affluence experience less overcrowding and less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas. There are no RCAAs in the City of Madera or in Madera County.

Disparities in Access to Opportunities

California Tax Credit Allocation Committee (TCAC)

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by the TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Then, any area that is considered segregated and that has at least 30 percent of the population living below the federal poverty line is labeled as an area of high segregation and poverty. Any remaining uncategorized areas in the County are evenly divided between moderate resource and low resource areas. The rationale and metric for each indicator is described in more detail in current guidance documents for the California TCAC program.[10]

Economic Indicators

Housing opportunities and economic opportunities are closely linked. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data from the ACS, and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

Economic outcomes vary across Madera County. Areas with more positive economic outcomes are in the eastern part of the County, and areas near Oakhurst and areas west and south of the City of Madera have the highest economic outcomes in the County. In contrast, areas within the Cities of Madera and Chowchilla and in the western part of the County have the lowest economic outcomes in the County.

[10] California TCAC Opportunity and High Segregation and Poverty Guidance Document https://www.treasurer.ca.gov/ctcac/opportunity/2025/opportunity-map-methodology.pdf

In 2020, Madera County had a labor force participation rate of 55 percent of persons 16 years and over. Estimates from the California Employment Development Department show that the average annual salary in Madera County in 2022 was $54,790. Management, legal occupations, and healthcare professionals and technical occupations have the highest average annual salaries, more than $45,000 higher than the County average salary.[11] Occupations related to personal care and service, food preparation and serving, healthcare support, and fishing, farming, and forestry occupations have the lowest average salaries, at less than $40,000. The largest industries in Madera County in terms of employment include educational services, health care, and social assistance (22 percent); agriculture, forestry, fishing and hunting, and mining (15 percent); and retail trade (10 percent). Most jobs in these industries have lower average salaries.

In 2022, the City of Madera had a labor force of 46,679 of persons 16 years and over and a labor force participation rate of 62 percent (2016–2021 ACS). This is an increase of approximately 7 percent from the City's 2015 labor force participation rate. The largest employment industries in the City of Madera are agriculture, forestry, fishing, and hunting (22 percent), educational services, health care, and social assistance (19 percent), and retail trade (9 percent). There are several large employers in the City, including the Ardagh Group, Baltimore Aircoil Company, Cherokee Freight Lines, Lamanuzzi & Pantaleo Cold Storage, Lion Raison, Inc., the San Joaquin Wine Company, and Walmart.[12]

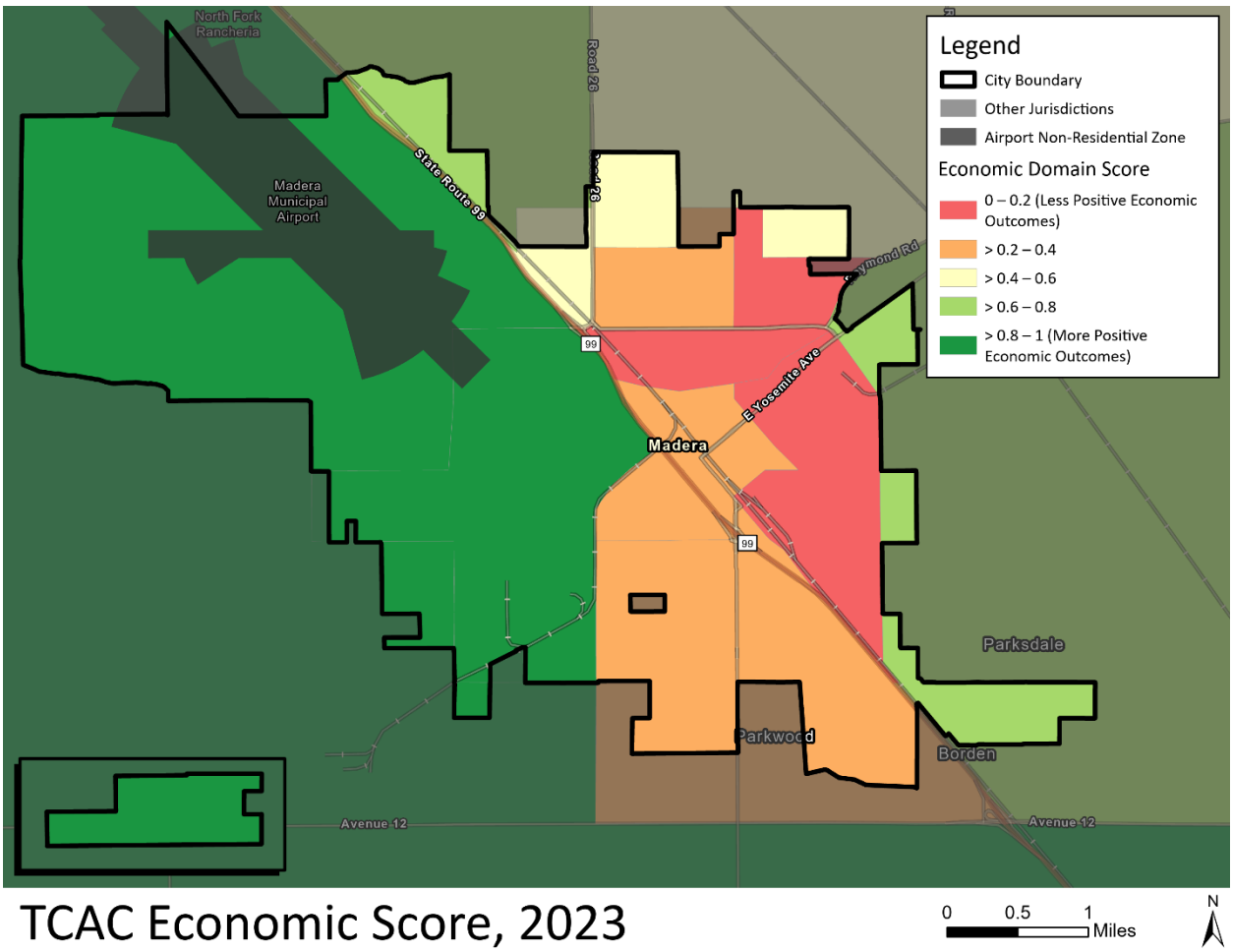
Access to employment opportunities varies across the City. The northeast and portions of the central part of the City have lower job proximity index scores, while western and southeastern parts of the City have higher job proximity index scores. While portions of the southern portion of the City have higher job proximity index scores, this area has less positive economic outcomes. The western portion of the City has the most positive economic outcomes in the City, along with areas along the eastern boundary. The scores in the western portion of the City may be skewed by the large amount of vacant land outside of the City in this tract. The majority of the data in this western tract is from outside the City boundary.

According to local knowledge, the areas with lower economic opportunity are the older parts of the community and have generally older and smaller homes. The parcels are smaller in this area so there is less reinvesting in the underutilized parcels. The lower-income population is also more likely to live near the railroad.

[11] California Employment Development Department, Occupational Wage data, 2022.

[12] California Employment Development Department, Major Employers, 2022.

Figure 36: TCAC Opportunity Areas – Economic Score by Tract, 2023



Source: HCD AFFH Data Viewer.

Education Indicators

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.[13] Therefore, educational attainment is directly linked to income and thus housing opportunities. To assess educational opportunities by geography, this analysis uses TCAC education domain scores, which incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates, and student poverty rates at the census tract level.

In Madera County, education outcomes are highest in the rural, central, and eastern parts of the County. Educational outcomes in more urban areas of the County, including the Cities of Madera and Chowchilla, as well as areas east and south of the City of Madera have less positive outcomes. Areas of the County with the least positive education outcomes are east of Chowchilla and south of the City of Madera. According to Kidsdata.org (a data compilation program of the Lucile Packard Foundation for Children's Health), Madera

[13] Annual Disability Statistics Compendium, 2020, https://disabilitycompendium.org/annualreport.

County high school graduation rates are highest among Asian-American students (89 percent), White students (87 percent), and Hispanic/Latino students (87 percent). Comparatively, graduation rates are lower among Black/African American students (80 percent), American Indian/Alaska Native students (77 percent), and multiracial students (77 percent).

The City of Madera is served by Madera Unified School District (MUSD), which operates 19 elementary schools, 9 middle schools, and 6 high schools. The MUSD has a student enrollment of approximately 19,937 students, grades kindergarten through twelfth grade. About 63.7 percent of enrolled students are on free or reduced-price lunch.[14] According to publicschoolreview.com, Madera High School has a high school graduation rate of 97 percent, which is higher than the high school graduation rate for Madera County.[15]

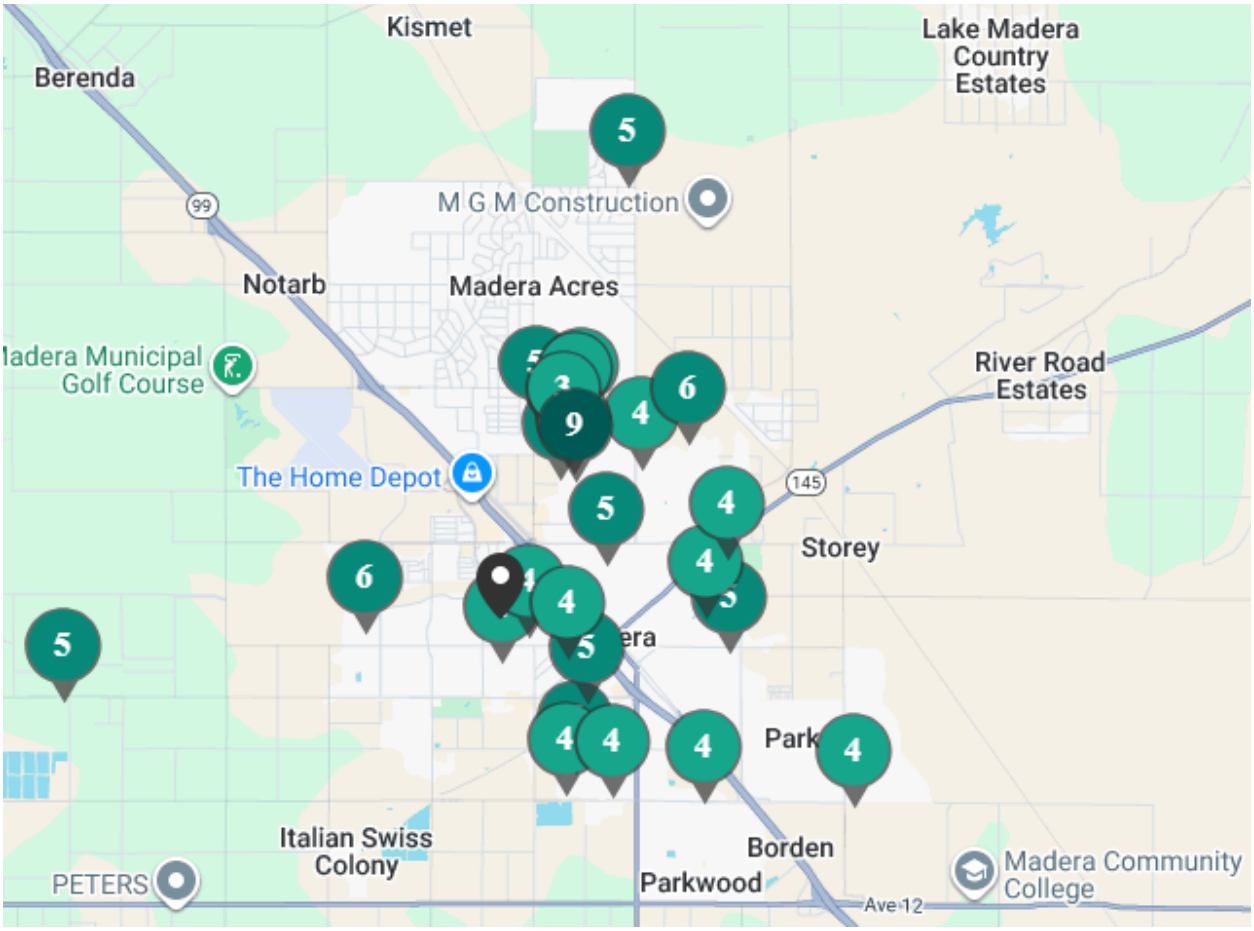
Greatschools.org is a nonprofit organization that rates schools across the country. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 is "average," and 7-10 is "above average."

As shown in Figure 37, the school's ratings in the region are primarily average with a ranking of 4 or 5, with some higher variation in northern areas of Madera County. Scores do not show a clear pattern correlating with fair housing trends. The proposed sites will have equal access to education as schools are distributed throughout the City.

[14] US News Madera Unified School District, https://www.usnews.com/education/k12/california/districts/madera-unified-110485.

[15] Madera Unified School District, Public School Review, https://www.publicschoolreview.com/california/madera-unified-school-district/623340-school-district.

Figure 37: GreatSchools Ratings in Madera and Surrounding Region



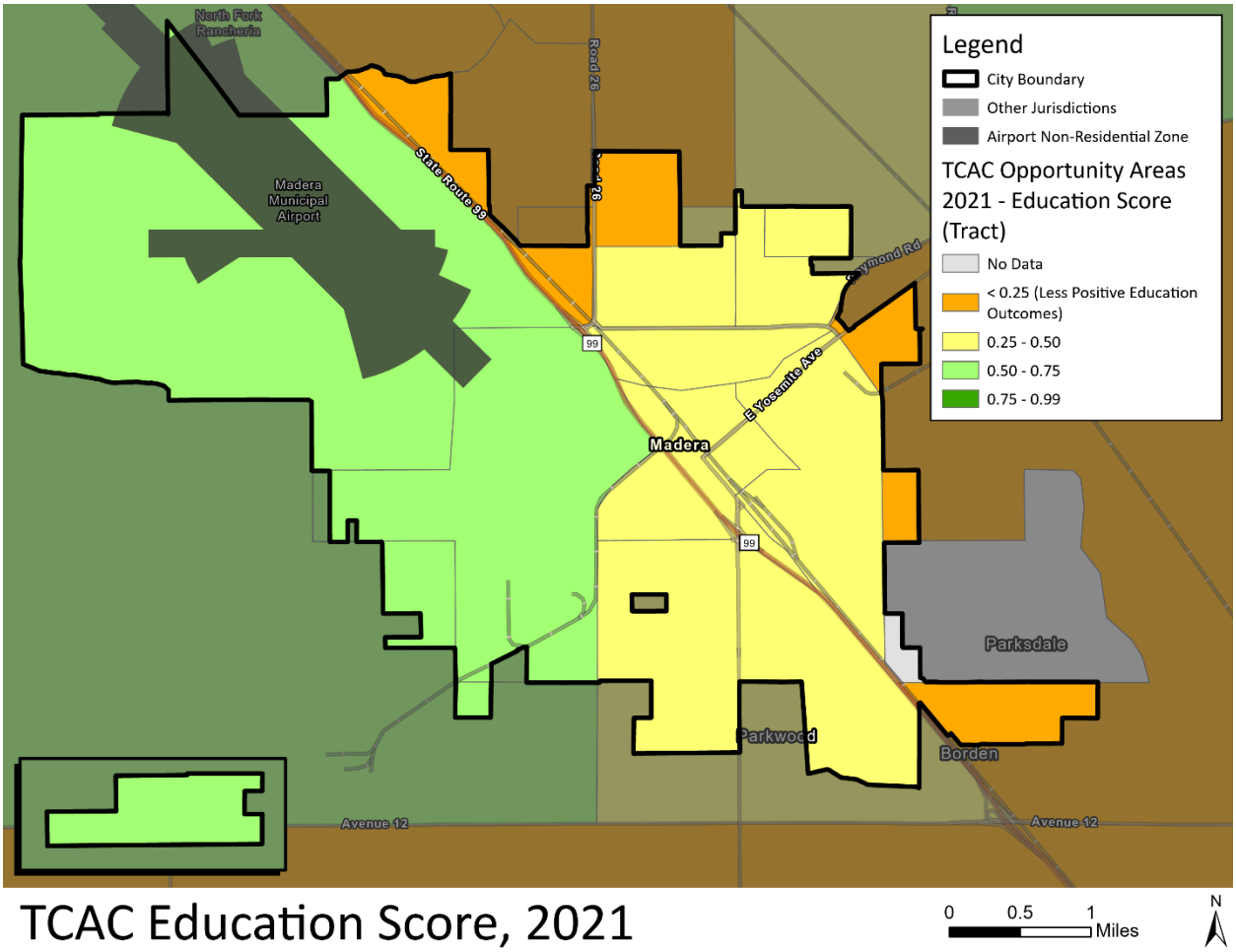
The Madera Transit Station Relocation Plan is being led by the San Joaquin Joint Powers Authority (SJJPA) and the County, with participation from City, to consolidate and replace the City and County State Center Community College Specific Plans. This will ultimately result in an increase in access and connectivity to transit, and future expanded educational and employment opportunities for existing and future residents of the City.

Madera County has advertised a Request for Proposal (RFP) and received and (in conjunction with City Staff) considered responses (June 2025) from qualified consultants to prepare a Safe Routes to School Plan in cooperation with Madera Unified School District (MUSD), City of Madera and Madera County. It is anticipated that the contract will commence in 2025 and will be for a term of 2 years.

The overall objective of the proposed SRTS Plan is to identify appropriate motorized and non-motorized design/improvement concepts to increase the functionality and safety of transportation systems around each of the MUSD school campuses for students, pedestrians, bicyclists, and drivers. The proposed Plan will complement Madera County's General Plan, the City of Madera's General Plan, the Madera County Transportation Commission's Active Transportation Plan, and other local transportation planning documents to address the shortcomings in the existing local circulation network that impact the safe travel of students to their schools. Implementation and construction of the design concepts identified in the SRTS plan will require action after the creation of the plan.

The southern, eastern, and central areas of the City had less positive education outcomes, in contrast to the northwestern area of the City, which had more positive education outcomes. The southern, eastern, and central areas of the City also have a predominant Hispanic population and non-White population.

Figure 38: TCAC Opportunity Areas – Education by Tract, 2021



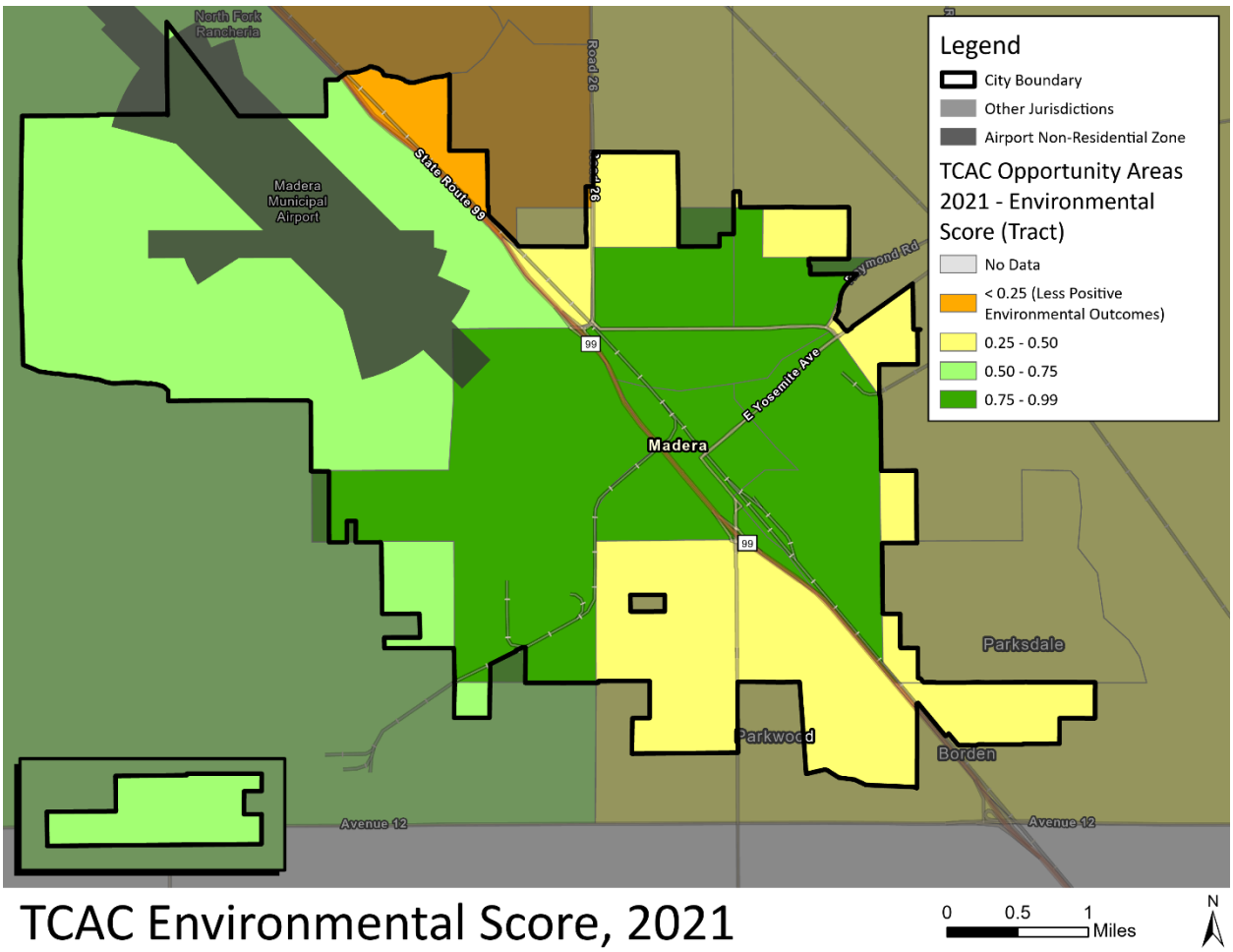
Source: HCD AFFH Data Viewer.

Environmental Indicators

The environmental domain utilizes CalEnviroScreen (CES) 3.0 pollution indicators and values[16] (see Figure 46 for more discussion on CES). As shown in Figure 39, a large portion of the City has positive environmental outcomes, between 0.75 and 1. Tracts with lower environmental scores are generally adjacent to or bisected by a highway. Particulate matter, pesticides, and contaminated drinking water are among the highest scoring pollutants in the area, which may be attributed to areas of high traffic or contributions from the agriculture industry surrounding the City.

[16] Note that the 2021 TCAC environmental score relies on CES 3.0, rather than the updated CES 4.0.

Figure 39: TCAC Opportunity Areas – Environmental by Tract, 2021



Source: HCD AFFH Data Viewer

TCAC Composite Score

Figure 40 displays the 2023 TCAC composite score for the City. There is high variation in resource categories within the City, with low resource or areas of high segregation and poverty in the central, southern, and eastern areas of the City. The areas with lower opportunity scores have a generally lower median income and a more predominant non-White population.

The tracts in the west with the highest opportunity contain an airport and significant agricultural land. Tracts that have the majority of their area outside of the City may be skewed by this outside data.

The City is including a number of programs to increase housing types and opportunities in higher-opportunity areas of the City. These efforts go beyond the sites that are included in the RHNA and help improve housing choice and mobility by providing opportunities to increase the number and type of dwelling units in lower-density residential zones.

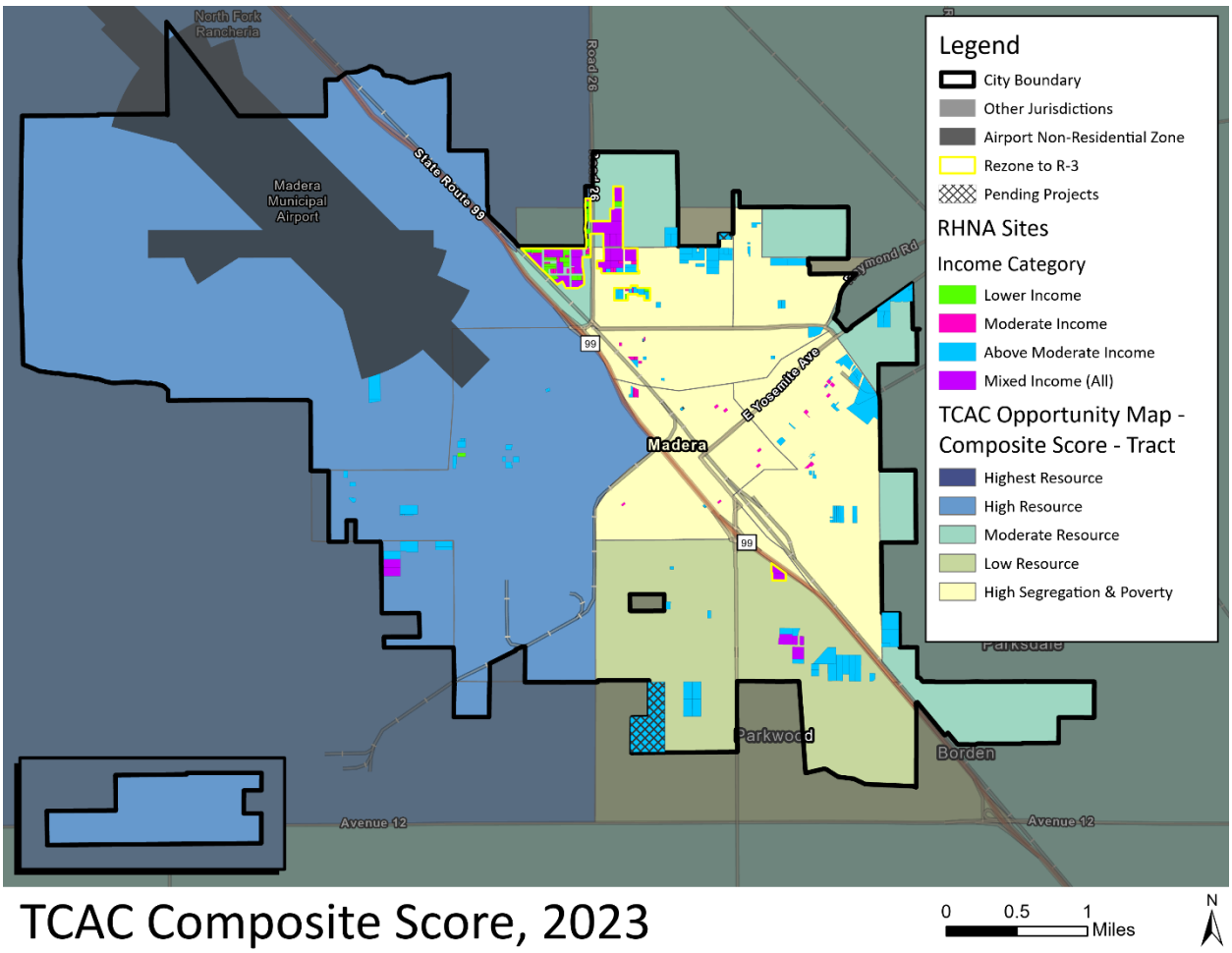
The City is including Program A - 1 to rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac,

respectively, which will create ample opportunity for high-density residential development throughout the City. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

In addition to increasing opportunities for housing choice and housing mobility in higher-opportunity areas of Madera, the City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements.

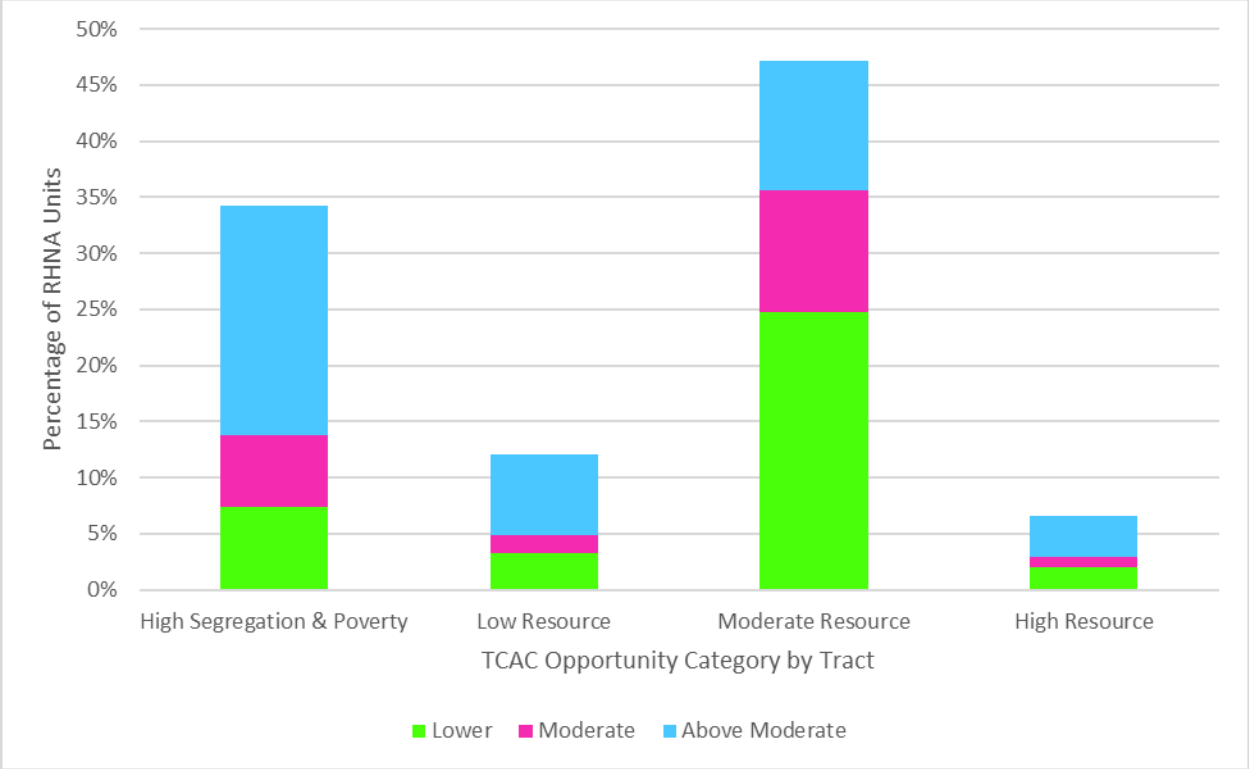
As shown in Figure 41, the RHNA units are distributed through all resource areas, with about 55 percent of units in moderate- or high-resource areas and 45 percent in low-resource areas or areas of high segregation and poverty. As there is high variation in the City, distributing RHNA units across all opportunity categories is unlikely to exacerbate any conditions of segregation or make any negative changes to the resource designation.

Figure 40: Site Inventory and TCAC Composite Score by Tract, 2023



Source: HCD AFFH Data Viewer.

Figure 41: Distribution of RHNA Units by TCAC Category



According to local knowledge provided by City staff, the core and downtown area of the City of Madera comprises a historically underserved area of the City within a Census Tract recognized by both the USDOT and EPA as disadvantaged.

This is the area where the City sees the greatest percentage of extremely low income households, the lowest median household incomes, and Census Tracts with the highest percentage of persons of Hispanic origin.

In the City, new development and outward growth have led to shifts in the concentration of middle-class families, employment, shopping and retail activities, and underinvestment in the core of the City. This shift in growth and investment has contributed to degradation, vacant buildings, decline of property values and resulted in concentrations of poverty and lack of resources. This may have been further exacerbated by the extent of low-density residential development and the lack of focused downtown and core neighborhood infill planning and incentives in a smaller city within a historically agricultural and rural region.

The City has taken steps to incentivize reinvestment in infill areas through adoption of mixed-use provisions for commercial districts within its zoning regulations, recent amendments to the Zoning Regulations to streamline and incentivize housing production, and program efforts such as Council adoption of the Downtown Development Incentive Fee Reduction Program.

The Madera City Council has approved up to $3 million dollars from LTF to support improvements to East Yosemite Avenue (State Route 145) and Caltrans has approved use of these funds in conjunction with funding through the State Highway Operation and Protection Program toward a scope of work which will include aspects of the City of Madera's State

Route 145 (Yosemite Avenue) Downtown Main Street Final Report dated 2020 into the project design.

The Caltrans scope of work will include installation of complete streets features and will implement a "road diet" reducing the number of lanes from four to two from E Street to Fig Street, install a center median islands between E Street and Flume Street, add a two-way left-turn in the center of the roadway, and construct Class II bike lanes on both sides of the corridor segment.

- Roundabout/Traffic Circles at Lake Street, C Street and D Street;
- Bulb-outs at A and B Street;
- Widened sidewalks between E and B Streets and completion of sidewalks in areas where missing;
- Enhanced crosswalks, including Rectangular Rapid Flashing Beacons at A and B Streets for pedestrian crossings;
- Decorative street lighting between E and Lake Streets; and,
- Landscaping between E and Lake Streets, including shade trees.

The improvements reflect the City's vision to make the downtown area a more attractive destination to live, work, and play while boosting economic development opportunities and enhancing the pedestrian and bicycle environment with the intent of shifting travel behavior through reduced driving and increased transportation choices. Construction is planned to begin early in 2026.

The City is actively seeking REAP 2.0 grant funding with potential supplement from Home Project Jurisdiction (Home P) and PHLA funds to facilitate a new downtown mixed-use affordable housing development project on land owned by the City on Yosemite Avenue and within the road diet project segment.

Updates and upgrades are proposed for the downtown Madera Intermodal Transit Center (MITC). The MITC was originally designed to offer multiple modes of transportation and connectivity through Greyhound Lines, taxi, the Madera County public transportation system (Madera County Connection) and the City public transit system (Madera Metro) public transit stops. While some operations have transferred to the newly constructed Transit Center in Madera's Freedom Industrial Park, the existing structure on the transit center site is proposed to be remodeled to provide offices for City of Madera staff. Tenant improvements to the existing structure will include a new transit lobby with public service counter and public restrooms that will allow the site to continue to operate as a transit center. The existing bus shelter in the parking area will be removed and replaced with a new larger shelter and outdoor seating area for riders. Greyhound will continue serving the City, utilizing the site as a bus stop and local service destination and the site will continue to serve as a public transit transfer point for passengers of both the City of Madera Metro and Madera County Connection public transit systems. Collectively, these services will provide public transit opportunities and connectivity to local, regional and/or statewide destinations or beyond.

Access to Opportunities, Regional Comparisons

HUD has developed a series of indices for fair housing analysis to assist cities in identifying disparities in access to opportunity. The following indicators are scored on a scale from zero to 100.

- **Low Poverty Index**: The low poverty index captures poverty at the census tract level. The higher the score, the less exposure to poverty.
- **School Proficiency Index**: The school proficiency index uses the performance of fourth-grade students on state exams to describe which areas have higher and lower performing schools. The higher the score, the higher the school system quality.
- **Labor Market Index**: The labor market index measures the relative intensity of labor market engagement and human capital. The index is calculated using employment levels, labor force participation, and education attainment. The higher the score, the higher the labor market participation in a neighborhood.
- **Transit Index**: The transit index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the more likely that the residents use public transit.
- **Low Transportation Cost Index**: The low transportation cost index is calculated based on estimates for a three-person, single-parent family with income at 50 percent of the median income for renters for the region. More specifically, this index considers transportation costs as a percentage of income for this household type. The higher the index, the lower the cost of transportation.
- **Jobs Proximity Index**: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities.
- **Environmental Health Index**: The environmental health index summarizes potential exposure to a variety of toxins that are harmful to human health. The higher the index, the less exposure to toxins.

As shown in Table 57, the most variation between ethnicities in the City of Madera is seen in the low poverty index, with the Hispanic population at 18.9 while the White and Asian populations score 40.3 and 42.5, respectively. The jobs proximity index and transit index also have moderate levels of variation.

Compared to the wider Madera County region as a whole, the City of Madera scores comparatively higher for almost all index categories, with the exception of the environmental health index. Madera proves to have higher availability of labor market, transit, and jobs proximity. The City includes many of the resources and economic opportunities that serve the County as a whole.

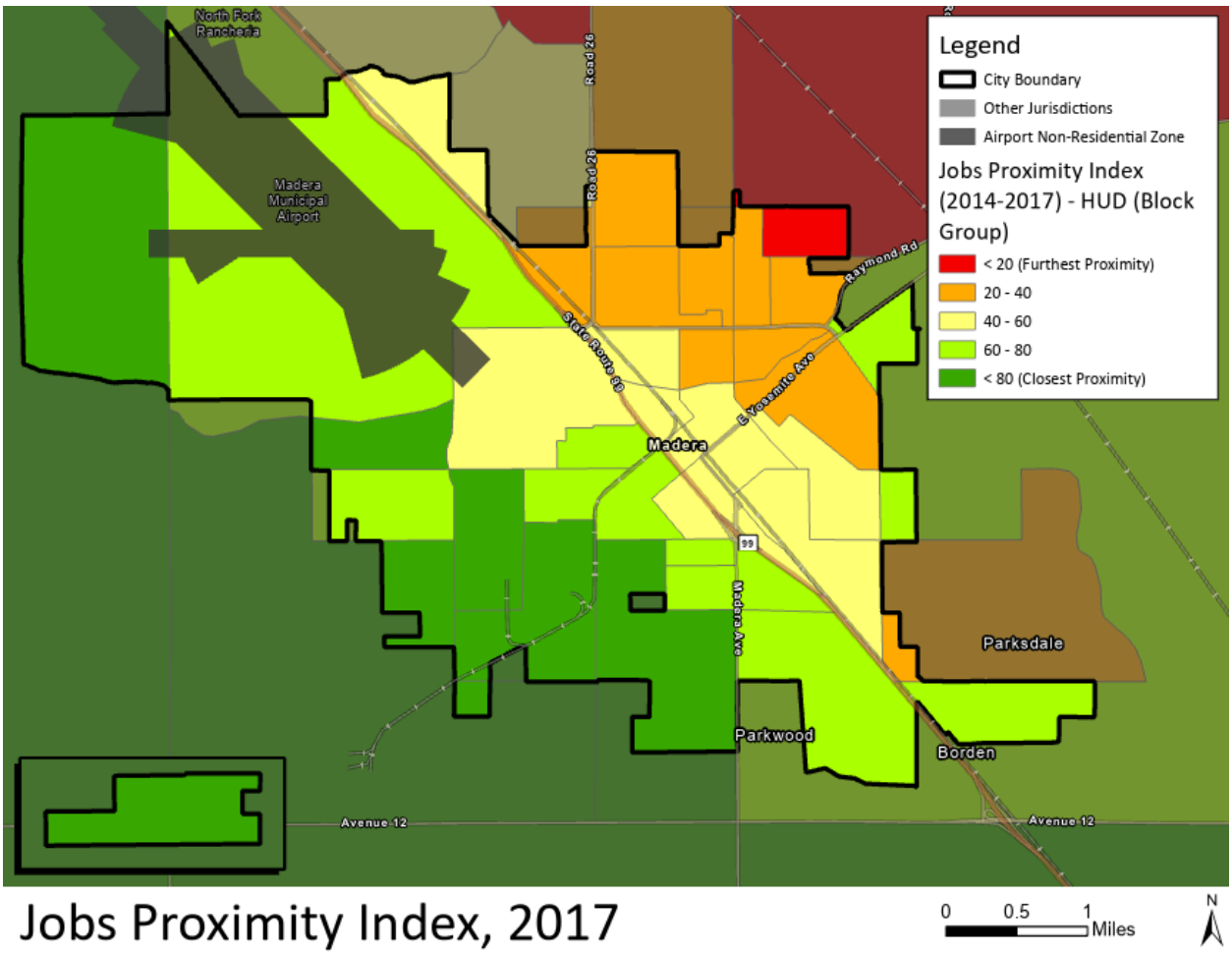
Table 57: Opportunity Indicators

	Low Poverty Index	School Proficiency	Labor Market Index	Transit Index	Low Transportation	Jobs Proximity Index	Environmental Health Index
City of Madera							
White, Non-Hispanic	40.3	18.3	33.6	18.5	19.3	64.3	4.4
Black, Non-Hispanic	23.0	13.8	26.5	28.0	19.7	52.0	5.7
Hispanic	18.9	11.5	25.6	33.0	21.7	49.5	5.7
Asian or Pacific Islander, Non-Hispanic	42.5	21.7	34.9	16.2	17.2	64.8	4.0
Native American, Non-Hispanic	24.6	12.9	27.6	28.8	21.5	54.3	5.2
Madera County							
White, Non-Hispanic	34.8	32.3	22.8	16.5	12.2	39.8	27.3
Black, Non-Hispanic	20.0	15.6	14.6	17.7	14.0	42.4	22.2
Hispanic	22.2	17.1	23.7	25.2	16.9	48.8	12.3
Asian or Pacific Islander, Non-Hispanic	37.7	26.7	29.6	16.2	13.2	52.3	15.8
Native American, Non-Hispanic	30.5	27.5	18.1	21.3	12.6	32.4	28.9

Source: Decennial Census; American Community Survey; Great Schools; Common Core of Data; School Attendance Boundary Information System; Local Affordability Index; Longitudinal Employer Household Dynamics; National Air Toxics Assessment.

Figure 42 below illustrates the distribution of the jobs proximity index in the City. The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities. While the highest job proximity indices are in the west, where the high resource area is, the central area of the City where the R/ECAP is located, actually has a moderate jobs proximity index. This central downtown area having a moderate proximity to jobs indicates that there is access to economic opportunity for the higher density residential development in this region. Almost half the RHNA sites are in areas with moderate or high proximity to job opportunities.

Figure 42: Jobs Proximity Index, 2017



Source: HCD AFFH Data Viewer.

Transportation

Reliable public transit access and active transportation options, such as walking and biking, are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income communities in accessing housing and employment opportunities.

Madera County has varied access to public transit. While there are several bus and Dial-A-Ride services offered in the Cities of Madera and Chowchilla, rural and eastern parts of the County have limited access to public transit. Accessible transportation infrastructure includes Madera County Connection (MCC) Transit, which provides bus service throughout the City of Madera and to Chowchilla and eastern Madera County. MCC Transit connects to other transit services in the region, including the Fresno Area Express, Yosemite Area Regional Transportation System, City of Chowchilla Area Transit (CATX), and City of Madera Dial-A-Ride. The City of Madera also operates Madera Metro, a fixed-route bus service. Other transit options in the County include Eastern Madera County Medical Escort Van, Eastern Madera County Senior Bus (for seniors 60 and older and persons with disabilities), MCC Madera Area

Dial-A-Ride (for rides beginning or ending in County areas or the City of Madera), MCC Chowchilla Area Dial-A-Ride, Amtrak, and Greyhound bus systems.

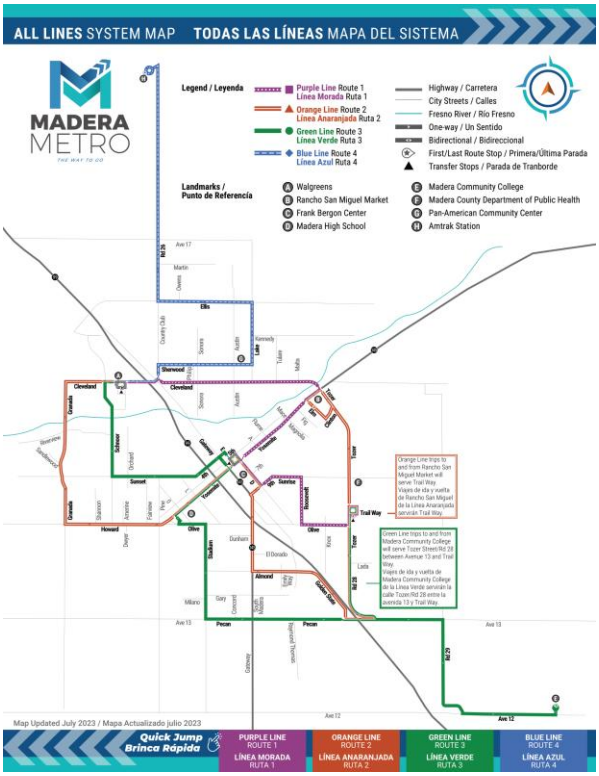
Dial-A-Ride provides an alternative service for passengers preferring the convenience of curb-to-curb transportation due to age, disability, or distance from a transit route. Although Dial-A-Ride is available to any member of the general public, its first priority is to provide complementary paratransit service in accordance with the ADA. The service operates weekdays from 7:00 a.m. to 6:30 p.m., Saturdays from 9:00 a.m. to 4:00 p.m., and Sundays from 8:30 a.m. to 2:30 p.m. The one-way Dial-A-Ride fare within the fixed route area, other parts of the City, and parts of the County is $1.00 for ADA riders and seniors and $3.00 for the public. The fare for all riders in the Dial-A-Ride service area outside the $1.00 County area is $3.00 for all riders. Dial-A-Ride operations take place within the Madera urban area, covering a 5-mile radius from the downtown area, and transport approximately 70,000 riders annually. The City provides an ADA-Paratransit brochure in both English and Spanish.[17]

Madera County received an average AllTransit performance score of 1.2, which equates to a very low combination of trips per week and number of jobs accessible by transit. Less than 1 percent (0.5 percent) of commuters use transit, 3 percent walk, and 0.6 percent bike to get to work.

Residents of the City of Madera have limited access to public transit. The City of Madera operates Madera Metro, a fixed-route public transit system. Other transit options in the City include a curb-to-curb Dial-A-Ride bus transit service with wheelchair accessibility, which requires reservations and a fee. The City received an average AllTransit performance score of 2.1, which equates to a very low combination of trips per week and number of jobs accessible by transit. Approximately 2 percent of commuters use transit to get to work. Transit access is highest within the center of the City, as shown in Figure 43. The City recently updated and implemented the Madera Transit Plan for Madera Metro. The update included the recent realignment of existing routes, as well as the addition of a fourth route.

[17] https://www.madera.gov/wp-content/uploads/2022/10/DAR-Brochure-2022.pdf.

Figure 43: Madera Metro Service Area



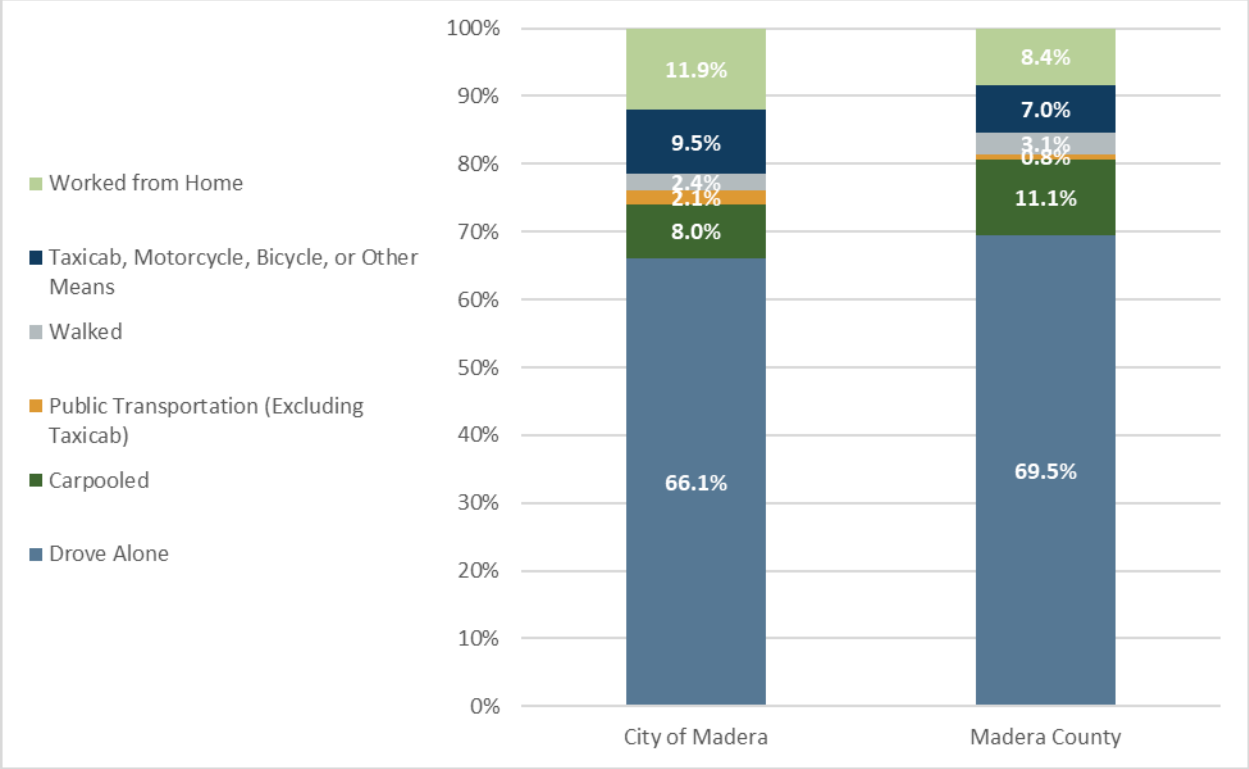
Source: Madera Metro

According to the 2018 Madera County Active Transportation Plan, pedestrian infrastructure in the City of Madera is most extensive in the downtown due to short blocks that are easy to walk. Outside of the core downtown area, crosswalks are spaced farther apart, and sidewalk gaps become more common.

Walk Score is a private company that offers a walkability index, which measures the pedestrian friendliness of a given location by analyzing walking routes to nearby amenities and examining population density and road metrics, including block length and intersection density. According to Walk Score, the City has a walk score of 42 out of 100, which means that a moderate amount of errands require a car. The Environmental Protection Agency (EPA) also has a walkability index that ranks block groups according to their relative walkability. According to the National Walkability Index, the center of the City is the most walkable, while the outer edges of the City have a below average walkability. The majority of the rest of the City has above average walkability. The central area, or downtown, currently has the highest concentration of high density housing in the City.

As shown in Figure 44, the City of Madera and Madera County have similar mode shares for transportation to work. In the City, a majority of workers drive alone to work, followed by 8 percent who carpool. Only about 2 percent of workers use public transportation or walk.

Figure 44: Means of Transportation to Work

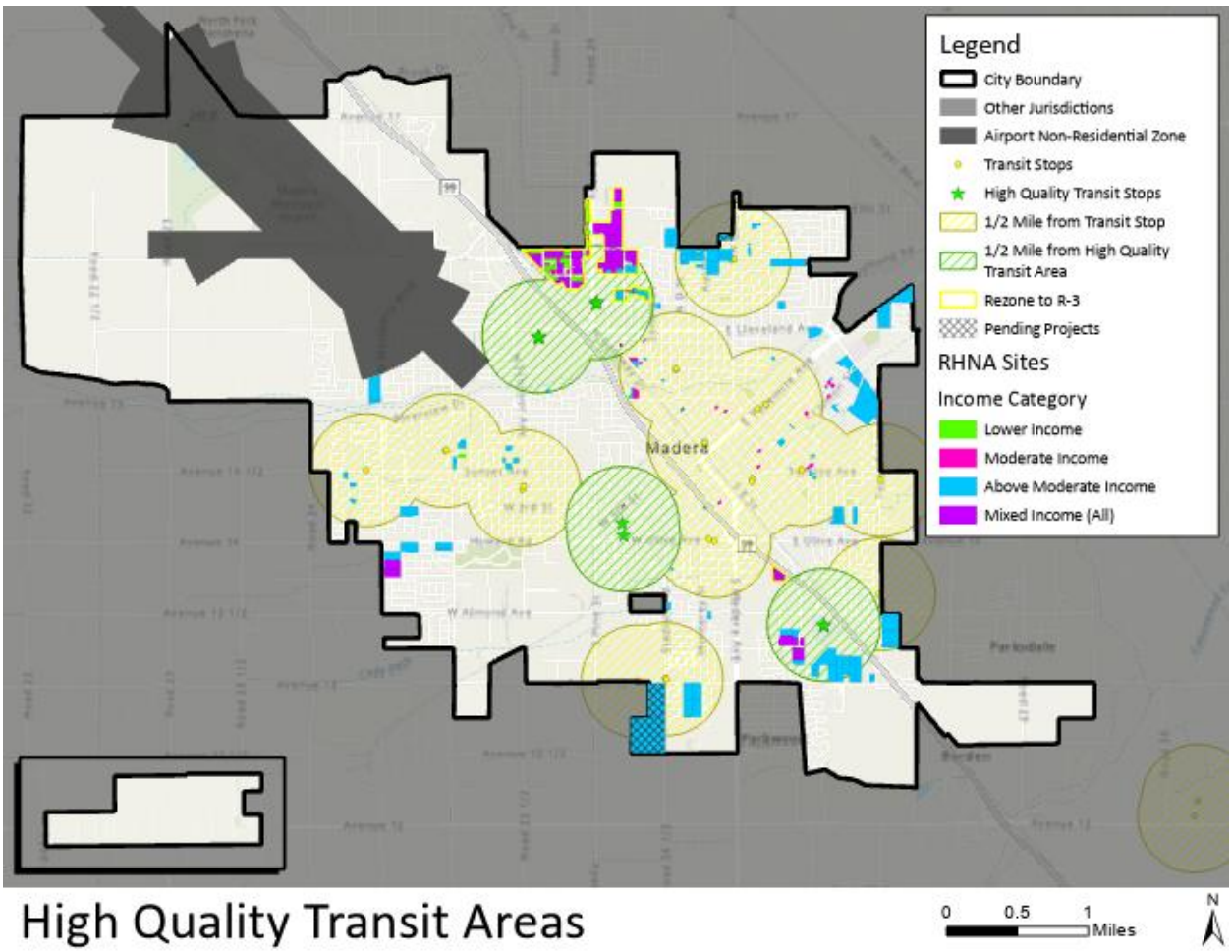


Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B08301.

RHNA sites were reviewed for their distance to the nearest transit stop. The sites evaluation found that 218 of the 223 sites are within a mile of a transit stop, 162 of the 223 sites are within 0.5 miles of a transit stop, and 58 of the 65 non-vacant sites are located within 0.5 miles of a transit stop. Figure 45 below shows the 0.5 mile radius around each transit stop, as well as each high quality transit stop per the HCD provided maps, and the RHNA site relationship to these stops. By providing opportunity for higher density residential development near transit stops, lower income households will be able to live in areas with direct transit access to economic hubs, job opportunities, and other resources that are available in the downtown area.

Currently, the purple line and orange line shown in Figure 43 have a frequency of 30 minutes, while the green and blue lines have a frequency of 1 hour. The City is pursuing $3.6 million of transit improvements, bike lanes, and safety improvements to improve accessibility along 5th Street and C Street, and provide access to grocery stores, the medical clinic, library, and childcare facilities. There are some RHNA sites in this neighborhood that will be directly affected by these improvements. Improvements to transit access to this area downtown will also improve access from other sites to this downtown area where resources are located.

Figure 45: High Quality Transit Areas and RHNA Sites



Source: HCD AFFH Data Viewer.

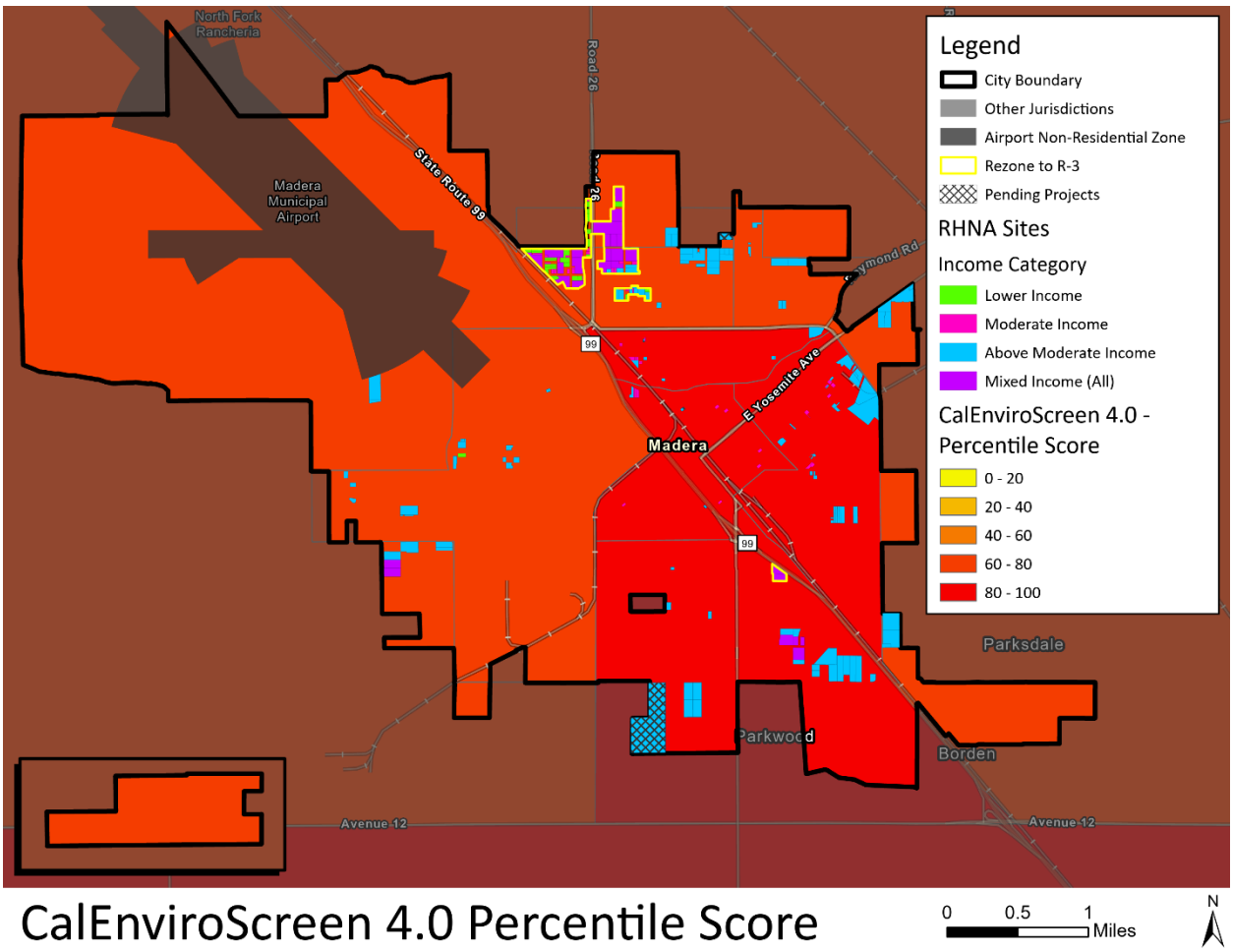
CalEnviroScreen 4.0

The CalEnviroScreen map for Madera County identifies the degree to which communities are considered burdened by pollution. The western parts of the County have less positive environmental outcomes, most notably within and south of the City of Madera. The central and eastern parts of the County, which includes portions of the Sierra National Forest, have more positive environmental outcomes. The western part of the County has higher levels of pollutants from ozone, particulate matter, and pesticide use. Most of western Madera County is considered a CalEnviroScreen disadvantaged community.

The entire City of Madera has CalEnviroScreen percentiles over 71. The City has high pollution burden due to pesticide use and groundwater threats. The southern and central areas of the City have a higher pollution burden caused by particulate matter (PM2.5), diesel particulate matter, and traffic.

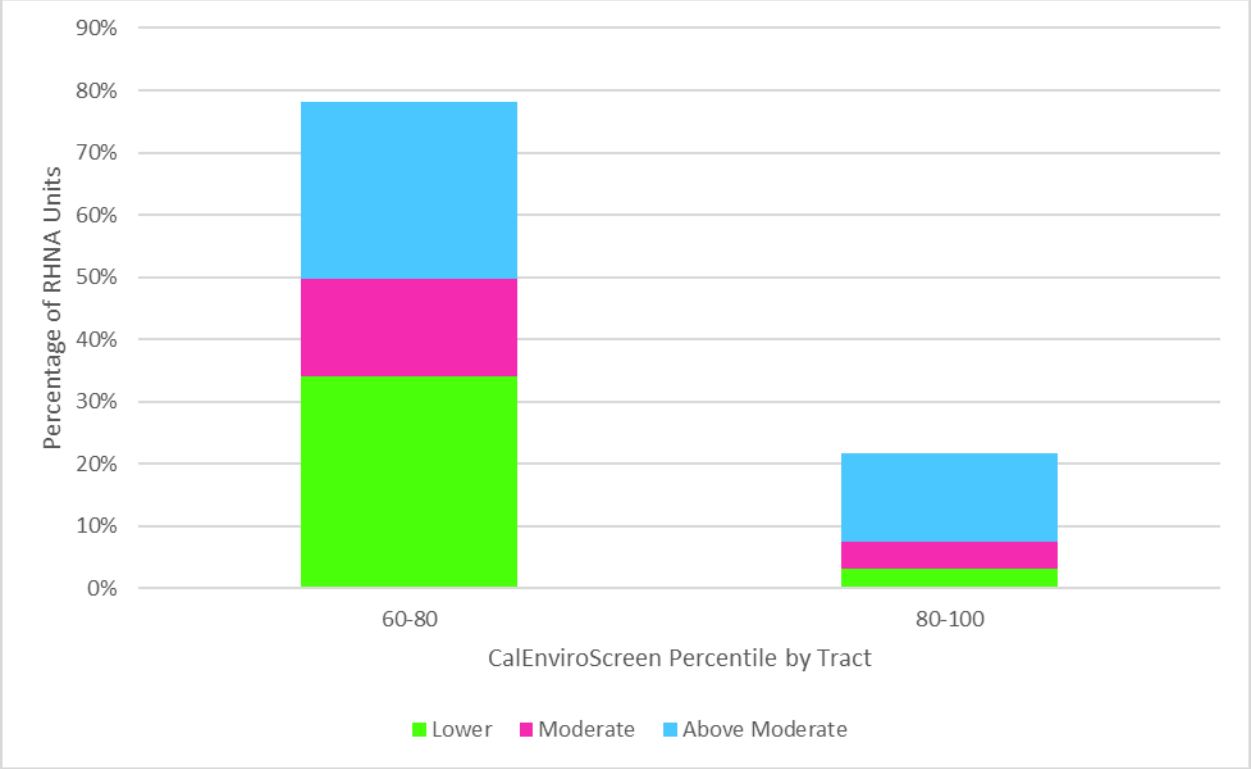
As shown in Figure 47, RHNA sites are primarily in areas with a CalEnviroScreen percentile between 60 and 80. The majority of the City falls within this category, and the RHNA site distribution follows existing trends within the City. RHNA sites located in the 80-100 percentile area, closer to downtown, will provide access to employment opportunities.

Figure 46: Sites Inventory and CalEnviroScreen 4.0 Percentile Score by Tract



Source: HCD AFFH Data Viewer.

Figure 47: Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile Score



Findings

There is high variation in resource categories within the City, with low-resource or areas of high segregation and poverty in the central, southern, and eastern regions, and moderate- and high-resource areas in the north and west. CalEnviroScreen percentiles are high throughout the City, likely due to proximity to agriculture and highway emissions. Transit opportunities are available throughout the City, and there are transit stops in proximity to the proposed rezone areas. As such, RHNA units are distributed throughout the City without concentration in low-resource areas.

Disproportionate Housing Needs

Substandard Housing

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (Code of Federal Regulations). The analysis is completed by assessing cost burden, overcrowding, and substandard housing. CHAS, developed by the census for HUD, provides detailed information on housing needs by income level for different types of households in Madera County.

Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A housing unit is considered

substandard or as having a housing problem if it has one or more of the following housing conditions:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Household is cost burdened
- Housing unit is overcrowded

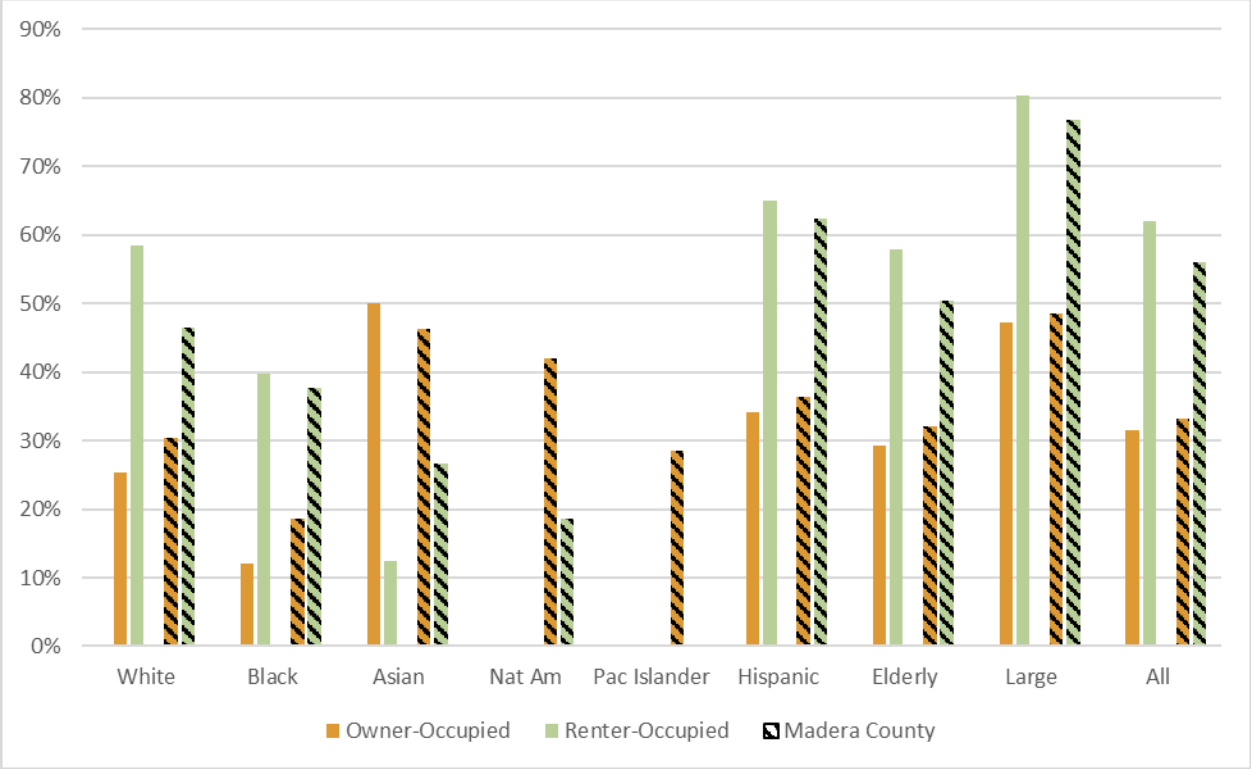
Large and elderly households are often more likely to experience housing problems. A large household is a household with three or more children but is also often calculated as a household with five or more people. An elderly household is calculated as any household with a person over 62 years of age.

Typically, housing over 30 years old is more likely to have rehabilitation needs, which may include replacing plumbing, roof repairs, foundation work, and other repairs. Housing units built before 1978 may have health risks such as lead-based paint and asbestos. Housing issues prompted by disrepair such as mold may elevate health conditions (e.g., asthma). Based upon the substandard housing notices of violation over the past 4 years, the City has estimated that there are approximately 138 substandard housing units.

Approximately 55 percent of the housing stock in Madera County is more than 30 years old. These units are potentially in need of repair and modernization improvements. Most of the County's housing stock was constructed between 1970 and 2009.

White, Hispanic, elderly, and large household renters in the City experience high rates of housing problems, over 50 percent, while less than 20 percent of Black owners and Asian renters experience housing problems. Rates of housing problems are notably higher for renters across most categories. Large household renters experience housing problems at the highest rate in both the City of Madera and Madera County.

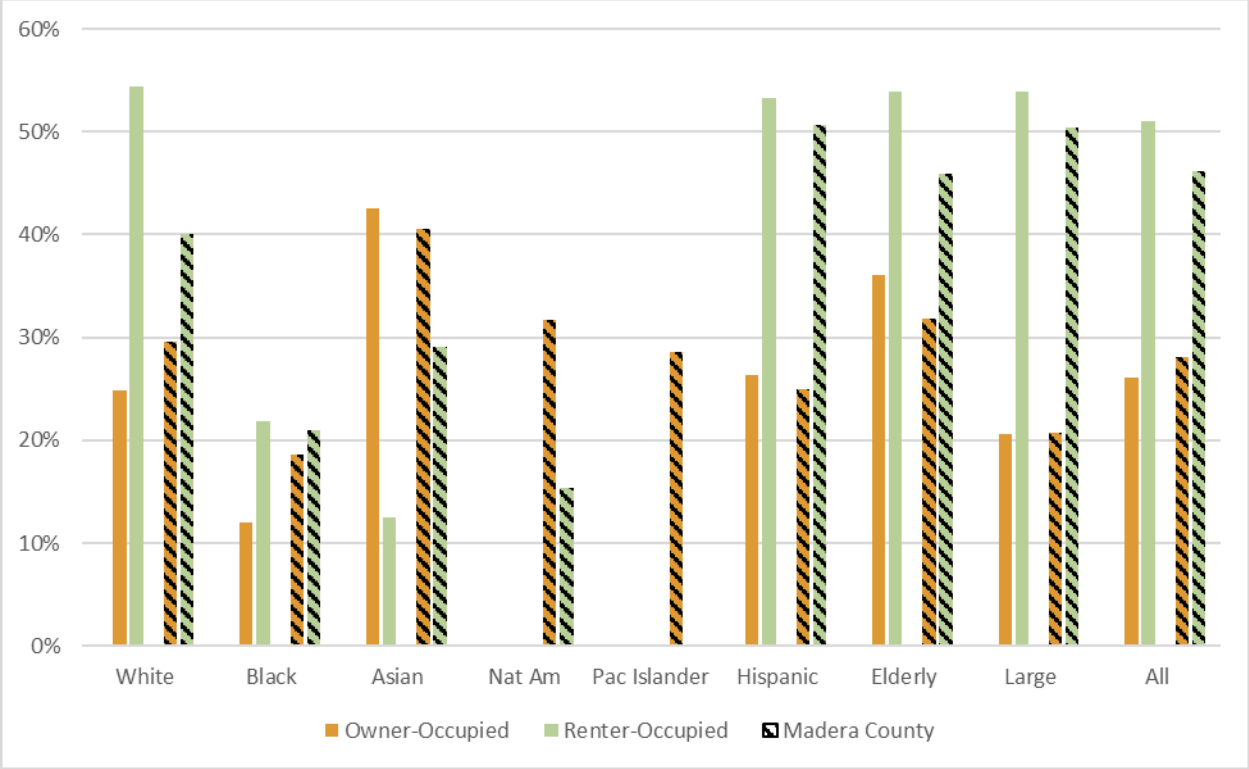
Figure 48: Housing Problems by Tenure and Race/Elderly/Housing Size



Source: HUD CHAS Data, 2021.

Cost burden is when a household spends more than 30 percent of its monthly income on housing costs such as rent, mortgage, or utilities. Large households have more costs to support more people, and may experience cost burden or a lack of excess funds to amend housing problems. Elderly households may be on a fixed income, which affects excess funds necessary for maintenance in an older home bought before retirement.

Figure 49: Cost Burden by Tenure and Race/Elderly/Housing Size

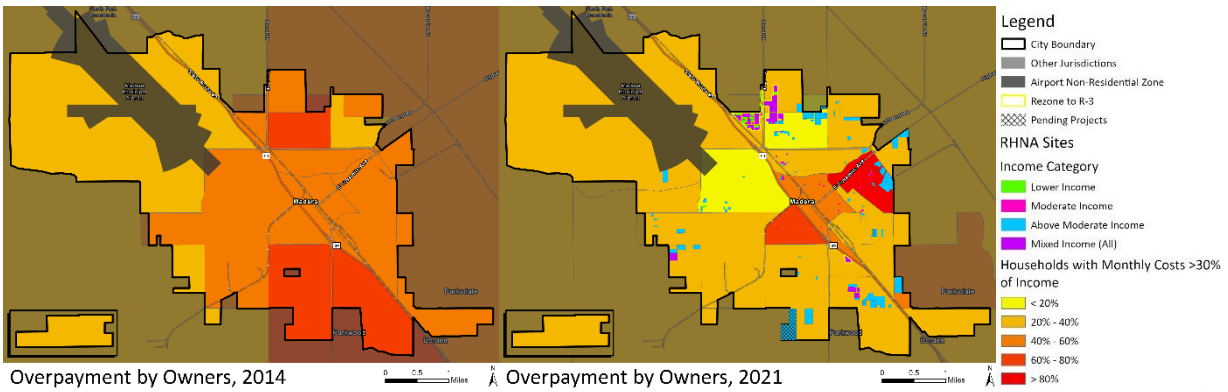


Source: HUD CHAS Data, 2021.

Homeowners in central and eastern parts of the County have higher rates of cost burden compared to other parts of the County (between 40 and 60 percent). In other parts of the County, between 20 and 40 percent of homeowners are cost burdened. Areas in the central and eastern parts of the County with higher rates of cost burden by both renters and homeowners correspond with areas that experience higher rates of poverty and have higher percentages of residents living with a disability and larger LMI populations.

Cost burden among homeowners is also prevalent in the central areas of the City of Madera. In the central part of the City, between 60 and 80 percent of homeowners with a mortgage are cost burdened while in other areas of the City, 20-40 percent of homeowners with a mortgage are cost burdened.

Figure 50: Overpayment by Owners, 2014 and 2021

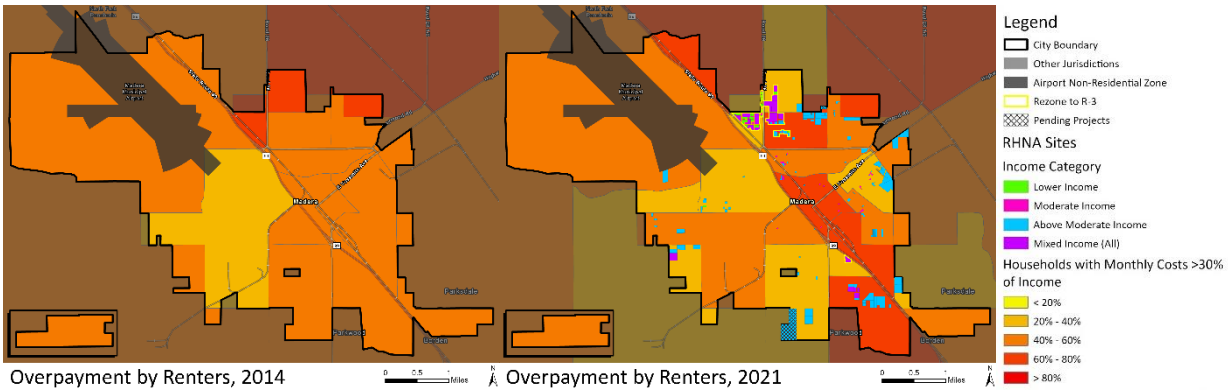


Source: HCD AFFH Data Viewer.

Cost burden is widespread for renters and homeowners across Madera County. Renters generally experience greater rates of cost burden than homeowners. Approximately 54 percent of all renter households are cost burdened and 23 percent are severely cost burdened, while 25 percent of all owner households are cost burdened and 12 percent are severely cost burdened. However, among extremely low-income (0 to 30 percent AMI) and moderate-income households (80 to 120 percent AMI), a greater percentage of homeowners compared to renters are cost burdened.

Cost burden among renters is highest in the central and northern areas of the City of Madera (60-80 percent). In most of the City, between 40 and 60 percent of renters experience cost burden.

Figure 51: Overpayment by Renters, 2014 and 2021



Source: HCD AFFH Data Viewer

Table 58 highlights the nature of substandard housing conditions in Madera according to local knowledge from code enforcement over the past 2 years. Faulty plumbing is the most common violation, accounting for a total of 32 cases. Other common violations include pest infestation (19 cases), missing smoke alarm or carbon monoxide detectors (13 cases), and broken or nonfunctional fixtures such as water heaters, doors and windows (12 total cases). Electrical and structural hazards are also significant with 9 and 11 cases respectively. Less common violations include dampness in habitable rooms, deteriorated flooring or roofing, ceiling leaks, and stagnant water.

To combat these challenges, Madera leverages federal funding through the Community Block Grant (CDBG) program. Which funds support housing rehabilitation, emergency repairs and neighborhood revitalization projects.

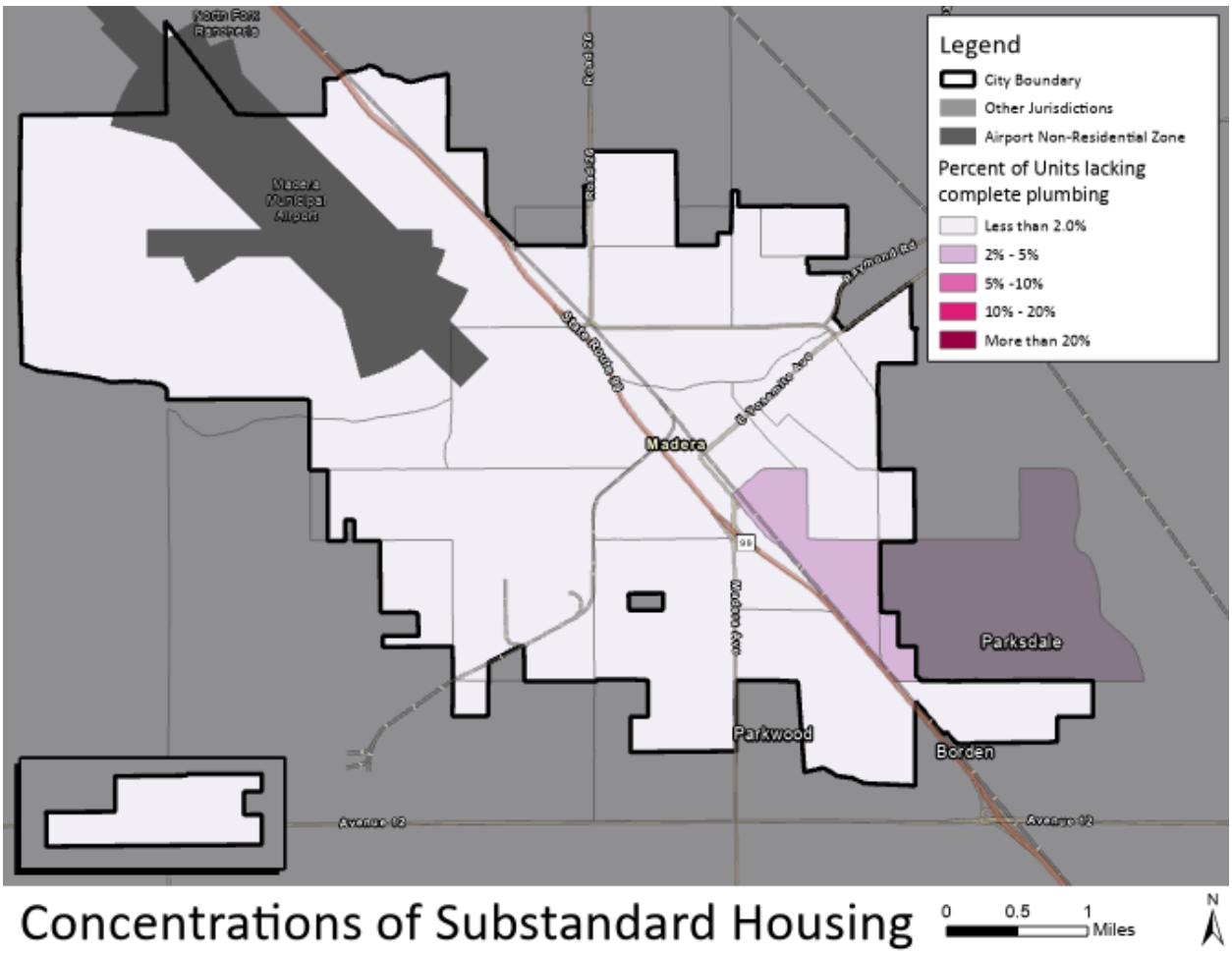
Table 58: Code Enforcement Cases 2023-2025

Violation Type	Number of Cases
Faulty Plumbing	32
No Smoke Alarms And/or No Carbon Monoxide Detectors	13
Faulty Wiring	11
Faulty Electrical	9
Structural Hazards	10
Pest Infestation	19
AC Not Working	12
Heater Not Working	3
Faulty Water Heater	3
Broken Fixtures (Doors, Windows, Sinks, etc.)	12
Trash & Debris	3
Dampness in Habitable Rooms	12
Unpermitted Garage Conversion	2
Holes in Walls	2
Deteriorated Floor / Foundation / Roof	5
Ceiling Leaking	2
Faulty Weather Protection	1
Stagnant Water	1

Source: City of Madera Code Enforcement

As shown in Figure 52, all but one census tracts within the City of Madera have less than 2 percent of units as substandard housing.

Figure 52: Concentrations of Substandard Housing

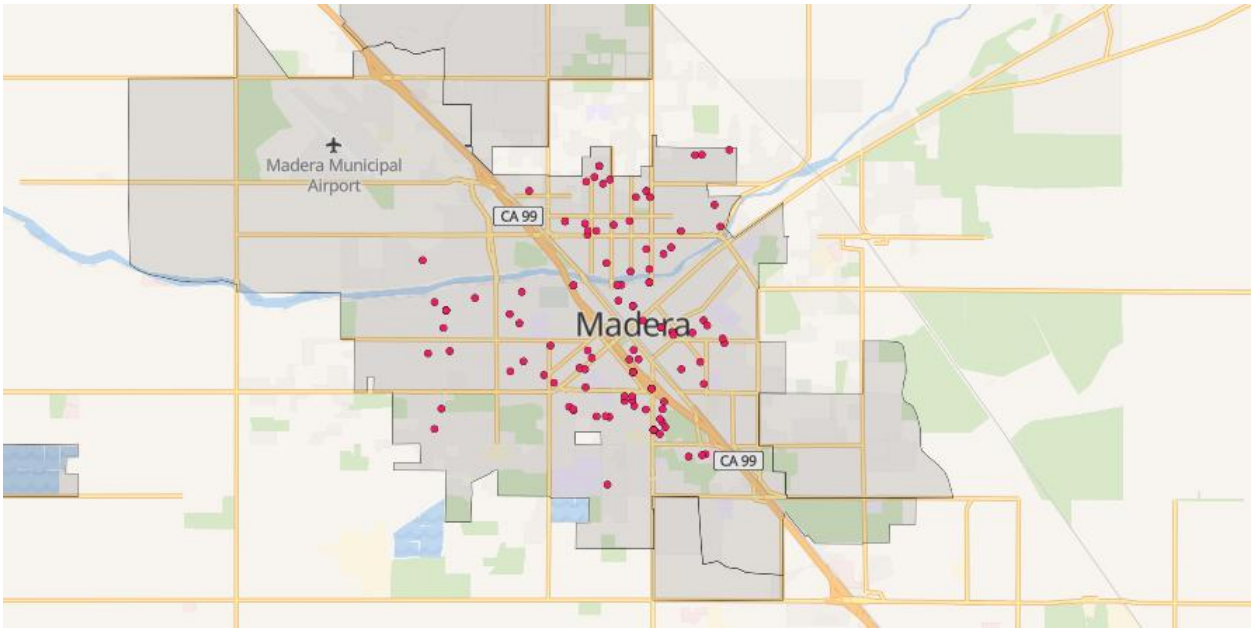


Source: HCD AFFH Data Viewer.

Figure 53 shows the concentration of substandard housing and patterns of units in need of rehabilitation based on code enforcement data from 2023 to 2025. As shown below, there is not a distinct neighborhood where there is a high concentration of units in need of rehabilitation. There is a relatively even distribution throughout the City. The TCAC high opportunity area to the west has no substandard housing cases, as this area is primarily an airport, and there is little to no residential development in this neighborhood, compared to neighborhoods in central and northern Madera which have more residential development, and thus proportionately more code enforcement cases.

In an effort to preserve and rehabilitate existing housing stock, the City is including Program C - 1: Preservation of At-Risk Units, Program C - 2: Abandoned Real Property Registration Program, Program C - 3: Active Property Abatement Program, and Program C - 4: Preservation of Farmworker Housing. Through these programs, the City will implement strategies to preserve affordable units that are at risk of converting to market rate and seek strategies to prevent neighborhood blight and improve conditions of substandard housing, thus maintaining housing opportunities in lower-income neighborhoods.

Figure 53: Concentrations of Substandard Housing Code Enforcement Cases



Source: City of Madera Code Enforcement

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Overcrowding is a measure to understand the needs of large families where there are five or more persons per household. Generally, large households have special housing needs due to lower per capita income and the need for housing with three or more bedrooms.

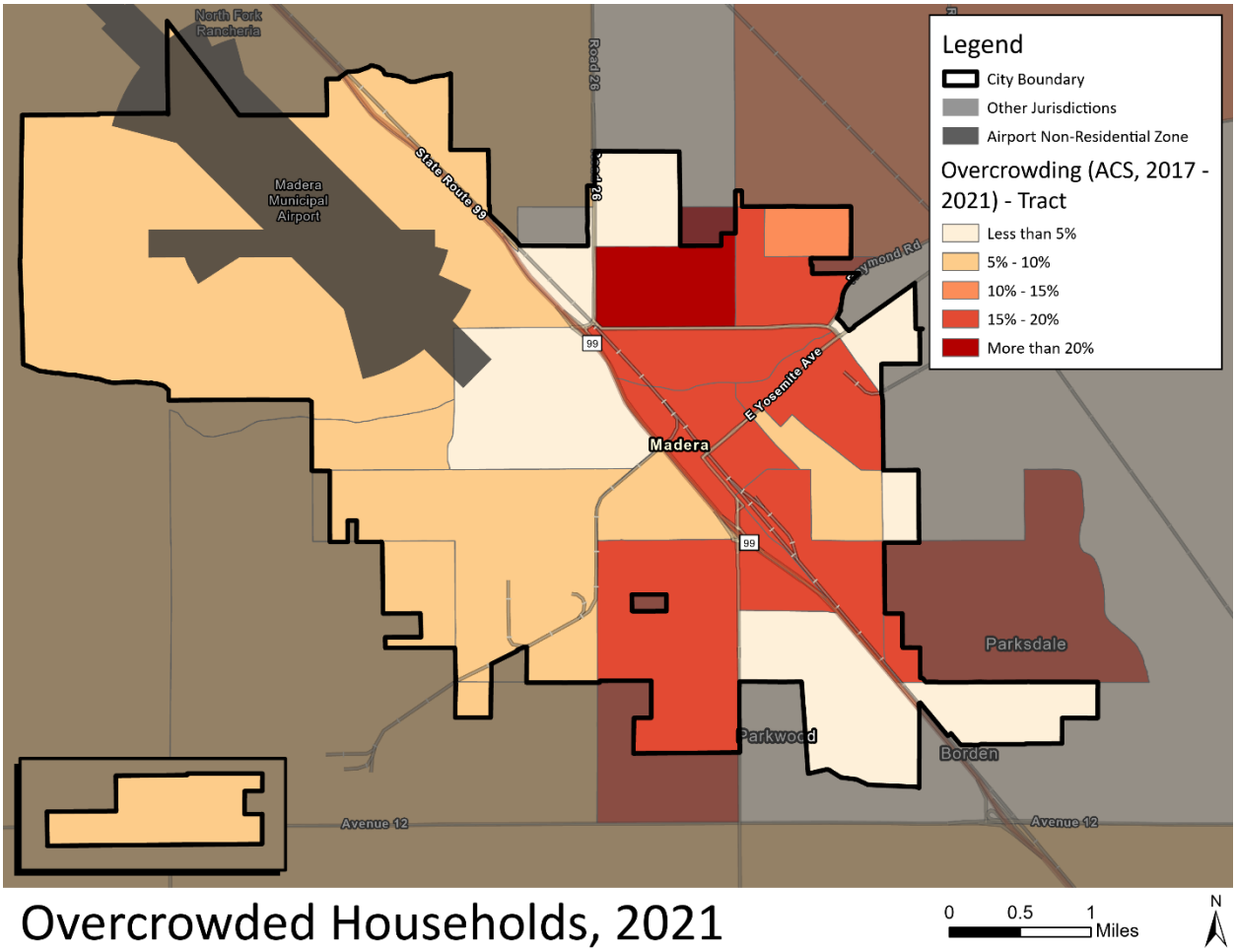
Some large households may not be able to accommodate high cost burdens for housing and accept housing with too few rooms. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding reflects various living situations, including housing units that are inadequately sized to meet a household's needs; the necessity or desire to have extended family members reside in an existing household; or unrelated individuals or families that share a single housing unit.

Not only is overcrowding a potential fair housing concern, but it can also contribute to other detrimental impacts, such as potentially straining electrical systems in older housing that has not been updated or contributing to a perceived shortage of parking. As a result, some property owners/managers may be more hesitant to rent to large households, thus making access to adequately sized housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies intended to limit overcrowding that have a disparate impact on specific racial or ethnic groups with different preferences for housing size and/or ability to pay according to the household size standards identified.

Overcrowding is low throughout most parts of Madera County. Western areas of the County and parts of the Cities of Madera and Chowchilla experience greater rates of overcrowding compared to central and eastern parts of the County. Areas with greater rates of overcrowding correspond with areas that are predominantly Hispanic.

Approximately 16 percent of households in the City of Madera experience overcrowding, which is higher than the rate of the County (about 11 percent). The central area of the City has a higher rate of overcrowding.

Figure 54: Overcrowded Households by Tract, 2021



Source: HCD AFFH Data Viewer.

Table 59: Overcrowding by Tenure, 2021

Jurisdiction	Persons /Room	Owners		Renters		Total	
		Over-crowded Households	% of Owners	Over-crowded Households	% of Renters	Over-crowded Households	% of Total Population
City of Madera	1.01 to 1.5	1,345	5.1%	4,515	17.4%	5,860	11.2%
	>1.50	450	1.7%	1,980	7.7%	2,430	4.7%
	Total Overcrowded	1,795	6.8%	6,495	25.1%	8,290	15.9%
Madera County	1.01 to 1.5	3,813	4.4%	6,400	14.5%	10,213	7.8%
	>1.50	1,540	1.8%	2,760	6.2%	4,300	3.3%
	Total Overcrowded	5,353	6.2%	9,160	20.7%	14,513	11.1%

Source: HUD CHAS Data, 2021.

Homelessness

Data on homelessness in Madera County is based on the 2023 Point-in-Time Count (PITC), information provided to HUD by the Fresno-Madera Continuum of Care (FMCoC). The PITC provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January for the Fresno and Madera region. A follow-up survey sampling of unsheltered and sheltered individuals is conducted two weeks following the count. The most recent count was conducted on January 24, 2023. No PITC was conducted in Fresno and Madera counties in 2024.

Madera County had an estimated homeless count of 140, 100 percent of which were unsheltered. There were 541 homeless persons surveyed in the City of Madera, 205 of whom were unsheltered. The City's homeless population accounts for 12 percent of all homeless persons in the County. Table 60 shows the change in the sheltered/unsheltered population in the City, County, and region between 2022 and 2023. An increase in the homeless population may be attributed to Covid-19 or transfers from other Cities as Madera is the County hub for access to resources.

Table 60: Regional Homeless Population

Homeless Population	2022			2023			% Change	% Total
	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total		
Madera City	73	150	223	205	336	541	142.6%	12.0%
Madera County	55	0	55	140	0	140	154.5%	3.1%
Fresno and Madera Region Total	2,338	1,878	4,216	2,758	1,735	4,493	6.6%	100%

Source: 2020 and 2023 Madera County Homeless Point-in-Time Count and Housing Inventory Count.

Table 61 lists emergency shelters and transitional housing in the City of Madera. There are two facilities with 127 total beds for persons experiencing homelessness in the City. Madera is the County seat and largest City in Madera County; therefore, Madera is the central point for many supportive services for homeless individuals.

Shunammite Place is a supportive housing program that operates under the umbrella of Community Action Partnership of Madera County. The program is supervised by the Community Services Program Manager and is funded by HUD. The Shunammite Place program provides supportive housing to chronically homeless single men, women, and families. Shunammite Place utilizes the Housing First model to ensure the lowest possible barriers for individuals coming from the streets, places not meant for human habitation, or emergency shelters.

The City of Madera provides annual funds to homelessness prevention support and services through Community Development Block Grant (CDBG) funds. The City, which receives approximately $1 million/year ($981,730 in FY 2023/24) of CDBG entitlement funds, spends its CDBG entitlement allocation on a variety of initiatives, including supporting local nonprofits and enhancing park facilities. $422,319 of PLHA funds were awarded to the Madera Rescue Mission. The City of Madera just became a HOME participating jurisdiction. This means that similar to CDBG it will receive HOME funds on an entitlement basis annually. The HUD allocation for 2024 is $372,064.92. This City contributed a one-time match of $127,935.08 for a total of $500,000. HOME funds are able to be used for the following activities:

- New construction or rehabilitation of owner-occupied housing
- Homeownership assistance to homebuyers
- New construction of rehabilitation of rental housing
- Tenant based rental assistance

CAPMC has allocated $20,000 from the annual CDBG allocation for planning and administration of the Point In time survey. CAPMC is an active participant of the Fresno Madera Continuum of Care. CDBG funds are used towards this participation.

Table 61: Homeless Facilities in Madera

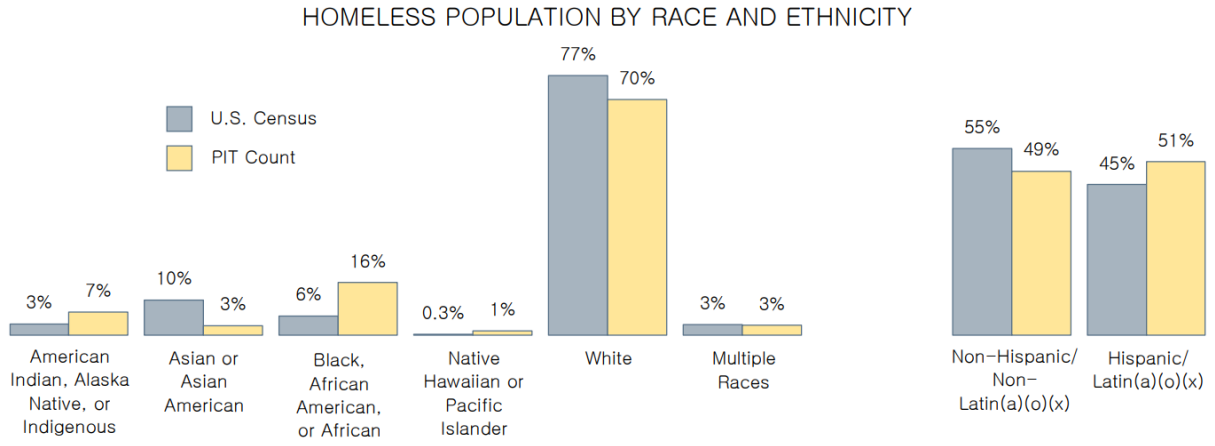
Facility Name	Type of Facility	Target Population	Number of Shelter Beds
Madera Rescue Mission Emergency Shelter	Emergency shelter	Individuals and families	78
Madera Rescue Mission Women's Transitional	Transitional housing	Women	
Martha Diaz Shelter	Emergency shelter	Victims of domestic violence, sexual assault, or human trafficking	18
Sugar Pine Village	Transitional Housing	Individuals and families	16
Shunammite Place	Permanent Supportive Housing	Individuals with disabilities	15
		Total	**127**

The 2023 PITC also analyzed disproportionate impacts on people with protected characteristics. Key findings included

- 4,493 persons in the FMCoC experienced homelessness at the time of the count, a 7% increase from 2022.
- Among the FMCoC's homeless population at the time of the count, 2,758 (61%) were unsheltered, 1,431 (32%) were staying at an emergency shelter, and 304 (7%) were enrolled in a transitional housing program.
- Single adults and couples accounted for 86% of the population experiencing homelessness, while persons in family households accounted for 14%.
- 63% of persons experiencing homelessness were male, 36% were female, and 1% were transgender, questioning, or a gender that is not singularly male or female (e.g., non-binary, genderfluid, agender).
- Many homeless adults reported experiencing a disability, including 36% who reported a substance use disorder and 33% who reported a mental health problem.

The distribution of the homeless population by race and ethnicity are shown in Figure 55. This includes a comparison of the distribution of race of the overall population versus the racial distribution of the homeless population. The racial distribution of the homeless population is relatively comparable to the region as a whole.

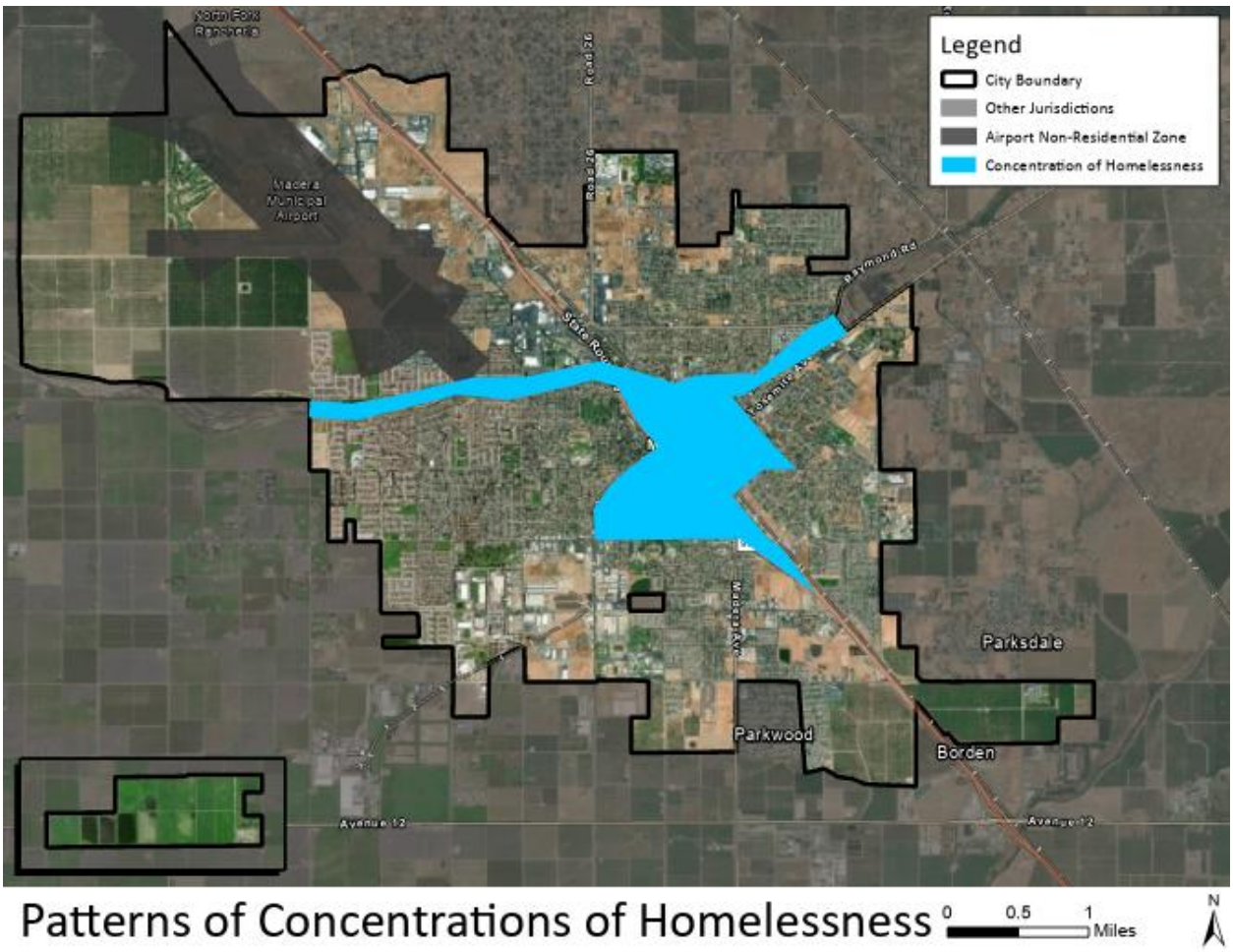
Figure 55: Homeless Population by Race and Ethnicity



Source: 2023 Madera County Homeless Point-in-Time Count and Housing Inventory Count.

Areas of concentration of homeless encampments in the City include the downtown area and areas along the Fresno river. The entirety of the downtown area falls within at least 0.5 miles of a transit stop, and there are also several high quality transit stops just north of the Fresno river, indicating significant transit access for people experiencing homelessness in these areas.

Figure 56: Patterns of Concentrations of Homelessness



Source: City of Madera and Michael Baker International

The City participates in the Madera Homeless Coalition, which consists of representatives of a variety of organizations, including the Madera Rescue Mission. The Madera Rescue Mission provides vital services, such as food, showers, and clean beds, to individuals experiencing homelessness in the City of Madera. Between July 2021 and June 30, 2022, homelessness services were provided to 119 individuals. The Mission provided 102 beds (38 for women and 64 for men) and served over 36,000 meals. The Mission currently has 12 participants in its 9- to 12-month recovery program. Through respite care, six clients were referred to Madera Community Hospital and, in partnership with the Camarena Health Mobile Unit, 25 people received medical assistance. Case management was offered to more than 65 clients; of these, six successfully found permanent housing and eight obtained full-time employment.

The Community Action Partnership of Madera County, Inc.'s (CAPMC) Rapid Rehousing Program funding is designed to assist individuals who are experiencing homelessness due to COVID-19. Between July 2021 and June 2022, the CAPMC Rapid Rehousing Program provided wraparound services to 54 residents in the City of Madera. The CAPMC Homelessness Engagement for Living Program offers comprehensive services for individuals experiencing homelessness. A total of 279 individuals came in contact with staff

from CAPMC through outreach. Of these, 1 entered a drug rehabilitation program, and 67 received referrals to Behavioral Health Services. Staff referred 14 individuals to Madera County Workforce, and of those, 3 gained employment. A total of 44 homeless individuals were assisted with obtaining a social security card and 10 with a birth certificate.

Displacement

The Urban Displacement Project (UDP) at the University of California, Berkeley, developed a map of "sensitive communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Sensitive communities are defined based on the following set of criteria:

- The share of very low-income residents is above 20 percent.
- The census tract must also meet two of the following criteria:
    - The share of renters is above 40 percent.
    - The share of people of color is above 50 percent.
        - The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
        - The census tract, or areas in close proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
        - The percentage change in rent in a selected census tract, divided by county median rent increases OR
        - Median rent in a selected census tract, minus median rent for all surrounding tracts, divided by median rent for all tracts in county (rent gap)

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production.[18] Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionally impact people of color, as well as lower-income households, persons with disabilities, large households, and persons at risk or experiencing homelessness.

[18] Been, V., Ingrid, E., & O'Regan, K. 2019. Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40.

For the purpose of AFFH analysis, "displacement is used to describe any involuntary household move caused by landlord action or market changes."[19] Neighborhoods can experience displacement for a variety of reasons:

- Disinvestment-driven displacement occurs when lower-income communities which receive less public sector investment deteriorate. Evaluating access to opportunity, including access to transit, high performing schools, parks, and other services/amenities, can identify areas that lack investment in infrastructure improvements and are considered low resource.
- Investment-driven displacement generally occurs after a period of disinvestment, when the market encourages a flood of public and private investment, leading to real estate speculation and infrastructure improvements.
- Disaster-driven displacement occurs when housing is destroyed or compromised by disasters and the result is that the housing is not rebuilt. Lower-income households who tend to rent (and therefore lack control over whether their homes are rebuilt) or lower-income homeowners who have fewer financial resources to rebuild their homes are most at risk of this type of displacement.

Sensitive communities are located in the western part of the County, particularly in the Cities of Madera and Chowchilla. There are no sensitive communities in the central or eastern parts of the County.

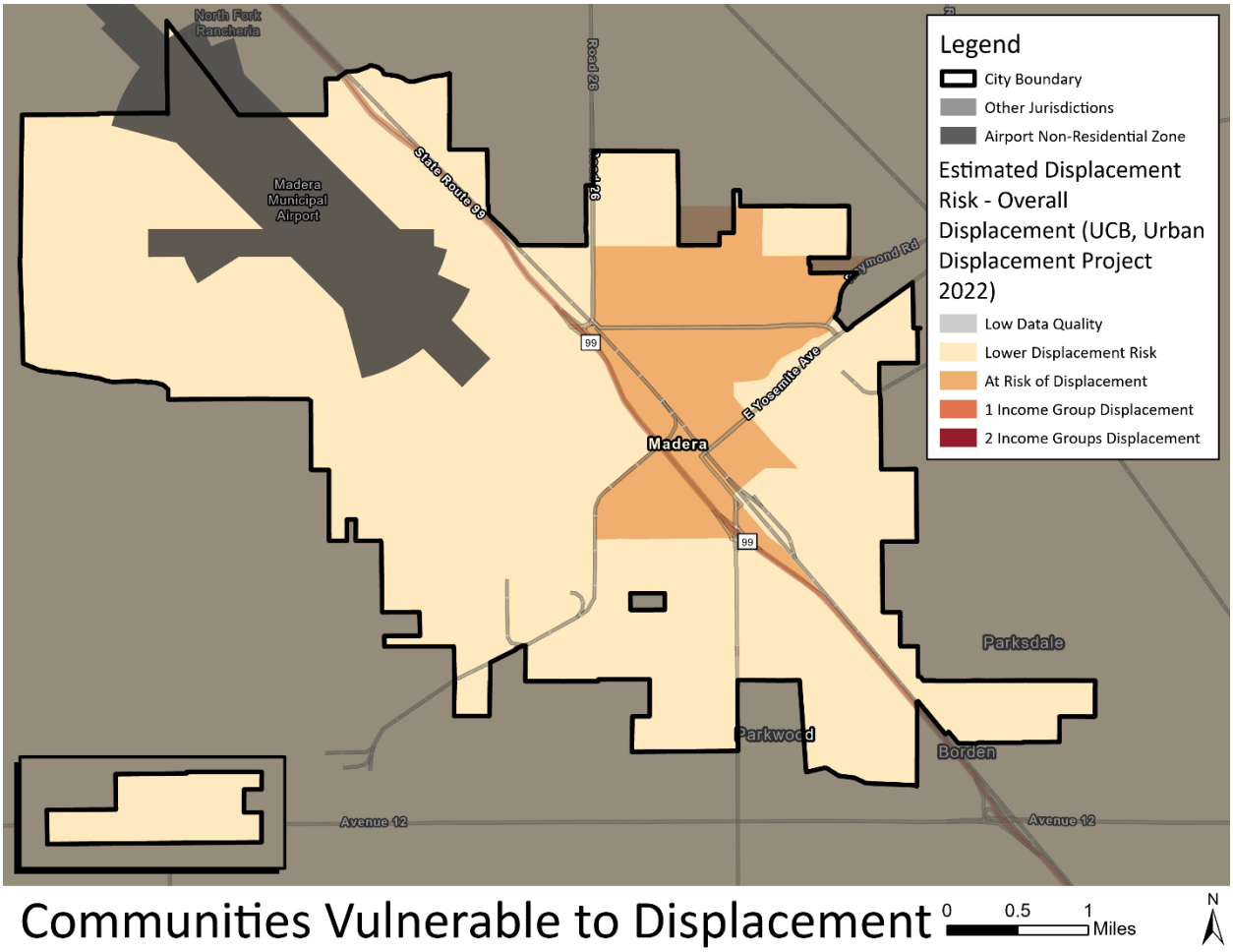
The central area of the City of Madera is considered a sensitive community and is vulnerable to displacement. Any RHNA sites with existing residential development could be developed to retain existing uses. RHNA site distribution is not expected to increase any risk of displacement.

In an effort to preserve and rehabilitate existing housing stock, the City is including Program C - 1: Preservation of At-Risk Units, Program C - 2: Abandoned Real Property Registration Program, Program C - 3: Active Property Abatement Program, and Program C - 4: Preservation of Farmworker Housing. Through these programs, the City will implement strategies to preserve affordable units that are at risk of converting to market rate and seek strategies to prevent neighborhood blight and improve conditions of substandard housing, thus maintaining housing opportunities in lower-income neighborhoods.

The LHMP indicates that the probability of future occurrences of earthquakes in Madera is unlikely. Additionally, any future wildfires will likely have negligible magnitude/severity. Since the construction of the dam in 1976, no floods have occurred in the City. The LHMP indicates that the probability of future occurrences of flood in Madera is unlikely. Therefore, disaster driver displacement is unlikely in the City of Madera. Environmental risk and constraints are further discussed in the Constraints on Housing Chapter.

[19] HCD AFFH Guidebook, 2021

Table 62: Estimated Displacement Risk, 2022



Source: HCD AFFH Data Viewer.

Findings

Overall, the City of Madera experiences housing problems and cost burden at a comparable rate to the region as a whole, with renters generally experiencing housing problems and cost burden at a higher rate than owners. Overcrowding is more prevalent in the City of Madera compared to Madera County. The City is including Program D - 1 and Program D - 2 to provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households, including but not limited to persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, and work with community groups to seek funding to help develop additional emergency shelter and transitional housing facilities in Madera.

Other Contributing Factors

2022 Comprehensive Housing Report for the San Joaquin Valley

In response to housing supply and affordability challenges, the San Joaquin Valley Regional Early Action Planning (REAP) Committee commissioned a study of housing trends,

impediments, and best practices in the San Joaquin Valley. Funded by the REAP grant program, and with the coordination of HCD staff, the study included outreach to the eight counties in the San Joaquin Valley, stakeholders, city and county staff, Metropolitan Planning Organization staff, and the public. Interviews with builders, developers, housing advocates, and city, county, and Metropolitan Planning Organization staff led to meaningful analysis of barriers to housing affordability and production in the San Joaquin Valley.

Key findings in the study suggested that while the region has become more diverse in the past few decades, there are existing disparities in income, poverty, and homeownership among racial and ethnic groups. Stakeholder interviews provided insight to trends and challenges in housing affordability, and also helped establish a list of opportunity areas for affordable housing in the eight counties within the San Joaquin Valley: San Joaquin, Stanislaus, Merced, Madera, Fresno, Tulare, Kings, and Kern Counties.

History of Racial Covenants

In the 1960s, most communities were using restrictive covenants to prevent the non-White population from buying property. In Madera County, this led to many non-White residents, especially Black residents, owning farms as a way to establish community. As large companies purchased property and depleted the groundwater from the farmland in the area, White families moved to cities with greater resources, property values lowered, and many Black families purchased dry farmland in Madera County cities.

Madera has a non-White majority throughout the City, a pattern which may have continued from the historical context of these restrictive covenants in surrounding cities in the area.

Fair Housing Issues, Contributing Factors, and Meaningful Action

The City has adopted goals and actions that specifically address the contributing factors identified in the AFFH analysis. While the City views all contributing factors as important, higher priority was given to factors that limit fair housing choice and/or negatively impact fair housing per Government Code section 65583(c)(10)(A)(iv).

Table 63 displays the identified fair housing issue, contributing factor, actions taken to address the contributing factor, and priority level for each issue. Relevant programs are referenced in the action column for each contributing factor.

Table 63: Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action	Priority
Fair Housing Outreach and Enforcement	• Lack of a variety of media used for outreach • Lack of local fair housing outreach and enforcement • Lack of language access • Lack of resources for fair housing agencies and organizations	• D - 1: Incentives and Assistance for Lower-Income and Special Needs Housing • E - 2: Fair Housing Service Provider • F - 1: Housing Outreach and Information • F - 2: Bilingual Access and Outreach	Low
Integration and Segregation	• Lack of variety in location, type, and supply of affordable housing	• E - 1: Neighborhood Revitalization • E - 3: Place-Based Improvements	Moderate
Disparities in Access to Opportunities	• Displacement of residents due to economic pressures related to rising housing costs • Lack of variety in location, type, and supply of affordable housing • Land use and zoning	• A - 1: Rezoning Plan • A - 2: General Plan and Zoning Densities • A - 4: Technical Assistance and Outreach to Developers • A - 5: Accessory Dwelling Unit (ADU) Production • B - 1: Zoning Ordinance Updates • B - 7: Fee Reduction Programs • D - 1: Incentives and Assistance for Lower-Income and Special Needs Housing • D - 2: Coordination with Local Agencies for Special Needs Households	High

Identified Fair Housing Issue	Contributing Factor	Action	Priority
		• E - 1: Neighborhood Revitalization • E - 3: Place-Based Improvements	
Disproportionate Housing Needs	• Land use and zoning laws • Rising rent costs and rising home values • Location and type of affordable housing • Displacement of residents due to economic pressures	• A - 1: Rezoning Plan • A - 5: Accessory Dwelling Unit (ADU) Production • B - 1: Zoning Ordinance Updates • B - 7: Fee Reduction Programs • C - 1: Preservation of At-Risk Units • C - 2: Abandoned Real Property Registration Program • C - 3: Active Property Abatement Program • C - 4: Preservation of Farmworker Housing • D - 2: Coordination with Local Agencies for Special Needs Households	High

Table 64 provides a detailed overview of actions included in Housing Element Programs that are aimed at affirmatively furthering fair housing. The table separates the actions by their identified fair housing issue and priority level. It summarizes the specific commitment, timeline, geographic targeting, and metric for each program.

Table 64: AFFH Actions Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	Fair Housing Outreach and Enforcement			
D - 1	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term "special needs households" covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will do the following: • Expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households. • Provide incentives to developers and property owners for the construction of affordable housing, including density bonuses for units for lower-income and senior households. Incentives include modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing. The City currently has a ministerial approval process for missing middle housing types up to 8 dwelling units. • Continue, via the City's Grants Administration Division, to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program. • Provide assistance to support low-moderate income families through the use newly acquired HOME funds through HUD, acquired in June 2024. Funding includes $372,065 through grant funding and City Funding of $127,935. • Work with nonprofit housing developers to encourage the development of rental housing for extremely low- and very low-income seniors and persons with disabilities, including developmental disabilities, through the HUD Section 202 and Section 811 programs, as well as state programs, such as the Multifamily Housing Program. • Contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities	Outreach to developers annually. Review and apply for funding annually. Ongoing technical assistance as project applications are received. Develop density bonus incentives by Q1 2028.	Citywide; High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development. Annual developer roundtable or comparable event. Process two affordable/special needs housing projects with the expedited review.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	and sites available for development, and the City's development incentives (see Program A - 4). • Create and adopt density bonus standards going above and beyond state law requirements for certain affordable and special needs housing types. • Outreach specifically to farmworker employees and developers of farmworker housing to discuss and provide opportunities for development of farmworker housing, including technical assistance on applications as they are submitted. • Reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing. Seek partnerships with other jurisdictions in the region and other agencies, housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region. • Provide technical support, offer incentives, and partner on applications for funding for farmworker housing from HCD, USDA Rural Development loans and grants, and other funding sources that may become available.			
E - 2	The City will collaborate with local agencies to designate an organization that will act as the lead agency for fair housing issues and formalize a system for processing fair housing complaints in Madera. An organization will be identified by Q1 2026. The City will coordinate with the newly identified fair housing service provider to offer educational and training resources such as fair housing presentations, mass media communications, and multilingual literature distribution. The City will hold at least two workshops or other outreach events with the fair housing service provider or another qualified fair housing service provider throughout the planning period.	By Q1, 2026.	Citywide	Identified fair housing service provider. Provide information to 100 households regarding the fair housing service provider's services.
F - 1	The City shall publicize and provide information about its housing programs and fair housing information through a variety of medium and outreach methods. The City shall use its website, newsletter, and other forms of media to provide information (e.g., affordable rental units, housing rehabilitation programs, the Down Payment Assistance Program, resources for homeless, links to housing services and resources, fair housing, and consumer	Update the City website with housing information as new resources become available.	Citywide	Provide information to 150 households annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	information on housing choices) to residents on affordable housing in Madera as well as information on fair housing services. The City shall coordinate with the Central Valley Regional Center on an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website. The City will make available such information at local service centers, City offices, the Housing Authority of the City of Madera office, the public library, and other public facilities.			
F - 2	The City will continue its efforts to provide materials and communications in both English and Spanish. The City shall provide a detailed project review process and approval guidelines in English and Spanish available on the City's website. The City will review its demographics every five years to determine if translations in other languages are appropriate.	By Q1, 2026. Review demographics every five years.	Citywide; R/ECAP	Spanish materials on the City's website for existing and new website material, including the housing material provided through Program F - 1.
	New Opportunities in High Resource and High Income Areas			
A - 1	The City will rezone to provide adequate sites to meet its housing need. The City will process zoning amendments to fully accommodate the City's remaining housing need. Rezone sites will comply with the requirements of Government Code Section 65583.2(h) and (i). To address AFFH goals and improve access for a diverse array of housing opportunities for all residents of Madera, including members of protected classes, the City will seek to expand affordable and multifamily housing opportunities in areas of high resource. **Reused Sites:** The adequate sites rezoning will include a provision that on any non-vacant RHNA sites listed in the previous housing element or vacant RHNA sites listed in the previous two housing elements, residential development will be allowed by right , without any discretionary review or action, when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Section 65583.2(c). **Replacement Policy:** RHNA sites with existing residential uses will be subject to a replacement housing policy. Any demolished residential units located on a sites inventory property will be replaced pursuant to Government Code Sections 65915(c)(3) and 65583.2(g). **Rezoning for Lower Income Units:** RHNA sites that are rezoned to accommodate for lower income units will comply with Government Code Section 65583.2(h), which includes by-right approval for projects that include at least 20 percent of the units for lower-income housing on the rezoned sites. This applies to 44 parcels (projected 2,410 units) of the sites inventory.	As soon as possible after adoption.	Defined Rezone Areas	Rezoning of the following: 82 parcels (123.4 acres) to the R3 zone (2,410 lower, 1,109 moderate, 1,340 above moderate RHNA units)

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
A - 2	The City will revise densities so that the zoning and General Plan densities align. Specifically, the City will: • Increase the density of the R2 zone from 0–14.52 dwelling units per acre (du/ac) to 0–20 du/ac. • Revise the density of the R3 zone from 0–24.2 du/ac to 20–50 du/ac. As a part of the rezoning plan, review and revise minimum lot sizes to ensure that they can facilitate the maximum density on all parcels.	As soon as possible after adoption	Citywide in the Designated Zones	Two zones with increased density
A - 4	The City will provide technical assistance to housing developers on projects in the City, continuing efforts from the previous cycle as well as introducing new incentives and support. The City will encourage and facilitate development on RHNA sites or affordable or special needs housing projects by assisting with site identification and entitlement processing, marketing materials for residential opportunity sites, and technical assistance to interested developers (see also Program D - 1). Technical assistance includes but is not limited to offering fee waivers and deferrals for affordable housing projects, assistance with permit processing, and providing financial support when available. The City shall continue to encourage and provide technical assistance to private developers to make applications for state and federal funding. The City will provide information on funding programs through various City departments and appropriate agencies. Additionally, the City will support developments that require lot consolidation. The City will provide technical assistance to projects that require lot consolidation for development. The City will review its lot consolidation procedures and consider adopting a set of incentives that encourage lot consolidation, including but not limited to fee waivers and expedited processing. The City will conduct outreach with affordable housing developers and developers of housing for special needs households, including large households, senior households, farmworkers, and extremely low-income households to inform them of development opportunities, funding opportunities, and any other educational and engagement methods in the City. The City will also proactively follow up with developers after Planning approvals to ensure no issues or barriers arise in the application and approval of building permits and subsequent construction of RHNA sites.	Annual outreach event to developers	High Opportunity and High Income Areas	Annual outreach to housing developers. Target 25% of contacted developers to be affordable housing developers.
A - 5	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage the development of ADUs in Madera, the City adopted an affordable ADU bonus program in February 2025. The affordable ADU bonus program goes beyond state law for both single and multifamily lots. For single family lots, the bonus ADU program would allow for one additional market rate ADU for each affordable ADU that is deed restricted for lower or moderate	Preapproved plans by Q1, 2025. Updated website by Q3, 2025.	High Opportunity and High Income Areas	Increase the number of new ADUs permitted annually in the City from an average of approximately

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	income households, not to exceed eight total units per lot. For multifamily lots the program would allow up to 8 detached ADUs (1 ADU/ea. primary) for proposed or existing MFR. • Additionally, to encourage the development of ADUs, the City will: • Adopt a new set of preapproved/prereviewed plans. As a part of this effort, the City may partner with or utilize plans from neighboring jurisdictions, such as the County of Madera. • Develop and provide promotional and educational materials regarding building ADUs in the City. This includes information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. As a part of this effort, the City will update its website to provide thorough information on building an ADU in Madera. Information to be posted on the website includes FAQs, a step-by-step guide, and links to other readily available resources for homeowners. The City will track ADUs developed in the City to ensure that the projections in the Housing Element (an average of 0.25 ADUs annually) are achieved. The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets, the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.			0.4 to an average of approximately 2. Development of at least 6 projects through the new bonus ADU program.
B - 1	The City will update its zoning ordinance to remove constraints and comply with applicable state laws. The following revisions were completed in February 2025: • Amend the zoning ordinance to prohibit single-family development in multifamily residential zones. • Amend the ordinance to comply with state density bonus law, specifically parking requirements for 100 percent affordable rental projects within one-half mile of an accessible major transit stop. • Amend Chapter 10-3-5.1 to reflect the most recent amendments to state density bonus law. • Explicitly define and allow single-room occupancy units in the City. SROs are allowed in the PO, C-1, C-2, and C-N zones. A comprehensive set of standards for SROs was adopted. • Allow the development of low barrier navigation centers with a discretionary permit in mixed-use zones, as well as non-residential zones permitting multifamily uses. Revisions will ensure consistency with procedurals and requirements as provided in Government Code Sections 65662 and 65664.	Phase I completed Q1 2025. Phase II by Q1 2028.	Citywide	One Updated Zoning Ordinance

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	• Permit and process mobile homes and factory-built housing the same as conventional or stick-built single family structures. The following revisions will be made in Phase II, by Q1 of 2025: • Reduce parking requirements to 1 spare for studio/one bedroom units and 1.5 spaces to 2+ bedroom units. • Remove CUP requirement for small and large group homes in residential zones. • Revise emergency shelter standards to comply with state law. Specifically, the City will revise emergency shelter parking standards to be based on staff levels only and add a definition of emergency shelters. • Revise Emergency Shelter definition to note that for the purposes of the current definition, "emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. • Revise PD standards to allow developments to default to existing residential development standards of zones that allow the same density. Or, establish baseline development standards for PD zones. • Revise parking requirements for supportive housing projects within one-half mile of a transit so that no minimum parking requirement is imposed. • Allow group homes for seven or more persons in all zones allowing residential uses subject only to requirements of residential uses of the same type in the same zone.			
D - 1	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term "special needs households" covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will do the following: • Expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households. • Provide incentives to developers and property owners for the construction of affordable housing, including density bonuses for units for lower-income and senior households. Incentives include modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing. The City currently has a ministerial approval process for missing middle housing types up to 8 dwelling units. • Continue, via the City's Grants Administration Division, to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing	Outreach to developers annually. Review and apply for funding annually. Ongoing technical assistance as project applications are received. Develop density bonus incentives by Q1 2028.	Citywide; High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development. Annual developer roundtable or comparable event. Process two affordable/special needs housing projects with the expedited review.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program. • Provide assistance to support low-moderate income families through the use newly acquired HOME funds through HUD, acquired in June 2024. Funding includes $372,065 through grant funding and City Funding of $127,935. The • Work with nonprofit housing developers to encourage the development of rental housing for extremely low- and very low-income seniors and persons with disabilities, including developmental disabilities, through the HUD Section 202 and Section 811 programs, as well as state programs, such as the Multifamily Housing Program. • Contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives (see Program A - 4). • Create and adopt density bonus standards going above and beyond state law requirements for certain affordable and special needs housing types. • Outreach specifically to farmworker employees and developers of farmworker housing to discuss and provide opportunities for development of farmworker housing, including technical assistance on applications as they are submitted. • Reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing. Seek partnerships with other jurisdictions in the region and other agencies, housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region. • Provide technical support, offer incentives, and partner on applications for funding for farmworker housing from HCD, USDA Rural Development loans and grants, and other funding sources that may become available.			
D - 2	The City shall coordinate with the Housing Authority of the City of Madera, its affiliated nonprofit organization, and other low-income housing developers to identify suitable sites and projects for affordable housing throughout the City, with the intent to avoid concentrating affordable housing opportunities in a limited number of neighborhoods. The City shall work with the Housing Authority of the City of Madera to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis. The City shall also encourage the development of a full range of senior housing while finding ways to incorporate	Annual coordination with nonprofits and support through CDBG funding.	High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	adjacent service facilities, where appropriate, including affordable independent/semi-independent living accommodations for Madera's senior population. The City shall work with the Fresno Madera Continuum of Care, the Community Action Partnership of Madera County, local faith-based organizations, and other community groups to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. The City shall advertise and encourage participation in the Housing Authority of the City of Madera's administration of Housing Choice Vouchers for residents as the waiting list is opened. The City shall work closely with local agricultural employers and the Housing Authority of the City of Madera to identify sites appropriate for farmworker housing and available funding sources, through the California Department of Housing and Community Development and US Department of Agriculture's Rural Development programs.	Apply for at least one grant annually.		
E - 1	The City will continue to support neighborhood revitalization through the following existing and new efforts: **Neighborhood Revitalization Program**: To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight and nuisances, and to maintain a clean environment for residents. Existing efforts of the Community Outreach Programming include Neighborhood Watch, Business Watch, Coffee with a Cop, MadKids Camp, and the Anti-Graffiti Program. Other departmental efforts include the Safe & Clean Team and the Concrete Sidewalk Replacement Team. The Safe & Clean Team is dedicated to beautifying City streets through community cleanup efforts. The Concrete Sidewalk Replacement Team focuses on replacing sidewalks in low-income neighborhoods. **Revitalization/Redevelopment Fee Waivers:** The City supports neighborhood revitalization and redevelopment through its fee waiver program (Program B 7)). This includes fee waivers for downtown development (new and remodel, façade improvements, ADA improvements, streetscape improvements), vacant and aging buildings, and non-profit buildings. **Windshield Survey:** The City will a targeted windshield survey of the areas with known concentration of older housing stock and commercial structures to evaluate the condition of housing units and aging commercial structures in the downtown area. The windshield survey shall be completed by Q1 2027 and prior to creation of the Adaptive Reuse Ordinance to help inform appropriate incentives, needs, and policies for the Adaptive Reuse Ordinance. **Adaptive Reuse Ordinance:** The City will encourage adaptive reuse of underutilized and vacant buildings to promote housing and commercial structure revitalization, especially in the downtown area. The City shall evaluate, and if appropriate, amend the Zoning Code to remove potential	Ongoing	50% of programs in areas of the City with comparatively lower TCAC scores.	Hold Community Outreach Programming events at least four times per year. Complete at least 50 repair or cleanup projects throughout the planning period (through the Safe & Clean Team on Concrete Sidewalk Replacement Team efforts) Completed windshield survey, adopted Adaptive Reuse Ordinance.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	constraints for adaptive reuse, including review or approval processes. The Adaptive Reuse shall include a set of incentives for reuse for lower income or special needs households, including but not limited to flexible building and development standards, fee waivers or deferrals, expedited processing, and building type flexibility, The City will adopt an Adaptive Reuse Ordinance to facilitate the conversion of underutilized properties for diverse housing opportunities by Q4 2028. Following the windshield survey and Adaptive Reuse Ordinance Adoption, the City will conduct proactive outreach to property owners regarding opportunities for redevelopment and to publicize the incentives. **Home Rehabilitation Grants:** The City provides rehabilitation grants to low- and very low-income homeowners in partnership with the CalHome Owner-Occupied Rehabilitation Program. The program provides grants and low-interest loans that maintain safe and habitable housing conditions and promote long-term ownership. The City will continue to provide grants with the goal of 50% of investment in areas with comparatively lower TCAC scores. **Funding Prioritization:** The City will continue prioritize funding and projects as part of the annual budgeting process and seek additional funding and other resources toward community revitalization in targeted areas; activities will involve a variety of neighborhood improvements and community development based on outreach including but not limited to infrastructure (e.g., water, sewer, storm drainage), evacuation routes, circulation, community facilities and recreation opportunities, parks, public art, community programs, streetscapes, accessibility, safe routes to school and active transportation. The City will continue to prioritize these efforts through funding sources included but not limited to CBDG and HOME funds as well as in seeking additional grant funding opportunities for such projects.			
E - 3	The City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the Americans with Disabilities Act [ADA]) improvements, transit improvements, and water and sewer infrastructure improvements The City will prioritize funding and efforts in the comparatively lower-resource and income areas of the City as identified throughout the AFFH chapter. Specific actions and efforts include the following: • Alley paving in the northeast area of the City ($398,000) • Class I and Class II bike lanes and street crossings at Raymond Road and Cleveland Avenue and between the Fresno River and Raymond Road to the east ($315,000) • Construction of missing wheelchair ramps and pedestrian facility improvements throughout the City ($400,000)	As identified in CIP; annual distribution of CDBG funding.	R/ECAP	Increased ADA compliance and neighborhood improvements

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	• Pedestrian and ADA-compliant improvements at Washington Elementary School ($678,000) • Design, engineering, and construction of James Taubert Park, a new park in a historically underserved area ($1.9 million in Statewide Park Development and Community Revitalization Program) • McNally Park rehabilitation including new equipment, musical instruments, and basketball court ($609,307) • ADA-compliant curb returns and sidewalks citywide ($400,000) • Sidewalk improvements, bike lanes, and safety improvements to improve accessibility and provide sidewalk gap closure along 5th Street and C Street, providing access to grocery stores, the medical clinic, library, and childcare facilities. Bike lanes to provide connectivity from key destinations to the proposed Veteran Housing Project ($3.6 million, part of which funded by the Affordable Housing and Sustainable Communities Grant) • Enhancements to the Caltrans Downtown Madera CAPM Project including wider sidewalks, landscaping, pedestrian safety, and enhanced crosswalks ($3 million) • Planned sewer improvement in the northeast area to better serve future development ($208,602) • Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 ($14 million) • Cook water tower rehabilitation ($2.3 million) • Improving pedestrian access to 5 schools in lower income neighborhoods ($5.7 million) • Pool upgrades and repairs at the Centennial Pool Complex ($215,000) • Tozer Park $1.3 Million Grant Outdoor Legacy Partnership Program with a 50 percent match • Fresno River Trail Clean Up California Grant, including a new playground, trail clean up, and exercise equipment ($832,000) • Lion's Town & Country Park restroom renovation ($177,952) • Lion's Town & Country Walking Trail: ($1.6 Million in funds from Assemblywoman Cabellero and Soria) • Sunrise Rotary Sports Complex new park installation ($75,000) • Solar power to City facilities including 150 solar street lights in older neighborhoods ($19 million)			

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	• New water tank in northeast Madera and rehabilitation of an existing water tank. The overall cost estimate of the project is $24,500,000. The tank itself is $15,700,000 while the offsite water main is $8,800,000. The tank allows provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system ($24,500,000) • Fee waivers for qualifying downtown development (see Program B-7). Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks.			
	Housing Mobility			
A - 1	The City will rezone to provide adequate sites to meet its housing need. The City will process zoning amendments to fully accommodate the City's remaining housing need. Rezone sites will comply with the requirements of Government Code Section 65583.2(h) and (i). To address AFFH goals and improve access for a diverse array of housing opportunities for all residents of Madera, including members of protected classes, the City will seek to expand affordable and multifamily housing opportunities in areas of high resource. **Reused Sites:** The adequate sites rezoning will include a provision that on any non-vacant RHNA sites listed in the previous housing element or vacant RHNA sites listed in the previous two housing elements, residential development will be allowed by right, without any discretionary review or action, when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Section 65583.2(c). **Replacement Policy:** RHNA sites with existing residential uses will be subject to a replacement housing policy. Any demolished residential units located on a sites inventory property will be replaced pursuant to Government Code Sections 65915(c)(3) and 65583.2(g). **Rezoning for Lower Income Units:** RHNA sites that are rezoned to accommodate for lower income units will comply with Government Code Section 65583.2(h), which includes by-right approval for projects that include at least 20 percent of the units for lower-income housing on the rezoned sites. This applies to 44 parcels (projected 2,410 units) of the sites inventory.	As soon as possible after adoption.	Defined Rezone Areas	Rezoning of the following: 82 parcels (123.4 acres) to the R3 zone (2,410 lower, 1,109 moderate, 1,340 above moderate RHNA units)
A - 5	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage the development of ADUs in Madera, the City adopted an affordable ADU bonus program in February 2025. The affordable ADU bonus program goes beyond state law for both single and multifamily lots. For single family lots, the bonus ADU program would allow for one additional market rate ADU for each affordable ADU that is deed restricted for lower or moderate	Preapproved plans by Q1, 2025. Updated website by Q3, 2025.	High Opportunity and High Income Areas	Increase the number of new ADUs permitted annually in the City from an average of

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	income households, not to exceed eight total units per lot. For multifamily lots the program would allow up to 8 detached ADUs (1 ADU/ea. primary) for proposed or existing MFR. • Additionally, to encourage the development of ADUs, the City will: • Adopt a new set of preapproved/prereviewed plans. As a part of this effort, the City may partner with or utilize plans from neighboring jurisdictions, such as the County of Madera. • Develop and provide promotional and educational materials regarding building ADUs in the City. This includes information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. As a part of this effort, the City will update its website to provide thorough information on building an ADU in Madera. Information to be posted on the website includes FAQs, a step-by-step guide, and links to other readily available resources for homeowners. The City will track ADUs developed in the City to ensure that the projections in the Housing Element (an average of 0.25 ADUs annually) are achieved. The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets, the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.			approximately 0.4 to an average of approximately 2. Development of at least 6 projects through the new bonus ADU program.
B - 7	The City will continue providing fee reductions for qualifying projects through the following two programs: • **Downtown Development**. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • **Vacant and Aging Buildings**. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodeled development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • **Non-Profit Buildings:** Up to a 50% reduction in Engineering, Planning, and Building Fees, with a $4,000 cap on building fee reductions. Eligible projects include new and remodeled development, exterior on-site improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • In addition, the City of Madera Municipal Code Section 10-8.17 allows the Community Development Director to approve impact fee adjustments, waivers or findings of exemption.	By Q3, 2026.	50% of funding in areas of the City with comparatively lower TCAC scores	Fee reductions for at least 20 qualifying projects in the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	Such reductions and/or exemptions would be considered for residential infill development on sites previously developed and or utilized for residential use in the past.			
D - 1	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term "special needs households" covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will do the following: • Expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households. • Provide incentives to developers and property owners for the construction of affordable housing, including density bonuses for units for lower-income and senior households. Incentives include modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing. The City currently has a ministerial approval process for missing middle housing types up to 8 dwelling units. • Continue, via the City's Grants Administration Division, to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program. • Provide assistance to support low-moderate income families through the use newly acquired HOME funds through HUD, acquired in June 2024. Funding includes $372,065 through grant funding and City Funding of $127,935. The • Work with nonprofit housing developers to encourage the development of rental housing for extremely low- and very low-income seniors and persons with disabilities, including developmental disabilities, through the HUD Section 202 and Section 811 programs, as well as state programs, such as the Multifamily Housing Program. • Contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives (see Program A - 4). • Create and adopt density bonus standards going above and beyond state law requirements for certain affordable and special needs housing types.	Outreach to developers annually. Review and apply for funding annually. Ongoing technical assistance as project applications are received. Develop density bonus incentives by Q1 2028.	Citywide; High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development. Annual developer roundtable or comparable event. Process two affordable/special needs housing projects with the expedited review.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	• Outreach specifically to farmworker employees and developers of farmworker housing to discuss and provide opportunities for development of farmworker housing, including technical assistance on applications as they are submitted. • Reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing. Seek partnerships with other jurisdictions in the region and other agencies, housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region. • Provide technical support, offer incentives, and partner on applications for funding for farmworker housing from HCD, USDA Rural Development loans and grants, and other funding sources that may become available.			
D - 2	The City shall coordinate with the Housing Authority of the City of Madera, its affiliated nonprofit organization, and other low-income housing developers to identify suitable sites and projects for affordable housing throughout the City, with the intent to avoid concentrating affordable housing opportunities in a limited number of neighborhoods. The City shall work with the Housing Authority of the City of Madera to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis. The City shall also encourage the development of a full range of senior housing while finding ways to incorporate adjacent service facilities, where appropriate, including affordable independent/semi-independent living accommodations for Madera's senior population. The City shall work with the Fresno Madera Continuum of Care, the Community Action Partnership of Madera County, local faith-based organizations, and other community groups to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. The City shall advertise and encourage participation in the Housing Authority of the City of Madera's administration of Housing Choice Vouchers for residents as the waiting list is opened. The City shall work closely with local agricultural employers and the Housing Authority of the City of Madera to identify sites appropriate for farmworker housing and available funding sources, through the California Department of Housing and Community Development and US Department of Agriculture's Rural Development programs.	Annual coordination with nonprofits and support through CDBG funding. Apply for at least one grant annually.	High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development.
	Place-Based Improvements			
B - 7	The City will continue providing fee reductions for qualifying projects through the following two programs: • **Downtown Development**. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel	By Q3, 2026.	50% of funding in areas of the City with comparativel	Fee reductions for at least 20 qualifying projects in the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • **Vacant and Aging Buildings**. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodeled development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • **Non-Profit Buildings:** Up to a 50% reduction in Engineering, Planning, and Building Fees, with a $4,000 cap on building fee reductions. Eligible projects include new and remodeled development, exterior on-site improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. In addition, the City of Madera Municipal Code Section 10-8.17 allows the Community Development Director to approve impact fee adjustments, waivers or findings of exemption. Such reductions and/or exemptions would be considered for residential infill development on sites previously developed and or utilized for residential use in the past.		y lower TCAC scores	
E - 1	The City will continue to support neighborhood revitalization through the following existing and new efforts: **Neighborhood Revitalization Program**: To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight and nuisances, and to maintain a clean environment for residents. Existing efforts of the Community Outreach Programming include Neighborhood Watch, Business Watch, Coffee with a Cop, MadKids Camp, and the Anti-Graffiti Program. Other departmental efforts include the Safe & Clean Team and the Concrete Sidewalk Replacement Team. The Safe & Clean Team is dedicated to beautifying City streets through community cleanup efforts. The Concrete Sidewalk Replacement Team focuses on replacing sidewalks in low-income neighborhoods. **Revitalization/Redevelopment Fee Waivers:** The City supports neighborhood revitalization and redevelopment through its fee waiver program (Program B 7). This includes fee waivers for downtown development (new and remodel, façade improvements, ADA improvements, streetscape improvements), vacant and aging buildings, and non-profit buildings. **Windshield Survey:** The City will a targeted windshield survey of the areas with known concentration of older housing stock and commercial structures to evaluate the condition of housing units and aging commercial structures in the downtown area. The windshield survey shall be completed by Q1 2027 and prior to creation of the Adaptive Reuse Ordinance to help inform appropriate incentives, needs, and policies for the Adaptive Reuse Ordinance.	Ongoing	50% of programs in areas of the City with comparatively lower TCAC scores.	Hold Community Outreach Programming events at least four times per year. Complete at least 50 repair or cleanup projects throughout the planning period (through the Safe & Clean Team on Concrete Sidewalk Replacement Team efforts) Completed windshield survey, adopted Adaptive Reuse Ordinance.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	Adaptive Reuse Ordinance: The City will encourage adaptive reuse of underutilized and vacant buildings to promote housing and commercial structure revitalization, especially in the downtown area. The City shall evaluate, and if appropriate, amend the Zoning Code to remove potential constraints for adaptive reuse, including review or approval processes. The Adaptive Reuse shall include a set of incentives for reuse for lower income or special needs households, including but not limited to flexible building and development standards, fee waivers or deferrals, expedited processing, and building type flexibility, The City will adopt an Adaptive Reuse Ordinance to facilitate the conversion of underutilized properties for diverse housing opportunities by Q4 2028. Following the windshield survey and Adaptive Reuse Ordinance Adoption, the City will conduct proactive outreach to property owners regarding opportunities for redevelopment and to publicize the incentives. **Home Rehabilitation Grants:** The City provides rehabilitation grants to low- and very low-income homeowners in partnership with the CalHome Owner-Occupied Rehabilitation Program. The program provides grants and low-interest loans that maintain safe and habitable housing conditions and promote long-term ownership. The City will continue to provide grants with the goal of 50% of investment in areas with comparatively lower TCAC scores. **Funding Prioritization:** The City will continue prioritize funding and projects as part of the annual budgeting process and seek additional funding and other resources toward community revitalization in targeted areas; activities will involve a variety of neighborhood improvements and community development based on outreach including but not limited to infrastructure (e.g., water, sewer, storm drainage), evacuation routes, circulation, community facilities and recreation opportunities, parks, public art, community programs, streetscapes, accessibility, safe routes to school and active transportation. The City will continue to prioritize these efforts through funding sources included but not limited to CBDG and HOME funds as well as in seeking additional grant funding opportunities for such projects.			
E - 3	The City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the Americans with Disabilities Act [ADA]) improvements, transit improvements, and water and sewer infrastructure improvements The City will prioritize funding and efforts in the comparatively lower-resource and income areas of the City as identified throughout the AFFH chapter. Specific actions and efforts include the following: • Alley paving in the northeast area of the City ($398,000)	As identified in CIP; annual distribution of CDBG funding.	R/ECAP	Increased ADA compliance and neighborhood improvements

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	• Class I and Class II bike lanes and street crossings at Raymond Road and Cleveland Avenue and between the Fresno River and Raymond Road to the east ($315,000) • Construction of missing wheelchair ramps and pedestrian facility improvements throughout the City ($400,000) • Pedestrian and ADA-compliant improvements at Washington Elementary School ($678,000) • Design, engineering, and construction of James Taubert Park, a new park in a historically underserved area ($1.9 million in Statewide Park Development and Community Revitalization Program) • McNally Park rehabilitation including new equipment, musical instruments, and basketball court ($609,307) • ADA-compliant curb returns and sidewalks citywide ($400,000) • Sidewalk improvements, bike lanes, and safety improvements to improve accessibility and provide sidewalk gap closure along 5th Street and C Street, providing access to grocery stores, the medical clinic, library, and childcare facilities. Bike lanes to provide connectivity from key destinations to the proposed Veteran Housing Project ($3.6 million, part of which funded by the Affordable Housing and Sustainable Communities Grant) • Enhancements to the Caltrans Downtown Madera CAPM Project including wider sidewalks, landscaping, pedestrian safety, and enhanced crosswalks ($3 million) • Planned sewer improvement in the northeast area to better serve future development ($208,602) • Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 ($14 million) • Cook water tower rehabilitation ($2.3 million) • Improving pedestrian access to 5 schools in lower income neighborhoods ($5.7 million) • Pool upgrades and repairs at the Centennial Pool Complex ($215,000) • Tozer Park $1.3 Million Grant Outdoor Legacy Partnership Program with a 50 percent match • Fresno River Trail Clean Up California Grant, including a new playground, trail clean up, and exercise equipment ($832,000) • Lion's Town & Country Park restroom renovation ($177,952) • Lion's Town & Country Walking Trail: ($1.6 Million in funds from Assemblywoman Cabellero and Soria)			

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	• Sunrise Rotary Sports Complex new park installation ($75,000) • Solar power to City facilities including 150 solar street lights in older neighborhoods ($19 million) • New water tank in northeast Madera and rehabilitation of an existing water tank. The overall cost estimate of the project is $24,500,000. The tank itself is $15,700,000 while the offsite water main is $8,800,000. The tank allows provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system ($24,500,000) Fee waivers for qualifying downtown development (see Program B-7). Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks.			
	Displacement Prevention			
A - 5	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage the development of ADUs in Madera, the City adopted an affordable ADU bonus program in February 2025. The affordable ADU bonus program goes beyond state law for both single and multifamily lots. For single family lots, the bonus ADU program would allow for one additional market rate ADU for each affordable ADU that is deed restricted for lower or moderate income households, not to exceed eight total units per lot. For multifamily lots the program would allow up to 8 detached ADUs (1 ADU/ea. primary) for proposed or existing MFR. • Additionally, to encourage the development of ADUs, the City will: • Adopt a new set of preapproved/prereviewed plans. As a part of this effort, the City may partner with or utilize plans from neighboring jurisdictions, such as the County of Madera. • Develop and provide promotional and educational materials regarding building ADUs in the City. This includes information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. As a part of this effort, the City will update its website to provide thorough information on building an ADU in Madera. Information to be posted on the website includes FAQs, a step-by-step guide, and links to other readily available resources for homeowners. The City will track ADUs developed in the City to ensure that the projections in the Housing Element (an average of 0.25 ADUs annually) are achieved.	Preapproved plans by Q1, 2025. Updated website by Q3, 2025.	High Opportunity and High Income Areas	Increase the number of new ADUs permitted annually in the City from an average of approximately 0.4 to an average of approximately 2. Development of at least 6 projects through the new bonus ADU program.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets, the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.			
B - 1	The City will update its zoning ordinance to remove constraints and comply with applicable state laws. The following revisions were completed in February 2025: • Amend the zoning ordinance to prohibit single-family development in multifamily residential zones. • Amend the ordinance to comply with state density bonus law, specifically parking requirements for 100 percent affordable rental projects within one-half mile of an accessible major transit stop. • Amend Chapter 10-3-5.1 to reflect the most recent amendments to state density bonus law. • Explicitly define and allow single-room occupancy units in the City. SROs are allowed in the PO, C-1, C-2, and C-N zones. A comprehensive set of standards for SROs was adopted. • Allow the development of low barrier navigation centers with a discretionary permit in mixed-use zones, as well as non-residential zones permitting multifamily uses. Revisions will ensure consistency with procedurals and requirements as provided in Government Code Sections 65662 and 65664. • Permit and process mobile homes and factory-built housing the same as conventional or stick-built single family structures. The following revisions will be made in Phase II, by Q1 of 2025: • Reduce parking requirements to 1 spare for studio/one bedroom units and 1.5 spaces to 2+ bedroom units. • Remove CUP requirement for small and large group homes in residential zones. • Revise emergency shelter standards to comply with state law. Specifically, the City will revise emergency shelter parking standards to be based on staff levels only and add a definition of emergency shelters. • Revise Emergency Shelter definition to note that for the purposes of the current definition, “emergency shelter” shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. • Revise PD standards to allow developments to default to existing residential development standards of zones that allow the same density. Or, establish baseline development standards for PD zones.	Phase I completed Q1 2025. Phase II by Q1 2028.	Citywide	One Updated Zoning Ordinance

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	• Revise parking requirements for supportive housing projects within one-half mile of a transit so that no minimum parking requirement is imposed. • Allow group homes for seven or more persons in all zones allowing residential uses subject only to requirements of residential uses of the same type in the same zone.			
B - 7	The City will continue providing fee reductions for qualifying projects through the following two programs: • **Downtown Development**. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • **Vacant and Aging Buildings**. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodeled development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • **Non-Profit Buildings:** Up to a 50% reduction in Engineering, Planning, and Building Fees, with a $4,000 cap on building fee reductions. Eligible projects include new and remodeled development, exterior on-site improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. In addition, the City of Madera Municipal Code Section 10-8.17 allows the Community Development Director to approve impact fee adjustments, waivers or findings of exemption. Such reductions and/or exemptions would be considered for residential infill development on sites previously developed and or utilized for residential use in the past.	By Q3, 2026.	50% of funding in areas of the City with comparatively lower TCAC scores	Fee reductions for at least 20 qualifying projects in the planning period.
C - 1	The City, in cooperation with the Madera Housing Authority, will continue to regularly monitor deed-restricted units that have the potential of converting to market rate and shall implement strategies to preserve affordable units that are at risk of converting to market rate. Additionally, the City in cooperation with the Madera Housing Authority shall facilitate tenant education for residents of at-risk development as a part of an early warning system for tenants who are living in assisted housing units that are two years away from potentially converting to market-rate units. As identified in the Needs Chapter, there are 357 units in two projects that are at risk of converting to market rate during the 6th Cycle Housing Element Period. The City shall respond to notices of intent to pre-pay and will meet with property owners of local subsidized housing units when a project is at risk of converting to market rate. The City will contact the owners about their plans and, as necessary, identify potential buyers and possible sources of funding and will facilitate tenant education efforts.	Annually review affordable housing term expirations. Noticing as needed with expiration of covenants.	Citywide	Preservation of 100% of below market-rate units. Preservation of the 357 units set to expire during this planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	Strategies to preserve projects identified as being at risk of converting to market-rate housing include: • Monitoring affordable housing term expiration status annually. • Notifying property owners annually about compliance with the extended noticing requirement (three-year, one-year, and six-month Notice of Intent) under state law. • Including preservation as an eligible use in Notices of Funding Availability. • Biennial contact with property owners of affordable units. • Identification of funding opportunities to purchase and preserve affordable units. • Noticing of tenants and technical assistance with applications for funds. The City will take appropriate steps to preserve affordable units. This includes ensuring that units with affordability covenants that are close to expiration are conserved or replaced and remain affordable to moderate- and low-income households. For below market-rate units that are at risk of conversion during this planning cycle, the City will: • Contact the property owners to assess their interest in extending the affordability covenant for the at-risk units. • Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. • Work with property owners to notify tenants of potential conversion to market rate, pursuant to state law. • Contact affordable housing developers/providers to solicit their interest and financial capacity to acquire the at-risk units. • Work with qualified operators, the California Department of Housing and Community Development, and the property owners to preserve the housing for lower-income households.			
C - 2	The City shall continue to implement an abandoned real property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties.	Ongoing	Citywide; R/ECAP	Accurate registration of abandoned real property throughout the planning period.
C - 3	The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program. City Code enforcement works with	Ongoing assistance;	Citywide; R/ECAP	Rehabilitation of 10 units annually

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	property owners to conduct joint inspections with the Building Department and assist homeowners in bringing their properties into compliance in a reasonable timeline. The City will apply for at least one grant to fund this program in the planning period.	apply for grant by Q1 2027.		during the planning period.
C - 4	The City shall work with the Housing Authority of the City of Madera to identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs.	Ongoing	Citywide; R/ECAP	Preservation of all farmworker housing units in the City.
D - 2	The City shall coordinate with the Housing Authority of the City of Madera, its affiliated nonprofit organization, and other low-income housing developers to identify suitable sites and projects for affordable housing throughout the City, with the intent to avoid concentrating affordable housing opportunities in a limited number of neighborhoods. The City shall work with the Housing Authority of the City of Madera to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis. The City shall also encourage the development of a full range of senior housing while finding ways to incorporate adjacent service facilities, where appropriate, including affordable independent/semi-independent living accommodations for Madera's senior population. The City shall work with the Fresno Madera Continuum of Care, the Community Action Partnership of Madera County, local faith-based organizations, and other community groups to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. The City shall advertise and encourage participation in the Housing Authority of the City of Madera's administration of Housing Choice Vouchers for residents as the waiting list is opened. The City shall work closely with local agricultural employers and the Housing Authority of the City of Madera to identify sites appropriate for farmworker housing and available funding sources, through the California Department of Housing and Community Development and US Department of Agriculture's Rural Development programs.	Annual coordination with nonprofits and support through CDBG funding. Apply for at least one grant annually.	High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development.

City of Madera

HOUSING ELEMENT

6TH CYCLE
CONSTRAINTS ON HOUSING

Constraints on Housing

Constraints to the development of adequate and affordable housing can be posed by market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction economically infeasible for developers. Constraints to housing production can significantly and disproportionately impact households with lower to moderate incomes and/or special needs.

Per Government Code Section 65583, local governments are required to analyze governmental and nongovernmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and those with special needs and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing as part of housing elements updates. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to mitigate these constraints are included in the Housing Element. Local governments must also demonstrate in their constraints analysis that local efforts include the removal of barriers to achievement of regional goals for housing production and housing for persons with special needs.

Governmental Constraints

Local governments have little or no influence on federal monetary policies or national economic forces; yet these factors carry substantial weight on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the Housing Element's purpose is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that address housing needs for a diversity of the population, address public health and safety, and facilitate reducing the cost of housing production.

The City of Madera's primary policies and regulations that affect residential development and housing affordability include the following: land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, building and housing codes, and code enforcement. This section discusses these policies and regulations and assesses whether any serve as a governmental constraint to the production of housing.

As part of the governmental constraints analysis, the Housing Element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Additional analysis of these constraints is included at the end of this section.

General Plan and Zoning Ordinance

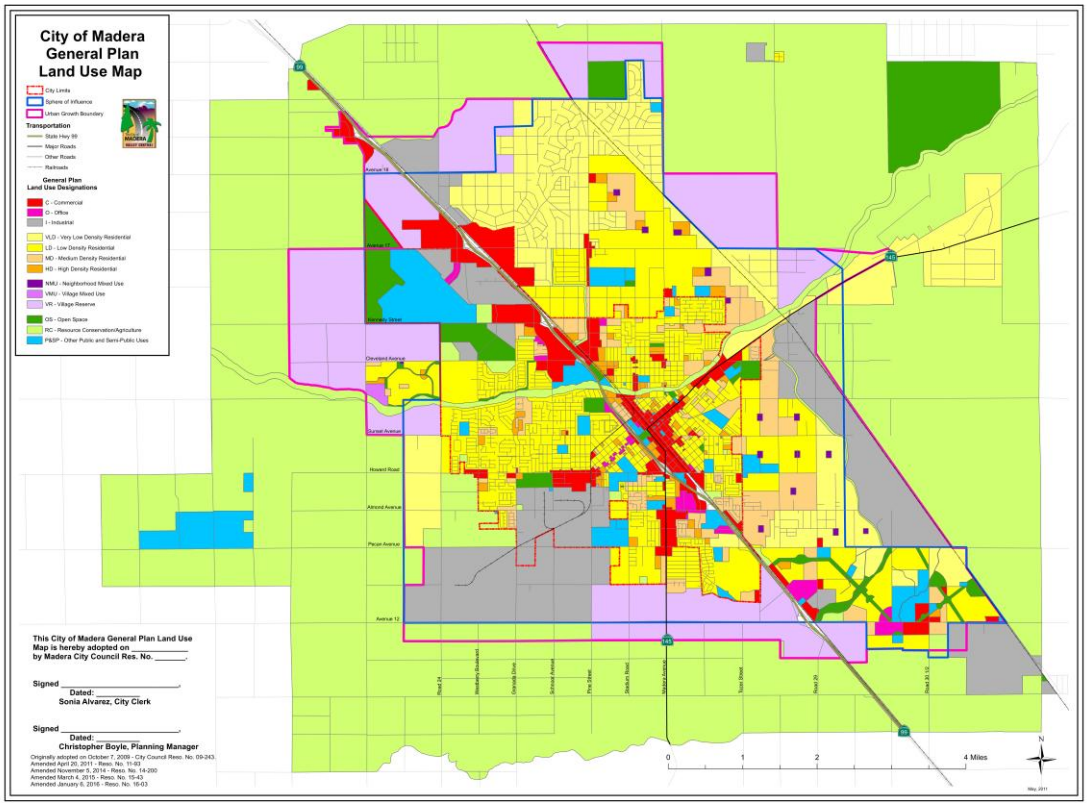
The City of Madera General Plan and Zoning Ordinance establish allowable land use types, amount, and distribution of various uses throughout the City, including the distribution of housing. These policy and regulatory controls guide growth and

development for the future. The discussion that follows focuses generally on the intent of these controls and their impact on the production of housing.

General Plan Land Use Designations

The City of Madera General Plan is a comprehensive, long-term guide for development in the City. The elements of any general plan should include integrated, internally consistent, and compatible policy objectives. The 2009 comprehensive update to the City of Madera General Plan has a 15-year planning horizon (to 2025). The Land Use Diagram sets broad guidance for land use development (see Figure 57).

Figure 57: General Plan Land Use Designation



The Land Use Element establishes the following land use designations that allow for residential development, along with the range of building intensity.

- **Very Low Density Residential**. The Very Low Density category is intended to be limited in its application to areas that have an established pattern of rural residential development, generally located along the edge of the urbanized area. Ranchette-style homes on large lots are the predominant use at a density of 0 to 2 units per acre.
- **Low Density Residential**. The Low Density category represents the traditional single-family neighborhood with a majority of single-family detached homes, primarily for single-family dwellings at a density of 2.1 to 7 units per acre.
- **Medium Density Residential**. The Medium Density Residential category is generally characterized by small lot single-family detached, single-family attached

(e.g., townhomes, condominiums, brownstones), and small apartment complexes with densities at a range of 7.1 to 15 units per acre.

- **High Density Residential**. The High Density Residential category is dominated by larger apartment and condominium complexes, and vertical mixed-use projects with residential use with densities at a range of 15.1 to 50 units per acre.
- **Village Mixed Use**. This category provides for a mix of uses generally corresponding to the Medium Density Residential, High Density Residential, and Commercial land use categories.
- **Village Reserve**. This category applies to lands in Village Reserve designated areas which require additional comprehensive planning as defined in this Land Use Element. Villages are collections of three to four neighborhoods and include a range of uses and a commercial center. The City has ten defined Villages (A -J). Village Reserve-designated areas must implement a planning process to provide more detailed plans for these areas and individual development projects.
- **Commercial**. The Commercial land use allows a broad range of commercial uses including professional offices, as well as single- and multifamily units where permitted in the zone district. For nonresidential uses, the maximum floor area ratio (FAR) for the Commercial designation is 0.30.
- **Office**. The Office land use provides for the development of office centers near residential areas and is designed to buffer between residential areas and more intense uses or arterial streets. Single- and multifamily developments are permitted with a conditional use permit (CUP).
- **Industrial**. The Industrial land use provides for both light and heavy industrial development. Single- and multifamily developments are permitted with a CUP. For nonresidential uses, the maximum FAR for the Industrial designation is 0.80.
- **Resource Conservation/Agriculture**. The Resource Conservation/Agriculture use designates lands planned to remain in use as agricultural lands (such as the growing of crops) or for conservation purposes (such as habitat lands). Single-family residences and farm employee housing are permitted if incidental to agricultural use.

Table 65 identifies the General Plan land use designations and the corresponding zoning districts. Madera's General Plan is not a governmental constraint to the development of housing. Residential development is encouraged through both the stated policies and objectives of the Land Use Element as well as the City's land use designations and associated development intensities.

Table 65: General Plan Land Use Designations Permitting Residential Uses

General Plan Designation	Compatible Zoning Ordinance Classification	Allowable Residential Use	Density (du/acre)
Very Low Density Residential (VLD)	Urban Reserve (UR) Unclassified (U)	Large lot residential "ranchettes"	0 – 2.0
Low Density Residential (LD)	RA	Single-family detached homes	2.1 – 7.0

General Plan Designation	Compatible Zoning Ordinance Classification	Allowable Residential Use	Density (du/acre)
	R-1 PD (4500) PD (6000) PD (8000) PD (12000)		
Medium Density Residential (MDR)	R-2 PD (4500) PD (3000)	Small lot single-family detached; single-family attached (townhomes, condominiums, brownstones), small apartment complexes	7.1 – 15.0
High Density Residential (HD)	R-3 PD (2000) PD (1500)	Single-family and larger apartment and condominium complexes, vertical mixed-use projects	15.1 – 50.0
Village Mixed Use (VMU)	Restricted Commercial (C-R) Neighborhood Commercial (C-N) Light Commercial (C-1) Heavy Commercial (C-2) Highway Commercial (C-H) Professional Office (PO) Planned Development (PD Zones)	Mix of uses generally corresponding to the Medium Density Residential, High Density Residential, and Commercial land use categories	8.0 – 18.0
Village Reserve (VR)	All Districts	Mix of uses including residential, commercial, office, industrial, and resource conservation/agriculture	1.0 – 50.0
Commercial	Restricted Commercial (C-R) Neighborhood Commercial (C-N) Light Commercial (C-1) Heavy Commercial (C-2)	Any residential use	Min 1 unit per parcel
Office	Professional Office (PO)	New residential uses and the expansion of existing residential uses with a use permit	Subject to CUP
Industrial	Industrial (I) Industrial Park (IP)	Any residential use with a CUP	Subject to CUP
Resource Conservation/Agriculture	Resource Conservation and Open Space (RCO) Urban Reserve (UR)	Single-family detached homes; farmworker housing	1 unit per parcel in agriculture districts

Source: City of Madera Zoning Ordinance, 2022; City of Madera General Plan

Specific Plans

A specific plan is a planning document that implements the goals and policies of the general plan. These plans contain more detailed development standards and implementation measures to which future projects located within a specified geographic area must adhere.

Ventana Specific Plan

The Ventana Specific Plan is a regulatory document adopted in 2007 and designed to provide residential housing, educational facilities, parks and landscaped open space areas, and circulation facilities that are consistent with the form and function of the City of Madera. The plan area is located to the west of State Route 99 in southern Madera and encompasses approximately 250.6 acres. The Ventana Specific Plan proposes approximately 1,444 residential units, 18.7 acres of parkland, neighborhood commercial uses, and a new elementary school. The residential densities range from 3 dwelling units per acre to 15 dwelling units per acre. Table 66 and Table 67 show the zoning designations and development standards included in the Ventana Specific Plan, respectively. Tentative subdivision map applications for the Specific Plan area are comprised of 855 single family residential lots and 2 multifamily residential lots (144 units); 20 acres of open space/park and 8.5 acres of open space/ponding basin were approved by Commission on December 12, 2023. No final map have been recorded or units constructed as of November 2024. The residential densities would allow for a range of housing types and do not constrain development of housing.

Table 66: Ventana Specific Plan Zoning Designations

Specific Plan Designation	Compatible Zoning Ordinance Classification	Density (du/ac)
Low-Density Residential (VSP-LD)	RA R-1 PD (6000) PD (4500) PD (8000) PD (12000)	3.0 – 7.0
Medium-Density Residential (VSP-MD)	R-2 PD (3000)	8.0 – 15.0

Table 67: Ventana Specific Plan Development Standards

Land Use / Zoning	Average Lot Size (max/min)	Density (du/ac)	Setback (min)			Height
			Front	Side	Rear	
Low Density	6,000 sf / 10,000 sf; 4,500 sf / 5,500 sf	3.0 – 7.0	15 ft	5 ft (interior) 15 ft (exterior)	10 ft	2-story/ 35 ft
Medium Density	3,000 sf / 4,000 sf	8.0 – 15.0	10 ft	0 ft (interior, zero lot line) 4 ft (interior, conventionally plotted) 10 ft (exterior)	10 ft	2-story/ 35 ft

The Villages at Almond Grove

Approved in 2022, the Villages at Almond Grove Specific Plan includes approximately 1,883 gross acres located in Madera County that have been annexed into the City of Madera. Upon plan buildout, the Villages at Almond Grove Specific Plan will provide an estimated 10,783 dwelling units, up to 2.1 million square feet of commercial and office development, 163 acres of public parkland, 17 acres of natural open space, 54 acres of public facility/school uses, and 128 acres of major roadways. The residential densities will range from 0.1 dwelling units per acre to 50 dwelling units per acre. Table 68 and Table 69 show the zoning designations and development standards, respectively, included in the Almond Grove Specific Plan for multifamily residential uses. Three tentative subdivision maps have been approved for the Specific Plan area, but construction has not yet begun. The residential densities would allow for a range of housing types, up to high-density multifamily housing, and do not constrain development of housing.

Table 68: The Villages at Almond Grove Zoning Designations

Specific Plan Designation	Compatible Zoning Ordinance Classification	Density (du/ac / FAR)
Village Medium Density Residential (V-MDR)	R-2 PD (3000) PD (4500)	7.1 - 15.0
Village High Density Residential (V-HDR)	R-3 PD (2000) PD (1500)	15.1 - 50.0
Village Mixed-Use (V-MU)	R-A R-1 R-2 R-3 PD (12000) PD (8000) PD (6000)	0 - 50.0 / 0.35

Specific Plan Designation	Compatible Zoning Ordinance Classification	Density (du/ac / FAR)
	PD (4500)	
	PD (3000)	
	PD (2000)	
	PD (1500)	
	C-R	
	C-N	
	C-1	
	C-2	
	PO	
	UR	

Table 69: The Villages at Almond Grove Development Standards

Development Standard	V-MDR		V-HDR		V-MU	
	Single-Family (Detached & Attached)	Multifamily	Single-Family (Detached & Attached)	Multifamily	Multifamily	Nonresidential and Mixed-Use
Density (du/ac)	7.1 - 15.0		15.1 - 50.0		0 - 50.0	NA
FAR	NA				NA	0.35
Minimum Lot Area	2,780 sf/unit	1,600 sf/unit	1,600 sf/unit	1,200 sf/unit	1,200 sf/unit	None
Maximum Lot Coverage	75%		75%		75%	None
Minimum Setbacks (feet)						
Front Yard, Facing the Street						
Porch, Balcony or Deck	8 ft		5 ft	8 ft	-	-
Living Space	10 ft		5 ft	10 ft	-	-
Front Entry Garage (min. / max.)	20 ft		5 ft / 7 ft or 18 ft or greater		-	-
Front Yard, Facing a Paseo or Green Court						
Porch, Balcony or Deck	0 ft		0 ft		-	-
Living Space	5 ft	10 ft	5 ft		-	-
From Couplet/Commercial Street (V-MU only)						
Porch (from back of walk)	-	-	-	-	0 ft	
Balcony or Deck (from back of walk)	-	-	-	-	3 ft	
Ground Level Living, Retail and/or Office Space (from back of walk)	-	-	-	-	5 ft	0 ft
Living, Retail and/or Office Space Above Ground Leve (from back of curb)	-	-	-	-	3 ft	
Surface Parking	-	-	-	-	0	
Setback from Alley or Parking Field						
Balcony or Deck	3 ft		3 ft		3 ft	

Development Standard	V-MDR		V-HDR		V-MU	
	Single-Family (Detached & Attached)	Multifamily	Single-Family (Detached & Attached)	Multifamily	Multifamily	Nonresidential and Mixed-Use
Living Space	3 ft		3 ft		3 ft	
Garage (min. / max.)	3 ft / 7 ft or 20 ft or greater		3 ft / 7 ft or 20 ft or greater		3 ft / 7 ft or 18 ft or greater	
Retail and/or Office Space (back of walk or edge of paving if there is no walk)	-	-	-	-	NA	0 ft or 5 ft
Surface Parking	-	-	-	-	0	
Side Yard						
Interior (building to building / to property line)	6 ft / 3 ft	10 ft / 5 ft	6 ft / 3 ft	10 ft / 5 ft	-	-
Street	10 ft		10 ft	10 ft for building elements up to 35 ft	-	-
Rear Yard						
Living Space not Adjacent to an Arterial, Collector, or Local Street	5 ft	10 ft	5 ft	10 ft	-	-
Living Space Adjacent to an Arterial, Collector, or Local Street	15 ft		15 ft	20 ft	-	-
Living Space Adjacent to an Alley	5 ft		-	-	-	-
Patio Cover, Balcony or Deck	3 ft	3 ft if adjacent to alley or 7.5 ft	-	-	-	-
Maximum Building Height	3 stories / 40 ft	3 stories / 45 ft	3 stories / 40 ft	4 stories / 50 ft	3 stories / 40 ft	4 stories / 55 ft

Zoning Ordinance

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance, Title X, Chapter 3 of the Code of Ordinances, as well as specific plan development codes. A zoning district is assigned to every parcel in the City and the Zoning Ordinance identifies compatible uses.

In general, the City's zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups while protecting the health and safety of residents and preserving the character of existing neighborhoods. Additionally, development standards are identified for each zoning district. Some zoning districts may allow similar uses but have different development standards. Residential development shall conform to the density range for each land use category, unless specific characteristics of the site reduce the development potential; it would result in impacts to roadways or other infrastructure; or development was limited by an existing Development Agreement.

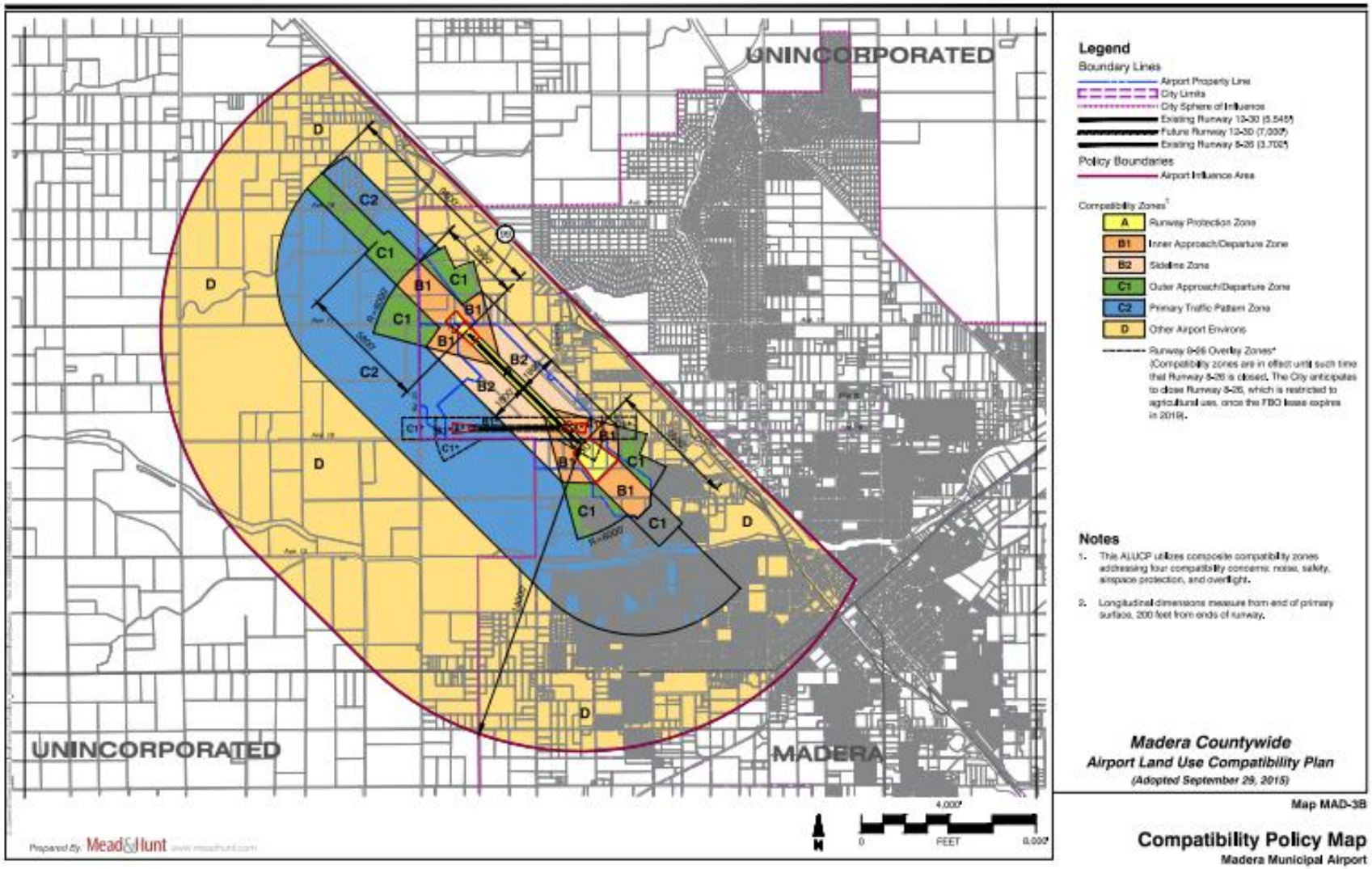
The following discussion reviews the types and density of housing permitted and relevant development standards in the City of Madera Zoning Ordinance.

Airport Approach Zoning

The Madera Municipal Airport is located in northwest Madera, west of Highway 99, between Avenue 16 and Avenue 17. The Madera Countywide Airport Land Use Compatibility Plan establishes standards and regulations for the areas surrounding its airports. The land use compatibility factors that can affect residential development in the Airport Approach Zone are safety, noise, and airspace protection (building and structure height). It also establishes five airport height zones: Horizontal Surface Zone, Conical Surface Zone, Primary Surface Zone, Approach Surface Zone, and Transitional Surface Zone.

Development, particularly of noise-sensitive uses such as residential, is prohibited in the approach and departure zones. Residential uses fall within part of the Other Airport Environs zone established in the Airport Land Use Compatibility Plan (see Figure 58). The Other Airport Environs zone area is considered low risk, and all uses are acceptable except for those that would create a hazard to flight. The City of Madera includes regulations to prevent and mitigate airport hazards within the vicinity of the Madera Municipal Airport, such as limited building heights. As a result, the Airport Approach Zone is not considered a constraint to development.

Figure 58: Airport Land Use Compatibility Zones



Residential Districts

According to the City of Madera Zoning Ordinance Section 10-3.301, the City has 16 total zone districts, 10 of which allow residential development in the City of Madera. Table 70 shows these zone districts in relation to the minimum lot area and maximum residential density. The City allows for a range of residential densities. The maximum residential densities do not pose a constraint to development.

Madera's development regulations allow for a variety of densities. However, R2, R3, and PD 1500 zones, which permit medium- and high-density residential development, are generally concentrated in Downtown Madera and the surrounding areas, which limits the distribution of medium- and high-density development throughout the entire City. PD 3000 and PD 4500 zones, which also permit multifamily housing, are distributed throughout the City. Additionally, the City allows single-family housing as a permitted use in all residential zones, including higher-density residential districts (i.e., R3), so long as the minimum density range of the applicable General Plan land use designation is met. This has the potential to be an impediment to the development of higher-density, multifamily housing even in those districts where it is allowed. The City will adopt regulations that expand opportunities for multifamily housing developments throughout the City and amend the Zoning Ordinance to prohibit single-family development in multifamily residential zones (Program B - 1).

Development Standards

The City regulates the location, density, and scale of development through development standards in the City's Zoning Code. Table 70 outlines the residential districts in the City's Zoning Ordinance and specific plans that allow residential development as a primary or secondary use. This table includes the setbacks, height, and minimum lot area of each residential zone in the City. The Zoning Ordinance does not establish lot coverage for most zoning districts, except for office and industrial zones. Instead, lot coverage is established through setback requirements and indirectly through minimum open space requirements.

Height

Height limits in the RA, R1, and R2 zone are 35 feet; for the R3 zone, the height limit is 50 feet. The height limits do not constrain multifamily development from reaching the permitted densities in the General Plan (7.1-15.0 du/ac for medium density and 15.1-50.0 du/ac for high density).

Setbacks

All residential zones have setbacks, which are the minimum distance between a structure and a lot line. Setbacks in Madera are uniform in all residential zones with 15-foot front setbacks, 5-10-foot interior/exterior side setbacks, and 10-15-foot rear setbacks. Additional requirements on rear setbacks include 15 feet where windows face the rear property line plus 5 feet per story for each story over two stories and 10 feet where there are no windows. For multifamily projects of three or more units, the setback for any two-story building from a single-family dwelling or low-density project or any R-1 zone shall be 15 feet. The setback for any three-story structure shall be 25 feet plus 5 feet for each

additional story over three. This setback requirement is a constraint for multifamily development and will be addressed through the objective design standards Program B - 6.

Lot Area

The Zoning Code specifies a minimum lot area for all residential zone districts. The lot size requirements are also dependent on whether the lot is an interior or corner lot. All zones require a 5,000-square-foot interior lot and 5,500-square-foot corner lot.

Lot Coverage

The City of Madera does not regulate residential lot coverage.

Minimum Open Space

All residential zones have minimum open space requirements. The amount of open space requirements are dependent on zone, ranging from 2,000 square feet in the RA zone to 500 square feet in the R3 zone. A smaller amount of open space required for higher density zones. The 500 square foot open space requirement could pose a constraint for high density projects in the R3 zone. This standard will be addressed through the objective design standards Program B - 6 to provide flexibility in meeting open space (for example on rooftops, common open space, and in setbacks) and opportunities for reduction of the open space requirement.

Minimum Lot Size

The minimum lot size in the residential zones is 80 feet in depth and 50 feet in width, except that corner lots have a minimum width of 60 feet. The minimum site area for creation of new lots in a Residential Zone is 5,000 square feet for interior lots, and 5,500 square feet for corner lots. These lot size standards are reasonable and appropriate for housing and do not constitute a constraint on development. To ensure that minimum lot sizes does not constraint the ability to meet the maximum density on parcels, as a part of the rezoning program (A - 1), minimum lot sizes will be reviewed and revised as necessary with the increase of density in the R-2 zone.

Cumulative Development Standards

The City has permissive and appropriate standards that work together to allow for a variety of housing types and densities in its residential zones. The setback and open space standards combined currently could pose a constraint to residential development. These standards are being addressed and revised through Program B - 6. Cumulatively, the rest of the development standards work cohesively together and do not constitute as a constraint on residential development. There is no impact on cost, supply, choice, or ability to reach maximum density as a result of these standards.

Table 70: Residential Zone Districts Development Standards

Zone District	Min. Lot Area (sf)	Max Height (ft)	Min Lot Width (ft)	Minimum Yard Setback (ft)			Min Open Space/unit (sf)	Max Lot Coverage (%)	Max Density (du/acre)
				Front	Side	Rear			
R-A	6,000; 6,500 for corner lots	35	50 (60 for exterior lots)	15	5 (interior) 10 (exterior)	15 (windows) 10 (no window)	2,000	N/A	3.6
R-1	6,000; 6,500 for corner lots	35	50 (60 for exterior lots)	15	5 (interior) 10 (exterior)	15 (windows) 10 (no window)	1,000	N/A	7.2
R-2	6,000; 6,500 for corner lots	35	50 (60 for exterior lots)	15	5 (interior) 10 (exterior)	15 (windows) 10 (no window)	750	N/A	14.5
R-3	6,000; 6,500 for corner lots	50	50 (60 for exterior lots)	15	5 (interior) 10 (exterior)	10)[7]	500	N/A	24.2
PD (12000) [8]	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3.6
PD (8000) [8]	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.4
PD (6000) [8]	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.2
PD (4500) [8]	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9.6

Zone District	Min. Lot Area (sf)	Max Height (ft)	Min Lot Width (ft)	Minimum Yard Setback (ft)			Min Open Space/unit (sf)	Max Lot Coverage (%)	Max Density (du/acre)
				Front	Side	Rear			
PD (3000) [8]	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14.5
PD (2000) [8]	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	21.7
PD (1500) [8]	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	29
C-R	5,000/6,000 for corner lots	24	N/A	10	10[1]	None[2]	N/A	N/A	14.5
C-N	5,000/6,000 for corner lots	35	N/A	10	10[3]	None[2]	N/A	N/A	Subject to use permit
C-1	2,000	50	N/A	None[4]	None[5]	None[5]	N/A	N/A	24.2
C-2	2,000	65	N/A	None[4]	None[5]	None[5]	N/A	N/A	24.2
PO	5,000/6,000 for corner lots	35	N/A	10	5	5	N/A	75%	24.2
I	Subject to CUP	65	N/A	None[4]	None[6]	None[6]	N/A	50%	24.2
UR	Subject to CUP	35	N/A	50	40	20	N/A	N/A	3.6

Source: City of Madera, Municipal Code, Chapter 3: Zoning

Notes:

(1) 5 feet interior – adjacent to R or PD zones.

(2) Except when adjacent to R or PD zones.

(3) 15 feet when adjacent to R or PD zones.

(4) Except when partially in R zone.

(5) 10 feet when abutting to R zone.

(6) 10 feet when adjacent to R zone.

(7) 10 feet except when abutting to R or PD zone, then 15 feet (windows facing rear) and 10 feet (no window).

(8) PD zoning is used to authorize and regulate density of condominiums, cooperatives, planned developments, and other residential subdivisions. The district is intended to allow use of special design criteria for maximum utility of the site and to allow maximum design flexibility within the density limitations.

Parking Standards

According to the Terner Center for Housing Innovation at UC Berkeley, parking can cost $25,000 to $75,000 per space to construct.[20] Requiring less parking not only reduces the project budget but can allow for more space to build housing units.

The City of Madera requires off-street parking spaces for all new dwelling units. The parking requirements vary depending on the type of residential dwelling unit. Table 71 shows the parking requirement per housing type. Each parking space must be a minimum of 9 feet wide by 19 feet deep, and compact car spaces must be marked with a minimum of 8 feet wide by 16 feet deep. All parking within residential zones shall be located on the same lot as the buildings they are required to serve.

Under state Density Bonus law, parking standards can be reduced for qualifying developments, which requires a ratio of 0.5 parking spaces per unit for affordable and senior housing developments and no more than 0.3 parking spaces per unit for special needs housing developments. The Madera Affordable Housing Density Bonus allows for a reduction in the amount of parking required: one parking space for zero to one bedroom; two parking spaces for two or three bedrooms; and 2.5 parking spaces for four or more bedrooms. These parking standards are higher than what is established in state Density Bonus law, and therefore increases the cost of providing affordable housing, and could affect the feasibility of various housing projects in the City. In addition, requirements for parking space locations on the same lot as the dwelling units may also increase the cost of housing and affect the feasibility of housing projects. The City will implement Program B - 1 to update parking standards to comply with the state's Density Bonus Law, additionally the program will allow the removal of parking requirements for 100 percent affordable rental projects within one-half mile of any accessible transit stop.

The City of Madera offers options for in-lieu payments for providing parking spaces within established parking districts, at a rate of $4,500 per space, at the discretion of the Planning Commission. The in-lieu payment is deposited into a City fund to be used for the purpose of acquiring and developing off-street parking facilities located, insofar as practical, in the general vicinity of the buildings for which the in-lieu payments were made. However, residential uses are excluded from this option, regardless of whether they are located within the Downtown Parking District. The City will amend the parking standards to allow for in-lieu payments to provide off-site parking in higher-density residential and commercial districts.

Generally, the City of Madera's parking standards are comparable to many other surrounding cities and cities in California. Table 72 compares the City of Madera's parking regulations to the City of Merced and City of Turlock. The City of Madera has higher parking requirements than Merced for single-family dwellings, but lower than Turlock, as it differentiates between unit sizes. In multifamily buildings, the City of Madera and the City of Merced also differentiate between unit sizes, but the City of Madera requires guest parking in projects with six or more units. The City of Turlock requires guest parking regardless of the size of the building. The City will implement Program B - 1 reduce parking requirements to 1 spare for studio/one bedroom units and 1.5 spaces to 2+ bedroom units.

[20] Terner Center for Housing Innovation at UC Berkeley, 2016, https://ternercenter.berkeley.edu/proforma/.

The parking standards for senior, supportive housing, and transitional housing are the same as typical multifamily housing in the City of Madera. Residential care homes require one covered parking space per unit plus guest parking, which is more restrictive than the City of Merced and City of Turlock, which require only one parking space every four units plus one space for every 300 square feet of nonresidential use, and one unit per 400 square feet, respectively. The City's parking standards are not considered a constraint to development.

Table 71: Madera Parking Standards

Use	Off-Street Parking Spaces Required
Residential Dwellings	1 ½ spaces for each bachelor, or one bedroom unit 2 spaces for dwelling units with more than one bedroom
Multifamily Housing Projects	In addition to parking spaces required in residential dwellings, all projects with 6 or more units shall also provide off-street parking for visitors at central locations at one space for the first 4 units, and 1 space 4 units thereafter
Senior Citizen Housing Projects under § 10-3.5.1 Affordable Housing Density Bonus	1 cover parking space for each unit, plus 1 guest parking space provided at the rate of 1 space for every 4 units, which shall be accessible. Employee parking to be provided for 1 space every two employees.
Rooming and lodging houses, fraternity and sorority houses, and private clubs having sleeping rooms	1 space for each sleeping room

Source: City of Madera, Municipal Code, Chapter 3: Zoning

Table 72: Parking Standard Comparison

Housing Type	City of Madera	City of Merced	City of Turlock
One Family Dwelling	1 ½ spaces for each bachelor, or one bedroom unit 2 spaces for dwelling units with more than one bedroom	1 space per dwelling unit	2 spaces per dwelling unit
Multifamily	1 ½ spaces for each bachelor, or one bedroom unit 2 spaces for dwelling units with more than one bedroom 1 visitor space for every 4 units in projects with 6 or more units	1.75 spaces per unit of 2 bedrooms or less up to 30 units and 1.5 spaces per unit thereafter, plus 0.5 spaces per additional bedroom over 2 in each unit and 1.0 spaces per additional full or partial bathroom over 3 in each unit	1.5 space per dwelling unit, plus 1 guest space per 4 dwelling units
Senior Housing / Supportive / Transitional	1 covered parking space for each unit, plus 1 guest parking space for every 4 units; 1 space every two employees	1 space per 4 beds plus 1 space per 300 sf of office and other nonresidential areas	1 space per 400 sf of gross floor area[(1)]

Source: City of Madera, Municipal Code, Chapter 3: Zoning; City of Merced, Municipal Code; City of Turlock, Municipal Code

[(1)] The City of Turlock does not include senior or supportive housing in its parking standards. The above parking requirement is for convalescent, nursing, and group homes.

Cumulative Effect of Development Standards

The cumulative effect of the development standards in the City of Madera is not likely to constrain the ability of developers to achieve maximum densities on site development. The combination of setbacks, height, and parking requirements do not impede the ability of projects to reach the maximum density. The City of Madera has permissive standards for development.

Recent projects in Madera demonstrate that the existing development standards do not constrain development from meeting, and in a few cases exceeding, the maximum permitted density in each zone. Table 73 compares the approved projects with the development standards of the relevant zone.

Table 73: Comparison of Development Standards of Recent Projects

Project	Zone	Actual Density/ Max Density Permitted (du/ac)	Actual Height/ Max Height Permitted	Actual Setbacks/Permitted Setbacks		
				Front	Side (Interior / Exterior)	Rear
125 North C ST	PD (1500)	38.7 / 29.04	30 / NA	0 / NA	(50, 0) / NA	6 / NA
Sugar Pine Village	PD (1500)	14.8 / 29.04	17 / NA	12 / NA	(5, 10) / NA	10 / NA
111 Sherwood Way	PD (3000)	8.1 / 14.5	27 / NA	44 / NA	15 / NA	94 / NA
120 Wilson Ave	R3	55.3 / 24.2	36 / 50	15 / 15	(5, NA) / (5,10)	18 / 10
1803 Sunset Ave	R3	11 / 24.2	22 / 50	10 / 15	(5, 20) / (5,10)	12 / 10

Source: City of Madera

Affordable Housing Density Bonus

City of Madera's Municipal Code Chapter 10-3-5.100, Affordable Housing Density Bonus, was adopted in accordance with Section 65915 of the California Government Code. It established a density increase and incentive program for owner-occupied and rental housing development to encourage the development of housing affordable to moderate-, low-, and very low-income households. Additionally, the City provides flexibility in development standards through the Density Bonus Ordinance, which refers to the state Density Bonus Law (California Government Code Section 65915) for qualifications. A developer is entitled to receive a density bonus and other benefits if the development meets the requirements of state law and provides at least one of the following:

- At least 10 percent of the housing units are restricted to lower-income residents.
- At least 5 percent of the housing units are restricted to very low-income residents.
- The project is a senior citizen housing development.
- At least 10 percent of the housing units in a for-sale common interest development are restricted to moderate-income residents.
- The project contains five or more dwelling units.

Developments that meet the criteria may receive a 5 to 35 percent density bonus depending on the percent of qualifying units provided and their affordability levels. Applicants are also eligible for an increased density bonus for land donation when the following conditions are met:

- The applicant donates and transfers the land no later than the date of approval of the final map, parcel map, or residential development application.

- The developable acreage and zoning classification of the land being transferred are sufficient to allow construction of units affordable to very low-income households in an amount not less than 10 percent of the number of residential units of the proposed development.
- The transferred land is at least one acre in size, or of sufficient size to allow development of at least 40 units; has the appropriate Land Use Plan designation; is appropriately zoned for development as affordable housing; and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible.
- The transferred land shall have all of the permits and approvals, other than Building Permits, necessary for the development of the very low-income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review.
- The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units.
- The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the approved housing developer.
- The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter mile of the boundary of the proposed development.

An applicant for a density bonus may also request specific development incentives, including:

- A reduction in the site development standards of this Zoning Ordinance (e.g., site coverage limitations, setbacks, reduced parcel sizes, and/or parking requirements), or a modification of architectural design requirements that exceed the minimum building standards approved by the California Building Standards that would otherwise be required, that results in identifiable, financially sufficient, and actual cost reductions;
- Approval of mixed-use land uses not otherwise allowed by the Zoning Ordinance in conjunction with the housing development, if nonresidential land uses will reduce the cost of the housing development, and the nonresidential land uses are compatible with the housing project and the existing or planned development in the area where the project will be located;
- Other regulatory incentives that will result in identifiable, financially sufficient, and actual cost reductions; and/or
- A direct financial contribution granted by the review authority, including writing-down land costs, subsidizing the cost of construction, or contributing to the cost of infrastructure.

Recently passed state legislation includes new updates for density bonuses. Assembly Bill (AB) 571 prohibits local governments from charging affordable housing impact fees,

including inclusionary zoning fees, public benefit fees, and in-lieu fees on deed-restricted affordable units that are part of a project eligible for a density bonus under the Density Bonus Law. AB 491 requires common entrances to amenities for affordable housing units and market-rate housing units in mixed income multifamily structures. AB 1763 amended the Density Bonus Law to allow for larger density bonuses if the project meets certain criteria. Specifically, a project may have an 80 percent density bonus if 100 percent of the units are deed-restricted for lower-income households; also, a project may be entitled to an "unlimited density bonus" if the site is located within one-half mile of a major transit stop. An unlimited density bonus means there is no cap on the total number of residential units per acre permitted on the site; however, there are other restrictions, such as height limits, which have a practical limiting effect on the number of units that can be built. Chapter 10-3-5.1 of the Municipal Code does not reflect the most recent Density Bonus Law amendments. The City will implement Program B - 1 to amend Chapter 10-3-5.1 to reflect the most recent amendments.

Zoning for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. Persons and households of different ages, types, incomes, and lifestyles have various housing needs and preferences that evolve over time and in response to changing life circumstances. This includes single-family homes, multifamily housing, accessory dwelling units, mobile homes, farm employee housing, and foster homes.

Table 74 below summarizes the various housing types permitted within the City's zoning districts.

Table 74: Residential Uses in Zone Districts

Housing Type	R-A	R-1	R-2	R-3	PO	C-N	C-R[2]	C-1[1]	C-2[1]	I[4]	UR
Farm employee housing											P[5]
Single-family dwellings	P	P	P	P	CUP	ZA/CUP[3]	P	ZA	ZA	CUP	P[5]
Emergency shelters									P		
Accessory dwelling unit	P	P	P	P	CUP		P	ZA	ZA	CUP	
Detached dwelling w/no kitchen	P	P	P	P			P	ZA	ZA	CUP	
Multifamily dwelling			P	P	CUP		P	ZA	ZA	CUP	
Two dwelling units (Duplex)[1]			P	P				ZA	ZA	CUP	
Mobile/manufactured homes	P	P	P	P			P	ZA	ZA	CUP	
Assisted living facilities for elderly		CUP	CUP	CUP			CUP	ZA	ZA	CUP	
Foster homes, rehabilitation facilities, day care centers, and other related facilities, <6 persons	P	P	P	P			P	ZA	ZA	CUP	
Foster homes, rehabilitation facilities, day care centers, and other related facilities, 7+ persons		CUP	CUP	CUP			CUP	ZA	ZA	CUP	
Senior citizen/congregate care housing			CUP	P				ZA	ZA	CUP	
Rooming boarding housing				CUP				ZA	ZA	CUP	
Hotels, motels, bungalow courts, and dwelling groups				CUP				ZA	ZA	CUP	
Rest homes and convalescent hospitals				CUP				ZA	ZA	CUP	
Dormitory/fraternity/sorority				CUP				ZA	ZA	CUP	
Group home	CUP	CUP	CUP	CUP			CUP	CUP	CUP	CUP	

Source: City of Madera, Municipal Code, Chapter 3: Zoning
Notes: P=Permitted Uses; CUP=Conditional Use Permit; ZA=Zoning Administrator Decision
[1] Any use permitted in any R zone may be permitted in the C-1 or C-2 zone subject to a CUP.
[2] Residential uses are limited to those only permitted in a R-2 district.
[3] A Zoning Administrator Permit is required for one single-family home in conjunction with the principal commercial permitted use. A conditional use permit is required for a single-family home not in conjunction with the principal commercial permitted use.
Residential uses are permitted on the same site as a permitted commercial use, consisting of a one-family dwelling above the first floor or on the rear half of the same lot. A single-family dwelling not in conjunction with a principal permitted use requires a CUP.
[4] Uses permitted in any R zone are permitted in I with a use permit.
[5] When incidental to a permitted or conditional use.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached, detached, or internal residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation and is located on the same parcel on which an existing single-family dwelling is situated or will be situated with the proposed development of single-family dwelling(s). ADUs are permitted in R-A, R-1, R-2, R-3, C-N, C-R, and UR zones. They are allowed in C-1 and C-2 zones with administrative approval, and PO and I zones with CUPs. Additionally, ADUs may be located on any PD (Planned Development) Zone District lot where a Precise Plan allows for the construction of one unit per parcel.

A zoning administrator permit must comply with the following ADU development standards:

- The ADU must comply with minimum setback requirements; minimum side, street side, and rear yard setback shall be 4 feet.
- The ADU must have a maximum floor area of 1,200 square feet and a minimum floor area of 150 square feet, or the equivalent of an efficiency unit, whichever is greater. Existing accessory structures converted to a detached ADU, may exceed 1,200 square feet equal to the square footage of the existing accessory structure converted.
- A one-story ADU must have a height limit of 16 feet but may be increased to 18 feet when located within one-half mile walking distance of a transit stop or a transit corridor or with an existing or proposed multi-story multifamily project. A two-story ADU has a maximum of 25 feet. An additional 2 feet in height is allowed to accommodate a roof pitch that is aligned with the roof pitch of the primary structure. An existing accessory structure converted to a detached ADU may not have a maximum height that exceeds that of the primary structure.
- The ADU must comply with all applicable base zone district development standards including open space unless application of any one or more of these standards precludes construction of at least an 800 square foot ADU.
- If visible from the public street, an ADU must incorporate similar architectural features and building materials.
- Any balcony or windows must be designed to lessen privacy impacts to adjacent properties.
- A single-family dwelling or multi-family dwelling must already exist on the lot, or will be constructed in conjunction with the ADU.
- Bonus ADUs apply to single family residential zoned lots based on affordability. Should a single-family lot deed restrict an ADU, it would qualify for one bonus accessory dwelling unit. If a single-family lot provides two deed restricted ADUs, they would be granted another bonus ADU for a total of 2 bonus ADUs compliant with accessibility requirements.
- Existing multifamily developments to have up to 8 total detached ADUs, with the stipulation that the development may have one detached ADU for every primary unit

in the existing development up to a maximum of 8. Proposed multifamily development projects may have up to 2 detached ADUs.

- One off-street parking space per ADU is required, unless the ADU is less than 750 square feet, within one-half mile of public transit, is within a historic preservation district, or is part of the existing primary residence, when on-street parking permits are required but not offered to the occupant, or where there is a car share vehicle located within one block
- Owner-occupancy is required in either the remaining portion of the primary dwelling or the newly created ADU. Owner-occupancy is not required if the owner is another governmental agency, land trust, or housing organization.

A number of changes to ADU law (Government Code Section 65852.2) between 2016 and 2025 made it necessary for the City to revise its provisions related to the construction of ADUs and requirements for parking spaces to be consistent with state law. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The state has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and requires jurisdictions to allow ADUs at existing multifamily developments. Additionally, the state requires that development standards involve no personal or subjective judgement, including design review standards involving architectural features.

The City of Madera's ADU requirements and conditions (Section 10-3.513 of the Municipal Code) are not wholly in compliance with new state law. The City of Madera has an owner-occupancy requirement and does not permit ADUs at existing multifamily developments. Further, the City's requirement to provide 500 square feet of open space and privacy requirements are in conflict with state law. To facilitate the permitting process of ADUs and support ADU development, and bring the ADU requirements into compliance with state law, the City will implement Program A - 5 to update its Municipal Code Section 10-3.513 to comply with state law and provide incentives for the development of ADUs.

Senate Bill 9

Effective January 1, 2022, Senate Bill (SB) 9 requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. The City has not adopted an SB 9 ordinance or objective standards.

The City adopted a bonus affordable ADU program in February 2025 that allows additional ADUs in excess of those allowed by SB 9. This includes up to eight detached ADUs on multifamily lots and up to eight total units on single family lots.

The City will provide SB 9 outreach and education through the ADU Program A - 5 and Bilingual Access and Outreach Program F - 2.

Group Homes/Residential Care Facilities

The California Community Care Facilities Act (Health and Safety Code Section 1500) defines a residential care facility as "any facility, place, or building that is maintained and operated

to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children." A group home is any residence where residents pay a fee or other consideration to the group home operator in return for residential accommodations. A group home includes a boarding home, a rooming house, or a group residence for the elderly, or mentally or physically disabled or handicapped persons, or other persons in need of care and supervision. A residence serving six or fewer individuals is considered small, while a residence serving seven or more individuals is considered large. The term "group home" includes both licensed and unlicensed group homes.

A licensed group home is any residential facility subject to state licensing requirements pursuant to the California Health and Safety Code that has an up-to-date facility license. Group homes subject to state licensing requirements include the following:

- Residential care facilities licensed or supervised by a federal, state, or local health/welfare agency that provide 24-hour non-medical care to unrelated persons who have a disability and need personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.
- Health facilities including congregate living health facilities, developmentally disabled nursing facilities, and intermediate care facilities. [21]

An unlicensed group home is the use of a dwelling unit by an owner or operator as a dormitory, boarding house, rooming house, or similar use, where such residential facility is not subject to state licensing requirements or whose state license has expired or has been suspended or revoked.

The City adopted zoning amendments to Title X on February 5, 2025 which included defining group homes or residential care facilities compliant with California Government Code. The City treats supportive housing as permitted residential uses, and does not restrict the definition of a family, which would constrain group homes. As a result, the City complies with the California Community Care Facilities Act.

The City requires a CUP for small and/or large group homes or residential care facilities for more than six persons in residential zones (R-A, R-A, R-2, and R-3) as well as the commercial and industrial zones (C-R, C-1, C-2, and I). The City will revise its Zoning Ordinance to allow small group homes in residential zones without a CUP and will review and revise its Zoning Ordinance to remove constraints to large group homes. Specifically, the City will allow group homes for seven or more persons in all zones allowing residential uses subject only to requirements of residential uses of the same type in the same zone.

Single Family Dwelling

A single-family dwelling is defined in the City of Madera's Municipal Code as a detached building containing only one dwelling unit. One-family residences are permitted in all residential zones in the City and C-R zones. A Conditional Use Permit (CUP) or a zoning

[21] Health and Safety Code Section 1250.

administrator permit is required for single-family residences in PO, C-N, C-1, C-2 and I zones. Single-family residences are permitted in Urban Reserve Zones (UR) zones, as long as it is incidental to a permitted or conditional use. Permitting low-density housing in higher-density zones can constrain the development of higher-density residences. Program B - 1, completed in February 2025, included updates to the Zoning Ordinance to prohibit single-family dwellings in R-3 districts, and commercial and industrial zones.

Multifamily Dwelling

A multifamily dwelling is defined in the City's Municipal Code as any building, group of buildings, or portion thereof which includes two or more dwelling units, and which are intended as ownership units, or in the case of apartments, rental or for-lease units. Multifamily dwellings are permitted by right, without any discretionary review or action, in R-2, R-3, and C-R zones. A CUP or zoning administrator (ZA) permit is required for multiple-family dwellings in PO, C-1, C-2, and I zones.

Manufactured Homes and Mobile Homes

Pursuant to Section 18007 to 18008 of the Health and Safety Code, a mobile home or manufactured home is defined as a structure which is transportable in one or more sections, is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on-site, is 320 or more square feet. Mobile homes are defined as being constructed prior to June 15, 1976, while a manufactured home is constructed on or after the same date. Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households.

Similar to state law, the City permits manufactured homes on permanent foundations wherever conventional single-family dwellings are allowed, as long as they meet the same standards as single-family dwellings in R-1 zones consistent with Government Code Section 65852.3. A building permit is required for all manufactured homes. There is no constraint on the development of manufactured homes.

Additionally the City of Madera Zoning Ordinance permits mobile homes ministerially in all residential zones subject to compliance with development standards addressing access, circulation, utilities and open space requirements. Mobile homes are permitted with an administrative plan review without a conditional use permit and are only subject to development standards that apply to other residential or commercial development. The Administrative Plan Review is the City's approval process for ministerial projects. This was adopted as part of the zoning code update in February, 2025.

To further encourage and facilitate mobile home parks, the City allows a 20 percent density bonus for mobile home parks that limit residency based on age requirements for housing older persons.

As adopted in February of 2025, the City's definition of Mobile home Park is any area or tract of land where two or more lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for human habitation. Manufactured and mobile homes shall meet the same standards as a conventional single family dwelling in regards to parking, building setbacks and other zoning

requirements. The City of Madera allows State licensed mobile home parks, and does not place any further development standards or zoning restrictions on mobile homes.

Single-Room Occupancy Facilities/Boarding Homes

Although single-room occupancies (SROs) are not defined in state law, generally, an SRO unit is small, usually 200 to 350 square feet, and consists of one habitable room in a structure of other SRO units, also known as a residential hotel. Residents typically share bathrooms and/or kitchens while some SRO units include kitchenettes, bathrooms, or half-baths. Housing Element law requires the City to plan for and allow SROs. In Chapter 16: Rental Housing Inspections of Title IV, Public Welfare, of the City's Municipal Code, "rental housing unit" is defined as including SROs for the purposes of that chapter, but SROs are not listed as a permitted residential use elsewhere in the zoning ordinance. By not including a definition or provisions for SRO units, developers may be discouraged from developing them. The City completed portions of Program B - 1 in February 2025 included amendments to the Zoning Ordinance to explicitly allow SRO units in commercial districts and add a definition of SRO.

Standards for SROs are outlined in Section 10-3.423 of the City's municipal code. The standards regulate living unit standards, community facility standards, cooking facilities, and management plans. The standards are permissive and designed for health and safety of the occupants. Standards include a maximum occupancy per unit (two persons), minimum floor area (150 square feet), and minimum width (12 feet). Cooking facilities can be individual or communal.

Emergency Shelters

Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a CUP or other discretionary permit. The identified zone(s) shall include sufficient capacity to accommodate the City's need for emergency shelters and must provide capacity for at least one year-round shelter.

In Madera, emergency shelters are considered a temporary use and exempt from the requirement of a temporary use permit, as determined by the Planning Director. Monies deposited into the City's Affordable Housing Trust Fund can be used for construction or rehabilitation of facilities for emergency shelters, if those facilities mitigate the impact of market-rate housing on the need for affordable housing.

AB 139, which went into effect on January 1, 2020, mandates that emergency shelters may only be subject to those standards which apply to residential and commercial development within the same zone, except that a city can apply standards regulating the number of beds, parking for staff provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, length of stay, and other minor standards.

The City subjects emergency shelters to the development standards of the underlying zoning district, and implements operational requirements and limits on the number of beds and length of stay (Section 10-3.422 of the Municipal Code). The City's standards comply with state regulations.

AB 2339 was passed in 2022 to go into effect January 1, 2023. AB 2339 requires that jurisdictions identify zoning designations where emergency shelters are allowed to include sites that meet at least one of the following:

- Vacant and zoned for residential use;
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals; and/or
- Nonvacant and is suitable for use as a shelter in the current planning period.

Additionally, identified sites must have a minimum area of 200 square feet per person to show that it may accommodate the number of people experiencing homelessness.

The Fresno-Madera Continuum of Care conducted a Point-in-Time (PIT) Count in January 2023 in Fresno County and Madera County. A total of 4,493 people were identified as experiencing homelessness in Fresno County and Madera County, 140 of which were in Madera County.[22] Of those experiencing homelessness in the City Madera in 2023, 336 were sheltered and 205 were unsheltered.

Currently, the City of Madera permits emergency shelters by right, without any discretionary review or action, in C-2 zones. Under AB 2339, to accommodate at least 541 individuals with a minimum of 200 square feet per person, at least 108,200 square feet of nonresidential zoned vacant parcels are required. There are vacant C-2-zoned parcels at least 108,200 square feet in size; therefore, the City of Madera is meeting its obligation under AB 2339.

Emergency shelters are permitted by right (without a conditional use permit) and are only subject to development standards that apply to other residential or commercial development within the C-2 zone. Emergency shelters are permitted without discretionary review or action.

In February, 2025 the zoning ordinance was amended to ensure the definition of emergency shelter is consistent with state law. Specifically, emergency shelters are defined as housing, as defined in California Health and Safety Code Section 50801, with minimal supportive services for families or individuals experiencing homelessness, where occupancy is limited to sixth months or less. Medical assistance, counseling, and meals may be provided.

The most recent Point-in-Time Count data available from 2023 indicates that there are 205 unsheltered homeless individuals in the City of Madera. Government Code Section 65583(a)(4)(I) requires a minimum of 200 square feet per unsheltered person identified. This would require the City to have a minimum of one acre of vacant land in the C-2 zone, on approximately 5 sites, as emergency shelters in the City cannot exceed 50 beds. The C-2 zone currently has 65 vacant parcels, totaling over 315 acres of vacant land. Of these 65 parcels, 41 are between 0.5 and 10 acres, totaling 95 acres. This is significantly beyond what is required, showing that the C-2 zone has suitable capacity for the current unsheltered homeless population.

These sites are distributed throughout the City with sufficient proximity to transportation and services. Of the 353 parcels in the C-2 zone, 199 are within 0.5 miles of a transit stop. Twenty two of the 65 vacant parcels are within 0.5 miles of a transit stop, totaling 50 acres. The C-2

[22] Fresno-Madera Continuum of Care, 2023, Point-in-Time Count & Housing Inventory Count, https://fresnomaderahomeless.org/point-in-time.

zone is distributed throughout the City, with significant land in the downtown area with access to employment opportunities, grocery stores, and other resources. There is also a large amount of the C-2 zone in high opportunity designated areas.

In addition to the development standards of the C-2 zone, the following standards apply to emergency shelters in the City Code. All standards are in compliance with state law with the exception of parking requirements. Program B - 1 includes the revision of emergency shelter standards to base parking on staff levels only.

- Facility compliance with applicable state and local standards and requirements.
    - Federal, state and local licensing as required for any program incidental to the emergency shelter.
- Physical characteristics.
    - Compliance with applicable state and local uniform housing and building code requirements.
    - The facility shall have on-site security during all hours when the shelter is open.
    - Facilities shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.
    - Facilities shall provide secure areas for personal property.
- Limited number of beds per facility. Emergency shelters shall not exceed 50 beds.
- Limited terms of stay. The maximum term of staying at an emergency shelter is six months in a consecutive 12-month period.
- Parking. The emergency shelter shall provide on-site parking at a rate of two spaces per facility for staff plus one space per six occupants allowed at the maximum capacity.
- Emergency shelter management. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approval by the planning, inspections, and permitting department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrate compliance with the physical standards of this chapter. The operator of each emergency shelter shall annually submit the management plan to the planning, inspections and permitting department with updated information for review of the required management plan. The City Council may establish a fee by resolution, to cover the administrative cost of review of the required management plan.

Low Barrier Navigation Centers

In 2019, AB 101 was passed, requiring that a Low Barrier Navigation Center (LBNC) development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses. An LBNC is a low-barrier, temporary, service-enriched shelter that helps homeless individuals and families obtain permanent housing.

The City of Madera does not currently explicitly allow LBNCs in any zone; although this does not prevent their development, it could discourage or prove difficult to submit an application. The City will implement Program B - 1 to amend its Zoning Ordinance to explicitly allow the development of LBNCs, by right, without any discretionary review or action, in residential use and mixed-use zones, as well as nonresidential zones permitting multifamily uses.

Transitional/Supportive Housing

Transitional and supportive housing are more permanent housing options providing a more stable living situation for individuals and families that might otherwise be homeless; stay lengths are typically six months or longer, but no less than six months.

Supportive housing means housing with no limit on length of stay, as set forth in Government Code Sections 65582 and 65650, and SB 2 and SB 745, that is occupied by low-income individuals who will receive, as part of their residency, supportive services designed to assist the individual in retaining housing, improving health, or enhancing other life functions. Consistent with Government Code Section 65583, transitional and supportive housing is permitted in all zones allowing residential use subject to the same permit requirement of other residential uses of the same type in the same zones. The target population includes homeless families, homeless youth, and persons with disabilities. According to the City's Zoning Ordinance, transitional and supportive housing are considered residential uses and are subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

In 2018, AB 2162 required cities to change their zoning to provide a "by right" process and to expedite review for supportive housing projects of 50 units or fewer. This law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 requires 25 percent of the units (or a minimum of 12 units, whichever is greater) to be approved by right with no minimum parking. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing. To ensure compliance with AB 2162, as a part of Program B - 1, parking requirements for supportive housing projects within one-half mile of a transit will be revised so that no minimum parking requirement is imposed.

The City of Madera treats transitional and supportive housing as permitted residential units, which expedites the review for supportive housing. The City complies with state regulations for transitional and supportive housing, including all other regulations of AB 2162, such as thresholds and processing requirements.

Zoning Ordinance amendments completed in February 2025 ensured that the City allows supportive and transitional housing in appropriate residential, industrial, and commercial districts as well as added a definition of supportive housing the Zoning Ordinance.

Transitional and supportive housing are permitted uses in the PO, C-1, C-2, C-R, C-N, and I zones and are permitted uses with an administrative plan review in the RA, R-1, R-2, and R-3 zones. The Administrative Plan Review is the City's approval process for ministerial projects. The transitional and supportive housing residential uses are permitted in all zones allowing residential uses with no additional requirements beyond what is required for traditional

residential development in the same zone. This was adopted as part of the zoning code update in February, 2025.

Farmworker Housing

The Employee Housing Act (Division 13, Part 1 of the Health and Safety Code) requires employee housing for six or fewer employees to be allowed wherever single-family homes are allowed. Health and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, and/ or other zoning clearance for certain agricultural employee housing. The City's zoning and procedures are compliant with the Employee Housing Act (Health and Safety Code Section 17000 et seq.), specifically, Sections 17021.5, 17021.6, and 17021.8.

Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City processes employee housing for six or fewer employees in the same manner as other dwellings of the same type. Employee housing for six or fewer employees is processed and permitting as a single-family dwelling in applicable residential zones.

Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Agricultural uses are only allowed in the UR zones in the City. The City permits farmworker employee housing and single-family housing in UR zones when they are incidental to a permitted or conditional agricultural use. Per Section 10-3.10.502 of the City's municipal code, farmworker housing is permitted in the same manner as agricultural uses in the UR zones.

Section 17021.8 requires that a development is subject to a streamlined, ministerial approval process and is not subject to a conditional use permit if the development is an eligible agricultural employee housing development. This is applicable to land designated as agricultural. Agricultural housing is allowed in the City's UR zone and is not subject to a conditional use permit. Any qualifying housing developments would be processed subject to the streamlined, ministerial approval process.

Building Code

In addition to land use controls, local building codes also affect the cost of housing. The City adopted and adheres to the 2022 California Building Code with local amendments to the Building Code (Section 9-1.02). The local amendments in the City's municipal code are predominantly related to fences, fees, grading permits, and fire safety. While the incorporation of these measures may raise the cost of construction, these standards are necessary to prevent much more costly damage related to soil and structural integrity, or fire episodes. No restrictions or amendments were adopted that are a constraint to the development of housing. Enforcement of the California Building Code is required by California law and does not constrain the production or improvement of housing.

The Code Enforcement department is responsible for the investigation and enforcement of all Zoning Code violations related to property maintenance, public nuisances, zoning violations, substandard rental housing, signs, garbage, graffiti, etc. to ensure the absence of blight and nuisances, and to maintain a clean environment for all residents. Code Enforcement works to promote and maintain a desirable working environment by

administering a fair and unbiased enforcement program to correct violations of municipal codes and land use requirements in addition to working with residents, public service agencies, and other City departments. The division also monitors graffiti abatement and public nuisances like overgrown vegetation. The Zoning Code sets the standards for enforcement.

On-and Off-Site Improvements

On/off-site improvements are provided by the developer when building a new subdivision and are regulated by the Subdivision Ordinance of the Municipal Code (Section 10-2.700). The Subdivision Ordinance specifies that the improvements are required as a condition of approval and are to be completed at the subdivider's expense. The following are required improvements for all residential subdivisions with five or more parcels according to City Standard Specifications:

- Storm drainage system. Storm water runoff from the subdivision shall be collected and conveyed by an approved storm drain system. The storm drain system shall be designed for ultimate development of the watershed. The storm drain system shall provide for the protection of abutting and off-site properties that would be adversely affected by any increase in runoff attributed to the development; off-site storm drain improvements may be required to satisfy this requirement;
- Sanitary sewer system and domestic water system including water meters. Each unit or lot within the subdivision shall be served by approved sanitary sewer and domestic water systems;
- Electric, telephone, and cable facilities. Each unit or lot within the subdivision shall be served by gas (if required), electric, telephone, and cablevision facilities. All utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by the Public Utilities Commission regulations. Cablevision facilities shall be installed in accordance with plans approved by the City Engineer; and
- Street infrastructure including curb and gutters, sidewalks, and streetlights. All subdivisions shall have adequate street lighting, full curb and gutter construction, and sidewalks as per city standards.
- Utilities. The subdivider may request that the undergrounding requirement along existing perimeter streets be waived by the Planning Commission. Undergrounding requirements may be waived or modified by the Planning Commission only upon making the following findings:
    - The subdivision is located adjacent to existing subdivision/development where existing utilities have not been placed underground;
    - The exemption will be allowed since undergrounding is impractical due to the locational characteristics or physical constraints;
    - Existing residential subdivisions immediately adjacent to the proposed project are absent similar improvements; or,
    - Consideration of an incentive is desired based on a proposal to provided residential units for lower income households.

These improvements are a costly aspect of development, but they are essential to the provision of services and the health and safety of residents. The requirements for on- and off-site improvements are not beyond the typical requirements in the region, and do not pose a specific undue financial burden that would constrain development. Some requirements may be waived for lower income residential households in an effort to lower costs and remove constraints to affordable housing development.

No building permits shall be issued for any building or structure to be erected, altered, expanded, or enlarged on any lot to the extent that the cost of such work exceeds 50 percent of the estimated current cost to replace the present building or structure, unless half of any right-of-way contiguous thereto has been dedicated and improvements to city standard specifications thereon have been provided for. Therefore, building rehabilitations do trigger the need for improvements should they fall under the following described criteria.

- Projects which abut on an existing or new street where development is anticipated to occur on both sides of the street shall be required to provide all improvements for a ½ right-of-way width on the project's respective frontages. In the event that it is found by the Director or Planning Commission that the standard improvements do not provide sufficient pavement width for two travel lanes and a parking lane, the review body may require additional pavement width or posting for no on-street parking. This determination shall be based on the adequacy of on-site parking and adjacent land uses both existing and planned.
- Projects which encompass an existing or new street shall be required to provide all right- of-way improvements.
- Projects abutting a frontage street shall be required to provide all right-of-way improvements provided that some adjustment from standard improvements may be permitted when such improvements will complement the overall development of the area and provide for safe vehicular and pedestrian circulation. Where median or parkstrips are required, the property owner shall be responsible for the maintenance thereof subject to provisions of a maintenance agreement.
- Projects which abut upon or encompass major arterial streets shall be required to provide pavement improvements equivalent to a collector street
- Projects which abut upon or encompass an alley shall be required to provide all alley improvements to full width adjacent to the project site.

According to local knowledge from City staff's conversations with developers, the on- and off-site improvements are not a constraint to residential development. As the majority of the town is developed, most of the necessary improvements are already accounted for and do not create additional requirements or costs for new developments. For the majority of the City, the estimated percent of overall project cost that is utilized for on and off site improvements is less than 5 percent.

The newly annexed areas of the City require the most on and off site improvements to be completed. This percentage is higher, closer to 20 percent in the recently annexed areas due to additional infrastructure needs on newly annexed land, but the majority of developments are under 5 percent, resulting in a very low overall average cost.

Energy Conservation

The City requires all subdivision applications to provide, to the extent feasible, passive or natural heating or cooling opportunities. Passive or natural heating and cooling opportunities can include the design of lot size and orientation of a structure in an east-west alignment for southern exposure, or taking advantage of shade or prevailing breezes. These opportunities require consideration of local climates, and the contour and configuration of each parcel. If feasible, these measures result in significantly lower heating and cooling costs. These design requirements are not considered a constraint to development.

Requests to Develop Below Anticipated Densities

In some regions, market factors such as the demand for single-family housing or larger high-end condominiums can lead to properties being developed below the maximum allowable density. Requests to develop housing at densities below those anticipated in the Housing Element act as a potential constraint to housing development. Table 75 shows the 5th Cycle sites that have or are being developed, including the anticipated and actual number of units and anticipated and actual density of the developments. The City received seven requests to develop on 5th Cycle Regional Housing Needs Allocation (RHNA) sites. These sites have all been entitled or constructed and are discussed in detail in the sites inventory chapter.

Of the seven 5th Cycle sites listed, four are being developed at much higher densities than anticipated, one is being developed at the anticipated density, and one is being developed with one less unit than anticipated. The only project that developed at a lower density is 100 percent affordable and includes units for individuals and families struggling with housing insecurity and homelessness.

Table 75: 5th Cycle Sites Developed

Site/ Address	APN	Anticipated # of Units	Actual # of Units	Anticipated Density (du/ac)	Actual/ Proposed Density (du/ac)	Identified Site (5th Cycle)
711 Linden St	006-250-014	24	29	25	31.2	Yes
Sugar Pine Village	011-143-006, 011-143-007	25, 52	52	24.8, 24.8	14.8	Yes
Bellavita Residences	003-240-001 003-240-002	53, 50	112	24.7, 24.9	27.4	Yes
120 Wilson Ave	003-093-006	3	8	20.7	55.3	Yes
Eagle Meadows Apartments	005-320-023 through 005-320-060	63	106	23.3	39.2	Yes
320 N M Street	010-043-011	2	1	11.6	5.8	Yes
724 N Nebraska Avenue	004-011-011	3	3	20.9	20.9	Yes

Planning, Building, and Development Fees

In addition to improvements and dedication of public land, developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit costs. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

Building and development fees are approved through the adoption of the City of Madera Master Fee Schedule. The City has not updated its fee schedule since July 2018. The intent of each fee is to collect a portion of the total cost of each activity. New housing is typically charged for capital facilities fees, site plan review fees, sewer and water connection fees, plan checking and building permit fees, and school impact fees. If the development is a subdivision, there are additional fees for processing the tentative and final maps. In addition, the developer may have to pay the cost of preparing environmental reports, traffic studies, and soils reports. Table 76 shows the City's current planning and development fees and how

they compare to the County's fees. Overall, a majority of the County's planning and development fees are considerably more expensive when compared to the City.

Additionally, the City has incentive programs that offer significant reductions in permit and processing fees in three separate categories: the development and redevelopment of properties in downtown Madera; the remodel and renovation of older buildings and buildings that have experienced long vacancies anywhere in the City; and building projects that will be used in conjunction with tax exempt, non-profit operations, with each of the three programs providing for reductions between 50% and 100% in land use permit fees, building permit fees, and public facility engineering fees for qualifying projects.

Table 76: City of Madera Planning and Development Fees

Fee Type	Fee Amount	
	City of Madera	County of Madera
Amendments and Rezoning		
Rezoning/Prezoning (<10 acres / >10 acres)	$6,225 / $7,470	-
Code Amendment	$6,225	-
General Plan Amendments	$6,225	-
Major General Plan Amendments (10 acres+)	$7,470	$4,777 (Text change) $5,660 - $9,615 (0-100+ acres)
Specific Plan Amendments	$6,113	$7,230 (T&M)
Major Specific Plan Amendments (10 acres+)	$ 7,335	-
Specific Plan Preparation	$12,450	$14,256
Appeals		
Administrative	$1,325	-
Project Approvals	$605	-
Environmental Assessments		
Negative Declaration	$488	$1,206
Mitigated Negative Declaration	$563	$1,605
Environmental Impact Report	At cost	$11,233
Environmental Impact Report Administration	10% of cost	-
Supplemental Environmental Impact Report	At cost	-
Supplemental Environment Impact Report Administration	10% of cost	-
Subdivision		

Fee Type	Fee Amount	
	City of Madera	County of Madera
Lot Line Adjustment	$405	$2,302
Tentative Parcel Map	$1,069	$3,170.00 +22/Lot
Tentative Parcel Map Modification/Time Extension	$534	-
Tentative Subdivision Map (<40 acres / > 40 acres)	$4,538 / $5,445	6,679.00 + $47/Lot 7,828.00 + $47/Lot (>100 lots)
Tentative Subdivision Map Modifications	$2,250	-
Tentative Subdivision Map Time Extensions	$1,594	-
Site Plan Review Applications		
Minor Projects and New Construction <1,200sf	$950	$2,864
New Projects of up to 10,000sf and < 25 units	$1,355	
Major Projects >10,000sf and 25+ units	$3,244	
New Large Projects > 100,000sf and 150 units	$4,883	
Modifications to approved site plans	75% of original fee	
Sign Permits and Applications		
Sign Permit – Single / Multiple	$150 / $188	$394
Sign Use Permit	$2,231	-
Sign Variance	$2,588	-
Minor Adjustment	$431	-
Master Sign Program	$338	$715
Use Permit, Precise Plans, and Variances		
Conditional Use Permit		$4,864
Use permits with no new construction (or construction less than 3,000 sf)	$1,650	-
Use permits for new projects of 3,000 – 10,000 sf with 25 units or less	$3,263	-
Use Permits for 10,000+ sf or 25+ units	$3,694	-
Use permits for more than 10,000 sf or more than 150 units	$4,433	-
Precise Plan for 10,000+ sf or 25+ units	$4,613	-

Fee Type	Fee Amount	
	City of Madera	County of Madera
Precise Plan for 100,000+ sf or 150+ units	$5,535	-
Variances	$2,963	$3,313
Temporary Use Permit	$206	-
Modifications	75% full fee	-
Extensions	$1,650	$3,008
Miscellaneous		
Agenda Subscription	$0	-
Home Occupational Permit	$166	-
House/ Building Move	$0	-
Request for Findings/Determinations	$3,263	-
Request for Continued Hearing Prior to the Packet Distribution	$95	-
Request for Continued Hearing after the Packet Distribution	$150	-
Right-of-way Abandonment	$3,263	-
Summary Vacations	$3,263	-
Zoning Administrator Permits	$630	$1,248
Development Agreement Application Fee	$7,470	$15,388

Source: City of Madera, City of Madera 2018-2019 Master Fee Schedule; County of Madera, Community and Economic Development Department Planning Division Fee Schedule, July 1, 2022

Table 77 shows how development planning fees in the City of Madera compares to nearby cities of similar size. Compared to the City of Merced and the City of Turlock, the City of Madera has lower CUP, zone change, and tentative subdivision map costs. Madera has higher variance costs than the City of Merced, but it is lower than the City of Turlock. For the other fee types, the City of Madera has comparable or less development fees to other jurisdictions, and they do not represent a constraint to development.

Table 77: Development Permit Fee and Cost Comparison

Fee Type	City of Madera	City of Merced	City of Turlock
Variance	$2,963	$1,283 (Single R-1) $1,509 (All others) $2,264 (Multiple)	$3,104
Conditional Use Permit	$3,263 (<25 units) $3,694 (25+ units)	$3,773 (regular)	$7,409 (medium)
Zone Change	$6,225 (<10 acres) $7,470 (10+ acres)	$8,300 (minor) $9,468 (major)	$8,300 (minor) $9,468 (major)
Environmental Impact Report	At cost	At cost	17% of total cost
Tentative Subdivision Map	$4,538 (<40 acres) $5,445 (>40 acres)	$4,528 (1-50 lots) $7,546 (50+ lots)	$7,283 (1-10 acres) $10,126 (11-20 acres) $12,970 (21-50 acres) $15,472 (>50 acres)

Source: City of Madera, Master Fee Schedule 2018-2019; City of Merced, Planning and Development Fee Schedule, 2024; City of Turlock, Development Services Planning Division Uniform Application, 2024

Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by state law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure that the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. Development impact fees are charged as a condition of development to defray the cost of public facilities, improvements, and amenities. Development impact local fees include fire, general government, police, parks, sewer, storm drain, streets, transportation facilities, traffic signals, water, and wastewater. The time for payment of the capital facilities fee is established by the City Council, which sets the amount of the fee.

Table 78 shows the impact fees for both single-family and multifamily developments per unit. Sewer and storm drain impact fees vary depending on which area of the City the development will be located in (i.e., Northwest, Northeast, Southwest, Southeast) with the Northeast and Southeast having higher fees. The impact fees shown below are based on fees for the northeast part of the City, as that is where the majority of the RHNA sites are located.

Table 78: Impact Fees for Single-Family and Multifamily Developments

Fee Type	Single-family	Multifamily
Administrative	$93.72	$56.67
Fire	$336.75	$247.38
General Government	$231.04	$168.92
Police	$541.63	$398.87
Parks	$2,652.57	$1,945.29
Public Works	$323.67	$99.17
Sewer (additional)	$992.81	$724.72
Storm Drain	$3,099.39	$1,453.79
Sewer (existing)	$272.45	$272.45
Streets (collector or arterial)	$697.47	$428.29
Transportation Facilities	$951.40	$584.13
Traffic Signals	$235.40	$144.94
Water Pipes	$283.33	$151.48
Wastewater	$1,314.3	$923.06
Water Wells	$562.34	$300.78
Total Per Unit	**$12,157.80**	**$7,595.89**

Table 79: Fee Comparison for Single-Family and Multifamily Development

	Single-family	Multifamily (17-unit multi-family complex)
Total Square Footage	2,000	37,000
Construction Cost per Square Foot	$210	$172
Total Construction Costs	$420,000	$6,364,000
Land Costs (vacant land)	$12,000 (3,500 sf lot)	$1,702,000
Estimated Fees per Unit		
Building	1,106.43	$223.97
Planning	$950	$1,355
Public Works	$323.67	$99.17
Impact Fees	$12,157.80	$7,595.89
Total Development Fees/Unit	**$14,537.90**	**$9,274.03**
Fees as a % of Total Costs	**2.6%**	**1.9%**
Total Costs	$554,538	$8,223,659
Development Cost per Unit	**$554,538**	**$475,016**

The Terner Center for Housing conducted a study of the effects on development of impact fees in six California cities: Los Angeles, Sacramento, Roseville, Oakland, Irvine, and Fremont.[23] Fees in Fremont and Irvine were calculated at over $60,000 per multifamily unit while Roseville, Sacramento, and Los Angeles were calculated to be under $20,000 per multifamily unit. While the City of Madera is much smaller than (geographically and population) these example cities, the City's development fees are significantly lower at approximately $12,157.80 per single-family unit and $7,595.89 per multifamily unit in the northeast part of the City. As a result, development fees are not considered a constraint to development of housing in the City.

Since some fees are based on project valuation and some are charged on per unit or per square foot basis, it is difficult to generalize the total fees that apply to residential projects. Therefore, Table 79 provides a comparison of the applicable development fees for a single-family development and a multifamily development project.

School Fees

In addition to the costs above, the Madera Unified School District charges development fees. The entirety of Madera is served by the Madera Unified School District. The residential development fees for the school district were $5.17 per square foot (effective September 11,

[23] Terner Center for Housing Innovation at UC Berkley, 2018, https://ternercenter.berkeley.edu/blog/it-all-adds-up-the-cost-of-housing-development-fees-in-seven-california-cities/.

2024). The City does not have control over these fees, and the fees have not constrained the development of housing in recent years.

Permit Procedures and Processing Time Frames

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include rezoning or general plan amendment requirements, public hearing required for Commission/Council review, or a required negative declaration or environmental impact report.

The Permit Streamlining Act regulates the processing time for planning applications, although the applicant can waive these time limits. The length of processing time also depends upon the knowledge, expertise, and ability of the development team and their ability to prepare plans in accordance with City requirements, make timely submissions (and resubmissions), and revise plans based on feedback received. The City complies with timelines and turnarounds provided in the Permit Streamlining Act as provided below.

Typical Development Review Procedure

The City's Development Plan Review is outlined in Section 10-3.4 of the Zoning Ordinance and is typically as follows:

1. Application submittal
2. Application is dispersed to affected City departments and agencies to review.
3. The Community Development Director provides the applicant with an application status letter commenting on the completeness of the application within 30 days in accordance with Permit Streamlining Act.
    a. Letter will identify if the application is complete or what conditions are required to determine a complete application.
4. California Environmental Quality Act Review. Environmental review can be initiated during the application review process.
    a. Three-party agreements are utilized for CEQA consultation services for expanded environmental analyses (i.e., preparation of initial studies, Negative or Mitigated Negative Declarations &/or Environmental Impact Reports).
5. Planning Commission public hearing is scheduled based on the level of environmental review needed, consistent with requirements under CEQA and the Permit Streamlining Act.

The City is under contract with a consultant regarding text amendments related to housing production and streamlining. City intent will be to identify housing projects in residential zones as ministerial reviews and amend procedural provisions of code, respectively (this will also need to entail identification of additional objective standards).

Examples of Permit Processing Timeline

The following are examples of the permit processing timeline of residential development projects that have received planning entitlements. The examples range from 56 to 273 days from submittal to approval, averaging 138 days, illustrating the relatively quick timeline for approval of housing.

The amount of time between project approval and building permit application does not typically hinder construction of units. This is typically outside of the jurisdiction's control and can depend on market influences and financing availability. Of the six recent permit examples reviewed, three have been issued a building permit. The three examples have an average issuance time of 670 days (22 months). The three projects that have not received a building permit are still within that average approval issuance time frame. To ensure that the length of time between approval and submittal of building permits is not a hindrance to construction of the projects, the City will implement Program A-4 to proactively follow up with developers after Planning approvals to ensure no issues or barriers arise in the application and approval of building permits and construction of RHNA sites.

CUP 2022-33/SPR 2022-38

Conditional use permit for a 20-unit courtyard apartment complex comprised of 17 two-bedroom, one-bathroom units and three one-bedroom, one-bathroom units on 0.7 acres at a density of 28.6 du/ac. The Project provides one covered garage and one uncovered parking space (tandem) per unit, plus an additional 10 uncovered guest parking spaces. This project utilizes alley access for a portion of the project. Open space is provided at 611 sq ft/unit. (273-days to Planning Commission approval)

1. Application submitted for Conditional Use Permit to allow multi-family residential on October 11, 2022.
2. Application determined to be complete on May 12, 2023.
3. Project found Categorically Exempt from CEQA under Section 15332, "Infill."
4. Planning Commission approval issued on July 11, 2023.

PPL 2019-05/VAR 2019-04

Variance for a two-story, 29-unit courtyard apartment complex comprised of 19 two-bedroom, one-bathroom units and 10 one-bedroom, one-bathroom units on 1.0 acre at a density of 29.0 du/ac., The project provides 19 garage stalls, 10 covered carport stalls and 25 uncovered guest parking spaces. A variance provided for deviation from PD zone open space requirements (750 sq ft/unit required, 593 sq ft/unit provided) and parking (60 stalls required, 54 provided) (77-days to Planning Commission approval)

1. Application submitted for a Variance to allow multi-family residential on August 27, 2019.
2. Application determined to be complete on August 27, 2019.
3. Negative Declaration prepared and adopted.
4. Planning Commission approval issued on November 12, 2019
5. Building Permit Issuance:
    a. Applied on October 25, 2021
    b. Issued on November 12, 2021

SPR 2023-25

Site Plan Review for a two-story, six-unit apartment building comprised of six three-bedroom, two-bathroom units on 0.3 acres at a density of 23.1 du/ac. The project provides seven covered (carport) parking space (alley access) and an additional six uncovered guest parking spaces. Open space is provided at 619 sq ft/unit. (192-days to Administrative Planning Department approval)

1. Application submitted for Site Plan Review on November 20, 2023.
2. Application determined to be complete on April 11, 2024.
3. Project found Categorically Exempt from CEQA under Section 15332, "Infill" and Section 15303 "Small Structures."
4. Planning Department approval issued on May 30, 2024.

PPL 2024-02

Precise Plan Review for a two-story, 15-unit apartment complex comprised of 15 three-bedroom, two-bathroom units on 1.0 acres at a density of 29.0 du/ac. The project includes a common-area community building and on-site managers office. The project provides 15 covered (carport) parking stalls, and 34 uncovered guest parking spaces. Open space is provided at 1125 sq ft/unit. (168-days to Planning Commission approval)

1. Application submitted for Precise Plan Review on February 27, 2024.
2. Application determined to be complete on April 29, 2024.
3. Project found Categorically Exempt from CEQA under Section 15332, "Infill."
4. Planning Department approval issued on August 13, 2024.

PPL 2018-07

Precise Plan Review for a three-story, 52-unit affordable apartment complex comprised of three buildings and a community center building. (56-days to Planning Commission approval)

1. Application submitted for Precise Plan Review on November 13, 2018.
2. Planning Department approval issued on January 8, 2019.
3. Building Permit Issuance:
    a. Applied on June 8, 2020
    b. Issued on June 17, 2020

PPL 2019-07

Precise Plan Review for a two-story, 16-unit apartment complex comprised of ten buildings and two-, three- and four-bedroom two-bathroom units. The project provides covered and uncovered parking stalls. (65-days to Planning Commission approval)

1. Application submitted for Precise Plan Review on September 9, 2019
2. Planning Department approval issued on November 12, 2019
3. Building Permit Issuance:
    a. Applied on January 1, 2022

b. Issued on January 11, 2022

Permit Types

Site Plan Review

A site plan review is necessary to ensure that new development is in conformance with the intent and purposes of the zoning regulations, Municipal Code, and other ordinances. Site plan reviews are conducted and approved by the Planning Department staff, or as applicable, approved by the Planning Commission if bundled with other entitlements subject to Planning Commission approval. The site plan review process is intended to provide for expeditious review of land use and environmental impact assessments as may be required. The Planning Manager is responsible for the coordination of the site plan review process with input from other City departments. Routine projects and those exempt from the provisions of CEQA, should take no more than 4-6 weeks.

Site plan review is required for all new, expanded, or changed uses of property which involve construction or placement of new structures or building additions on the site. Single-family and duplex structures not exceeding two units per parcel in residential zones, minor accessory additions and structures, and other uses for which administrative approval is authorized are specifically exempt from site plan review as long as they meet all requirements in the Municipal Code. Planning staff may approve a site plan application if the following findings are made:

- That the development is in compliance with all applicable provisions of the City Municipal Code (Section 10-3.4), City General Plan, any applicable specific plans, and all rules and regulations applicable to the proposed development;
- That facilities and improvements, vehicular and pedestrian ingress, egress, and internal circulation, location of structures, services, walls, landscaping, and drainage of the site are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will not be adverse effects on surrounding property;
- That proposed lighting is so arranged as to deflect the light away from adjoining properties or public streets; and
- That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

City staff can conduct a preliminary review of plans to identify possible problems that can be corrected prior to submitting a complete application. This minimizes the potential return of plans and promotes timely processing of the application.

General Plan Amendments and Zone Changes

Whenever required by public necessity, convenience, general welfare, or good zoning practices, amendments to the Zoning Code and/or General Plan can be initiated by a resolution from the City Council, Planning Commission, or with an application of one or more of the owners or developers of a property within the area proposed to be changed. Zone changes involve redesignating property from one zone to another (for example, residential to commercial) or altering the boundary of any zone district on a zoning map.

California Government Code Sections 65860 and 65862 specify that consistency must be maintained between local zoning ordinances and the general and specific plans they implement. Therefore, the City complies with AB 3194 and has updated policy to no longer require rezoning for housing development projects when zoning is inconsistent with the General Plan. This policy extends to and includes housing development projects located in the PD zone districts. If a parcel has existing PD zoning, there is no requirement to rezone between the PD districts (e.g. PD 4500, PD 3000, PD 1500 etc.) when consistent with the General Plan. For housing development with an affordability component where the zoning and General Plan are not consistent, the City allows the project applicant to use whichever yields the higher density.

Planned Development Zones/Precise Plans

The purpose of the PD zone is to authorize and regulate density of condominiums, cooperatives, planned developments, and other residential subdivisions. The district is intended to allow use of special design criteria for maximum utility of the site and to allow maximum design flexibility within the density limitations. All developments in the PD zone require the approval of a Precise Plan by the Planning Commission. A Precise Plan is a detailed development plan that could provide for a wide range of residential uses including single-family residential lots and homes to condominiums, cooperatives, apartments, and other types of planned developments. Precise plans are similar in natural to specific plans, in that they guide development and set development standards for the area. The density of the use would be that prescribed by the sub-designation on the PD zone. A precise plan must adhere to the General Plan density for the site. A PD District approval that requires rezoning typically takes four to five months to complete.

PD zones are intended to provide flexibility in development standards. The Planning Commission approves and processes precise plans in a similar manner to conditional use permits. Typically, precise plans are used for new single family subdivisions and residential developments. Precise plans allow the final owner/developer to finalize the precise plan details of unit type, style, and similar construction details. Furthermore, tentative tract maps can be processed concurrently with precise plans to expedite the permitting process. Once a use is determined to be consistent with the approved precise plan, the approval process is ministerial. Precise plans allow for increased flexibility in development. The City frequently processes developments in the PD zones. The PD zoning and precise plan requirement do not act as a constraint to housing development in the City of Madera.

A Precise Plan is not optional for a PD development. To ensure the PD requirements are not a constraint to housing, the City will ensure that developments in the PD zone can default to the standards for other zones with the same densities. Program B - 2 includes amending the PD standards to allow developments to default to existing residential development standards of zones that allow the same density, or, establish baseline development standards for PD zones.

A Precise Plan application for development in a PD district must include:

- A boundary map and complete legal description of the property.
- The gross land area of the development and the location of all existing easements, structures, and improvements on the property.

- A plot plan showing to scale the following details:
    - Location and use proposed for each existing and proposed structure in the development, the number of stories, gross building area, and approximate location of entrances.
    - All existing and proposed driveway approaches, driving lanes, parking areas, and loading and service areas.
    - All pedestrian walks and open areas for the use of the occupants of the proposed development.
    - A detailed plan for the landscaping of the development including the location and height of all proposed walls, fences, and screen planting and a statement setting forth the method by which they will be preserved and maintained.
    - The location of hydrants, utilities, drainage facilities, and recreation facilities.
    - All existing and proposed easements.
    - Elevations or architectural renderings of the project to indicate architecture and materials of construction.
    - Any additional data required by the Planning Manager.

Variance

Variances permit deviations from the development standards when special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other physical conditions) denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

Applications for variances are submitted to the Planning Department and are subject to Planning Commission approval. An application for a variance typically takes three months to complete.

Subdivisions

Applications for a tentative subdivision map request are submitted to the Planning Department for review and processing and subject to approval by either the Development Review Committee or Planning Commission in accordance with the Subdivision Map Act and applicable state law and provisions of the City's zoning or development code. All subdivisions are required to conform with the General Plan and any specific plan, or zoning ordinance. The type and intensity of land use as shown on the General Plan will determine the type of streets, roads, highways, utilities, and public services that are required to be provided by the subdivider. The process for a subdivision map varies based on the level of environmental analysis required for the project. Subdivision projects subject to an initial study or mitigated negative declaration average six to nine months.

Processing Time Frame

Table 80: Planning Review and Processing Times

Project Type	Single-Family Dwelling / Duplexes	Multifamily Development	Subdivision
Permits Required	Building Permit	Site Plan Review	Site Plan Review/ Tentative Tract Map
Reviewing Body	Staff	Staff	Development Review Committee or Planning Commission
Public Hearing Required	Not required	Not required	Required
Appeal Body	Not applicable	Not applicable	City Council
Estimated Total Processing Time	5 days for Plot Plan; 6 to 8 weeks for Building Improvement plans	Varies	6 to 9 months

Table 81: Development Review Timeline Comparison

Application/Action	City of Madera	City of Merced
Site Plan Review	2 months	Varies
General Plan Amendment	6 to 9 months	3 months
Zoning Change	4 to 6 months	3 months
Planned Developments (with rezoning)	4 months	3 months
Variance	3 months	1.5 to 3 months
Subdivisions	6 to 9 months	3 to 5 weeks

As shown in Table 81, the City of Madera's development review timelines tend to be longer than other nearby jurisdictions, such as the City of Merced. The difference in review time is particularly notable in relation to General Plan amendments and subdivisions. General Plan amendments in the City are subject to tribal consultation, and subdivisions are typically for properties greater than 5 acres in size located on the fringes of the City. As a result, these types of projects require more extensive environmental review, which may account for the extended review timeline. The review and processing timeline increases costs for developers and causes significant delays in the construction timeline. The City's review timeline is a constraint to housing. Program D - 1 will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households including expediting the processing and approval of projects with units specifically set aside for lower-income or special needs households. . Additionally, the City will host a developer roundtable to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives.

Upon receipt of a complete application, the City makes a determination regarding the appropriate level of CEQA documentation and determines whether CEQA streamlining is available. CEQA exemptions are done on an administrative staff level.

State Streamlining (Permit Streamlining Act, SB 35)

SB 35 requires that eligible projects be reviewed for compliance and consistency with the city's objective standards and not be subject to discretionary processes, such as CEQA environmental review and public hearings. Eligible projects with 150 units or fewer must be approved within 90 days and projects with more than 150 units must be approved within 180 days.

Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions. A local government that has been designated as subject to the Streamlined Ministerial Approval Process by the California Department of Housing and Community Development (HCD) shall provide information, in a manner readily accessible to the public, about the locality's process for applying and receiving ministerial approval, materials required for an application, and relevant objective standards to be used to evaluate the application. A local government cannot impose application requirements that are more stringent than required for a final multifamily entitlement or standard design review in its jurisdiction. Further, SB 35 requires approval of housing projects to be based on objective design standards. At this time, the City has not received any applications subject to SB 35 ministerial approval processing requirements. Currently, the City of Madera does not have written procedures for SB 35 Streamlined Ministerial Approval Process.

In addition, AB 1397 requires that nonvacant 5th Cycle opportunity sites and vacant 4th and 5th Cycle opportunity sites reused in the 6th Cycle inventory and identified to accommodate lower-income units (very low-income and low-income) be subject to by right approval if projects include 20 percent affordable units for lower-income households on-site. Program A - 1 includes compliance with Government Code Section 65583.(c).

The Housing Crisis Act of 2019 (SB 330) establishes a statewide housing emergency and creates new state laws focused on the production and preservation of housing. SB 330 aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act that will be in effect from January 1, 2020, to January 1, 2025. SB 330 also addresses the statewide housing shortfall with new protections for existing housing and restrictions on certain zoning actions that reduce the availability of housing. The legislation creates a preliminary application process, and housing developments will only be subject to those ordinances, fees, and policies in effect when the completed preliminary application is submitted. Like SB 35, SB 330 limits jurisdictions from imposing subjective design standards on housing developments. Objective standards are limited to design standards that involve no personal or subjective judgment by a public official. They must be verifiable by reference to an external and uniform benchmark available to both the applicant and the public official prior to application submittal.

Madera will adopt procedures to address new permit streamlining provisions to comply with state law (Program B - 3). The program will ensure full compliance with the Permit Streamlining Act.

Transparency in the Development Review Process

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. Specifically, the Planning Department webpage provides links to the Municipal Code, forms and handouts, checklists, zoning maps, applications and fees.[24] The City also provides contact information for the Planning Manager and other planning staff. However, certain key information is missing on the website, such as the length of time required for development applications, and a general overview of the review and permitting procedures. Additionally, while the Municipal Code provides information on permitting processes, an applicant must first navigate to the Municipal Code and find that particular section of the code. This extra step may cause confusion.

As described in the Site Plan Review section, the City also offers a preapplication process to get the initial reaction of City staff on a project, so an applicant can plan a project according to projected requirements. This helps increase transparency in the development review process. The City's Planning Department website complies with the new transparency requirements in California Government Code Section 65940.1(a)(1), although improvements can be made to increase transparency and the dissemination of information on the development process. The City will implement Program F - 2 to provide a detailed project review process and approval guidelines in English and Spanish available on the City's website.

Design Guidelines

The City of Madera's General Plan Community Design Element includes urban design principles to guide the City's built environment. The goals of the Community Design Element are as follows:

- High quality urban design throughout Madera
- Retain the sense of community in Madera and enhance Madera's small city character
- Public art and entryway treatments
- Attractive streetscapes in all areas of Madera
- Walkable community
- Design neighborhoods to foster interaction among residents and be responsive to human scale
- Preserve and enhance the character of existing residential neighborhoods
- A downtown that is the center of the city, linking all parts of the community together with a vibrant, rich mix of uses that attracts residents, workers, and visitors.
- Preserve historic character of the downtown
- Revitalize the downtown by strengthening its urban design character

[24] City of Madera, https://www.madera.gov/home/departments/planning/#tr-planning-application-forms-checklist-243609.

New developments are encouraged to incorporate the goals and policies contained in the Community Design Element, but the City's Municipal Code does not include objective design measures for housing developments. In accordance with SB 35 and SB 330, the City will implement Program B - 6 to review and revise as necessary all development standards, design guidelines, and findings to ensure they are objective and facilitate development of properties at their maximum densities.

Housing For Persons with Disabilities

Definition of Family

The federal Fair Housing Act requires that local jurisdictions do not discriminate against persons based on familial status. The City defines a family as "one or more persons living in a dwelling unit." This definition is consistent with state law and does not pose a constraint on the development of housing for persons with disabilities. While some jurisdictions may have a definition of single housekeeping unit that poses a constraint to who is included in a dwelling unit, the City's Zoning Ordinance does not include a definition of single housekeeping unit and thus there is no constraint

A rental agreement with a restrictive definition of "family" that limits the number of individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.

The City's definition of family is not restrictive to persons with disabilities and there are no related or additional definitions in the City's Zoning Ordinance that pose a constraint to persons with disabilities.

Reasonable Accommodation Procedures

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations can mean local jurisdictions making modifications or exceptions in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City has no records pertaining to requests for reasonable accommodation within the last planning period. The City completed Program B - 4 in February 2025 to update its reasonable

accommodation procedure, including refined and objective approval findings and consideration factors, as well as a 30 day approval process.

A request for reasonable accommodation is reviewed by the Planning Department. If discretionary approval is required, the application is reviewed by the Planning Commission. Approval of the reasonable accommodation is based on the following factors:

- The housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws.
- Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability protected under the fair housing laws
- The requested accommodation would not impose an undue financial or administrative burden on the City, as "undue financial or administrative burden" is defined in fair housing laws.
- The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program, as "fundamental alteration" is defined in fair housing laws and interpretive case law.
- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

As outlined in the City's Reasonable Accommodation Ordinance, the City may consider the following factors in determining whether the requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.

- Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability;
- Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation;
- In the case of a residential care facility, whether the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants; and
- In the case of a residential care facility, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.

As outlined in the City's Reasonable Accommodation Ordinance, may consider the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the City's zoning program:

- Whether the requested accommodation would fundamentally alter the character of the neighborhood;
- Whether the requested accommodation would result in a substantial increase in traffic or insufficient parking;

- Whether the requested accommodation would substantially undermine any express purpose of either the City's general plan or an applicable specific plan; and
- In the case of a residential care facility, whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

The updated Reasonable Accommodation procedure (completed Program B - 4) now provides a clear process with objective approval findings and does not pose a constraint to persons seeking a reasonable accommodation. No further updates are required.

California Building Code

The Building Division actively enforces the California Building Code provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units be subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests;
- At least one bathroom shall be located on the primary entry level served by an accessible route;
- All rooms or spaces located on the primary entry level shall be served by an accessible route;
- Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, bathrooms, living rooms, bedrooms, or hallways;
- Common use areas shall be accessible; and
- If common tenant parking is provided, accessible parking spaces are required.

The City enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, including the California Building Standards Code, is reviewed and enforced by the Building Department as a part of the building permit submittal.

Locally Adopted Ordinances

The City does not have locally adopted ordinances such as inclusionary, affordable, or short-term rental ordinances that will impact cost or supply of housing.

State Tax Policies and Regulations

Proposition 13

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new homeowners.

Article 34

Article 34 of the state constitution requires that low-rent housing projects developed, constructed, or acquired in any manner by a public agency must first be approved by a majority of the voters. Requiring such approval can act as a barrier to the development of affordable housing due to the uncertainty and delay caused by the process.

Non-Governmental Constraints

Many factors affecting housing costs are related to the regional housing market. Land value, construction material and building costs, and labor costs contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some lower-income households.

Housing Market and Affordability

Market forces on the economy and the subsequent effects on the construction industry may act as a barrier to housing production, supply, and affordability.[25] Like most of California, home values have increased over the past few decades. Between 2000 and 2010, home values increased 137 percent and, between 2010 and 2020, increased 6 percent.[26]

The California Association of Realtors tracks housing affordability for first-time homebuyers. According to fourth-quarter results for 2023, Madera County's median home price of $353,600 (which suggests a monthly payment of $2,440, including taxes and insurance) would require a qualifying household income of $73,200.[27] According to the 2022 American Community Survey, the median home value in the City of Madera is $335,900, which is lower than the average home value in Madera County, and the median household income in Madera is $67,454.[28] Therefore, considering the qualifying household income is higher than the median household income, housing affordability is a significant constraint in Madera.

The US Department of Housing and Urban Development (HUD) prepares an annual schedule of fair market rents (FMRs) for the Housing Choice Voucher Program (formerly known as Section 8), a federal program administered by public housing authorities. Other federal programs use this schedule as a standard to determine rent affordability for very low- to low-

[25] National Association of Home Builders, 2021, Material Cost Affect Housing Affordability, https://www.nahb.org/advocacy/top-priorities/material-costs.

[26] Public Policy Institute of California, 2022, Homeownership Trends in California, https://www.ppic.org/blog/homeownership-trends-in-california/.

[27] California Association of Realtors, 2021, https://www.car.org/marketdata/data/ftbhai.

[28] US Census, DP04 Selected Housing Characteristics, accessed March 2, 2023, https://data.census.gov/table?t=Heating+and+Air+Conditioning+(HVAC):Physical+Characteristics:Year+Structure+Built&g=1600000US0645022&tid=ACSDP5Y2020.DP04.

income households. HUD sets the FMR to be high enough to provide a wider selection of units and neighborhoods for low-income families and low enough to serve as many low-income families as possible. FMRs are set at the 40th percentile rent (40 percent of the rents should be lower than the FMR and 60 percent should be higher). HUD defines housing affordability as a household spending no more than 30 percent of their household income on rent and utilities. As shown in Table 82, the average rent of apartments in Madera County were under the California FMR in 2024, suggesting that rentals are generally affordable in Madera County.

Table 82: 2024 Fair Market Rent

Unit Size	Madera County	California
Studio	$1,083	$1,350
One-Bedroom	$1,090	$1,488
Two-Bedroom	$1,432	$1,864
Three-Bedroom	$1,998	$2,516
Four-Bedroom	$2,208	$2,915

Source: HUD Fair Market Rents, 2024

Vacancy Rate

Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. A vacancy rate that is too low can force prices up, making it more difficult for lower- and moderate-income households to find housing. Vacancy rates between 2 and 3 percent for single-family housing and between 5 and 6 percent for multifamily housing are usually considered optimal for a healthy housing market.

According to the 2020 American Community Survey, the City of Madera had an overall vacancy rate of 6 percent, compared to a 11.9 percent vacancy rate in Madera County and a 7.8 percent vacancy rate statewide. Vacancy rates in Madera are lower than countywide and statewide rates and within the optimal range for a healthy housing market. Therefore, the vacancy rate is not a contributing factor to increasing housing prices and is not considered a constraint to housing.

Land, Labor, and Construction Costs

Land Cost

The housing market and land cost in Madera can vary depending on location, zoning (allowable density), availability of improvements, and proposed land use of the site. In general, entitled single-family subdivisions with infrastructure extension plans command higher prices than raw undeveloped land. Available improvements can consist of improvements to streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. Improvement standards establish infrastructure or site requirements to support new residential development. Land costs and value are difficult to average on a countywide basis as land value is assessed based on the characteristics unique to each property.

The cost of developable land creates a direct impact on the cost for a new home. A higher cost of land raises the price of a new home because developers consider the cost of land while evaluating the feasibility of a development. When land costs are high, developers must ask for higher rent or sales prices to make their development feasible. Between 2022 and 2023, residential land prices in Madera averaged between $3 to $320 per square foot of undeveloped residential land based on information from Zillow.com. While land costs increase over time, these raw costs are not necessarily a constraint to housing. A comparison to Madera County shows that costs are lower and relatively inexpensive when compared to coastal counties, and comparable to other nearby counties such as Mariposa and Fresno Counties. As a result, raw land costs are not considered a constraint to the development of housing.

Table 83: Vacant Lot Sales in Madera (2022–2023)

Acreage	Land Cost	Cost per Square Foot	Date Sold
0.11	$50,000	$10.43	12/15/2023
1.64	$240,000	$3.36	11/09/2023
0.17	$82,500	$11.14	09/08/2023
4.12	$650,000	$3.62	06/23/2023
0.17	$300,000	$40.51	03/29/2023
0.03	$418,000	$319.87	09/21/2023
0.24	$120,000	$11.48	07/15/2022
0.23	$120,000	$11.98	07/12/2022
0.66	$140,000	$4.87	07/05/2022

Source: Zillow.com, 2023

Construction Cost

Construction costs depend on several factors, including the type of construction, custom versus tract development, cost of materials, site conditions, finishing details, amenities, size, and structural configuration. The International Code Council estimates the average price of labor and materials for typical wood-frame housing, which is commonly used to construct newer apartment buildings where no visible wood is exposed. Estimates are based on "good quality" construction, providing for materials and fixtures above the minimum required by state and local building codes.

The International Code Council estimated in 2023 that the national average cost per square foot for good-quality housing was approximately $172 for multifamily housing, $215 for single-family homes, and $212 for residential care/assisted living facilities.[29] Sources specific to a search for Madera indicate that the construction cost can start at $198 per square foot with an average construction price of $416,234 for a 2,000-square-foot home, depending on the quality of construction.[30] If labor or material costs continue to increase, then increased

[29] International Code Council Building Valuation Data, 2021, https://www.iccsafe.org/wp-content/uploads/BVD-BSJ-AUG21.pdf.
[30] NewHomeSource, 2022, https://www.newhomesource.com/homes/ca/fresno-area/madera.

construction costs have the potential to constrain new housing construction and rehabilitation of existing. Since the average price per square foot cited in the International Code Council statistic is generally comparable to Madera's average price per square foot, construction costs are not specifically identified as a constraint.

Availability of Financing

Development Financing

The availability of developer financing options affects the feasibility of housing developments. Financing is available from a variety of sources, including financial institutions, insurance companies, and pension plans (such as CalPERS). HCD administers grants that can assist developers, local governments, and nonprofits in constructing housing units. The following programs were available in 2022:

- Home Investment Partnerships Program (HOME): assists cities, counties, and nonprofit community housing development organizations in creating and retaining affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance. However, 50 percent of the funding is awarded to rural applicants which may not apply to some Madera households.
- Local Housing Trust Fund Program (LHTF): Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income.
- Multifamily Housing Program: makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
- Predevelopment Loan Program: makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.
- Project Homekey: Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population.[31]

Depending on the type of financing used (e.g., tax credits, bonds, federal funds), other requirements such as the inclusion of certain accessibility accommodations and the use of prevailing wage versus Davis-Bacon wage can affect development costs significantly. [32]

[31] Project HomeKey, HCD, https://homekey.hcd.ca.gov/content/background.

[32] The Davis-Bacon Act of 1931 is a federal law which established the requirement for paying prevailing wages on public works projects. All federal government construction contracts, and most contracts for federally assisted construction over $2,000, must include provisions for paying workers on-site no less than the locally prevailing wages and benefits paid on similar projects.

Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a City's residents. The HMDA data presented in this section applies to the census tracts in the City of Madera.

In 2021, a total of 164 households in Madera applied for home purchase loans, 1 for home improvements, 165 for refinancing, and 4 for "other" as shown in Table 84. Table 85 shows there were a total of 75 applications for government-backed loans and 259 applications for conventional loans in Madera.

The overall rate of loan denial for all types of home loan applications was 14 percent, as shown in Table 84. Approximately 8 percent of government-backed loans and 9 percent of conventional loans were denied in Madera. The percentages of loans denied in the broader Madera County were higher in comparison, where about 11 percent of government-backed loans and 12 percent of conventional loans were denied. The higher denial rate in the City of Madera indicates a financial constraint to purchasing a home, which puts higher pressure on the rental markets. However, the overall loan approval rate in the City of Madera was higher than the Madera metropolitan statistical area (MSA) and California as a whole, with about 70 percent of home purchase loans originating in 2021. The City's First Time Homebuyers Program is on hold until additional program funding is secured. The City will work to reestablish the First Time Homebuyers Program to provide down payment assistance for low-income households, thus helping to increase homeownership rates for disadvantaged communities (Program D - 1).

Table 84: Home Loan Purpose and Application Action

Loan Purpose	Total Loans	Loan Originated (percent of total)	Application Approved but Not Accepted (percent of total)	Application Denied (percent of total)	Application Withdrawn (percent of total)	Other (percent of total)
Home Purchase	164	116 (71%)	5 (3%)	10 (6%)	24 (15%)	9 (5%)
Home Improvement	1	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Refinancing	165	112 (68%)	0 (0%)	19 (12%)	22 (13%)	12 (7%)
Other	4	4 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Total	334	233 (70%)	5 (1%)	29 (9%)	46 (14%)	21 (6%)

Source: FFIEC Home Mortgage Disclosure Act, 2021 Dataset, accessed February 23, 2023, https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460

Table 85: Home Loan Type and Application Action

Loan Type	Total Loans	Loan Originated	Application Approved but not Accepted	Application Denied	Application Withdrawn	Other
Conventional Loan	259	178 (69%)	4 (2%)	23 (9%)	36 (14%)	18 (7%)
Government Backed Loan	75	55 (73%)	1 (1%)	6 (8%)	10 (13%)	3 (4%)

Source: FFIEC Home Mortgage Disclosure Act, 2021 Dataset, accessed February 23, 2023, https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460

Table 86: Home Loan Type and Home Loan Purpose

Loan Type	Total Loans	Conventional	Government Backed
Home Purchase	164	113 (69%)	51 (31%)
Home Improvement	1	1 (100%)	0
Refinancing	165	141 (85%)	24 (15%)
Other	4	4 (100%)	0

Source: FFIEC Home Mortgage Disclosure Act, 2021 Dataset, accessed February 23, 2023, https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460

Table 87: Home Purchase Loan and Action - State, MSA, City Comparison

Loan Action	California	Madera MSA	City of Madera
Home Purchase, Loan Originated	471,404 (62%)	1,923 (63%)	116 (71%)
Home Purchase, Application Approved but Not Accepted	16,400 (2%)	62 (2%)	5 (3%)
Home Purchase, Application Denied	50,622 (7%)	213 (6%)	10 (6%)
Home Purchase, Application Withdrawn by Applicant	102,220 (13%)	417 (14%)	24 (15%)
Other	126,308 (16%)	452 (15%)	9 (5%)
Total	**766,954**	**3,067**	**164**

Source: FFIEC Home Mortgage Disclosure Act, 2021 Dataset, accessed February 23, 2023, https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460

Risk of Displacement

Governmental and market constraints on new development have continually stymied housing supply, especially affordable housing. Low levels of housing result in greater

demand for available units and ultimately higher market rents. With rapidly rising rental rates across the City, residents in some areas are more at risk of displacement relative to others. As discussed in the AFFH Section, vulnerable communities at risk of displacement in the City are primarily located in the east half of the City. Displacement is considered a constraint to housing in these areas due to economic pressures. The City commits to meaningful actions to address identified AFFH issues, which are included in the goals, policies, and programs outlined in the Housing Plan.

NIMBYism

NIMBYism, or "Not In My Backyard," is a social and political movement that opposes housing or commercial development in local communities. NIMBY complaints often involve affordable housing, with reasons ranging from traffic concerns to small town quality to, in some cases, thinly veiled racism.

Local jurisdictions throughout the state contend with strong and organized opposition to proposed housing and shelter projects. In response, the state legislature has passed and strengthened several laws that attempt to mitigate the effects of community opposition. For example, the Housing Crisis Act of 2019 (SB 330) aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act. The Housing Accountability Act, which applies to all residential development in the state, including emergency shelters, establishes that jurisdictions cannot subjectively reduce density in a proposed project or deny a project that conforms with General Plan, zoning, and subdivision standards. NIMBYism has not historically been a constraint to development in Madera.

Environmental and Infrastructure Constraints

Environmental issues and infrastructure capacity can potentially affect the type and amount of residential development in affected locations. If not addressed, these types of constraints could preclude a jurisdiction from facilitating the development of housing needed to meet its RHNA. This section addresses the environmental and infrastructure constraints in the City of Madera.

Federal and State Environmental Protection Regulations

Federal and state regulations require an environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). These regulations help preserve the environment and ensure environmental quality for residents. Federal and state environmental laws include the State Seismic Hazards Mapping Act, the California Environmental Quality Act (CEQA) Law and Guidelines, California Noise Insulation Standards (Title 24), and the Federal Emergency Management Agency (FEMA) Flood Insurance Program. Pursuant to CEQA, nearly all residential development that requires a discretionary action from the City's Planning Department also requires environmental review concurrent with the approval process. The preparation, review, and certification of CEQA documents may add time to the development process.

Pursuant to state law, Madera County developed and adopted the Local Hazard Mitigation Plan (LHMP) in 2017, which includes Madera County, City of Madera, and City of Chowchilla.[33] The planning process began with the organizational phase to establish the Hazard Mitigation Planning Committee, composed of key County representatives, and other local and regional stakeholders; to involve the public; and to coordinate with other departments and agencies. A detailed risk assessment was then conducted followed by the development of a focused mitigation strategy for each participating jurisdiction. The Hazard Mitigation Planning Committee conducted a risk assessment that identified and profiled hazards that pose a risk to participating jurisdictions, assessed the vulnerability of these hazards, and examined the existing capabilities to mitigate them.

Geologic and Seismic Hazards

Five major active and potentially active faults are in proximity to Madera: 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. No active earthquake faults are located in the City—the closest active fault, San Joaquin Fault, is approximately 40 miles west of the City. The nearest Alquist-Priolo Earthquake Fault Zone is along the Ortigalita Fault Zone, approximately 50 miles to the west of the City. The lack of faults in the City means that the potential for buildings to be damaged from an earthquake is negligible. Madera is also not subject to liquefaction, a common earthquake-related hazard. According to the California Department of Conservation, Madera is in an area in which there is a 10 percent chance in the next 50 years for an earthquake that would result in "strong" ground shaking (as felt by people) and "light" damage to structures. (By comparison, portions of Los Angeles, an area of much higher seismic risk, are expected to experience "violent" ground shaking and "heavy" damage sometime within the next 50 years.) Subsidence, the settling of soils that can result when underground water, oil, or gas is extracted, is likely, but the magnitude/severity of future events is considered negligible. The LHMP indicates that the probability of future occurrences of earthquakes in Madera is unlikely and the likely magnitude/severity of future occurrences is low to moderate.

Landslides, Rockfalls, and Debris Flows

According to the California Geological Survey, landslides refer to a wide variety of processes that result in the perceptible downward and outward movement of soil, rock, and vegetation under gravitational influence. Susceptibility to landslides depends on many variables, including steepness of slope, type of slope material, structure and physical properties of materials, water content, amount of vegetation, and proximity to areas undergoing rapid erosion or changes caused by human activities. These activities include mining, construction, and changes to surface drainage areas. Landslides often accompany other natural hazard events, such as floods, wildfires, or earthquakes. Landslides can occur slowly or very suddenly and can damage and destroy structures, roads, utilities, and forested areas, and can cause injuries and death. Triggers such as an earthquake, heavy rainfall, and human activities can set a landslide in motion.

[33] Madera County Local Hazard Mitigation Plan Update, 2017, https://www.madera.gov/wp-content/uploads/2018/09/Madera-County-Local-Hazard-Mitigation-Plan-2018.pdf.

Areas of minimal risk are mainly flatlands, valley bottoms, and areas of minimal topographic relief; and areas consisting of hillside and mountainous terrain of competent igneous and metamorphic rocks and sedimentary rocks with favorable bedding and composition (a relatively stable category that includes much of the Sierras). Risk zones within Madera County include dip slopes (natural slopes parallel to bedding in sedimentary rocks), complexly folded metamorphic rocks, and zones of fractured rock; and several areas of the Sierras which consist of weak, landslide-prone rock and existing landslides.

Landslide hazards within Madera County are confined to the foothills and mountainous terrain, and the steep banks of the rivers which pass through the valley floor. Most areas throughout Madera County are at low to moderate risk for landslides, although an area in the central and eastern portions of the County is at high risk for landslides.[34] The LHMP indicates that the probability of future occurrences of landslides in the City is unlikely and the likely magnitude/severity of future occurrences is negligible.

Wildfire

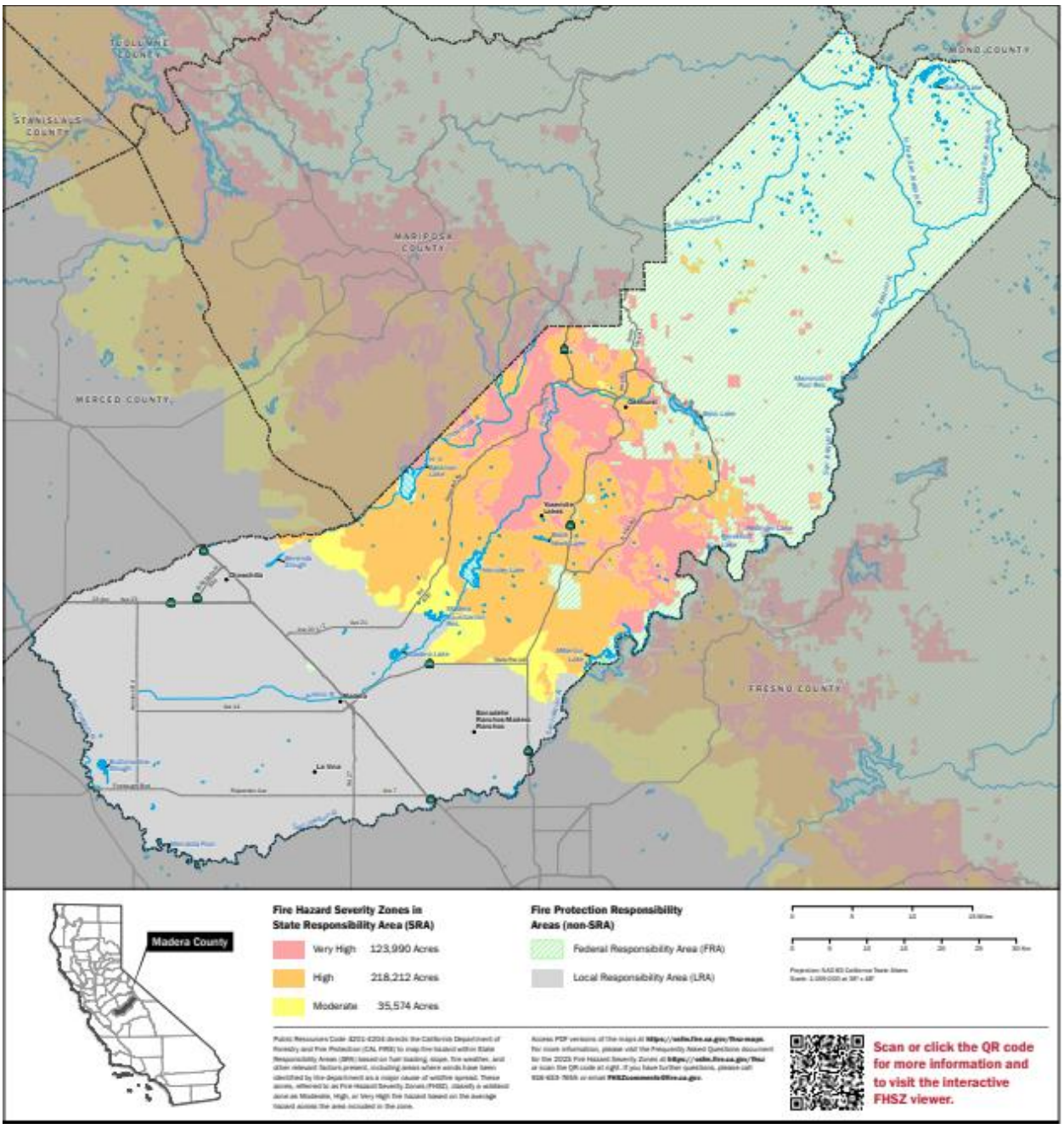
Wildland fires are an ongoing concern for Madera County. Generally, the fire season extends from early spring through late fall of each year during the hotter, dryer months. Fire conditions arise from a combination of high temperatures, low moisture content in the air and fuel, an accumulation of vegetation, and high winds.

The City of Madera is within a Local Responsibility Area, meaning the City is responsible for wildfire protection. Wildfire threat within the City ranges from low to moderate. The highest threat occurs along the eastern edge of the City. There are no notable wildfire events within the City limits within recent history. Vegetation fires that occur during the dry months are small and quickly contained. A total of 91 residents in Madera are at risk of moderate or higher wildfire risk.[35] The LHMP indicates that future wildfires will potentially occur occasionally in the City with likely negligible magnitude/severity. As shown in Figure 59, the City of Madera does not fall within any fire hazard severity zone.

[34] Madera County Local Hazard Mitigation Plan Update: Annex B City of Madera, 2017, https://www.maderacounty.com/home/showdocument?id=354

[35] Madera County Local Hazard Mitigation Plan Update: Annex B City of Madera. 2017. https://www.maderacounty.com/home/showdocument?id=354

Figure 59: Fire Hazard Severity Zones, Madera County



Source: Madera County LHMP, 2017

Flooding

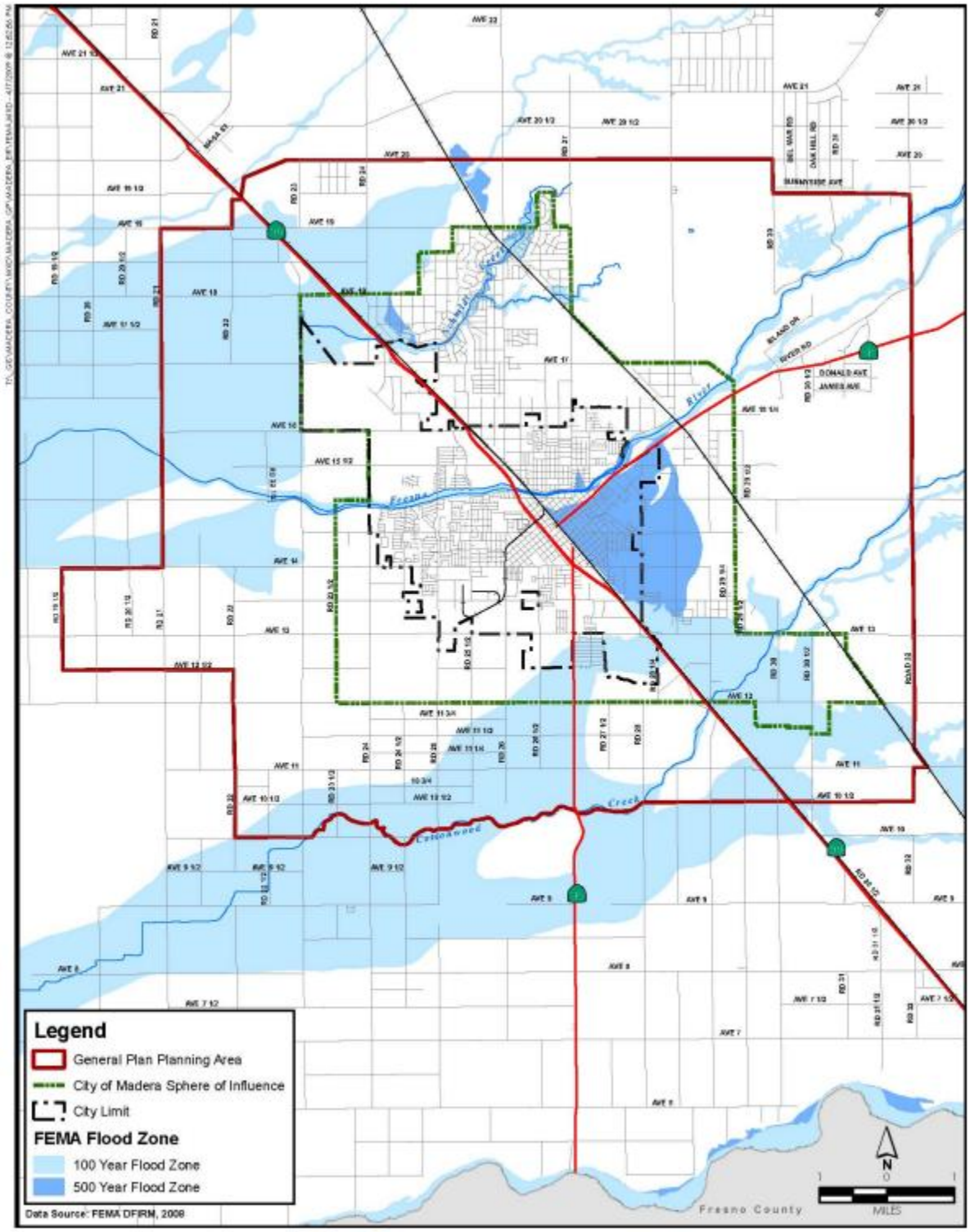
Madera is traversed by several stream systems and is at risk of both the 100-year and 500-year flood. FEMA has identified DFIRM flood zones for the City. In the past, flooding in Madera was a relatively frequent event. Floods struck Madera in 1938, 1943, 1945, 1950, 1952, 1955, 1956, 1958, 1962, 1963, and 1969. The era of flooding in Madera ended with the construction of the Hidden Dam on the Fresno River upstream of the City. Since the construction of the dam in 1976, no floods have occurred in the City. The City has 298

improved parcels in the 1 percent annual chance floodplain and 2,157 improved parcels in the 0.2 percent annual chance floodplain.[36] The LHMP indicates that the probability of future occurrences of flood in Madera is unlikely.

While flooding from the waterways is not considered a major risk, the General Plan identifies flooding associated with poor storm drainage as a major issue. In future flooding events, the extent of damage will depend upon the area inundated and the level of urbanization that exists in flood-prone areas. Figure 60 shows the areas of the City that fall within FEMA's 100- and 500-year flood zones.

[36] Madera County Local Hazard Mitigation Plan Update: Annex B City of Madera, 2017, https://www.maderacounty.com/home/showdocument?id=354.

Figure 60: FEMA Flood Zones



Source: FEMA DFRM, 2009

Excessive Noise

Residential uses are considered sensitive land uses and new development must be constructed to meet interior noise standards in the City's General Plan. The City's Noise Regulations can be found in Chapter 11, Noise Control, of the City of Madera Code of Ordinances.

According to the Noise Element, State Route 99, the Union Pacific and BNSF Railroads, Madera Municipal Airport, and the Madera Raceway are the most significant sources of noise affecting sensitive land uses in Madera.[37] While these requirements may impose specific mitigation or building requirements related to housing development, they are not considered a significant constraint to development.

Airport Land Use Compatibility

The Madera Municipal Airport is located approximately 1.5 miles northwest of the City core. In 1993, the Madera County Airport Land Use Commission adopted an Airport Land Use Compatibility Plan for the Madera Municipal Airport. The Compatibility Plan regulates land use in three ways: safety zones, noise zones, and height restrictions. The plan establishes three safety zones that are linked to land use compatibility: clear, approach/departure, and overflight. The clear zone is near each end of the runway and is the most restrictive in allowing land uses. The approach/departure zone is located under the takeoff and landing slopes and is less restrictive. The overflight zone is the area under the airport's traffic pattern and is the least restrictive.[38] Airport safety zones are not considered a constraint due to the relatively minor amount of land use covered under these zones.

Water Service

The City's existing water system facilities include 19 groundwater wells with another well under construction, 200 miles of water distribution system pipelines, about 13,500 connections, and a 1 million gallon elevated water storage tank. The total pumping capacity of the current water system is about 35.53 million gallons per day.[39] The City is in the process of adding 5 million gallons of capacity through the Northeast Water Storage Tank Project. The Project is proposed in two phases. The first phase includes a 2.5 million gallon storage tank, pump station and transmission main to address drought conditions, current reliability and redundancy within the water system in the northeast quadrant of the City and to expand capacity for future growth. The first phase is expected to accommodate an approximate 10 year growth period.

The City also has numerous stormwater basins; some are connected to Madera Irrigation District facilities and can receive surface water for recharge. The basins are being operated to maximize the volume of stormwater that is captured and recharged locally. The City does not foresee any critical water supply issues or problems and does not anticipate there will be any constraints within the Housing Element planning period to accommodate the City's

[37] City of Madera General Plan Noise Element, 2009, https://www.madera.gov/wp-content/uploads/2020/12/City-of-Madera-GP-12-04-20.pdf.

[38] City of Madera General Plan EIR, 2009, https://www.madera.gov/wp-content/uploads/2018/01/Draft-EIR.pdf.

[39] City of Madera, Water System Master Plan, 2014, https://www.madera.gov/wp-content/uploads/2016/10/2014_Water_System_Master_Plan_Final_092314_signed.pdf.

current RHNA. The City has recognized the long-term constraints to providing adequate infrastructure related to groundwater overdraft issues. The General Plan and corresponding EIR mitigate the groundwater issues associated with housing production beyond the planning period.

Additionally, the Sustainable Groundwater Management Act was passed in 2014 to help protect groundwater resources over the long term. Overreliance on groundwater can lead to over drafted aquifers, which can in turn lead to severe water quality impairment, damaging land subsidence, household and rural community wells going dry, and desertification of local ecosystems. Maintaining balance between the rate at which a groundwater basin is pumped and the rate it is recharged by surface water is critical to guaranteeing the continued use of these resources. The Chowchilla Subbasin is required to submit groundwater sustainability plans to assess the over drafted basin that provides water to the City of Madera. The Chowchilla Subbasin plan is currently incomplete, but after approval, the Sustainable Groundwater Management Grant Program will provide funding to help develop and implement sustainable groundwater planning and projects. This planning and funding will ensure that there is adequate groundwater water supply for the City in future years.

Wastewater Collection and Disposal

The City's existing sewer system is composed of a network of approximately 173 miles of sewer pipelines ranging from 6 to 48 inches in diameter. Wastewater is conveyed by the sewer collection system to the City's Wastewater Treatment Plant (WWTP). The City also conveys and treats wastewater flows from two areas outside of City limits: Madera County Service Area No. 3 (Parksdale) and the southern portion of the Parkwood area. The oldest portions of the City's sewer system were constructed in the first half of the twentieth century to serve what is now the central portion of the City. In 1970, a new WWTP was constructed at the current Carmel II and IV site and an interceptor sewer was constructed from the old plant to the new WWTP, which was expanded in 2008.

The City's collection system serves residential, commercial, and industrial customers. Sewer service is provided only to properties within the City limits, with the exception of a few residential properties located just outside of the City limits. The number of service connections is estimated to be approximately 13,400. Current City policy states that the entire sewer lateral from the street right-of-way to the service connection is owned by the property owner.[40]

It is likely that extensions and/or replacement of wastewater infrastructure would be installed to service new development. Infrastructure extensions would be subject to compliance with applicable regulations and standard conditions for sewer construction projects consistent with City reviews for construction within public rights-of-way. Depending on the nature of required improvements, these regulations could increase permitting costs and timelines for new housing developments. The City will also implement Program D - 3 to adopt a policy to prioritize water and wastewater service for affordable housing developments.

[40] Sewer System Management Plan, 2020, https://www.madera.gov/wp-content/uploads/2021/02/Madera_2020_SSMP_Final_Adoption_December2020.pdf.

Summary of Local Housing Constraints

- In February 2025, the City updated its ADU Ordinance to fully comply with state law (see Program B-2). To encourage ADU Production, the City is including program A-5.
- Madera's development regulations allow for a variety of densities. However, R2, R3 and PD 1500 zones, which permit multifamily housing, are generally concentrated in Downtown Madera and the surrounding areas. PD 3000 and PD 4500 zones, which also permit multifamily housing, are distributed throughout the City. Use permits required for multifamily housing in commercial or industrial districts could pose a constraint to the development of more affordable multifamily housing. Additionally, there are no zones that allow for the permitted density range of the High Density Residential (50 du/ac) land use designation in the General Plan. To address this constraint the City is implementing programs to rezone to meet the housing need (A-1) and rezone to align with the General Plan densities (A-2).
- The City of Madera's estimated planning review and processing timeline is longer than other nearby jurisdictions. Developments greater than two units are not exempt from the site plan review process in order to receive a building permit. The length of review time for developments poses a constraint to construction, particularly of multifamily units. To address this constraint the City is implementing Program B - 3 to establish and implement expedited permit processing for qualifying affordable housing projects, pursuant to SB 35 and SB 330.
- The City of Madera's development review and impact fees are in line with the region. While any fee poses a constraint to development, fees used to review, approve, and inspect new development projects and impact fees used to construct and upgrade roadways, schools, firehouses, sewers, and parks are essential to provide safe, equitable, and livable places. To address this constraint the City is implementing Program B - 5 to compile all development standards, plans, fees, and nexus studies in an easily accessible online location.

Environmental concerns pose constraints that can be generally mitigated through design or limitations on operations.

City of Madera

HOUSING ELEMENT

6TH CYCLE
HOUSING SITES AND RESOURCES

Housing Sites and Resources

Land Inventory

The sites and resources section of the Housing Element provides an overview of available land resources and residential sites for future housing development; evaluates how these resources can satisfy future housing needs; reviews financial and administrative resources available to support affordable housing; and discusses resources available for the development, rehabilitation, and preservation of housing in Madera.

Housing Allocation

California General Plan law requires that a community provide a fair share of sites to allow for and facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." As defined under California Government Code Section 65583(c)(1), adequate sites are those with appropriate zoning, development standards, and services and facilities to encourage and provide for the development of a variety of housing for all income levels.

HCD and the California Department of Finance (DOF) are responsible for assessing the housing needs for different regions across the state. Madera is in the Madera County Transportation Commission (MCTC) region, which received a regional allocation of 12,243 housing units in the 6th Cycle. The MCTC then distributed these housing units between all jurisdictions in the region, a process known as the Regional Housing Needs Allocation (RHNA). The MCTC adopted its final allocations on January 26, 2022. The City of Madera's RHNA for the 2024–2032 planning period (6th Cycle) is 5,910 total units, spread among different income categories, as shown in Table 88.

In February 2024, Madera annexed 53 parcels, totaling 245 acres, from the unincorporated area north of the City. This annexation included an addition of RHNA responsibility (330 units), for the 6th cycle as shown in Table 88. The additional RHNA is also being accommodated in the sites inventory, including trough rezoning in the newly annexed area. Thus, the following sites inventory analysis details how the City will meet its entire RHNA of 6,240 units, including 2,196 lower income units.

Table 88: City of Madera 2024–2032 RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Original	1,172	925	1,071	2,742	5,910
Annexed	66	33	99	132	330
Total	1,238*	958	1,170	2,874	6,240

Source: Regional Housing Needs Allocation, MCTC, 2024-2032

*Note: Pursuant to Assembly Bill 2634, local jurisdictions are also required to project the needs of extremely low-income households (0–30% of area median income). The projected extremely low-income need can be assumed as 50 percent (619) of the total need for the very low-income households.

No Net Loss Buffer

State law requires cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density projected in the Housing Element, or at a different income level than projected, the City must take action(s) to ensure adequate sites are available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning, it must identify and rezone new sites that can accommodate the remaining need within six months. For these reasons, the City is including a buffer of 20 percent above the remaining RHNA need once accounting for pending projects and accessory dwelling units (ADUs). Table 89 illustrates the RHNA breakdown by income category with the 20 percent buffer beyond the remaining need. As shown, the pending projects (Row D) and projected ADUs (Row E) are subtracted from the total RHNA (Row A) to determine the unmet RHNA (Row F). The unmet RHNA for each category is multiplied by 20 percent (Row G). Row H sums the unmet RHNA (Row F) and the 20 percent of the unmet RHNA (Row G) to show the target RHNA sites capacity.

Table 89: 2024–2032 RHNA Buffer Calculation

#	Type	Very Low	Low	Moderate	Above Moderate	Total
A	Total RHNA *(B+C)*	1,238	958	1,170	2,874	6,240
B	RHNA	1,172	925	1,071	2,742	5,910
C	Annexed RHNA	66	33	99	132	330
D	Pending Projects	-	-	-	352	352
E	ADUs	-	-	-	2	2
F	Unmet RHNA *(A - D - E)*	1,238	958	1,170	2,520	5,886
G	Target Buffer *(F x 0.2)*	248	192	234	504	1,177
H	Unmet RHNA + Target Buffer *(F + G)*	1,486	1,150	1,404	3,024	7,063

Realistic Capacity

State law requires that a city project realistic estimates for housing capacity on its RHNA sites. Realistic capacity may be estimated by utilizing recent project history, using a minimum density, or through other methods. As a majority of growth is expected to take the form of multifamily housing, recently approved and constructed multifamily projects were reviewed to understand and establish historical trends for multifamily housing development in Madera.

Table 90 lists recent residential projects in Madera and their land uses, zoning, densities, and yield percentages. The yield percentage is the percentage of the maximum density that the project achieved. A total of 26 recent and pending projects are included in the yield calculation from the R1, R2, R3, and various PD zones. Overall, the average yield of all projects is over 80 percent. Project yields range from 35 percent to 184 percent. Breaking capacity down by zone, the average yield is 86 percent in the R1 zone, 49 percent in the R2

zone, 96 percent in the R3 zone, and between 55 percent and 103 percent in the various PD zones.

When determining the average projected yields to use for the RHNA sites, any recent project that achieved over 100 percent yield was reduced to a maximum of 100 percent in an effort to address any significant outliers. This resulted in an average yield of 69 percent in the R1 zone, 46 percent in the R2 zone, 87 percent in the R3 zone, and between 55 percent and 87 percent in the various PD zones.

Table 90: Example Project Densities

Project	Units	Acreage	Zoning	Land Use	Max Density	Project Density	Yield %
Carmel II and IV	317	57.5	PD (4500)	LD	9.7	5.5	56.8%
Milano Lane	72	3.2	PD (2000)	HD	21.8	21.8	100.0%
Ramirez 4-Plex	4	0.2	R3	HD	24.2	20.0	82.6%
120 Wilson Ave	8	0.3	PD (1500)	HD	29	26.7	92.0%
Oberti Apartments	7	0.3	R3	MD	24.2	23.3	96.4%
Lake St. Apartments	15	2.4	PD (4500)	LD	9.7	6.3	64.4%
Adelaide Duplex	2	0.2	R2	LD	14.5	10.0	69.0%
Nebraska Ave Multi Family	3	0.1	R3	HD	24.2	30.0	124.0%
West Sherwood Way	16	2	PD (3000)	MD	14.5	8.0	55.2%
Linden Street	22	1.4	PD (2000)	HD	21.8	15.7	72.1%
204 N C St and 125 N C St[1]	48	0.9	PD (1500)	HD	29.0	53.3	183.9%
1709 W 5th St	1	0.2	R1	LD	7.3	5.0	68.5%
Miranda Triplex	3	0.6	R2	LD	14.5	5.0	34.5%
Linden Apartments	29	1	PD (1500)	HD	29	29.0	100.0%
Naz Sixplex	6	0.3	R3	HD	24.2	20.0	82.6%
Two Residences In R1 Zone	2	0.4	R1	LD	7.3	5.0	68.5%
West Park Duplexes (X4)	8	0.7	PD (2000)	MD	21.8	11.4	52.4%
Madera Rescue Mission Temporary/Triage Housing	10	2.1	PD-4500 / R-2	LD	9.7 / 14.5	4.8	57.2%
Mendoza Corner Lot	1	0.2	R2	LD	14.5	5.0	34.5%
108 Unit Multifamily Development	108	5.2	PD (2000)	HD	21.8	20.8	95.3%

Project	Units	Acreage	Zoning	Land Use	Max Density	Project Density	Yield %
El Monte Ct Duplex	2	0.1	PD (2000)	HD	21.8	20.0	91.7%
Varbella Subdivision	102	20.4	R1	LD	7.3	5.0	68.5%
Eagle Meadows Apartments	106	3.7	PD (1500)	LD	29	28.6	98.8%
Nonconforming Lot In R1 Zone	1	0.1	R1	LD	7.3	10.0	137.0%
Bellavita Residences	112	4.1	PD (1500)	HD	29.0	27.3	94.2%
East Lewis Street	52	3.5	PD (1500)	HD	29.0	14.9	51.2%

1 This project qualified for a 93% density bonus from 29 du/ac to 56 du/ac

In addition to determining the average yield of recent projects by zone to determine the projected yield for the RHNA sites, an analysis of recent regional high density projects was conducted to demonstrate the regional developer interest in high density development. As the City of Madera does not currently have a zone that will reach the 50 du/ac proposed for the R-3 zone, the analysis includes development in the nearby communities of Fresno, Merced, Turlock, Clovis, and Dinuba. As shown in Table 91 there have been several recent developments in the region between 40 and 50 du/ac, at both market rate and affordable. This indicates that not only is there a regional trend that supports development at this density, but that lower income development is feasible and likely.

As noted in Program A - 3, the City will develop a process to track the:

- Unit count and income/affordable assumed on parcels included in the sites inventory.
- Actual units constructed and their affordability levels as parcels are developed.
- Net change in capacity after development and summary of capacity in meeting the remaining RHNA.

and adjust assumptions as appropriate to manage and mitigate any net loss.

Table 91: Regional High Density Projects

Project	Units	Acreage	City	Income	Project Density
234 N Eaton Ave	40	0.8	Dinuba	Market	48
525 S Dearing Ave	25	0.5	Fresno	Market	49
Axis at Compass Pointe	196	4.9	Merced	Market	40
Beechwood	68	1.6	Fresno	Market	41
Butterfly Gardens	75	1.8	Clovis	Affordable Rent Restricted	41
College Manor	32	0.8	Fresno	Market	41
Crane Terrace	44	1.0	Turlock	Affordable Rest Restricted	42
Emperor Estates	62	1.4	Dinuba	Affordable Rent Restricted	45
Fairwinds Woodward Park Senior Apartments	250	5.7	Fresno	Market	44
Fulton Village	51	1.2	Fresno	Market	43
Granada Apartments	24	0.5	Madera	Market	47
King's Court Apartments	62	1.5	Fresno	Market	42
Lakeside Condominiums	198	4.4	Fresno	Market	45
Northwood Village	142	2.9	Merced	Market	49
San Ramon Court	32	0.7	Fresno	Affordable Rent Subsidized	43
Sarahs Court Apartments	120	2.5	Fresno	Affordable Rent Restricted	49
Sierra Gateway I	80	1.8	Fresno	Affordable Rent Subsidized	44
Sierra Village Apartments	108	2.2	Dinuba	Affordable Affordable Units	49
Stonegate Apartments 1 & 2	302	7.3	Fresno	Market	41
The Reef	58	1.2	Fresno	Market	47
Truewood by Merrill, Fig Garden	103	2.4	Fresno	Market	42
Turlock Silvercrest Senior Residence	80	2.0	Turlock	Affordable Rent Subsidized	41
Villa Del Mar Apartments	48	1.0	Fresno	Market/Affordable Rent Restricted	47

Source: CoStar Group, 2025

Table 92 shows the assumed yields for all zones in the City where RHNA sites are identified. In general, the deductions in yield from the maximum will cover and accommodate any reductions in site capacity due to any constraints on the site. The yields were determined based on recent residential development trends and development standards assessed in the constraints section. The yields are assumed at or below the recent trends. Recent development trends suggest that projects average around 97 percent of the maximum yield, illustrating that the maximum density is achievable in these zones.

When determining the average projected yields to use for the RHNA sites, any recent project that achieved over 100 percent yield was reduced to a maximum of 100 percent in an effort to address any significant outliers. This resulted in an average yield of 69 percent in the R1 zone, 46 percent in the R2 zone, 87 percent in the R3 zone, and between 55 percent and 87 percent in the various PD zones. The estimated yields used for the RHNA sites take a further discount from these averages to account for new zoning trends and potential site constraints.

This analysis utilizes the proposed new maximum densities that better align with the existing General Plan land use designations. Increasing the allowed maximum density in these zones is not anticipated to negatively affect trends.

Table 92: Assumed Yields

Zone	Maximum Density (Proposed)	Average Recent Project Yield	Adjusted Average Recent Project Yield to Accommodate for Outliers	Assumed Yield for RHNA	Estimated Yield Density
RA	3.63	-	-	70%	2.5 du/ac
R1	7.26	85.3%	73.5%	70%	5 du/ac
R2	20	44.0%	44.0%	40%	8 du/ac
R3	50	88.8%	88.8%	80%	40 du/ac
PD (1500)	29.04	139.7%	72.7%	70%	20 du/ac
PD (3000)	14.52	55.9%	55.9%	50%	7.26 du/ac
PD (4500)	9.68	98.8%	65.0%	65%	6.3 du/ac
PD (6000)	7.26	-	-	70%	5 du/ac
PD (12000)	3.63	-	-	70%	2.5 du/ac
CN	1/Acreage	-	-	70%	0.7/Acreage

*Note: du/acre = dwelling unit per acre

Assumed Affordability

Density

The California Government Code Section 65583.2(c)(3)(B) states that if a local government has adopted density standards consistent with the population-based criteria set by the state, then HCD must accept sites with those density standards as appropriate for accommodating the jurisdiction's share of lower-income units. For Madera, this density is 20 dwelling units per acre (du/acre). The selected RHNA sites within the R3, PD (2000), and PD (1500) zones meet the requirements of the Government Code. Table 93 shows the income levels, densities, and their implementing zones in Madera.

Moderate-income housing can be accommodated through medium- and higher-density zones, with maximum densities ranging from 15 to 20+ du/acre. These densities support a variety of multifamily housing typologies, including townhomes and garden-style apartments, which may be affordable to moderate-income households. Above moderate-income housing needs may be met through lower-density, single-family typologies, typically in the 0 to 15 du/acre range.

Table 93: Densities, Affordability, and Implementing Zones

Incomes	Density Range	Madera Implementing Zones
Above Moderate	0-15	RA, R1, PD (12000), PD (8000), PD (6000), PD (4500), PD (3000), CR, CN
Moderate	15-20	R2, R3, PD (2000), PD (1500)
Low	20+	R3, PD (2000), PD (1500)
Very Low	20+	R3, PD (2000), PD (1500)

Size

Pursuant to state law, RHNA sites accommodating lower-income units must have areas between 0.5 and 10 acres, regardless of allowed density. The RHNA sites in the inventory adhere to this; all sites accommodating lower-income units are between 0.5 and 10 acres. No lot consolidation was assumed for lower-income units.

Environmental and Infrastructure Constraints

The sites inventory analysis takes into consideration any environmental constraints such as habitat, flood, noise hazards, and steep slopes. Any environmental constraints that would lower the potential yield (e.g., steep slopes) have already been accounted for in the site/unit capacity analysis. In general, the deductions in yield from the maximum will cover and accommodate any reductions in site capacity due to environmental constraints. The sites have also been evaluated for likelihood of development based on shape, access, and property conditions. Any properties with significant constraints posed by these factors were not included in the RHNA sites inventory. Any environmentally protected areas such as vernal pools were also excluded. To the best of staff's knowledge, the included sites do not have historic uses that would require environmental remediation prior to conversion of

residential uses (dry cleaning, historic industrial like gas/oil processing, etc.). There are no other known conditions that preclude development.

Flooding

Portions of Madera fall into flood hazard zones as defined by the Federal Emergency Management Agency (FEMA). The City of Madera has been a participating jurisdiction in FEMA's National Flood Insurance Program since July 1974. Figure 61 shows the special flood hazard areas in the City. Portions of 52 of the 223 RHNA sites fall into an identified flood hazard area. These sites are adjacent to existing development within the flood hazard areas, which indicates that the presence of the flood zone does not preclude development in these areas.

Special Flood Hazard Area	RHNA Sites
1% Annual Chance Flood Hazard	6
0.2% Annual Chance Flood Hazard	41
Regulatory Floodway	5[1]

Source: FEMA; City of Madera

[1] Sites that intersect with the regulatory floodway have less than 12 percent of their area within the floodway.

The yield calculation used to assume a unit estimate per parcel that is lower than the maximum potential allowed by the density in part accounts for environmental constraints on the selected sites. For example, the sites that intersect with the regulatory floodway have less than 12 percent of their land area in the floodway. The estimated potential units on this site has been conservatively estimated with a yield of 80 percent of the maximum potential units. This conservative yield accounts for this environmental constraint, as 12 percent of the land area is less than the 20 percent reduction. The affected parcels can be developed at the unit number assumed without construction in the floodway. Construction has also occurred to the east and west of these sites.

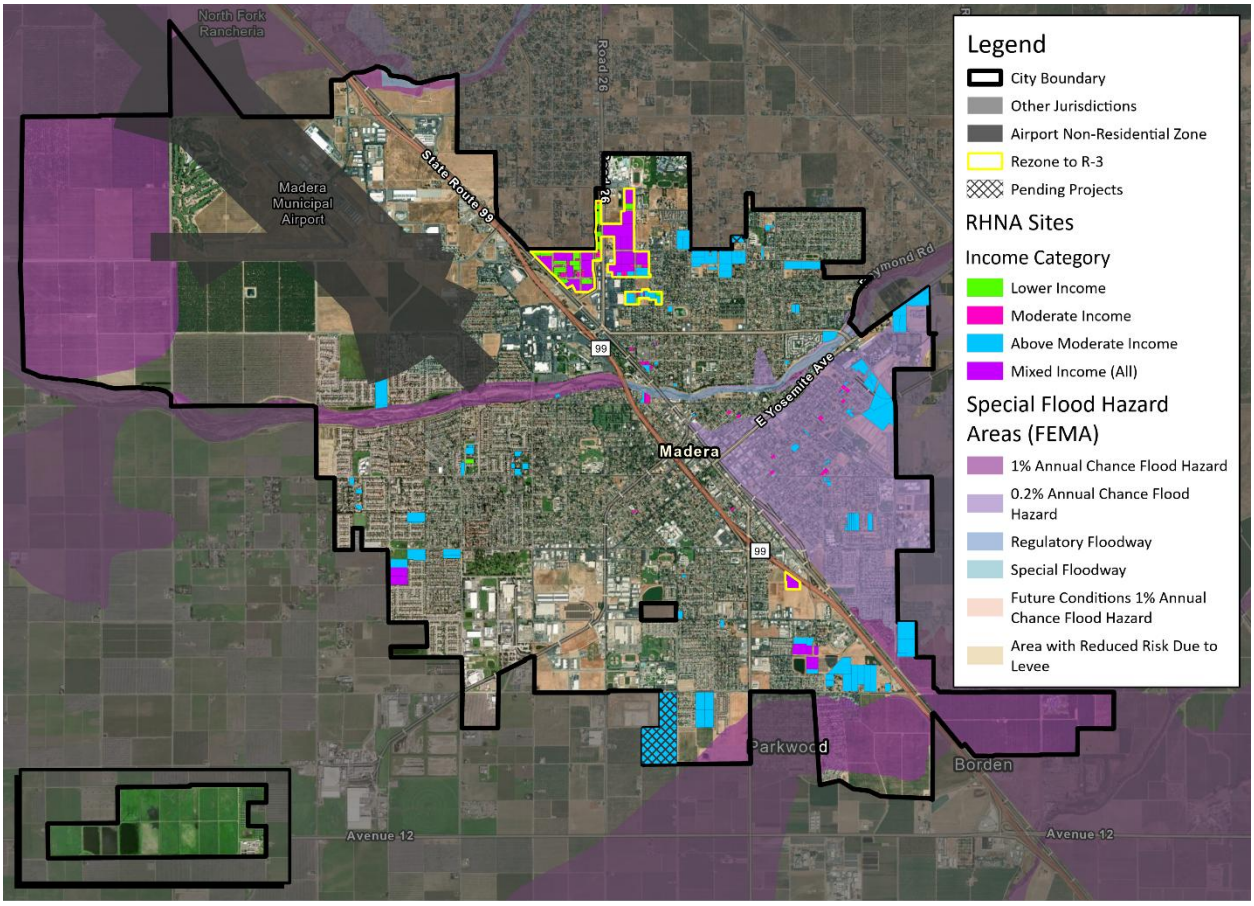
Presence within the flood zones does not preclude development. There are a variety of typical practices used to enable development in these zones while ensuring compliance with regulatory and environmental requirements. These have been and are used throughout the area and in close proximity to the RHNA sites. They include but may not be limited to the following:

- Grading a site to an elevation which is above FEMA's recommended elevation; this of course includes finished floor elevations.
- Preparing preliminary grading designs in conjunction with floodplain analyses.
- Providing storage for any displaced floodwaters for existing conditions in addition to the runoff for a proposed development.
- Calculating pre- and post-project volumes for floodplain storage below FEMA's recommended elevation and ensuring that the volume of storage meets pre-project volumes. If necessary volumes are not met or are exceeded, adjustments are required to be made to grading plans in order to acquire the adequate amount of storage.
- Considering the use of streets, open spaces and swales as conveyances.

- Modeling velocity and depth for areas accessible to the public to analyze potential for safety hazards and requiring mitigation, as necessary, to ensure velocity and depth do not exceed safety threshold standards.
- Designing basins, swales, channels/intercepts, etc. to reduce peak runoff rates and/or limit peak discharge to acceptable levels. Use of streets for conveyance also considers breach points and potential for inundation of the streets or potential for flooding of adjacent properties.
- Looking at potential for design of off-site upstream basins which may eliminate the need for on-site floodplain mitigation improvements to be constructed.

While additional insurance and construction requirements for building within the floodways can present some challenges or additional costs, they are not expected to considerably affect cost or timeline of development.

Figure 61: Special Flood Hazard Areas and RHNA Sites

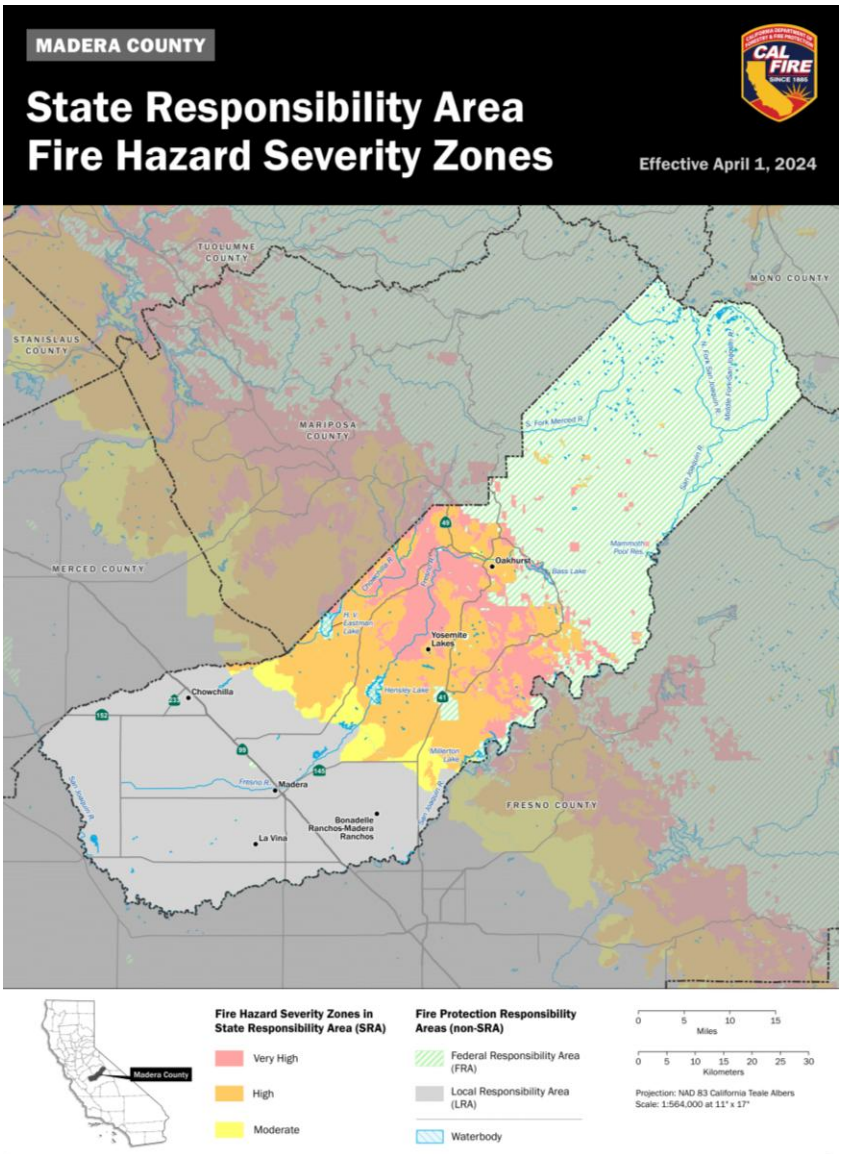


Source: FEMA; City of Madera

Fire

As of 2024, the California Department of Forestry and Fire Protection has determined that Madera County has no Very High Fire Hazard Severity Zones in the area of local responsibility. The 2024 State Responsibility Area Fire Hazard Severity Zone in Madera County is shown in Figure 62. As there are no Very High Fire Hazard Severity Zones in the City, no RHNA sites are located in Very High Fire Hazard Severity Zones.

Figure 62: State Responsibility Areas Fire Hazard Severity Zones, 2022



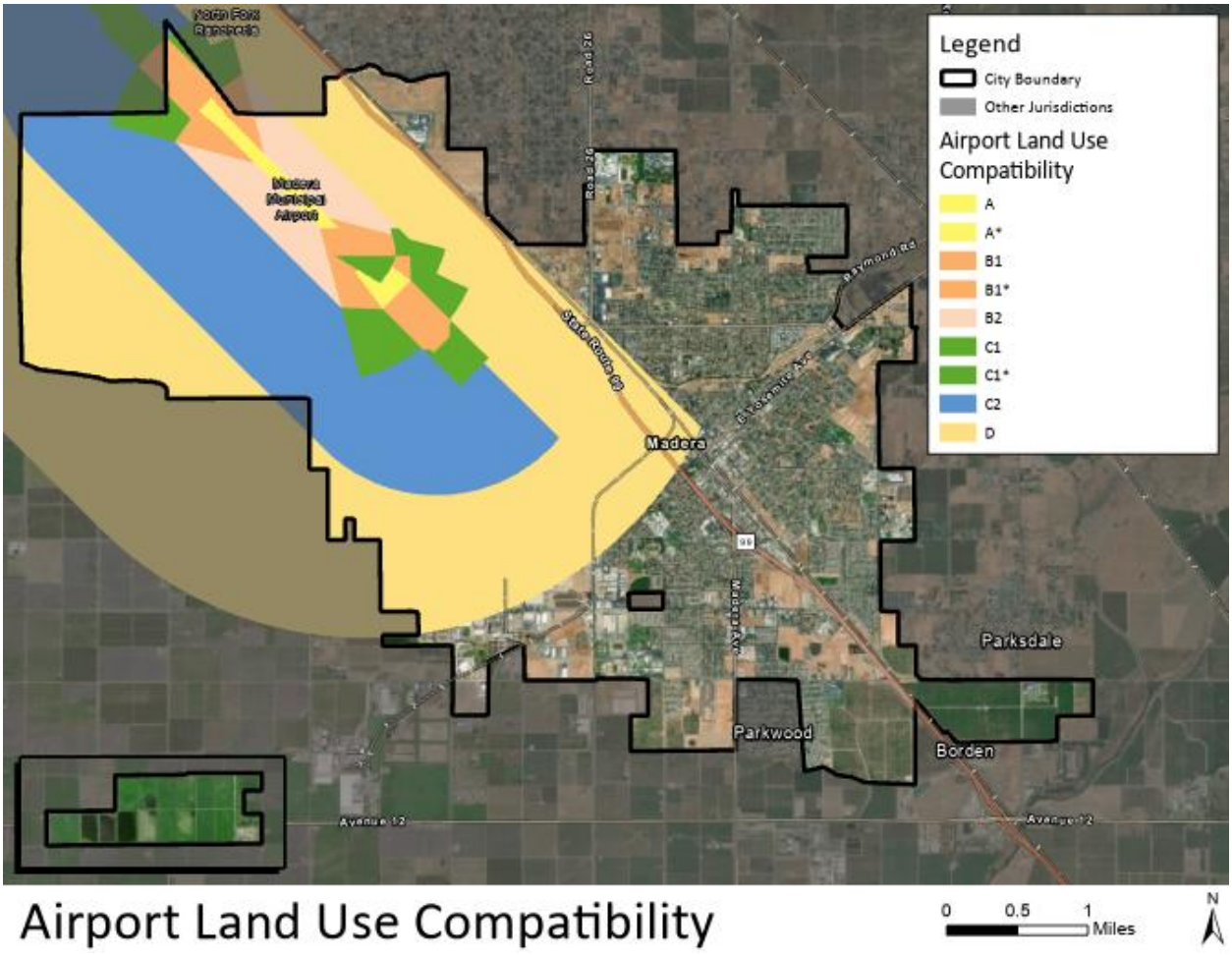
Source: California Department of Forestry and Fire Protection, 2023.

Airport Land Use Compatibility

The Madera Municipal Airport is located approximately 1.5 miles northwest of the City core. In 1993, the Madera County Airport Land Use Commission adopted an Airport Land Use Compatibility Plan for the Madera Municipal Airport. The Compatibility Plan regulates land

use in three ways: safety zones, noise zones, and height restrictions. The plan establishes three safety zones that are linked to land use compatibility: clear, approach/departure, and overflight. The clear zone is near each end of the runway and has the most restrictions on allowed land uses. The approach/departure zone is located under the takeoff and landing slopes and is less restrictive. The overflight zone is the area under the airport's traffic pattern and is the least restrictive.[41] These zones are illustrated in Figure 63 below.

Figure 63: Airport Land Use Compatibility



Source: Madera Countywide Airport Land Use Compatibility Plan

Table 94 indicates whether single family or multifamily development is permitted in each of the airport land use compatibility zones. As multifamily development is only permitted in the C2 and D zones, the rest of the zones are included on all maps of the sites to indicate that multifamily cannot be developed in these areas. RHNA sites were selected with these constraints in mind, and no sites have been selected in the A, B1, B2, or C1 zones.

[41] City of Madera General Plan EIR, 2009, https://www.madera.gov/wp-content/uploads/2018/01/Draft-EIR.pdf.

Table 94: Airport Land Use Compatibility with Residential Uses

ALUC	Single Family Residential	Multifamily Residential
A	NO	NO
B1	CUP	NO
B2	CUP	NO
C1	CUP	NO
C2	YES	YES
D	YES	YES

Source: Madera Countywide Airport Land Use Compatibility Plan

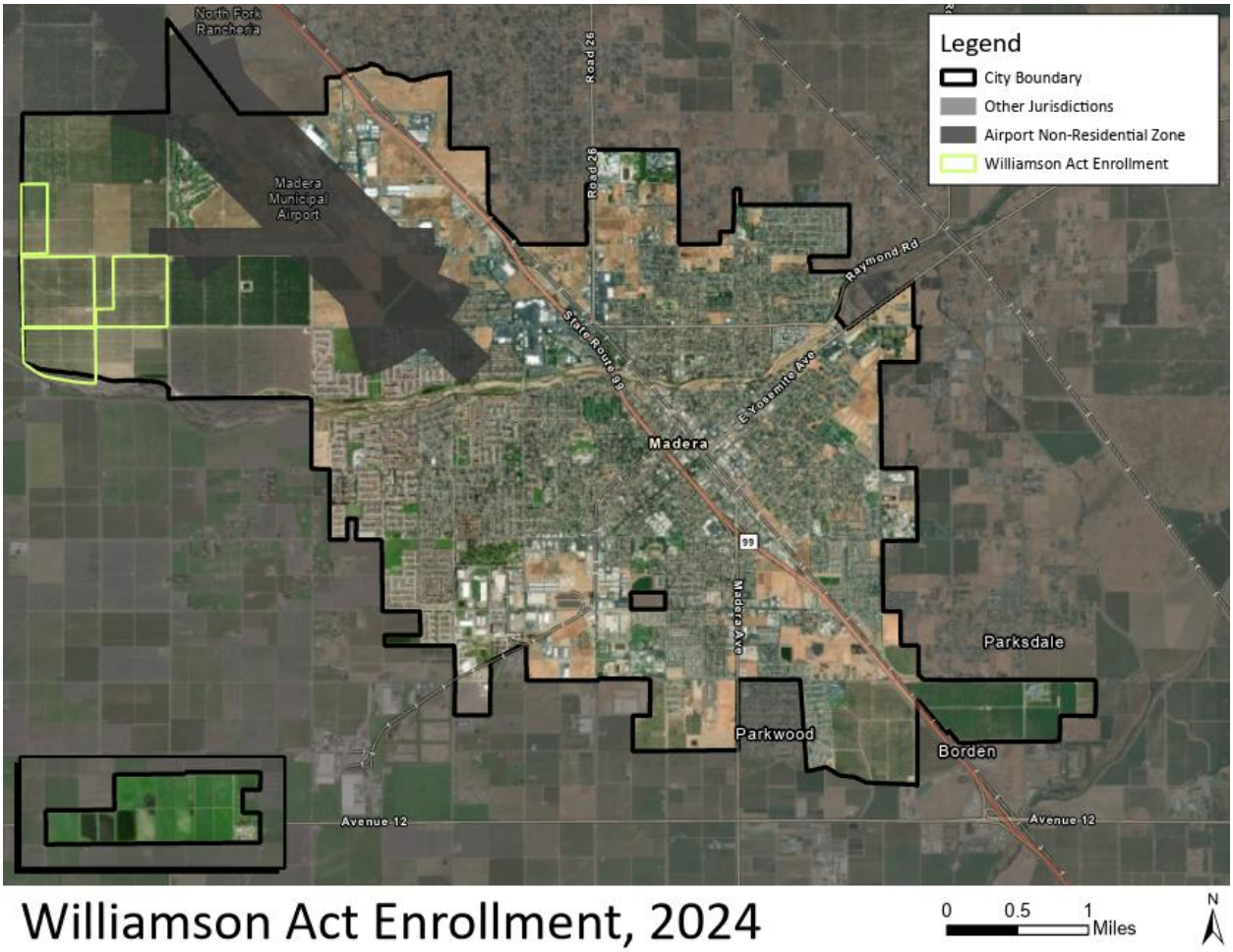
Contamination

Hazardous materials are used every day in industrial, commercial, medical, and residential applications. The primary concern associated with a hazardous materials release is the short- and/or long-term effect to the public from exposure to these substances. Compared to other cities in Central California, Madera has a relatively low number of sites that generate, use, or store hazardous materials. According to the EPA, there are no Superfund sites in Madera, although there are nine CERCLIS (Comprehensive Environmental Response, Compensation and Liability Act of 1980) sites that are not on the National Priority List. None of these sites are included in the RHNA sites inventory.

Williamson Act Contracts

Figure 64 displays the location of parcels enrolled in the Williamson Act as of 2024 in the City of Madera. This data depicts land enrolled in Williamson Act and/or Farmland Security Zone contracts. While regionally there is significant enrollment, there are only 4 parcels enrolled in the City of Madera. None of these parcels include RHNA sites, and therefore they do not pose as a constraint to site development.

Figure 64: Madera County Williamson Act, 2024



Source: California Williamson Act Enrollment Finder, 2024.

Easements or Environmental Overlays

Other than the City's natural water ways there are agricultural preserves, farmland security zones and conservation easements within the City's Sphere of Influence. These are primarily in the southwest area of the sphere of influence, where there are rural residential parcels and the General Plan precludes infrastructure expansion and intensification. None of these are prevalent to any extent or located within areas that "preclude" development, or the City's ability to meet our RHNA.

Infrastructure

The City's Water Division is responsible for maintaining and operating the City's water system with the goal of providing a safe, efficient, and continuous supply of fresh, potable water. The division oversees 20 groundwater wells, the Loy E. Cook 1-million-gallon water storage tower, and over 200 miles of water distribution pipelines.

The Water Division is responsible for ensuring compliance with state and federal regulations. It maintains records on water production and consumption, tests for biological and mineral contaminants, monitors system performance, and manages water treatment. Additionally, it

oversees the Water Waste Patrol program and a citywide cross-connection control and backflow prevention program. This includes testing, repairing, and certifying City-owned backflow devices. The Water Division frequently interacts with the public, providing assistance during emergency repairs and responding to inquiries regarding water and sewer concerns.

A new water tank is being built in northeast Madera, in addition to the rehabilitation of an existing water tank. The overall cost estimate of the project is $24,500,000. The tank itself is $15,700,000 while the offsite water main is $8,800,000. The tank provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system.

According to local knowledge, the City recently purchased a ponding basin to facilitate the development of a 138-lot subdivision on 26.8 acres of land on Storey road, east of Yosemite Avenue, illustrating the City's interest in facilitating development.

There is no cost to the City for Parkwood annexation of the water system beyond that which was expended on staff time. The annexation will result in 496 existing water connections being transferred to the City water system. The State will fund the rehabilitation of the Parkwood system to City standards and provide a new municipal well that will serve Parkwood while also improving water resilience to the water system as a whole.

Madera/s Sewer Rehabilitation and Manhole Repair project is located in the eastern areas of the City and will be approximately $3.5 million in existing sewer rehabilitation and repairs. The project includes approximately 6,424 LF of cured-in-Place Pipe Liner, approximately 3,832 LF of removed and replaced PVC Sewer Main, and various other work related to Sewer repair including manhole rehab/repair, point repair, and storm drain modification.

The City is replacing a $55 million water main in downtown Madera, with construction to begin early this year, including approximately 13,844 LF of water main replacement and various other work related to water main replacement including gate valves, fire hydrants, and service laterals.

All RHNA sites have adequate access to water and sewer services provided by the City of Madera.

To ensure there is adequate total sewer capacity to accommodate the RHNA, staff conducted an analysis of existing and planned sewer. There is adequate total sewer capacity (existing and planned) to accommodate the RHNA. The largest focus of the 2024/2025 CIP was to advance sewer and water projects. This effort was driven by not only an aging sewer and water system, but also by a $23,000,000 grant received by the City for sewer improvements.

While the City currently has enough sewer capacity to accommodate the RHNA, the City of Madera is also pursuing several sewer improvement projects, including the following:

- Planned sewer improvement in the northeast area to better serve future development. On February 5, 2025, the City awarded Clinton Sewer and Water Main CDBG funding assistance including the renovation of a 12-inch sewer main and 8 or 10 inch water mains on the east side of the City ($767,246)
- Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 ($14 million)

- Cook water tower rehabilitation ($2.3 million)
- Cleveland Avenue sewer lift station reconstruction awarded in December 2024 ($2 million)

Entitled and Pending Projects

Per the HCD Sites Inventory Guidebook, the City may credit sites that have been proposed, approved, or given a certificate of occupancy since the beginning of the RHNA projected period.[42] Table 95 gives an overview of projects that are proposed, entitled, or have been issued permits and did not receive certificates of occupancy prior to July 31, 2023. The City currently has 352 above moderate-income units pending. Entitled and pending unit counts were based on City-approved entitlements, building permits issued, and submitted applications. The pending projects are entirely within the buffer and are not necessary to meet the RHNA.

The City has reviewed the pending projects and there are no known barriers to development, phasing, or other relevant factors that would prohibit them from being completed during the 6th Housing Element Cycle. Any phasing or buildout horizons are considered in unit counts.

The City works closely with applicants, owners, and developers to monitor progress and updates on pending projects. Due to its limited size, the City of Madera enjoys the benefit of maintaining regular communication with the majority of its local developers and development interests. This close relationship generally keeps the City well-informed.

The City Municipal Code provides short (1-year/12 mos.) periods of time in which rights granted/authorized by the approval of an entitlement must be exercised (prior to expiration). Provisions for discretionary extensions (in additional 1-year increments) allow developers and the City to revisit the status of projects on no-less than an annual basis.

Table 95 includes a current update on the progress of each project based on conversations between the City and the developers. All units are anticipated to be completed in the planning period. The City will monitor the actual units constructed and income/affordability when the projects are developed as a part of Program A - 3. All pending project units are beyond the units requirements of the RHNA.

In the 5th Cycle, no accepted applications were reduced in size. Any applications that were withdrawn were due to a matter of feasibility, including compliance with objective standards. One multi-family project was withdrawn due to neighborhood opposition.

The City plans to establish a working group to explore streamlining measures for planning and development projects.

[42] HCD Sites Inventory Guidebook. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.

Table 95: Entitled and Pending Projects

Pending Projects	Status	Very Low	Low	Moderate	Above Moderate	Total
Carmel II and IV	Entitlement in Process	-	-	-	317	317
Ramirez 4-Plex	Entitlement in Process	-	-	-	4	4
120 Wilson Ave	Permit Issued	-	-	-	8	8
Oberti Apartments	Entitlement in Process	-	-	-	8	8
Lake Street Apartments	Entitlement in Process	-	-	-	15	15
					TOTAL	**352**

Accessory Dwelling Units

While the City can meet its RHNA capacity without ADUs, ADUs will contribute to the 20 percent net loss buffer and provide a source of affordable housing and housing options across the City. The City of Madera has had relatively low levels of ADU development in recent years. The City is including Program A - 5 to incentivize and facilitate ADU construction for lower-income households. The program includes adopting a new set of preapproved plans and developing educational materials regarding building ADUs in the City. These materials include information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. Table 96 illustrates the average of ADU building permits issued from 2019 to 2024. Madera has conservatively assumed that any projected ADUs will be market rate.

Table 96: ADU Construction Per Year

Year	Submitted	Entitled	Permitted	Constructed
2019	1	1	0	0
2020	0	0	0	0
2021	0	0	1	0
2022	0	0	14	1
2023	0	0	22	1
2024	-	-	21	-
Average				0.4

Source: City of Madera

Ability to Meet the RHNA

Table 97 displays the City's ability to meet the RHNA with pending projects, ADUs, and vacant and non-vacant sites. The City has identified sufficient capacity to meet the RHNA, including at least a 20 percent buffer in each income category. The City is increasing the capacity of the R3 zone from 0 to 24.2 du/ac to 20 to 50 du/ac. Additionally, the City is increasing the capacity of the R2 zone from 0 to 14.5 du/ac to 0 to 20 du/ac. In conjunction with this upzoning, the City is rezoning three areas throughout the City to R3 to increase the capacity for lower-income units within Madera. The City is identifying a total capacity of 7,418 units towards meeting the RHNA.

California Government Code Section 65583.2(c) states that cities must have a program to facilitate by right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. There are 44 parcels in the sites inventory that are subject to this provision. Program A - 1 includes compliance with Government Code Section 65583.(c).

Table 97: RHNA Capacity and Buffer

	Capacity Category	Very Low	Low	Moderate	Above Moderate	Total
A	Total RHNA (B + C)	1,238	958	1,170	2,874	6,240
B	RHNA	1,172	925	1,071	2,742	5,910
C	Annexed RHNA	66	33	99	132	330
D	Pending Projects	-	-	-	352	352
E	ADUs	-	-	-	2	2
F	Unmet RHNA (A - D - E)	1,238	958	1,170	2,520	5,886
G	RHNA Sites (H + I)	1,486	1,150	1,404	3,024	7,064
H	Vacant Sites	850	647	975	2,308	4,780
I	Non-vacant Sites	636	503	429	716	2,284
J	Total Capacity (D + E + G)	1,486	1,150	1,404	3,378	7,418
K	Surplus of RHNA (J – A)	248	192	234	504	
L	% Buffer Above Unmet RHNA (G – F)/F	20%	20%	20%	20%	

Zoning for Moderate- and Above Moderate-Income Households

Pursuant to Government Code Section 65583.2(c)(4), at least 25 percent of the remaining moderate- and above moderate-income RHNA sites are zoned for at least four units of housing (e.g., fourplex or greater).

The remaining number of above moderate-income RHNA sites, after pending projects (352) and ADUs (2) are excluded, is 2,520. The RHNA Sites Inventory identifies 3,024 above-moderate units. Of these, 2,994 units are projected on sites that can accommodate at least four units of housing (119 percent of the remaining need). The moderate-income RHNA is 1,170. The RHNA Sites Inventory identifies 1,404 moderate-income RHNA site units. A total

of 1,400 units are accommodated on sites that are zoned for at least four units of housing (120 percent of the remaining need).

The RHNA Sites Inventory for above moderate- and moderate-income units identifies over 25 percent of the remaining need, over 100 percent of each, on sites that allow for at least four units of housing. Thus, the City is compliant with Government Code Section 65583.2(c)(4).

Sites with Existing Residential Use

The RHNA sites inventory identifies 42 parcels for lower-income units with existing residential uses, 36 of which are being rezoned to allow higher-density residential development. All parcels with existing residential development included in the inventory have single-family dwelling units and an excess of vacant land. The inventory subtracts existing units from the realistic capacity to include only net new units projected.

The City is including Program A - 1 to ensure that if any residential units affordable to low-income households on a sites inventory property are demolished, they are replaced pursuant to Government Code Sections 65915(c)(3) and 65583.2(g).

Market Demand for Housing

Analysis of 28 recent and pending housing projects totaling 1,062 units demonstrates that there is interest in residential development in Madera. Several projects have requested rezones in commercial zones to allow residential development. Staff commonly coordinates initial meetings with prospective applicants and investment interests and performs preliminary project reviews, including coordination with partnering and responsible departments and agencies at no cost. Meeting series are often established early in the preliminary process to shepherd toward complete application submittal and acceptance. Recent inquiries for development in the City include the following:

- **Linden Apartments**: 29-unit multifamily residential complex on a one acre site recently completed in September 2024
- **Sherwood Apartments**: 16-unit multifamily residential complex on a 1.43 acre site. This project is in permit/civil plan check with most recent submittal 11/26/2024
- **Lake Street Apartments**: 15-unit multifamily residential development on a 2.38 acre property. Planning staff have been in recent contact (February, 2025) with the project architect to advise regarding procedures for minor amendments to the approved site plan prior to submittal for permit plan check
- **Grove Gardens**: 34-unit apartment complex on a 1.8 acre site. Adjacent street and alley vacations/abandonments required to facilitate the project were recorded in November, 2022
- Preparation of a Neighborhood/Precise Plan for 1,542 units on 210 acres in west Madera comprised of Low, Medium, and High Density Residential, Village Mixed Use, Commercial, Public (School Site), and Open Space. Phase I is 346 single family residential units on 60 acres at 6.1 du/ac

- Prospective 80-unit multifamily infill development on 4.1 acres at 19.4 du/ac in north-central Madera. Staff have met with the customer, responded to inquiries, and reviewed preliminary plans to facilitate application submittal
- Prospective development of 10 acres of vacant infill land, zoned PD-6000, located in northwest Madera
- Prospective development of 18 acres of Medium Density Residential planned land located in southeast Madera
- Multiple SB9/ADU infill development projects. Staff support has included education, preliminary and plan check review and guidance
- Proposed subdivision and development of 33 acres in northwest Madera with 126 single family residential units at 3.8 du/ac
- Proposed subdivision of 21 acres in southeast Madera with 168 single family residential units at 7.9 du/ac
- Prospective development of 25.3 acres of PD-4500 and R1 zoned lands in east Madera with 133-305 residential units
- Prospective development of 150 acres in southeast Madera with 370 single family residential units.
- Prospective development of 50 acres in south-central Madera with 218 single family residential units.

RHNA Site Details

Vacant Sites

A portion of the RHNA will be met on vacant land that is zoned for residential use. Per HCD's Housing Element Sites Inventory Guidebook, a vacant site is one "without any houses, offices, buildings, or other significant improvements […] or structures on a property that are permanent and add significantly to the value of the property." Table 98 displays the capacity of vacant sites by the zoning district. A total of 5,255 units are included on vacant sites.

Table 98: Vacant Site Capacity by Zone

Zone	RHNA Site Capacity
CN	2
PD (12000)	2
PD (1500)	690
PD (3000)	122
PD (4500)	342
PD (6000)	56
R1	212
R2	39
R3	3,776
RA	14
Total	**5,255**

Non-Vacant Sites

Government Code Section 65583.2(g)(2) states that housing elements relying on non-vacant sites for greater than 50 percent of its lower-income households need to demonstrate that the existing use does not constitute an impediment to additional residential development. The City is not relying on non-vacant sites for more than 50 percent of its lower-income RHNA allocation, as shown in Table 99.

Table 99: Lower-Income RHNA Sites on Vacant Parcels

	Very Low-Income	Low-Income	Total Lower-Income
RHNA	1,238	958	2,196
Units on Vacant Sites	850	647	1,497
Percent on Vacant Sites	69%	68%	68%

About 32 percent of the 2,196 lower-income RHNA units will be met by non-vacant RHNA sites. When considering all income levels of RHNA sites, 29 percent of the RHNA is accommodated through non-vacant RHNA sites. Table 100 summarizes the 1,809-unit capacity of non-vacant sites included to meet the RHNA broken down by their zoning district.

Table 100: Non-Vacant Site Capacity by Zone

Zone	RHNA Site Capacity
PD (1500)	169
PD (4500)	30
PD (6000)	34
R1	76
R2	9
R3	1,356
RA	44
U	91
Total	**1,809**

Non-Vacant Development Trends

Recently developed sites, approved and pending projects, and sites with developer/property owner interest in residential development that were previously or are currently non-vacant were analyzed in order to understand development trends and aid in the non-vacant site selection process. Table 101 displays the characteristics of these analyzed sites.

Characteristics identified by the review of these sites include:

- A varied land-improvement ratio (LIR). LIR compares the value of the land to the value of improvements (structures) on the land, using data from the county assessor's office. The trend sites had LIRs that varied greatly, from 1.0 to 11.8. Twelve of the thirteen trend sites had LIRs calculated. Of these twelve, 9 are less than 4. Only one site had an LIR greater than 10.
- A varied range of age of existing structures prior to redevelopment. The age of the buildings ranged from 12 to 78 years old.
- A varied percentage of building coverage. Building coverage shows the percentage of the parcel that was occupied by the structure of the use before residential redevelopment. Only five of the sites previous uses had a building coverage 20 percent or lower, one of which had 0 percent building coverage as they are redeveloped parking lots. Five of the sites have building coverage over 30 percent. The average building coverage is 25 percent.
- A variety of non-vacant uses. Many of the trend sites included existing single-family residential structures, agriculture, parking lots, duplexes and triplexes, commercial buildings, and warehouses.

Table 101: Non-Vacant Development Trend Sites

ID	Project	LIR	Building Age	Building Coverage	Previous Use
1	Carmel II and IV	1.3	-	0%	Agriculture
2	629 G Street	-	43	41%	Single Family Residence
3	308 N C Street	6.5	78	41%	Duplex
4	Sunset Apartments	1.4	67	11%	Abandoned Single Story Warehouse
5	Teran Residence	1.9	78	20%	Single Family Residence
6	817 Cutting Street	3.4	62	33%	2 Single Family Residences
7	Rafael Divina Development	1.0	12	6%	Parking Lot
8	341 Hull Avenue	7.8	67	48%	Single Family Residence
9	Grove Garden Development	11.8	19	21%	Commercial Warehouses
10	Bellavita Residences	4.0	67	32%	Single Family Residence
11	Miranda Triplex	2.2	62	20%	Abandoned 2-story Triplex
12	Adelaide Duplex	3.1	62	24%	Single Family Residence
13	Clark Residential	2.0	67	23%	Single Family Residence

These projects demonstrate the viability and interest in redeveloping non-vacant sites for new residential development in Madera. These sites have similar characteristics to the proposed RHNA sites and therefore demonstrate the strong likelihood of meeting the projected construction of units within the next eight years.

Non-Vacant Site Details

The following section provides detail on each of the non-vacant sites identified in the inventory. Based on the trends of redevelopment of non-vacant sites in Madera outlined above, a set of criteria was created for evaluating the redevelopment potential of sites and selecting RHNA sites. The selection process used six factors. The determination of factors was based on the characteristics of the non-vacant trend sites outlined in Table 101. Each site meets at least four of the six factors. The six factors are:

A. Significantly Underdeveloped (LIR > 1.0). The comparison of assessed values for land and improvements (land improvement ratios, LIR) is a reliable indicator of whether and to what extent sites are utilized. An LIR of 1.0 means the land and the improvements are of equal value. Typically, a newly improved site will have a ratio of well under 0.2, or where the improvements are valued at five times the value of the land. The trend sites had LIRs that varied greatly, from 1.0 to 11.8. All sites in the inventory have an LIR equal to or greater than 1.0, which indicates that the value of the improvements are worth less than the value of the land, which is consistent with recent development trends in the City.

B. Building Age (>40 years). Building age was also considered for each non-vacant site. An older building indicates potential for redevelopment. A total of 47 of the 65 non-vacant sites include buildings that were built prior to 1984, and therefore are at least 40 years old. Many of the buildings were built in the late 1950s. This matches the trends set by the recently developed sites, as the majority were built over 40 years ago.

C. Similar Types of Non-Vacant Uses (if the site has a similar non-vacant use to the non-vacant trend sites). Uses specified by the recently developed or active application non-vacant sites include existing single-family residential structures, agriculture, parking lots, duplexes and triplexes, commercial buildings, and warehouses. Of the 65 non-vacant sites, 65 meet this threshold.

D. High Infill Potential/Redevelopment Potential. Another factor to quantify the underutilization of a site is the building coverage, which is the percentage of the site that has a building footprint. A low building coverage indicates ample land available for infill development. The average building coverage of the trend sites was 25 percent, so for this calculation, the threshold is conservatively 20 percent. There are 62 of the 65 sites that meet this threshold.

E. Adjacent to Services. Sites were reviewed for their distance to the nearest daycare, grocery store, and school. For this factor, the threshold is one mile. 65 of the sites are within one mile of at least one of these services.

F. Transit Accessibility. Sites were reviewed for their distance to the nearest transit stop. For this calculation, the threshold is 0.5 miles, which is generally considered a reasonable distance for determining transit accessibility. 58 of the 65 non-vacant sites are located within 0.5 miles of a transit stop.

The non-vacant sites are described below in detail, including specifically how they comply with the criteria listed above. Non-vacant sites are outlined in red. If a vacant site is included in a larger cluster of non-vacant sites, that vacant site is shaded in brown.

Table 102: Non-Vacant Site Favorable Development Characteristics

	A – LIR	B - Age	C – Use	D – Coverage	E - Services	F - Transit
216 W Lincoln Ave	✓		✓	✓	✓	✓
208 W Lincoln Ave	✓		✓	✓	✓	✓
204 W Lincoln Ave	✓		✓	✓	✓	✓
200 W Lincoln Ave	✓		✓	✓	✓	✓
813 Sharon Ave	✓	✓	✓	✓	✓	✓
16280 N D St	✓	✓	✓	✓	✓	✓
26533 Adell St	✓	✓	✓	✓	✓	✓
16188 N D St	✓		✓	✓	✓	✓
1307 Owens St	✓		✓	✓	✓	✓
1326 Sonora Street	✓	✓	✓	✓	✓	✓
407 W Clark St	✓	✓	✓	✓	✓	✓
1586 Owens St	✓	✓	✓	✓	✓	✓
323 W Clark St	✓		✓	✓	✓	✓
1528 Owens St	✓		✓	✓	✓	✓

	A – LIR	B - Age	C – Use	D – Coverage	E - Services	F - Transit
216 W Adell St	✓	✓	✓	✓	✓	✓
1557 Owens St	✓	✓	✓	✓	✓	✓
1575 Sharon Blvd	✓	✓	✓	✓	✓[1]	✓
1660 Cardwell St	✓	✓	✓	✓	✓	✓
1697 Cardwell St	✓		✓	✓	✓	✓
1615 Cardwell St	✓	✓	✓	✓	✓[1]	✓
1585 Cardwell St	✓[2]		✓	✓	✓	✓
1543 Cardwell St	✓		✓		✓	✓
741 W Clark St	✓	✓	✓	✓	✓	✓
719 W Clark St	✓		✓	✓	✓	✓
609 W Clark St	✓	✓	✓	✓	✓	✓
1584 Fairview St	✓	✓	✓	✓	✓	✓
653 Abby St	✓	✓	✓	✓	✓	✓
1626 Fairview St	✓	✓	✓		✓	✓
646 W Adell St	✓		✓	✓	✓	✓
591 W Clark St	✓		✓	✓	✓	✓
1692 Country Club Dr	✓	✓	✓	✓	✓	✓
1632 Country Club Dr	✓	✓	✓	✓	✓	✓
562 W Clark St	✓	✓	✓	✓	✓	✓
530 W Clark St	✓	✓	✓	✓	✓	✓
510 W Clark St	✓	✓	✓	✓	✓[1]	✓
1521 Austin Ave	✓	✓	✓	✓	✓	✓
1229 Bend St	✓	✓	✓	✓	✓	✓
205 W Central Ave	✓	✓	✓		✓	✓
201 W Central Ave	✓		✓	✓	✓	✓
225 W Central Ave	✓	✓	✓	✓	✓	✓
2519 Sunset Ave	✓	✓	✓	✓	✓[1]	✓
719 Linden St	✓	✓	✓	✓	✓	✓
759 Linden St	✓	✓	✓	✓	✓	✓
1880 E Yosemite Ave	✓	✓	✓	✓	✓	
1875 Storey Rd	✓	✓	✓	✓	✓	
223 S Westberry Blvd	✓	✓	✓	✓	✓[1]	
1120 S A St	✓	✓	✓	✓	✓	✓
1132 S A St	✓	✓	✓	✓	✓	✓
1200 S A St	✓	✓	✓	✓	✓	✓
1204 S A St	✓	✓	✓	✓	✓	✓
1218 S A St	✓	✓	✓	✓	✓	✓
550 W Pecan Ave	✓	✓	✓	✓	✓[1]	✓
530 1/2 W Pecan Ave	✓	✓	✓	✓	✓[1]	✓
1660 Terra Firma Rd	✓		✓	✓	✓[1]	✓
1695 Terra Firma Rd	✓	✓	✓	✓	✓[1]	✓
1385 E Pecan Ave	✓	✓	✓	✓	✓	✓
1331 E Pecan Ave	✓	✓	✓	✓	✓	✓
1291 E Pecan Ave	✓	✓	✓	✓	✓	✓
1213 E Pecan Ave	✓		✓	✓	✓	✓
16372 Road 26	✓[2]	✓	✓	✓	✓[1]	

	A – LIR	B - Age	C – Use	D – Coverage	E - Services	F - Transit
25965 Ellis St	✓	✓	✓	✓	✓[1]	
26240 Ellis St	✓	✓	✓	✓	✓[1]	
26297 Ellis St	✓	✓	✓	✓	✓[1]	
26189 Adell St	✓	✓	✓	✓	✓	✓
16248 Owens St	✓		✓	✓	✓	✓

1. Within a mile of a daycare, grocery store, or school, but not all three.
2. No actual LIR was calculated by the County Assessor. However, it is clear that this is a large, unutilized parcel with a very small structure, giving this a very high LIR.

Lincoln Avenue and Sharon Avenue Cluster

The six parcels in the Lincoln Avenue cluster total 1.9-acres. The cluster is currently occupied by a 1.5-acre underutilized parking lot, in addition to 0.4 acres of vacant land. There are no existing structures on any of the parcels. All parking lot parcels have the same owner. The sites are adjacent to an existing residential neighborhood, making it an optimal area for further residential development. The sites are also near several restaurants, a park, a grocery store, a daycare, and a school, which provide necessary resources for residents. Each parcel in this site has a LIR of 1.0 and is highly developable as an individual site in addition to being part of a larger cluster, as all parking lot parcels have the same owner. The realistic capacity for these five non-vacant sites and one vacant site as a whole is 38 moderate-income units and 39 above moderate-income units. 16 of these moderate units are assumed on the vacant parcel. Realistic capacity per non-vacant parcel is noted in the table below.

	200 W Lincoln Ave	204 W Lincoln Ave	208 W Lincoln Ave	216 W Lincoln Ave	813 Sharon Ave
APN	003-031-005	003-031-004	003-031-003	003-031-001	003-031-006
Acreage	0.2	0.1	0.1	0.1	1.0
Zoning	R3	R3	R3	R3	R3
General Plan Designation	HD	HD	HD	HD	HD
Current Use	Parking Lot	Parking Lot	Parking Lot	Parking Lot	Parking Lot
LIR	1.0	1.0	1.0	1.0	1.0
Year Built Prior To	1998	1998	1998	1998	1957
Building Coverage	0%	0%	0%	0%	0%
Income Category	Moderate	Moderate	Moderate	Moderate	Above Moderate
Total Units	9	3	6	4	39
Non-Vacant Site Characteristics	A, C, D, E, F	A, C, D, E, F	A, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F
Within 1 Mile Of:					
Daycare	Yes	Yes	Yes	Yes	Yes
Grocery	Yes	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes	Yes

Adell Street and D Street Cluster

The Adell Street and D Street cluster of sites includes three parcels, each with a single story residential unit. One parcel has two structures. The total acreage of all three parcels is 7.5 acres. Each parcel has a significant amount of vacant land as shown in the aerial. Three of the four structures were built over 40 years ago, one in the 1950s and one in the early 1980s, indicating higher potential for redevelopment. The third structure is newer, but occupies only 5 percent of the parcel, indicating that further residential development could maintain existing uses or structures. Underutilized vacant land comprises the majority of these parcels. Furthermore, seven of the recent projects provided in Table 101 include parcels with single family uses, illustrating the market and trend for redevelopment of such uses in the City. The site is adjacent to an existing residential neighborhood, making it an optimal area for further residential development. The site is near a grocery store, a school, and a daycare, which provide necessary resources for residents. The realistic capacity for these combined sites is 34 above moderate-income units. The site could be developed to retain the existing buildings or to be a new residential development.

	16280 N D St	26533 Adell St	16188 N D St
APN	003-200-010	003-200-011	003-200-012
Acreage	2.5	2.5	2.5
Zoning	PD (6000)	PD (6000)	PD (6000)
General Plan Designation	LD	LD	LD
Current Use	1 SFD	2 SFD	1 SFD
LIR	1.5	4.4	9.1
Year Built Prior To	1957	1981	2005
Building Coverage	2%	8%	5%
Income Category	Above Moderate	Above Moderate	Above Moderate
Total Units	12	11	11
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F
Within 1 Mile Of:			
Daycare	Yes	Yes	Yes
Grocery	Yes	Yes	Yes
School	Yes	Yes	Yes

Pecan Avenue Cluster

The four sites on Pecan Avenue are currently occupied by five single-story residential structures with a significant excess of vacant land. Three of the five structures were built over 40 years ago, in the early 1980s, indicating a higher potential and likelihood for redevelopment. The two newer structures are almost 30 years old, pictured below, and occupy only 5 percent of the parcel, indicating that further residential development could maintain existing uses or structures. Underutilized vacant land comprises the majority of these parcels. Seven of the recently developed non-vacant sites in Madera were on parcels with single-family structures. The sites are across the street from a school and near a grocery store, religious facility, and daycare, which provide resources for residents. The realistic capacity for these combined sites is 44 above moderate-income units. The site could be developed to retain the existing buildings or to be a new residential development.

	1385 E Pecan Ave	1331 E Pecan Ave	1291 E Pecan Ave	1213 E Pecan Ave
APN	012-500-007	012-500-008	012-500-011	012-500-012
Acreage	5.0	5.0	3.9	5.0
Zoning	RA	RA	RA	RA
General Plan Designation	VLD	VLD	VLD	VLD
Current Use	1 SFD	1 SFD	1 SFD	2 SFD
LIR	2.6	13.9	3.2	5.9
Year Built Prior To	1981	1981	1981	1998
Building Coverage	4%	3%	8%	5%
Income Category	Above Moderate	Above Moderate	Above Moderate	Above Moderate
Total Units	12	12	9	11
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F
Within 1 Mile Of:				
Daycare	Yes	Yes	Yes	Yes
Grocery	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes

Central Avenue Cluster

The sites in the Central Avenue cluster include three non-vacant sites and two vacant sites, totaling 2.5 acres. The non-vacant parcels are currently occupied by two single-story residential developments and a small shed with a significant excess of vacant land. While the shed is newer, it is a temporary structure that could be moved with relative ease. The residential developments are almost 70 years old, built in the 1950s. Underutilized vacant land comprises the majority of these parcels. The sites are across the street from existing multifamily housing, and are currently zoned for high-density residential, indicating ample opportunity for further residential development. These sites are also near a school, grocery store, and daycare, which provide necessary resources for residents. The realistic capacity for these five combined sites is 61 moderate-income units, 32 of which are on nonvacant sites, and 36 above moderate-income units. The cluster could be developed to retain the existing buildings or to be a new residential development. As noted above in the non-vacant site development trends discussion, there is precedent for redevelopment of single family uses into housing developments, with seven of the thirteen recent projects on parcels with a prior single family use.

	205 W Central Ave	201 W Central Ave	225 W Central Ave
APN	006-010-007	006-010-010	006-024-001
Acreage	0.4	0.4	0.9
Zoning	R3	R3	R3
General Plan Designation	HD	HD	HD
Current Use	1 SFD	1 SFD	Shed
LIR	4.5	1.0	2.5
Year Built Prior To	1957	1998	1957
Building Coverage	1 SFD	Shed	1 SFD
Income Category	Moderate	Moderate	Above Moderate
Total Units	15	17	36
Non-Vacant Site Characteristics	A, B, C, E, F	A, C, D, E, F	A, B, C, D, E, F
	Within 1 Mile of:		
Daycare	Yes	Yes	Yes
Grocery	Yes	Yes	Yes
School	Yes	Yes	Yes

A Street Cluster

The sites in the A Street cluster include five parcels on six total acres that are currently occupied by five single-story residential developments, one on each parcel, and a significant excess of vacant land. Each structure is over 40 years old, with some dating back to the 1950s. Four of the five structures occupy 6 percent or less of their respective parcels, and all structures occupy less than 20 percent of the parcel. The sites are adjacent to existing residential development. These sites are also across the street from a school, and near a grocery store and daycare, which provide necessary resources for residents. There are several vacant parcels nearby that are also included in the sites inventory, making this a potential area for significant residential redevelopment. The realistic capacity for these combined sites is 25 above moderate-income units. The sites could be developed to retain the existing buildings or to be a new residential development.

	1120 S A St	1132 S A Str	1200 S A St	1204 S A St	1218 S A St
APN	011-254-018	011-254-019	011-254-020	011-254-021	011-254-022
Acreage	1.0	1.0	1.0	1.0	2.0
Zoning	R1	R1	R1	R1	R1
General Plan Designation	LD	LD	LD	LD	LD
Current Use	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD
LIR	4.9	3.4	5.6	3.5	1.5
Year Built Prior To	1957	1981	1957	1981	1957
Building Coverage	6%	19%	6%	4%	4%
Income Category	Above Moderate	Above Moderate	Above Moderate	Above Moderate	Above Moderate
Total Units	4	4	4	4	9
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F
Within 1 Mile Of:					
Daycare	Yes	Yes	Yes	Yes	Yes
Grocery	Yes	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes	Yes

Terra Firma Drive Cluster

The four sites in the Terra Firma Drive are currently occupied by five single-story residential structures. There are three parcels with one structure and one parcel with two structures. Each parcel has a significant excess of vacant land. The other three structures are over 40 years old, with one being almost 30 years old. This newer development occupies less than 10 percent of the southwestern parcel, and further residential development could maintain the existing unit. All structures on these parcels occupy less than 10 percent of their respective parcels. The sites are adjacent to existing residential development. These sites are also near a school and grocery store, which provide necessary resources for residents. The realistic capacity for these combined sites is 91 above moderate-income units. The sites could be developed to retain the existing buildings or to be a new residential development.

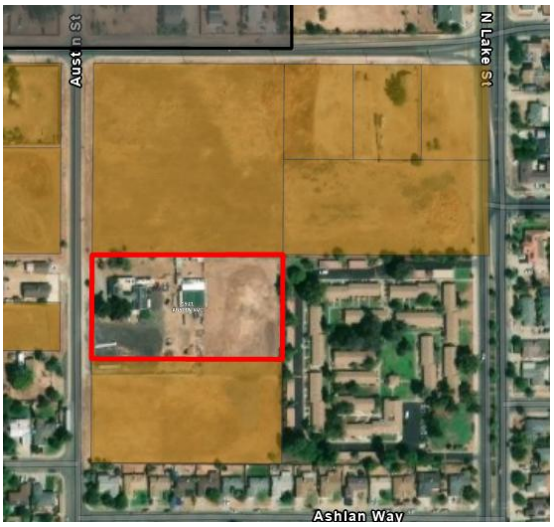
	Southwest Corner of the Intersection of Terra Firma Road and W Pecan Avenue	530 ½ W Pecan Ave	1660 Terra Firma Rd	1695 Terra Firma Rd
APN	012-480-001	012-480-002	012-480-003	012-480-004
Acreage	4.9	4.8	4.9	4.8
Zoning	U	U	U	U
General Plan Designation	LD	LD	LD	LD
Current Use	1 SFD	1 SFD	2 SFD	1 SFD
LIR	5.3	3.1	3.4	4.2
Year Built Prior To	1981	1981	1998	1981
Building Coverage	5%	6%	9%	6%
Income Category	Above Moderate	Above Moderate	Above Moderate	Above Moderate
Total Units	23	23	22	23
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F
Within 1 Mile Of:				
Daycare	No	No	No	No
Grocery	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes

Storey Road Cluster

The Storey Road cluster of parcels includes two non-vacant and one vacant parcel on 9.9 acres of land. They are currently occupied by two single-story residences with a significant excess of vacant land. All structures in this cluster were built over 40 years ago, indicating higher potential for redevelopment. The site is adjacent to additional vacant parcels, also included in the sites inventory, making this a potential area for significant residential development. The site is near a grocery store, school, and daycare, which provide necessary resources for residents. The realistic capacity for these combined sites is 48 above moderate-income units, 31 of which are on the non-vacant parcels. The site could be developed to retain the existing buildings or to be a new residential development.

	1880 E Yosemite Ave	1875 Storey Rd
APN	008-130-021	008-130-023
Acreage	3.1	3.3
Zoning	R1	R1
General Plan Designation	LD	LD
Current Use	1 SFD	1 SFD
LIR	1.0	1.9
Year Built Prior To	1981	1981
Building Coverage	9%	4%
Income Category	Above Moderate	Above Moderate
Total Units	15	16
Non-Vacant Site Characteristics	A, B, C, D, E	A, B, C, D, E
Within 1 Mile Of:		
Daycare	Yes	Yes
Grocery	Yes	Yes
School	Yes	Yes

1521 Austin Avenue



The 2.7-acre site at 1521 Austin Avenue is currently occupied by a single-family residential development, and has a significant excess of vacant land. This structure is almost 80 years old. This site is surrounded by several vacant parcels that are also being included in the sites inventory, making this a potential area for significant residential development. Additionally, this site is adjacent to a multifamily development, indicating the existing market for multifamily developments in this neighborhood. The existing development occupies less than 10 percent of the parcel, and further residential development could maintain the existing unit. This site is also near a school, grocery store, and daycare, which provide necessary resources for residents. The realistic capacity for this site is 15 above moderate-income units.

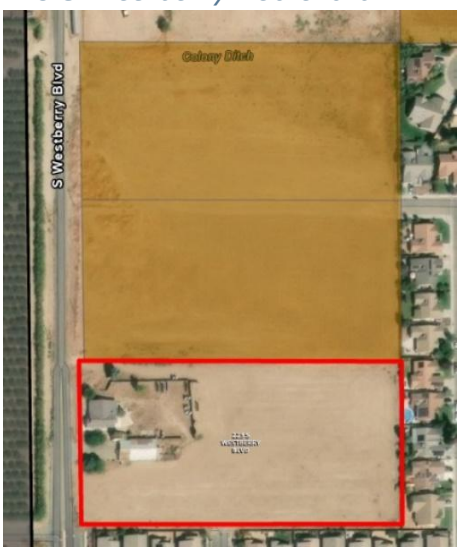
	1521 Austin Ave
APN	004-170-003
Acreage	2.7
Zoning	PD (4500)
General Plan Designation	LD
Current Use	1 SFD
LIR	5.4
Year Built Prior To	1946
Building Coverage	9%
Income Category	Above Moderate
Total Units	15
Non-Vacant Site Characteristics	A, B, C, D, E, F
Within 1 Mile Of:	
Daycare	Yes
Grocery	Yes
School	Yes

1229 Bend Street

The 1-acre site at 1229 Bend Street is currently occupied by a single-family residential unit, and has a significant excess of vacant land. This structure is almost 70 years old, indicating higher potential and likelihood for redevelopment. This site is adjacent to a vacant parcel of the same size that is also included in the sites inventory, creating opportunity for a potential larger residential development. The existing development occupies 5 percent of the parcel, and further residential development could maintain the existing unit. This site is also near a school, grocery store, and daycare, which provide necessary resources for residents. The realistic capacity for this site is four above moderate-income units.

	1229 Bend St
APN	005-160-009
Acreage	1.0
Zoning	R1
General Plan Designation	LD
Current Use	1 SFD
LIR	2.0
Year Built Prior To	1957
Building Coverage	5%
Income Category	Above Moderate
Total Units	4
Non-Vacant Site Characteristics	A, B, C, D, E, F
Within 1 Mile Of:	
Daycare	Yes
Grocery	Yes
School	Yes

223 S Westberry Boulevard



The 4.6-acre site on Westberry Boulevard is currently occupied by a single-family residential structure and a significant excess of vacant land. The structure on this site is almost 80 years old, indicating the site could benefit from redevelopment. This development occupies only 4 percent of the parcel, and further residential development could maintain the existing unit. This site is also adjacent to two additional vacant parcels that are also included in the sites inventory, and near several other included vacant sites, indicating the potential for more residential development in this area. This site is also near a school and a daycare, which provide necessary resources for residents. The realistic capacity for this site is 46 lower-income, 23 moderate-income, and 23 above moderate-income units.

	223 S Westberry Blvd
APN	009-600-005
Acreage	4.6
Zoning	PD (1500)
General Plan Designation	HD
Current Use	1 SFD
LIR	2.3
Year Built Prior To	1946
Building Coverage	4%
Income Category	Mixed
Total Units	92
Non-Vacant Site Characteristics	A, B, C, D, E
Within 1 Mile Of:	
Daycare	Yes
Grocery	No
School	Yes

Linden Street Cluster

The 1.4-, 0.9-, and 1.6-acre sites along Linden Street are each currently occupied by one single-family residential development, and have a significant excess of vacant land. Each structure is well over 60 years old, and they each occupy 10 percent or less of their respective parcels. The sites are adjacent to existing residential development and several developable vacant parcels, making this a potential area for significant residential redevelopment. The two eastern sites are near a grocery store, and all sites have a school and a daycare nearby, which provide necessary resources for residents. The total realistic capacity for these sites is 59 above moderate-income units and 18 lower-income units. The sites could be developed to retain the existing buildings or to be a new residential development.

	2519 Sunset Ave	719 Linden St	759 Linden St
APN	006-250-013	006-360-012	006-360-015
Acreage	1.4	0.9	1.6
Zoning	PD (1500)	PD (1500)	PD (1500)
General Plan Designation	HD	HD	HD
Current Use	1 SFD	1 SFD	1 SFD
LIR	1.2	6.8	2.1
Year Built Prior To	1962	1957	1957
Building Coverage	4%	10%	3%
Income Category	Above Moderate	Lower	Above Moderate
Total Units	28	18	31
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F
Within 1 Mile of:			
Daycare	Yes	Yes	Yes
Grocery	No	Yes	Yes
School	Yes	Yes	Yes

Sherwood Way Rezone Area

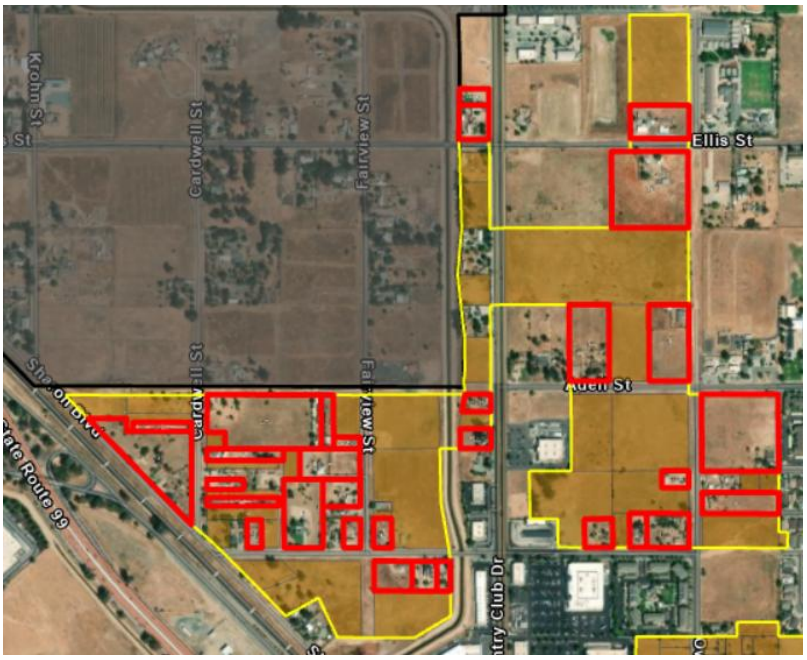
There are three total areas being rezoned to R3 to accommodate the RHNA sites. Two of these areas include non-vacant sites. The rezone area along Sherwood Way includes two non-vacant sites, both with similar characteristics. Each site has one single-family dwelling unit, and the rezone area as a whole is proximate to resources like grocery stores and schools. Rezoning the area to high density (50 du/ac) will further encourage the development of the entire rezone area, and provide additional opportunity and incentive for housing development on these parcels.

The single-family home on 1307 Owens Street occupies 17 percent of the parcel. This site is being rezoned from PD(3000) to R3, an increase in the unit potential of almost 400 percent. The existing unit was constructed prior to 2005, making it about 20 years old. The increase in allowed density to 50 du/ac will permit further residential development with the potential to maintain existing uses.

The single-family home on Sonora Street occupies 11 percent of the parcel. This site is being rezoned from PD(3000) to R3, an increase in the unit potential of almost 400 percent. The existing unit was constructed before 1981, making it over 40 years old and likely in need of redevelopment. The increase in allowed density to 50 du/ac will permit further residential development with the potential to maintain existing uses.

	1307 Owens Street	Second Parcel North of Northwest corner of Sonora Street and Sherwood Way
APN	003-240-013	003-240-018
Acreage	0.5	0.7
Current Zoning	PD (3000)	PD (3000)
Proposed Zoning	R3	R3
General Plan Designation	MD	MD
Current Use	1 SFD	1 SFD
LIR	7.6	2.4
Year Built Prior To	2005	1981
Building Coverage	17%	11%
Income Category	Lower	Lower
Total Units	20	28
Non-Vacant Site Characteristics	A, C, D, E, F	A, B, C, D, E, F
Within 1 Mile Of:		
Daycare	Yes	Yes
Grocery	Yes	Yes
School	Yes	Yes

Northern Rezone Area



The Northern Rezone Area encompasses 65 total parcels, including 34 vacant and 31 non-vacant parcels. The 31 non-vacant sites included in the northern rezone area all have similar existing uses and development potential. The rezone of this area from majority commercial to high-density residential (R3) at 50 du/ac will dramatically increase the residential development potential of the northern area of the City, including the recently annexed parcels. Before the rezone, the development potential of this area was 519 units. After rezoning this area to R3, the maximum development potential of this area will be 5,290 units. The sites inventory is assuming 4,223 units in this area, with 1,694 units on non-vacant parcels. The non-vacant parcels in the northern rezone primarily have one existing single-family dwelling unit and a significant amount of vacant land. The average building coverage of the non-vacant sites in this area is 10 percent, and 29 of the 31 sites have a building coverage at or below 20 percent, indicating ample opportunity for further development. The average building age in this area is 47 years, and 22 of the 31 non-vacant parcels have buildings over at least 40 years old. Any newer buildings could be maintained during redevelopment, as the parcels have ample vacant land.

A total of 27 of the 31 non-vacant sites are within 0.5 miles of a transit stop, and all non-vacant sites are within 0.7 miles of a transit stop. The area is near a school and a grocery store, and further commercial redevelopment is anticipated in the annexed areas north and east of the rezone. On the non-vacant parcels, the realistic capacity is 1,027 lower-income units, 352 moderate-income units, and 315 above moderate-income units. The total realistic capacity for the northern rezone area is 2,251 lower-income units, 1,019 moderate-income units, and 953 above moderate-income units.

	407 W Clark St	1586 Owens St	323 W Clark St	1528 Owens St	216 W Adell St	1557 Owens St	1575 Sharon Blvd	1660 Cardwell St	1697 Cardwell St	1615 Cardwell St	1585 Cardwell St	1543 Cardwell St	741 W Clark St	719 W Clark St	609 W Clark St	1584 Fairview St	653 Abby St	1626 Fairview St	646 W Adell St	591 W Clark St	1692 Country Club Dr	1632 Country Club Dr	562 W Clark St	530 W Clark St	510 W Clark St	16372 Road 26	25965 Ellis St	26240 Ellis St	Northwest corner of Owens Street and Ellis Street	26189 Adell St	16248 Owens St
APN	003-250-012	003-250-014	003-250-016	003-250-017	003-250-018	003-250-023	003-260-002	003-260-004	003-260-007	003-260-009	003-260-012	003-260-014	003-260-018	003-260-022	003-260-025	003-260-027	003-260-028	003-260-029	003-260-030	003-260-036	003-260-037	003-260-039	003-260-048	003-260-049	003-260-050	038-060-019	038-060-020	038-070-018	038-070-028	038-100-005	038-100-007
Acreage	0.7	0.4	0.5	1.2	5.1	1.4	4.0	0.4	5.0	0.8	0.3	0.5	0.4	2.3	0.4	0.9	1.6	0.3	0.6	0.5	0.4	0.5	1.0	0.6	0.3	0.4	0.9	5.0	1.7	2.6	2.6
Current Zoning	C1	C1	C1	C1	PD (4500)	PD (4500)	U	U	C1	C1	C1	U	U	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	R2	R2	R1	R1	R1	R1
Proposed Zoning	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3
GP	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	MD	MD	LD	LD	LD	LD
Current Use	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	2 SFD	1 SDF	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	2 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	Shed	1 SFD	1 SFD	2 SFD	1 SFD	1 SFD
LIR	2.6	1.8	1.1	6.5	8.0	5.5	4.4	1.0	1.1	2.0	-	1.8	5.6	7.8	3.0	4.3	5.0	3.0	1.4	4.3	3.3	2.1	2.9	2.8	1.9	-	10.0	2.5	4.4	6.1	3.4
Year Built Prior To	1957	1957	2012	1998	1962	1981	1946	1957	1998	1957	1998	1998	1957	2005	1981	1981	1957	1957	1998	1998	1981	1981	1957	1981	1957	1981	1981	1981	1981	1981	1998
Building Coverage	9%	10%	8%	12%	2%	4%	4%	7%	3%	8%	9%	28%	14%	4%	14%	8%	8%	23%	12%	18%	7%	17%	5%	13%	12%	15%	20%	3%	12%	8%	4%
Income Category	Above Moderate	Lower	Lower	Above Moderate	Mixed	Above Moderate	Mixed	Lower	Mixed	Lower	Lower	Lower	Lower	Mixed	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Lower	Mixed	Lower	Mixed	Mixed
Total Units	26	15	19	48	201	55	158	17	199	29	12	19	13	90	16	34	62	9	22	16	15	20	38	24	13	17	35	199	67	103	103
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F	A, C, E, F	A, B, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, E, F	A, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E	A, B, C, D, E	A, B, C, D, E	A, B, C, D, E	A, B, C, D, E, F	A, C, D, E, F
Within 1 Mile Of:																															
Daycare	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes
Grocery	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Financial Resources

Local Resources

CalHome Owner Occupied Rehabilitation Program

The City of Madera is looking to assist as many eligible households as possible by restoring their homes to meet the Uniform Building Code and "safe, decent and sanitary" standards established by the City of Madera's Building Division. The CalHome Owner-Occupied Rehabilitation Program provides funds to assist homeowners with making repairs that affect life and safety matters, address code violations, and assist with making modifications to improve energy efficiency. Some perks of the program include loans up to $55,000, zero percent interest, deferred payments for 30 years, and opportunities to correct code violations.

First Time Homebuyers Program

The first time homebuyers program provides eligible households with First Time Homebuyer, zero percent interest, deferred loans as "gap" financing to purchase their first home. The annual number of households assisted is based upon the City of Madera's Grant Staff successfully competing for grants, primarily from HCD.

Countywide Programs

Bringing Families Home

The Bringing Families Home Program offers financial assistance and housing-related wraparound supportive services to families involved with the child welfare system who are experiencing, or at risk of experiencing, homelessness. Services include financial assistance, including rental assistance, utility payments, security deposits, and moving costs; housing support, including a housing navigator, case manager, and temporary or permanent housing; and other services that may assist in securing housing for families, including legal services and credit repair.

Transitional Age Youth Housing Program

The Transitional Age Youth Program encompasses three programs to prevent homelessness and secure and maintain housing for young adults aged 18 to 24 years, inclusive, with priority given to those currently or formerly in the foster care or probation systems. Services include financial assistance, including rental assistance, utility payments, security deposits, and moving costs, and housing support such as a housing navigator, case manager, and temporary or permanent housing.

Statewide Programs

There are a variety of statewide programs and resources available. The City receives regular notification regarding state and federal funding and grant opportunities. Additionally, the City pursues grants on a programmatic and project basis for active programs and projects. Most projects that the City supports are through partnerships with local organizations that can leverage significant amounts of resources. The following is a list of sources that, through

such partnerships, the City has either directly or indirectly accessed in the past or seeks to access in the future.

Permanent Local Housing Allocation (PLHA)

The City received an approximate five-year allocation of $1,801,097 in PLHA funding. PLHA funding has limited eligible uses focused on the development, acquisition, rehabilitation, and preservation of affordable multifamily housing, including ADUs, down payment assistance, assisting persons experiencing or at risk of experiencing homelessness, and accessibility modifications in lower-income, owner-occupied housing. Information on PLHA, including the draft PLHA Allocation Plan and PLHA Program Policy, is available on the City's website.

The No Place Like Home Program

The No Place Like Home program provides loans to eligible counties to acquire, design, construct, rehabilitate, and/or preserve permanent supportive housing for persons who are experiencing homelessness or chronic homelessness, or who are at risk of chronic homelessness, and who need mental health services.

Affordable Housing and Sustainable Communities Program

This program provides funding for greenhouse gas-reducing, transit-oriented, affordable housing development and transportation-related infrastructure.

Homekey

HCD administers funding that provides opportunities for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population.

Mental Health Services Act

This act administers state funds at the county level to serve low-income mental health services clients.

Homeless Emergency Aid Program (HEAP)

HEAP is a $500 million block grant program designed to provide direct assistance to cities and counties to address the homelessness crisis throughout California. HEAP funds are intended to provide funding to Continuums of Care programs and large cities with populations over 330,000, so that they may provide immediate emergency assistance to people experiencing homelessness or those at imminent risk of homelessness.

California Emergency Solutions and Housing (CESH) Program

CESH provides funds for a variety of activities to assist persons experiencing or at risk of homelessness as authorized by Senate Bill 850.

Homeless Housing, Assistance, and Prevention Program (HHAP)

HHAP is a block grant program designed to provide jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges.

Federal Programs

Community Development Block Grant (CDBG)

The City of Madera is an entitlement jurisdiction participating in the US Department of Housing and Urban Development's (HUD) CDBG program. A requirement of receiving CDBG funds is the City having a five-year Consolidated Plan, which identifies local community development needs and sets forth a strategy to address these needs over a five-year period. The City's current 5-Year Consolidated Plan spans from 2020 to 2024.

Developing an Annual Action Plan for each fiscal year of the Consolidated Plan is also required. Annual Action Plans program the use of federal funding for their respective fiscal year by outlining which specific projects or programs will receive funding from the annual allocation. Funding available for housing assistance programs from the state and federal governments is extremely limited. The Annual Action Plan, which gives a complete breakdown of public service descriptions and use of funds, is available on the City's website.

Per the 2024–2025 Annual Action Plan Draft, the City's current allocation includes $981,730 of CDBG funds. Expected resources will be updated for the 2024–2025 program year once final allocations are released. Expected uses include homelessness prevention, enhanced infrastructure, public service activities, affordable housing, and administration.

Housing Choice Voucher (HCV) Program

The HCV program is a rental assistance program that helps very low-income families to live in market-rate housing units rather than public housing, and is administered by the Housing Authority of the City of Madera. Households are provided with vouchers that are paid to private market-rate landlords, who are then reimbursed by HUD.

City of Madera

HOUSING ELEMENT

6TH CYCLE HOUSING GOALS, POLICIES, AND PROGRAMS

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Housing Goals, Policies, and Programs

This section of the Housing Element outlines the City's goals, policies, and implementation programs for the preservation, conservation, improvement, and production of housing for the 2024–2032 planning period. The goals, policies, programs, and quantified objectives are designed to help ensure adequate housing opportunities for all existing and future residents of the community.

Housing Production

Provide adequate residential sites to accommodate projected housing needs and encourage the production of a variety of housing types.

Policy 1.1: The City shall ensure continued availability of suitable sites for construction of a variety of housing.

Policy 1.2: The City shall promote infill development and reuse of underutilized parcels, consistent with maintaining or enhancing the positive qualities of the surrounding neighborhoods.

Policy 1.3: The City shall encourage developers/builders to develop their projects at the maximum density allowed under the General Plan land use designations and zoning provisions.

Policy 1.4: The City shall promote the use of energy conservation measures in residential units to conserve energy and reduce household utility costs.

Policy 1.5: The City shall improve the jobs/housing balance through the development of housing in proximity to jobs and both in proximity to public transportation. The City shall increase the supply of affordable housing and support efforts to match job income and housing affordability levels.

Housing to Meet the Needs of All Income Levels and Special Needs Groups

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

Policy 2.1: The City shall encourage continuation and expansion of the programs of the Housing Authority of the City of Madera and its affiliated nonprofit organization to address the housing needs of lower-income residents.

Policy 2.2: The City shall work with and assist those developers who are willing to provide low-income housing.

Policy 2.3: The City shall support the Housing Choice Voucher (Section 8) programs, administered by the Housing Authority of the City of Madera.

Policy 2.4: The City shall financially support the development of affordable housing by leveraging state and federal funds available to the City.

Policy 2.5: The City shall recognize the housing needs of special needs housing groups, including extremely low-income persons (30 percent of area median income [AMI]), persons with disabilities, farmworkers, and persons experiencing homelessness and encourage development of housing to meet these needs.

Policy 2.6: The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless population.

Policy 2.7: The City shall encourage affordable independent/semi-independent living accommodations for Madera's senior population.

Removal of Constraints to Housing

Reduce or remove governmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.

Policy 3.1: The City will periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with state law.

Policy 3.2: The City shall support housing for individuals with disabilities through the use of reasonable accommodations procedures, including flexibility in the application of land use or zoning regulations, when necessary to eliminate barriers to housing opportunities.

Policy 3.3: The City shall establish and maintain development standards that support housing production and protect quality of life goals.

Housing Preservation and Rehabilitation

Conserve and improve the existing housing stock in a safe and sanitary condition.

Policy 4.1: The City shall use its best efforts to ensure the preservation of subsidized housing units at risk of converting to market-rate housing.

Policy 4.2: The City shall work to improve housing availability and conditions of lower-income households.

Policy 4.3: The City shall continue residential code enforcement to alleviate hazardous conditions and maintain a safe and healthy living environment for all residents.

Policy 4.4: The City shall promote farmworker housing that meets the basic City safety standards and assists in the reduction of the total number of substandard farmworker units by facilitating the construction, rehabilitation, and demolition of projects through expedited processing and funding assistance where applicable.

Affirmatively Furthering Fair Housing

The City shall work to eliminate arbitrary housing discrimination and promote housing opportunities for all persons regardless of their race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor.

Policy 5.1: The City shall promote equal opportunities for all residents to live in the housing of their choice by committing to fair housing practices.

Policy 5.2: The City shall improve conditions in disadvantaged neighborhoods, ensure environmental justice, and increase access to jobs, housing, and public services for all residents in the region. These topics are also addressed in the City's updated Sustainability Element.

Housing Education and Community Outreach

Ensure and increase awareness and participation in housing programs for all segments of the community.

Policy 6.1: The City shall encourage involvement of all neighborhoods in the public decision-making process and strive to outreach to all segments of the community.

Policy 6.2: The City shall provide bilingual translations for meetings and materials, as needed.

Quantified Objectives

Government Code Section 65583 (b) requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the eight-year Housing Element cycle. The quantified objectives set a target goal for the City to achieve based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Table 103 summarizes the City's quantified objectives for the 6th Cycle.

- The construction objective represents the City's Regional Housing Needs Allocation (RHNA) of 619 units for extremely low-income households, 619 units for very low-income households, 958 units for low-income households, 1,170 units for moderate-income households, and 2,874 units for above moderate-income households.
- The rehabilitation objective represents rehabilitation assistance to 25 households through assistance programs.
- The conservation/preservation objective (1,146) represents the conservation of existing affordable housing in the City during the planning period (2024–2032).

Table 103: Total Quantified Objectives, 2024–2032

Target	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	619	619	958	1,170	2,874	6,240
Rehabilitation			25		0	25
Conservation/Preservation			1,146			1,146
					Total	7,411

Programs

Housing programs define the specific actions the City will undertake to achieve the stated goals and policies within the eight-year (2024–2032) planning period. The City's housing programs are described according to the City's housing goals.

Each program has an action, implementing agency, funding source, timeline to complete the action, and where applicable a quantified objective and/or geographic target for the program. The City of Madera's Planning and Development Processes Department (PDP) is largely the implementing agency for Housing Element Programs.

Table 64 in the AFFH Chapter provides details on the programs that are aimed at affirmatively furthering fair housing, with the actions separated by their identified fair housing issue. These AFFH themes are included for the various actions below along with geographic targeting, metrics, specific commitment, and timeline for each program.

A. Housing Production

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
A - 1	Rezoning Plan	The City will rezone to provide adequate sites to meet its housing need. The City will process zoning amendments to fully accommodate the City's remaining housing need. Rezone sites will comply with the requirements of Government Code Section 65583.2(h) and (i). To address AFFH goals and improve access for a diverse array of housing opportunities for all residents of Madera, including members of protected classes, the City will seek to expand affordable and multifamily housing opportunities in areas of high resource. **Reused Sites:** The adequate sites rezoning will include a provision that on any non-vacant RHNA sites listed in the previous housing element or vacant RHNA sites listed in the previous two housing elements, residential development will be allowed by right, without any discretionary review or action, when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Section 65583.2(c). **Replacement Policy:** RHNA sites with existing residential uses will be subject to a replacement housing policy. Any demolished residential units located on a sites inventory property will be replaced pursuant to Government Code Sections 65915(c)(3) and 65583.2. **Rezoning for Lower Income Units:** RHNA sites that are rezoned to accommodate for lower income units will comply with Government Code Section 65583.2(h), which includes by-right approval for projects that include at least 20 percent of the units for lower-income housing on the rezoned sites. This applies to 44 parcels (projected 2,410 units) of the sites inventory. **Quantified Objectives:** Rezoning of the following: • 82 parcels (123.4 acres) to the R3 zone (2,410 lower, 1,109 moderate, 1,340 above moderate RHNA units)	PDP	General Fund	As soon as possible after adoption.	New Opportunities in High Resource and High Income Areas Housing Mobility
A - 2	General Plan and Zoning Densities	The City will revise densities so that the zoning and General Plan densities align. Specifically, the City will: • Increase the density of the R2 zone from 0–14.52 dwelling units per acre (du/ac) to 0–20 du/ac. • Revise the density of the R3 zone from 0–24.2 du/ac to 20–50 du/ac.	PDP	General Fund	As soon as possible after adoption.	New Opportunities in High and High Income Resource Areas

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		As a part of the rezoning plan, review and revise minimum lot sizes to ensure that they can facilitate the maximum density on all parcels.				
A - 3	No Net Loss	To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a process to track and will track the: • Unit count and income/affordable assumed on parcels included in the sites inventory. • Actual units constructed and their affordability levels as parcels are developed. • Net change in capacity after development and summary of capacity in meeting the remaining RHNA. and adjust assumptions as appropriate. **Quantified Objective:** No net loss of capacity below the unmet RHNA requirement during the planning period.	PDP	General Fund	By Q1, 2026. Review of RHNA site status twice annually.	
A - 4	Technical Assistance and Outreach to Developers	The City will provide technical assistance to housing developers on projects in the City, continuing efforts from the previous cycle as well as introducing new incentives and support. The City will encourage and facilitate development on RHNA sites or affordable or special needs housing projects by assisting with site identification and entitlement processing, marketing materials for residential opportunity sites, and technical assistance to interested developers (see also Program D - 1). Technical assistance includes but is not limited to offering fee waivers and deferrals for affordable housing projects, assistance with permit processing, and providing financial support when available. The City shall continue to encourage and provide technical assistance to private developers to make applications for state and federal funding. The City will provide information on funding programs through various City departments and appropriate agencies. Additionally, the City will support developments that require lot consolidation. The City will provide technical assistance to projects that require lot consolidation for development. The City will review its lot consolidation procedures and adopt a set of one or more incentives that encourage lot consolidation, including but not limited to fee waivers and expedited processing.	PDP	General Fund	Annual outreach event to developers.	New Opportunities in High Resource and High Income Areas

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		The City will conduct outreach with affordable housing developers and developers of housing for special needs households, including large households, senior households, farmworkers, and extremely low-income households to inform them of development opportunities, funding opportunities, and any other educational and engagement methods in the City. The City will also proactively follow up with developers after Planning approvals to ensure no issues or barriers arise in the application and approval of building permits and subsequent construction of RHNA sites. **Quantified Objective:** Annual outreach to housing developers. Target 25% of contacted developers to be affordable housing developers.				
A - 5	Accessory Dwelling Unit (ADU) Production	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage the development of ADUs in Madera, the City adopted an affordable ADU bonus program in February 2025. The affordable ADU bonus program goes beyond state law for both single and multifamily lots. For single family lots, the bonus ADU program would allow for one additional market rate ADU for each affordable ADU that is deed restricted for lower or moderate income households, not to exceed eight total units per lot. For multifamily lots the program would allow up to 8 detached ADUs (1 ADU/ea. primary) for proposed or existing MFR. • Additionally, to encourage the development of ADUs, the City will: • Adopt a new set of preapproved/prereviewed plans. As a part of this effort, the City may partner with or utilize plans from neighboring jurisdictions, such as the County of Madera. • Develop and provide promotional and educational materials regarding building ADUs in the City. This includes information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. As a part of this effort, the City will update its website to provide thorough information on building an ADU in Madera. Information to be posted on the	PDP	General Fund	Preapproved plans by Q1, 2025. Updated website by Q3, 2025.	New Opportunities in High Resource and High Income Areas Housing Mobility Displacement Prevention

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		website includes FAQs, a step-by-step guide, and links to other readily available resources for homeowners. The City will track ADUs developed in the City to ensure that the projections in the Housing Element (an average of 0.25 ADUs annually) are achieved. The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets, the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts. **Quantified Objective:** Increase the number of new ADUs permitted annually in the City from an average of approximately 0.4 to an average of approximately 2. Development of at least 6 projects through the new bonus ADU program.				
A - 6	Surplus Lands Act Compliance	The City will comply with the surplus land determination process and implement the Surplus Lands Act to annually review City-owned parcels; provide notices of availability; engage in negotiation or disposal of sites declared to be surplus; provide affordable housing developers the first right of refusal for designated surplus lands; and comply with other applicable requirements regarding development of affordable housing on surplus properties and reporting requirements.	PDP	General Fund	Review of surplus lands annually.	
A - 7	Publicize Residential Sites Inventory and Vacant Land	The City currently maintains a GIS system to track an inventory of vacant land by zoning classification along with a subdivision activity list for reference in the evaluation of available sites for housing development activity. The City will continue to maintain this system and make it available online. The City shall make the residential sites inventory available to developers by publishing it on the City website. The City will add its residential sites inventory to the current GIS database to track development of RHNA sites. The GIS inventory will be updated annually. **Quantified Objective:** Maintain accurate and publicly available residential sites inventory throughout the planning period.	PDP	General Fund	Annually update list of sites. Citywide GIS inventory created by Q1, 2026.	

B. Removal of Government Constraints

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
B - 1	Zoning Ordinance Updates	The City will update its zoning ordinance to remove constraints and comply with applicable state laws. The following revisions were completed in February 2025: • Amend the zoning ordinance to prohibit single-family development in multifamily residential zones. • Amend the ordinance to comply with state density bonus law, specifically parking requirements for 100 percent affordable rental projects within one-half mile of an accessible major transit stop. • Amend Chapter 10-3-5.1 to reflect the most recent amendments to state density bonus law. • Explicitly define and allow single-room occupancy units in the City. SROs are allowed in the PO, C-1, C-2, and C-N zones. A comprehensive set of standards for SROs was adopted. • Allow the development of low barrier navigation centers with a discretionary permit in mixed-use zones, as well as non-residential zones permitting multifamily uses. Revisions will ensure consistency with procedurals and requirements as provided in Government Code Sections 65662 and 65664. • Permit and process mobile homes and factory-built housing the same as conventional or stick-built single family structures. The following revisions will be made in Phase II, by Q1 of 2028: • Reduce parking requirements to 1 spare for studio/one bedroom units and 1.5 spaces to 2+ bedroom units. • Remove CUP requirement for small and large group homes in residential zones. • Revise emergency shelter standards to comply with state law. Specifically, the City will revise emergency shelter parking standards to be based on staff levels only and add a definition of emergency shelters. • Revise Emergency Shelter definition to note that for the purposes of the current definition, “emergency shelter” shall include other interim interventions, including, but not limited	PDP	General Fund	Phase I completed Q1 2025. Phase II by Q1 2028.	New Opportunities in High Resource and High Income Areas Displacement Prevention

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		to, a navigation center, bridge housing, and respite or recuperative care. • Revise PD standards to allow developments to default to existing residential development standards of zones that allow the same density. Or, establish baseline development standards for PD zones. • Revise parking requirements for supportive housing projects within one-half mile of a transit so that no minimum parking requirement is imposed. • Allow group homes for seven or more persons in all zones allowing residential uses subject only to requirements of residential uses of the same type in the same zone.				
B - 2	ADU Ordinance Update	The City updated its ADU Ordinance (Municipal Code Section 10-3.513) to comply with all applicable state ADU laws in February 2025. The City will continue work in collaboration with the California Department of Housing and Community Development on its adopted ADU ordinance to ensure it is compliant with applicable state law. The City will review and revise the ADU Ordinance within 6 months of any receipt of comments from HCD. Specifically, In February 2025, the City removed the requirement to provide 50 square feet of open space and privacy requirements, and omit the condition that precludes second unit development on lots of less than 6,000 square feet.	PDP	General Fund	Completed February 5, 2025. Revisions within 6 months of any comments received from HCD.	
B - 3	Senate Bill (SB) 35 Permit Processing and SB 330 Compliance	The City will establish and implement expedited permit processing for qualifying affordable housing projects, pursuant to SB 35 and SB 330, and create checklists and instructions for reviewing and approving SB 35 and SB 330 projects. The City will add information regarding the expedited permit process to its website.	PDP	General Fund	By Q3, 2026.	
B - 4	Reasonable Accommodations Procedure	The City will update the Municipal Code to include objective standards for evaluating a reasonable accommodation request.	PDP	General Fund	Completed February 2025.	
B - 5	Public Fees, Standards, and Plans Online	Pursuant to Assembly Bill 1483, the City will compile all development standards, plans, fees, and nexus studies in an easily accessible online location. The City will continue to provide a high-quality, parcel-specific zoning map and General Plan map online.	PDP	General Fund	By Q4, 2025.	

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
B - 6	Objective Standards	The City will review and revise as necessary all development standards, design guidelines, and findings to ensure they are objective and facilitate development of properties at their maximum densities. Specifically, the City will review and revise the setback requirement for three or more story buildings and 500 square foot of open space in the R3 zone requirements to ensure there are no constraints to development with these two standards.	PDP	General Fund	By Q3, 2026.	
B - 7	Fee Reduction Programs	The City will continue providing fee reductions for qualifying projects through the following two programs: • **Downtown Development**. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • **Vacant and Aging Buildings**. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodeled development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • **Non-Profit Buildings:** Up to a 50% reduction in Engineering, Planning, and Building Fees, with a $4,000 cap on building fee reductions. Eligible projects include new and remodeled development, exterior on-site improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • In addition, the City of Madera Municipal Code Section 10-8.17 allows the Community Development Director to approve impact fee adjustments, waivers or findings of exemption. Such reductions and/or exemptions would be considered for residential infill development on sites previously developed and or utilized for residential use in the past. • **Quantified Objective:** Fee reductions for at least 20 qualifying projects in the planning period. • **Geographic Targeting:** 50% of funding in areas of the City with comparatively lower TCAC scores.	PDP	General Fund	By Q3, 2026.	Housing Mobility Place-Based Improvements Displacement Prevention

C. Housing Preservation and Rehabilitation

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
C - 1	Preservation of At-Risk Units	The City, in cooperation with the Housing Authority of the City of Madera, will continue to regularly monitor deed-restricted units that have the potential of converting to market rate and shall implement strategies to preserve affordable units that are at risk of converting to market rate. Additionally, the City in cooperation with the Housing Authority of the City of Madera shall facilitate tenant education for residents of at-risk development as a part of an early warning system for tenants who are living in assisted housing units that are two years away from potentially converting to market-rate units. As identified in the Needs Chapter, there are 357 units in two projects that are at risk of converting to market rate during the 6th Cycle Housing Element Period. The City shall respond to notices of intent to pre-pay and will meet with property owners of local subsidized housing units when a project is at risk of converting to market rate. The City will contact the owners about their plans and, as necessary, identify potential buyers and possible sources of funding and will facilitate tenant education efforts. Strategies to preserve projects identified as being at risk of converting to market-rate housing include: • Monitoring affordable housing term expiration status annually. • Notifying property owners annually about compliance with the extended noticing requirement (three-year, one-year, and six-month Notice of Intent) under state law. • Including preservation as an eligible use in Notices of Funding Availability. • Biennial contact with property owners of affordable units. • Identification of funding opportunities to purchase and preserve affordable units. • Noticing of tenants and technical assistance with applications for funds.	PDP, Housing Authority of the City of Madera	General Fund, other funding sources as identified	Annually review affordable housing term expirations. Noticing as needed with expiration of covenants.	Displacement Prevention

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		The City will take appropriate steps to preserve affordable units. This includes ensuring that units with affordability covenants that are close to expiration are conserved or replaced and remain affordable to moderate- and low-income households. For below market-rate units that are at risk of conversion during this planning cycle, the City will: • Contact the property owners to assess their interest in extending the affordability covenant for the at-risk units. • Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. • Work with property owners to notify tenants of potential conversion to market rate, pursuant to state law. • Contact affordable housing developers/providers to solicit their interest and financial capacity to acquire the at-risk units. • Work with qualified operators, the California Department of Housing and Community Development, and the property owners to preserve the housing for lower-income households. **Quantified Objective:** Preservation of 100% of below market-rate units. Preservation of the 357 units set to expire during this planning period.				
C - 2	Abandoned Real Property Registration Program	The City shall continue to implement an abandoned real property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties. **Quantified Objective:** Accurate registration of abandoned real property throughout the planning period.	PDP, Code Enforcement	General Fund, additional sources as secured	Ongoing.	Displacement Prevention
C - 3	Active Property Abatement Program	The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program. City Code enforcement works with property owners to conduct joint inspections with the Building Department and assist homeowners in bringing their properties into compliance in a reasonable timeline. The City will apply for at least one grant to fund this program in the planning period.	PDP	General Fund	Ongoing assistance; apply for grant by Q1 2027.	Displacement Prevention

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		Quantified Objective: Rehabilitation of 10 units annually during the planning period.				
C - 4	Preservation of Farmworker Housing	The City shall work with the Housing Authority of the City of Madera to identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs. **Quantified Objective:** Preservation of all farmworker housing units in the City.	PDP	General Fund	Ongoing.	Displacement Prevention
C - 5	Energy Conservation Opportunities	The City shall continue to incorporate energy conservation measures into housing rehabilitation work, especially insulation and weather stripping, and shall continue to seek out and utilize available funds for weatherization and energy conservation work in homes. The City shall encourage the continuation of energy conservation programs offered through PG&E, when available, including low interest financing of energy conservation measures. **Quantified Objective:** Participation in energy conservation programs by 50 total households in the planning period.	PDP, PG&E	General Fund	Ongoing.	

D. Special Housing Needs

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
D - 1	Incentives and Assistance for Lower-Income and Special Needs Housing	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term "special needs households" covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will do the following: • Expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households. • Provide incentives to developers and property owners for the construction of affordable housing, including density bonuses for units for lower-income and senior households. Incentives include modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing. The City currently has a ministerial approval process for missing middle housing types up to 8 dwelling units. • Continue, via the City's Grants Administration Division, to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program. • Provide assistance to support low-moderate income families through the use newly acquired HOME funds through HUD, acquired in June 2024. Funding includes $372,065 through grant funding and City Funding of $127,935. • Work with nonprofit housing developers to encourage the development of rental housing for extremely low- and very low-income seniors and persons with disabilities, including developmental disabilities, through the HUD	PDP	General Fund	Outreach to developers annually. Review and apply for funding annually. Ongoing technical assistance as project applications are received. Develop density bonus incentives by Q1 2028.	New Opportunities in High Resource and High Income Areas Housing Mobility Fair Housing Outreach and Enforcement

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		Section 202 and Section 811 programs, as well as state programs, such as the Multifamily Housing Program. • Contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives (see Program A - 4). • Create and adopt density bonus standards going above and beyond state law requirements for certain affordable and special needs housing types. • Outreach specifically to farmworker employees and developers of farmworker housing to discuss and provide opportunities for development of farmworker housing, including technical assistance on applications as they are submitted. • Reach out to local farm employers to identify housing needs and support development of farmworker housing. Seek partnerships with other jurisdictions in the region and other agencies, housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region. • Provide technical support, offer incentives, and partner on applications for funding for farmworker housing from HCD, USDA Rural Development loans and grants, and other funding sources that may become available. **Quantified Objective**: Apply for at least one grant annually to fund affordable housing development. Annual developer roundtable or comparable event. Process two affordable/special needs housing projects with the expedited review.				
D - 2	Coordination with Local Agencies for Special Needs Households	The City shall coordinate with the Housing Authority of the City of Madera, its affiliated nonprofit organization, and other low-income housing developers to identify suitable sites and projects for affordable housing throughout the City, with the intent to avoid	PDP, Housing Authority of the City of Madera	General Fund, Community Development Block Grant	Annual coordination with nonprofits and support	New Opportunities in High Resource and

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		concentrating affordable housing opportunities in a limited number of neighborhoods. The City shall work with the Housing Authority of the City of Madera to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis. The City shall also encourage the development of a full range of senior housing while finding ways to incorporate adjacent service facilities, where appropriate, including affordable independent/semi-independent living accommodations for Madera's senior population. The City shall work with the Fresno Madera Continuum of Care, the Community Action Partnership of Madera County, local faith-based organizations, and other community groups to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. The City shall advertise and encourage participation in the Housing Authority of the City of Madera's administration of Housing Choice Vouchers for residents as the waiting list is opened. The City shall work closely with local agricultural employers and the Housing Authority of the City of Madera to identify sites appropriate for farmworker housing and available funding sources, through the California Department of Housing and Community Development and US Department of Agriculture's Rural Development programs. **Quantified Objective:** Apply for at least one grant annually to fund affordable housing development.		(CDBG) funds, Other funding sources as identified	through CDBG funding. Apply for at least one grant annually.	High Income Areas Housing Mobility Displacement Prevention
D - 3	Priority Water and Sewer Service for Affordable Housing	Pursuant to Government Code 65589.7, the City shall coordinate with the water and sewer providers to ensure prioritization of services to housing developments serving lower-income households. The prioritization procedure and policy will be adopted by Q1 2027. The Housing Element will be provided to water and sewer service providers upon adoption.	PDP	General Fund	Provide a copy of the Housing Element upon adoption. Prioritization process adopted by Q1 2027.	

E. Affirmatively Furthering Fair Housing

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
E - 1	Neighborhood Revitalization	The City will continue to support neighborhood revitalization through the following existing and new efforts: **Neighborhood Revitalization Program**: To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight and nuisances, and to maintain a clean environment for residents. Existing efforts of the Community Outreach Programming include Neighborhood Watch, Business Watch, Coffee with a Cop, MadKids Camp, and the Anti-Graffiti Program. Other departmental efforts include the Safe & Clean Team and the Concrete Sidewalk Replacement Team. The Safe & Clean Team is dedicated to beautifying City streets through community cleanup efforts. The Concrete Sidewalk Replacement Team focuses on replacing sidewalks in low-income neighborhoods. **Revitalization/Redevelopment Fee Waivers:** The City supports neighborhood revitalization and redevelopment through its fee waiver program (Program B - 7). This includes fee waivers for downtown development (new and remodel, façade improvements, ADA improvements, streetscape improvements), vacant and aging buildings, and non-profit buildings. **Windshield Survey:** The City will a targeted windshield survey of the areas with known concentration of older housing stock and commercial structures to evaluate the condition of housing units and aging commercial structures in the downtown area. The windshield survey shall be completed by Q1 2027 and prior to creation of the Adaptive Reuse Ordinance to help inform appropriate incentives, needs, and policies for the Adaptive Reuse Ordinance. **Adaptive Reuse Ordinance:** The City will encourage adaptive reuse of underutilized and vacant buildings to promote housing and commercial structure revitalization, especially in the downtown area. The City shall evaluate, and if appropriate, amend the Zoning Code to remove potential constraints for adaptive reuse, including review or approval processes. The Adaptive Reuse shall include a set of incentives for reuse for lower income or special needs households, including but not limited to flexible building and development	PDP, Neighborhood Revitalization Department	General Fund	Ongoing Adaptive Reuse Ordinance byQ4 2028.	New Opportunities in High Resource and High Income Areas Place-Based Improvements

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		standards, fee waivers or deferrals, expedited processing, and building type flexibility, The City will adopt an Adaptive Reuse Ordinance to facilitate the conversion of underutilized properties for diverse housing opportunities by Q4 2028. Following the windshield survey and Adaptive Reuse Ordinance Adoption, the City will conduct proactive outreach to property owners regarding opportunities for redevelopment and to publicize the incentives. **Home Rehabilitation Grants:** The City provides rehabilitation grants to low- and very low-income homeowners in partnership with the CalHome Owner-Occupied Rehabilitation Program. The program provides grants and low-interest loans that maintain safe and habitable housing conditions and promote long-term ownership. The City will continue to provide grants with the goal of 50% of investment in areas with comparatively lower TCAC scores. **Funding Prioritization:** The City will continue prioritize funding and projects as part of the annual budgeting process and seek additional funding and other resources toward community revitalization in targeted areas; activities will involve a variety of neighborhood improvements and community development based on outreach including but not limited to infrastructure (e.g., water, sewer, storm drainage), evacuation routes, circulation, community facilities and recreation opportunities, parks, public art, community programs, streetscapes, accessibility, safe routes to school and active transportation. The City will continue to prioritize these efforts through funding sources included but not limited to CBDG and HOME funds as well as in seeking additional grant funding opportunities for such projects. **Quantified Objective:** Hold Community Outreach Programming events at least four times per year. Complete at least 50 repair or cleanup projects throughout the planning period (through the Safe & Clean Team on Concrete Sidewalk Replacement Team efforts). Completed windshield survey, adopted Adaptive Reuse Ordinance. **Geographic Targeting:** 50% of programs in areas of the City with comparatively lower TCAC scores.				

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
E - 2	Fair Housing Service Provider	The City will collaborate with local agencies to designate an organization that will act as the lead agency for fair housing issues and formalize a system for processing fair housing complaints in Madera. An organization will be identified by Q1 2026. The City will coordinate with the newly identified fair housing service provider to offer educational and training resources such as fair housing presentations, mass media communications, and multilingual literature distribution. The City will hold at least two workshops or other outreach events with the fair housing service provider or another qualified fair housing service provider throughout the planning period. **Quantified Objective:** Identified fair housing service provider. Provide information to 100 households regarding the fair housing service provider's services.	PDP	General Fund	By Q1, 2026.	Fair Housing Enforcement and Outreach
E - 3	Place-Based Improvements	The City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the Americans with Disabilities Act [ADA]) improvements, transit improvements, and water and sewer infrastructure improvements The City will prioritize funding and efforts in the comparatively lower-resource and income areas of the City as identified throughout the AFFH chapter. Specific actions and efforts include the following: • Alley paving in the northeast area of the City ($398,000) • Class I and Class II bike lanes and street crossings at Raymond Road and Cleveland Avenue and between the Fresno River and Raymond Road to the east ($315,000) • Construction of missing wheelchair ramps and pedestrian facility improvements throughout the City ($400,000) • Pedestrian and ADA-compliant improvements at Washington Elementary School ($678,000) • Design, engineering, and construction of James Taubert Park, a new park in a historically underserved area ($1.9 million in Statewide Park Development and Community Revitalization Program)	PDP	General Fund, CDBG Funds, CIP Funds	As identified in CIP; annual distribution of CDBG funding.	New Opportunities in High Resource and High Income Areas Place-Based Improvements

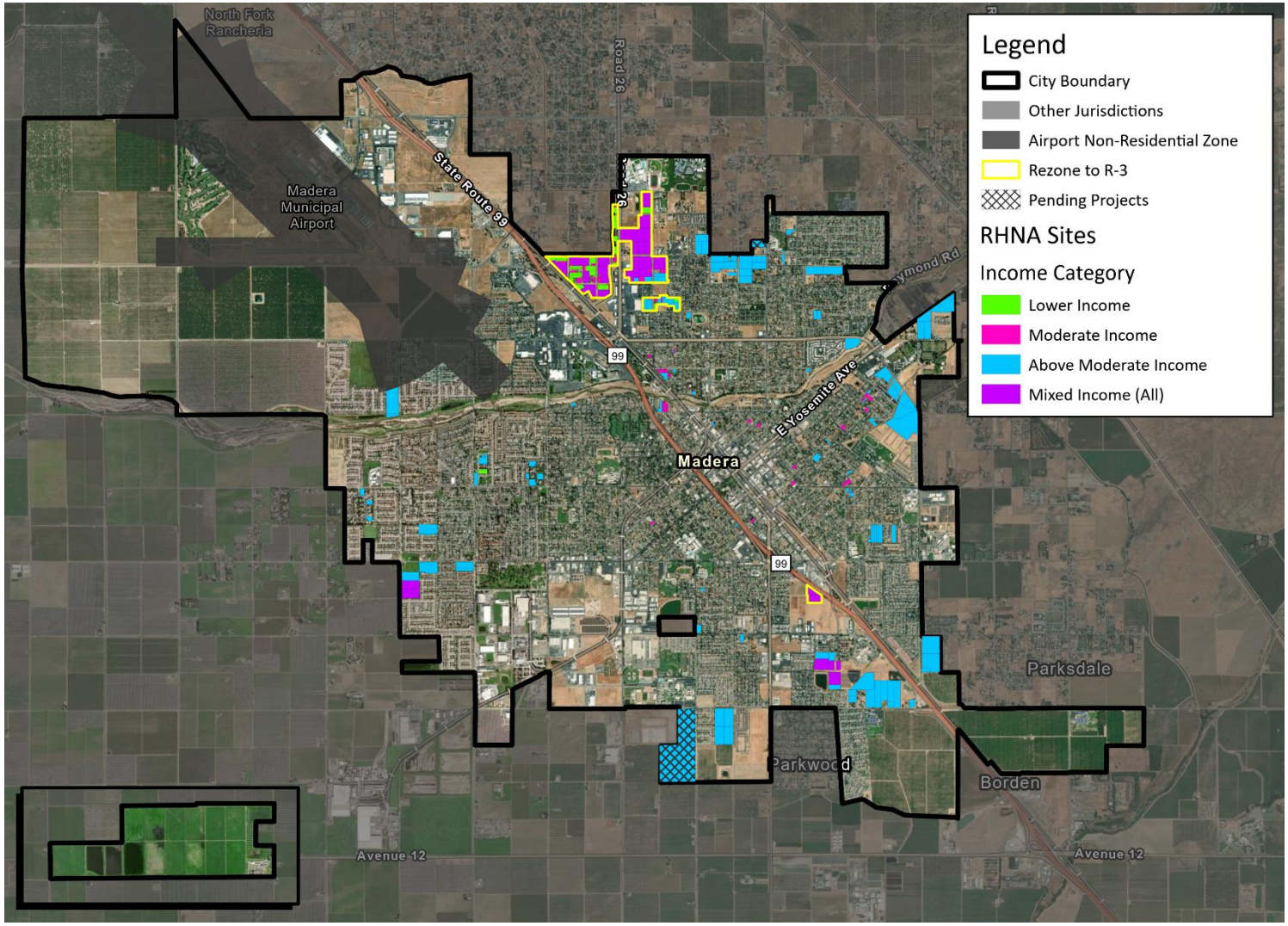
Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		• McNally Park rehabilitation including new equipment, musical instruments, and basketball court ($609,307) • ADA-compliant curb returns and sidewalks citywide ($400,000) • Sidewalk improvements, bike lanes, and safety improvements to improve accessibility and provide sidewalk gap closure along 5th Street and C Street, providing access to grocery stores, the medical clinic, library, and childcare facilities. Bike lanes to provide connectivity from key destinations to the proposed Veteran Housing Project ($3.6 million, part of which funded by the Affordable Housing and Sustainable Communities Grant) • Enhancements to the Caltrans Downtown Madera CAPM Project including wider sidewalks, landscaping, pedestrian safety, and enhanced crosswalks ($3 million) • Planned sewer improvement in the northeast area to better serve future development ($208,602) • Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 ($14 million) • Cook water tower rehabilitation ($2.3 million) • Improving pedestrian access to 5 schools in lower income neighborhoods ($5.7 million) • Pool upgrades and repairs at the Centennial Pool Complex ($215,000) • Tozer Park $1.3 Million Grant Outdoor Legacy Partnership Program with a 50 percent match • Fresno River Trail Clean Up California Grant, including a new playground, trail clean up, and exercise equipment ($832,000) • Lion's Town & Country Park restroom renovation ($177,952) • Lion's Town & Country Walking Trail: ($1.6 Million in funds from Assemblywoman Cabellero and Soria) • Sunrise Rotary Sports Complex new park installation ($75,000)				

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		• Solar power to City facilities including 150 solar street lights in older neighborhoods ($19 million) • New water tank in northeast Madera and rehabilitation of an existing water tank. The overall cost estimate of the project is $24,500,000. The tank itself is $15,700,000 while the offsite water main is $8,800,000. The tank allows provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system ($24,500,000) • Fee waivers for qualifying downtown development (see Program B-7). Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks.				

F. Housing Education and Community Outreach

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
F - 1	Housing Outreach and Information	The City shall publicize and provide information about its housing programs and fair housing information through a variety of medium and outreach methods. The City shall use its website, newsletter, and other forms of media to provide information (e.g., affordable rental units, housing rehabilitation programs, the Down Payment Assistance Program, resources for homeless, links to housing services and resources, fair housing, and consumer information on housing choices) to residents on affordable housing in Madera as well as information on fair housing services. The City shall coordinate with the Central Valley Regional Center on an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website. The City will make available such information at local service centers, City offices, the Housing Authority of the City of Madera office, the public library, and other public facilities. **Quantified Objective:** Provide information to 150 households annually.	PDP	General Fund	Update the City website with housing information as new resources become available.	Fair Housing Outreach and Enforcement
F - 2	Bilingual Access and Outreach	The City will continue its efforts to provide materials and communications in both English and Spanish. The City shall provide a detailed project review process and approval guidelines in English and Spanish available on the City's website. The City will review its demographics every five years to determine if translations in other languages are appropriate. **Quantified Objective:** Spanish materials on the City's website for existing and new website material, including the housing material provided through Program F - 1.	PDP	General Fund	By Q1, 2026. Review demographics every five years.	Fair Housing Outreach and Enforcement

Appendix A: Sites Inventory Map



RHNA Sites and Pending Projects

Appendix B: RHNA Sites Inventory

The Sites inventory is not utilizing consolidation to meet size requirements. No parcels are being considered as consolidated. All parcels utilized for lower-income sites are greater than 0.5 acres and less than 10 acres. Additionally, there are 2 nonvacant sites designated for lower-income that were included in the prior housing element, and 2 vacant sites designated for lower-income that were included in the prior two housing elements. The City is including Program A - 1 to allow residential use by right, without discretionary review or action, on these 4 parcels for developments where at least 20 percent of the units are affordable to lower income households.

Table 104: RHNA Sites Inventory

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-022-004	717 Columbia St	93638	0.3	R2	–	LD	20	0	0	0	0	2	2	Yes	No	Yes	Yes	Vacant
003-031-001	216 W Lincoln Ave	93638	0.1	R3	–	HD	50	0	0	0	4	0	4	Yes	No	No	No	Residential, Vacant Land
003-031-002	212 W Lincoln Ave	93638	0.4	R3	–	HD	50	0	0	0	16	0	16	Yes	No	No	No	Vacant
003-031-003	208 W Lincoln Ave	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	No	No	Residential, Vacant Land
003-031-004	204 W Lincoln Ave	93638	0.1	R3	–	HD	50	0	0	0	3	0	3	Yes	No	No	No	Residential, Vacant Land
003-031-005	200 W Lincoln Ave	93638	0.2	R3	–	HD	50	0	0	0	9	0	9	Yes	No	No	No	Residential, Vacant Land
003-031-006	813 Sharon Ave	93638	1	R3	–	HD	50	0	0	0	0	39	39	Yes	No	No	No	Residential, Vacant Land
003-031-009	816 Torres Way	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	Yes	Yes	Vacant
003-031-017	812 Torres Way	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	Yes	Yes	Vacant
003-032-001	825 Torres Way	93638	0.3	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	Yes	Yes	Vacant
003-051-008	305 Harding Ave	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	Yes	Yes	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-051-011	309 Harding Ave	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	Yes	Yes	Vacant
003-093-008	117 W Rush St	93638	0.1	PD (1500)	–	HD	29.04	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
003-130-002	128 Sherwood Way	93638	0.8	R1	–	LD	7.26	0	0	0	0	4	4	Yes	No	Yes	No	Vacant
003-200-010	16280 N D St	93638	2.5	PD (6000)	–	LD	7.26	1	0	0	0	12	12	Yes	No	No	No	Residential
003-200-011	26533 Adell St	93638	2.5	PD (6000)	–	LD	7.26	2	0	0	0	11	11	Yes	No	No	No	Residential
003-200-012	16188 N D St	93638	2.5	PD (6000)	–	LD	7.26	2	0	0	0	11	11	Yes	No	No	No	Residential
003-210-026	Second Parcel West from the Northwest Corner of the Intersection of Owens Street And Sherwood Street	93638	1.6	C1	R3	MD	50	0	0	0	0	62	62	Yes	No	No	No	Vacant
003-210-029	Second Parcel North from the Northwest Corner of the Intersection of Owens Street And Sherwood Street	93638	0.3	PD (3000)	R3	MD	50	1	0	0	10	0	10	Yes	No	No	No	Vacant
003-210-030	Northwest Corner of the Intersection of Owens Street And Sherwood Street	93638	1.7	C1	R3	MD	50	1	0	0	0	67	67	Yes	No	No	No	Vacant
003-222-010	133 W Clark St	93638	0.1	PD (4500)	R3	LD	50	1	0	0	4	0	4	Yes	No	No	No	Vacant
003-240-004	Second Parcel West of the Southwest Corner of the Intersection of Taylor Street and Sarah Street	93638	0.5	PD (3000)	R3	MD	50	1	0	0	0	19	19	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-240-005	Fourth Parcel North of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.2	PD (3000)	R3	MD	50	1	0	0	6	0	6	Yes	No	No	No	Vacant
003-240-006	Fourth Parcel North and Second Parcel East of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.1	PD (3000)	R3	MD	50	1	0	0	4	0	4	Yes	No	No	No	Vacant
003-240-007	Third Parcel North of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.1	PD (3000)	R3	MD	50	1	0	0	3	0	3	Yes	No	No	No	Vacant
003-240-009	Third Parcel North and Second Parcel East of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.6	PD (3000)	R3	MD	50	1	0	0	0	22	22	Yes	No	No	No	Vacant
003-240-010	Fourth Parcel North and Fourth Parcel East of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.2	PD (3000)	R3	MD	50	1	0	0	6	0	6	Yes	No	No	No	Vacant
003-240-011	1317 Owens St	93638	0.1	PD (3000)	R3	MD	50	1	0	0	5	0	5	Yes	No	No	No	Vacant
003-240-012	1315 Owens St	93638	0.8	PD (3000)	R3	MD	50	1	0	0	0	33	33	Yes	No	No	No	Vacant
003-240-013	1307 Owens St	93638	0.5	PD (3000)	R3	MD	50	1	6	14	0	0	20	Yes	No	No	No	Residential
003-240-016	1326 Sonora St	93638	1.7	PD (3000)	R3	MD	50	1	0	0	0	67	67	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-240-018	Second Parcel North of the Northwest Corner of the Intersection of Sonora Street And W Sherwood Way	93638	0.7	PD (3000)	R3	MD	50	1	7	21	0	0	28	Yes	No	No	No	Residential
003-240-019	Northwest Corner of the Intersection of Sonora Street And W Sherwood Way	93638	1.6	PD (3000)	R3	MD	50	1	0	0	0	62	62	Yes	No	No	No	Vacant
003-250-003	360 W Adell St	93638	5	C1	R3	O	50	1	79	61	31	28	199	Yes	No	No	No	Vacant
003-250-012	407 W Clark St	93638	0.7	C1	R3	C	50	1	0	0	0	26	26	Yes	No	No	No	Residential
003-250-013	Second Parcel North of the Northwest Corner of the Intersection of Owens Street and W Clark Street	93638	2.4	C1	R3	MD	50	1	27	20	24	23	94	Yes	No	No	No	Vacant
003-250-014	1586 Owens St	93638	0.4	C1	R3	MD	50	1	0	0	15	0	15	Yes	No	No	No	Residential
003-250-015	345 W Clark St	93638	0.5	C1	R3	MD	50	1	0	0	19	0	19	Yes	No	No	No	Vacant
003-250-016	323 W Clark St	93638	0.5	C1	R3	MD	50	1	0	0	19	0	19	Yes	No	No	No	Residential
003-250-017	1528 Owens St	93638	1.2	C1	R3	MD	50	1	0	0	0	48	48	Yes	No	No	No	Residential
003-250-018	216 W Adell St	93638	5.1	PD (4500)	R3	MD	50	1	85	66	25	25	201	Yes	No	No	No	Residential
003-250-021	Second Parcel South and Third Parcel East of the Southeast corner of the Intersection of Owens Street and Adell Street	93638	0.3	PD (4500)	R3	LD	50	1	0	0	13	0	13	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-250-022	Second Parcel South and Fourth Parcel East of the Southeast corner of the Intersection of Owens Street and Adell Street	93638	0.3	PD (4500)	R3	LD	50	1	0	0	13	0	13	Yes	No	No	No	Vacant
003-250-023	1557 Owens St	93638	1.4	PD (4500)	R3	LD	50	1	0	0	0	55	55	Yes	No	No	No	Residential
003-250-024	Northeast Corner of the Intersection of Owens Street And W Clark Street	93638	2.2	PD (4500)	R3	LD	50	1	0	0	0	89	89	Yes	No	No	No	Vacant
003-250-027	Second Parcel West of the Southwest Corner of the Intersection of Owens Street and Adell Street	93638	2.7	C1	R3	C	50	1	30	23	27	26	106	Yes	No	No	No	Vacant
003-250-029	Second Parcel East of the Northeast Corner of the Intersection Road 26 and W Clark Street	93638	4	C1	R3	C	50	2	45	35	40	40	160	Yes	No	No	No	Vacant
003-260-001	Southeast Corner of the Intersection of Sharon Boulevard and Adell Street	93638	1	U	R3	MD	50	1	22	17	0	0	39	Yes	No	No	No	Vacant
003-260-002	1575 Sharon Blvd	93638	4	U	R3	MD	50	2	45	34	40	39	158	Yes	No	No	No	Residential
003-260-004	1660 Cardwell St	93638	0.4	U	R3	MD	50	1	0	0	17	0	17	Yes	No	No	No	Residential, Vacant Land
003-260-005	Second Parcel South of the Southwest Corner of the Intersection of Cardwell Street and Adell Street	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-006	1692 Cardwell St	93638	1	U	R3	MD	50	1	22	17	0	0	39	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-260-007	1697 Cardwell St	93638	5	C1	R3	MD	50	1	84	65	25	25	199	Yes	No	No	No	Residential
003-260-008	1625 Cardwell St	93638	0.3	C1	R3	MD	50	1	0	0	9	0	9	Yes	No	No	No	Vacant
003-260-009	1615 Cardwell St	93638	0.8	C1	R3	MD	50	1	17	12	0	0	29	Yes	No	No	No	Residential
003-260-010	Fourth Parcel South of the Southeast Corner of the Intersection of Cardwell Street and Adell Street	93638	0.5	C1	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-012	1585 Cardwell St	93638	0.3	C1	R3	MD	50	1	0	0	12	0	12	Yes	No	No	No	Residential, Vacant Land
003-260-013	1567 Cardwell St	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-014	1543 Cardwell St	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Residential
003-260-015	1521 Cardwell St	93638	0.9	U	R3	MD	50	1	19	14	0	0	33	Yes	No	No	No	Vacant
003-260-016	787 W Clark St	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-018	741 W Clark St	93638	0.4	U	R3	MD	50	1	0	0	13	0	13	Yes	No	No	No	Residential
003-260-019	Fourth Parcel East of the Northeast Corner of the Intersection of Sharon Boulevard and W Clark Street	93638	0.4	U	R3	MD	50	1	0	0	15	0	15	Yes	No	No	No	Vacant
003-260-021	Third Parcel South and Second Parcel East of the Southeast Corner of the Intersection of	93638	0.4	C1	R3	MD	50	1	0	0	16	0	16	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
	Cardwell Street and Adell Street																	
003-260-022	719 W Clark St	93638	2.3	C1	R3	MD	50	1	26	19	23	22	90	Yes	No	No	No	Residential
003-260-025	609 W Clark St	93638	0.4	C1	R3	MD	50	1	0	0	16	0	16	Yes	No	No	No	Residential
003-260-027	1584 Fairview St	93638	0.9	C1	R3	MD	50	1	20	14	0	0	34	Yes	No	No	No	Residential
003-260-028	653 Abby St	93638	1.6	C1	R3	MD	50	1	35	27	0	0	62	Yes	No	No	No	Residential
003-260-029	1626 Fairview St	93638	0.3	C1	R3	MD	50	1	0	0	9	0	9	Yes	No	No	No	Residential
003-260-030	646 W Adell St	93638	0.6	C1	R3	MD	50	1	13	9	0	0	22	Yes	No	No	No	Residential
003-260-031	Southwest Corner of the Intersection of Fairview Street And Adell Street	93638	0.9	C1	R3	MD	50	1	21	16	0	0	37	Yes	No	No	No	Vacant
003-260-032	Southeast Corner of the Intersection of Fairview Street And Adell Street	93638	3.1	C1	R3	MD	50	1	35	27	31	30	123	Yes	No	No	No	Vacant
003-260-033	Second Parcel East from Northeast Corner of the Intersection of Fairview Street And W Clark Street	93638	5.2	C1	R3	MD	50	1	87	68	25	25	205	Yes	No	No	No	Vacant
003-260-035	1535 Fairview St	93638	0.1	C1	R3	MD	50	1	0	0	4	0	4	Yes	No	No	No	Vacant
003-260-036	591 W Clark St	93638	0.5	C1	R3	MD	50	2	0	0	16	0	16	Yes	No	No	No	Residential
003-260-037	1692 Country Club Dr	93638	0.4	C1	R3	C	50	1	0	0	15	0	15	Yes	No	No	No	Residential

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-260-038	1656 Country Club Dr	93638	0.4	C1	R3	C	50	1	0	0	17	0	17	Yes	No	No	No	Vacant
003-260-039	1632 Country Club Dr	93638	0.5	C1	R3	C	50	1	12	8	0	0	20	Yes	No	No	No	Residential
003-260-042	1487 Sharon Blvd	93638	1	PD (1500)	R3	HD	50	1	22	17	0	0	39	Yes	No	No	Yes	Vacant
003-260-043	1463 Sharon Blvd	93638	4	PD (1500)	R3	HD	50	1	46	35	40	40	161	Yes	No	No	Yes	Vacant
003-260-047	Second Parcel South from Southeast Corner of the Intersection of Fairview Street And Clark Street	93638	2.7	C1	R3	MD	50	1	31	23	27	27	108	Yes	No	No	No	Vacant
003-260-048	562 W Clark St	93638	1	C1	R3	MD	50	1	22	16	0	0	38	Yes	No	No	No	Residential
003-260-049	530 W Clark St	93638	0.6	C1	R3	MD	50	1	14	10	0	0	24	Yes	No	No	No	Residential
003-260-050	510 W Clark St	93638	0.3	C1	R3	MD	50	1	0	0	13	0	13	Yes	No	No	No	Residential
004-170-002	Northeast Corner of the Intersection of Austin Street and E Clark Street	93638	2.7	PD (4500)	–	LD	9.68	0	0	0	0	17	17	Yes	No	Yes	Yes	Vacant
004-170-003	1521 Austin Ave	93638	2.7	PD (4500)	–	LD	9.68	2	0	0	0	15	15	Yes	No	No	No	Residential
004-170-004	Southeast Corner of the Intersection of Austin Street and Adell Street	93638	5	PD (4500)	–	LD	9.68	0	0	0	0	32	32	Yes	No	No	No	Vacant
004-170-005	Second Parcel East of the Southeast Corner of the Intersection of	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
	Austin Street and Adell Street																	
004-170-006	822 E Adell St	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
004-170-007	1708 N Lake St	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
004-170-008	1630 N Lake St	93638	2.7	PD (4500)	–	LD	9.68	0	0	0	0	17	17	Yes	No	No	No	Vacant
004-170-009	Southeast Corner of the Intersection of N D Street And Adell Street	93638	2.5	PD (4500)	–	MD	9.68	0	0	0	0	16	16	Yes	No	No	Yes	Vacant
004-170-010	Second Parcel South from the Southeast Corner of the Intersection of N D Street And Adell Street	93638	2.5	PD (4500)	–	LD	9.68	0	0	0	0	16	16	Yes	No	No	No	Vacant
004-170-011	Third Parcel South from the Southeast Corner of the Intersection of N D Street And Adell Street	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
004-170-018	Third Parcel North from the Northwest Corner of the Intersection of Austin Street and E Clark Street	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
004-170-020	Second Parcel South of the Southwest Corner of the Intersection of Austin Street and Adell Street	93638	2.8	PD (4500)	–	LD	9.68	0	0	0	0	17	17	Yes	No	No	No	Vacant
004-170-021	510 E Adell St	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	5	5	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
004-170-023	Second Parcel West and Second Parcel South of the Southwest Corner of the Intersection of Austin Street and Adell Street	93638	0.1	PD (4500)	–	LD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
004-170-024	614 E Adell St	93638	1	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
005-031-010	1208 E Lincoln Ave	93638	0.1	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
005-031-011	831 Tulare St	93638	0.3	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
005-110-020	1900 Merced St	93638	1	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	Yes	No	Vacant
005-140-032	1017 E Kennedy St	93638	0.9	R1	–	LD	7.26	0	0	0	0	4	4	Yes	No	No	No	Vacant
005-160-008	1221 Bend St	93638	1	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	No	No	Vacant
005-160-009	1229 Bend St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
005-180-001	1218 E Cleveland Ave	93638	3.9	PD (1500)	–	HD	29.04	0	0	0	0	80	80	Yes	No	Yes	Yes	Vacant
005-210-001	1300 E Kennedy St	93638	4	PD (3000)	–	MD	14.52	0	0	0	0	29	29	Yes	No	Yes	Yes	Vacant
005-210-002	1600 E Kennedy St	93638	4.4	PD (3000)	–	MD	14.52	0	0	0	0	32	32	Yes	No	Yes	Yes	Vacant
006-010-006	125 W Central Ave #B	93637	0.4	R3	–	HD	50	0	0	0	15	0	15	Yes	No	Yes	Yes	Vacant
006-010-007	205 W Central Ave	93637	0.4	R3	–	HD	50	1	0	0	15	0	15	Yes	No	No	No	Residential

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
006-010-009	Northeast Corner of the Intersection of N G Street and W Central Avenue	93637	0.3	R3	–	HD	50	0	0	0	14	0	14	Yes	No	No	No	Vacant
006-010-010	201 W Central Ave	93637	0.4	R3	–	HD	50	1	0	0	17	0	17	Yes	No	No	No	Residential, Vacant Land
006-024-001	225 W Central Ave	93637	0.9	R3	–	HD	50	1	0	0	0	36	36	Yes	No	No	No	Residential
006-250-013	2519 Sunset Ave	93637	1.4	PD (1500)	–	HD	29.04	1	0	0	0	28	28	Yes	No	No	Yes	Residential
006-280-014	1705 Riverview Dr	93637	0.2	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-280-015	1709 Riverview Dr	93637	0.2	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-360-012	719 Linden St	93637	0.9	PD (1500)	–	HD	29.04	1	11	7	0	0	18	Yes	No	Yes	Yes	Residential
006-360-015	759 Linden St	93637	1.6	PD (1500)	–	HD	29.04	1	0	0	0	31	31	Yes	No	No	Yes	Residential
006-360-043	2458 W Park Dr	93637	0.1	PD (4500)	–	MD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-360-044	2450 W Park Dr	93637	0.1	PD (4500)	–	MD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-360-045	2442 W Park Dr	93637	0.1	PD (4500)	–	MD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-360-046	2434 W Park Dr	93637	0.1	PD (4500)	–	MD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-380-026	Southwest Corner of the Intersection of N Westberry Boulevard and Fairway Avenue	93637	6	PD (6000)	–	LD	7.26	0	0	0	0	30	30	Yes	No	Yes	Yes	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
006-380-031	Second Parcel South of the Southwest Corner of the Intersection of N Westberry Boulevard and Fairway Avenue	93637	1	PD (12000)	–	LD	3.63	0	0	0	0	2	2	Yes	No	No	No	Vacant
006-460-009	Second Parcel East of the Northeast Corner of the Intersection of Shannon Avenue and Sunset Avenue	93637	1.2	R1	–	LD	7.26	0	0	0	0	6	6	Yes	No	Yes	No	Vacant
006-460-012	Second Parcel North of the Northwest Corner of the Intersection of Dovewood Way And Venturi Avenue	93638	1	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	Yes	No	Vacant
006-460-014	Southeast Corner of the Intersection of Shannon Avenue And Venturi Avenue	93638	0.5	R1	–	LD	7.26	0	0	0	0	3	3	Yes	No	Yes	Yes	Vacant
006-460-040	Southeast Corner Of the Intersection of Dovewood Way And Venturi Avenue	93638	1	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	No	No	Vacant
007-085-015	Second Parcel North of the Northern Corner of the Intersection of N B Street and E 4th Street	93638	0.3	R3	–	HD	50	0	0	0	14	0	14	Yes	No	No	No	Vacant
007-086-002	220 N A St	93638	0.3	R2	–	LD	20	0	0	0	3	0	3	Yes	No	No	No	Vacant
007-193-013	322 S A St	93638	0.3	R3	–	HD	50	0	0	0	13	0	13	Yes	No	No	No	Vacant
008-051-005	725 Clinton St	93638	0.3	R2	–	LD	20	0	0	0	0	2	2	Yes	No	Yes	Yes	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
008-052-022	327 Malone St	93638	0.5	R2	–	LD	20	0	0	0	4	0	4	Yes	No	No	Yes	Vacant
008-061-008	336 Fig Ave	93638	0.3	R2	–	MD	20	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
008-062-002	321 Fig Ave	93638	0.2	R2	–	LD	20	0	0	0	1	0	1	Yes	No	Yes	Yes	Vacant
008-062-003	323 Fig Ave	93638	0.1	R2	–	LD	20	0	0	0	0	1	1	Yes	No	Yes	Yes	Vacant
008-062-005	Seventh Parcel Northwest and Second Parcel Northeast of the Northern Corner of the Intersection of Fig Street and Clinton Street	93638	0.4	R2	–	LD	20	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
008-062-008	Third Parcel Northwest and Second Parcel Northeast of the Northern Corner of the Intersection of Fig Street and Clinton Street	93638	0.4	R2	–	LD	20	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
008-062-024	308 1/2 Elm Ave	93638	0.3	PD (4500)	–	LD	9.68	1	0	0	0	1	1	Yes	No	Yes	Yes	Vacant
008-081-011	431 Ramona St	93638	0.5	R1	–	LD	7.26	1	0	0	0	1	1	Yes	No	No	No	Vacant
008-081-026	420 Fig Ave	93638	0.6	R1	–	LD	7.26	0	0	0	0	3	3	Yes	No	Yes	No	Vacant
008-091-025	631 Vineyard Ave	93638	0.4	R2	–	LD	20	1	0	0	0	2	2	Yes	No	No	No	Vacant
008-130-021	1880 E Yosemite Ave	93637	3.1	R1	–	LD	7.26	1	0	0	0	15	15	Yes	No	No	No	Residential, Vacant Land

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
008-130-022	Northeast Corner of the Intersection of Clinton Street and Storey Road	93638	3.4	R1	–	LD	7.26	1	0	0	0	17	17	Yes	No	No	No	Vacant
008-130-023	1875 Storey Rd	93637	3.3	R1	–	LD	7.26	1	0	0	0	16	16	Yes	No	No	No	Residential
008-132-049	Second Parcel North of the Northeast Corner of the Intersection of Indigo Drive and Umber Drive	93637	0.5	PD (4500)	–	MD	9.68	1	0	0	0	2	2	Yes	No	No	No	Vacant
008-132-050	Northeast Corner of the Intersection of Azure Drive and Umber Drive	93637	7	PD (4500)	–	MD	9.68	1	0	0	0	43	43	Yes	No	No	No	Vacant
008-142-034	Northwest Corner of the Intersection of Tozer Street and Clinton Street	93637	4.3	PD (1500)	–	HD	29.04	0	0	0	0	87	87	Yes	No	Yes	Yes	Vacant
008-142-068	Southern Corner of the Intersection of Tozer Street and Clinton Street	93637	0.4	PD (6000)	–	HD	7.26	1	0	0	0	1	1	Yes	No	No	No	Vacant
008-150-003	Second Parcel Northeast from the Eastern Corner of the Intersection of Elm Street and Clinton Street	93637	2.5	PD (6000)	–	LD	7.26	1	0	0	0	12	12	Yes	No	No	No	Vacant
008-160-001	Third Parcel Northeast from the Eastern Corner of the Intersection of Elm Street and Clinton Street	93637	0.4	PD (6000)	–	LD	7.26	1	0	0	0	1	1	Yes	No	No	No	Vacant
008-160-002	Western Corner of the Intersection of Tozer Street and Main Canal Number 1	93637	1.8	PD (6000)	–	LD	7.26	1	0	0	0	8	8	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
008-170-002	Southern Corner of the Intersection of Tozer Street and Main Canal Number 1	93637	4.2	R1	–	LD	7.26	0	0	0	0	21	21	Yes	No	No	No	Vacant
008-170-003	Second Parcel South of the Southern Corner of the Intersection of Tozer Street and Main Canal Number 1	93637	5.4	R1	–	LD	7.26	0	0	0	0	27	27	Yes	No	No	No	Vacant
008-180-006	Parcel West of the Intersection of Tozer Avenue And Avenue 15	93637	16	PD (4500)	–	MD	9.68	1	0	0	0	100	100	Yes	No	No	No	Vacant
009-130-007	2616 Howard Rd	93637	3	CN	–	C	0.33	0	0	0	0	1	1	Yes	No	No	No	Vacant
009-440-007	Second Parcel North of the Intersection of Double Tree Way And Summer Lane	93637	5.1	R1	–	LD	7.26	1	0	0	0	25	25	Yes	No	Yes	No	Vacant
009-460-002	3 Via Cerioni	93637	0.9	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	Yes	No	Vacant
009-460-006	11 Via Cerioni	93637	0.8	R1	–	LD	7.26	0	0	0	0	4	4	Yes	No	No	No	Vacant
009-460-010	19 Via Cerioni	93637	0.8	R1	–	LD	7.26	0	0	0	0	4	4	Yes	No	Yes	No	Vacant
009-490-055	Northwest Corner Of The Intersection Of Double Tree Way And Summer Lane	93637	0.1	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
009-490-061	Northeast Corner Of The Intersection Of Double Tree Way And Summer Lane	93637	0.4	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	Yes	Yes	Vacant
009-510-048	Second Parcel South of the Southwest Corner	93637	1.6	CN	–	C	0.64	0	0	0	0	1	1	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
	of the Intersection of S Granada Drive and Howard Road																	
009-531-001	24685 Avenue 14	93637	5.8	R1	–	LD	7.26	1	0	0	0	29	29	Yes	No	No	No	Vacant
009-600-003	Second Parcel South of the Southeast Corner of the Intersection of S Westberry Boulevard and Avenue 14	93637	4.4	PD (4500)	–	MD	9.68	0	0	0	0	28	28	Yes	No	No	No	Vacant
009-600-004	Third Parcel South of the Southeast Corner of the Intersection of S Westberry Boulevard and Avenue 14	93637	4.4	PD (1500)	–	HD	29.04	1	26	19	22	22	89	Yes	No	No	Yes	Vacant
009-600-005	223 S Westberry Blvd	93637	4.6	PD (1500)	–	HD	29.04	1	26	20	23	23	92	Yes	No	No	Yes	Residential
010-042-005	200 N N St	93637	0.3	R2	–	LD	20	0	0	0	2	0	2	Yes	No	Yes	Yes	Vacant
010-192-003	420 S G St	93637	0.3	R3	–	HD	50	0	0	0	10	0	10	Yes	No	No	No	Vacant
011-022-002	410 S B St	93638	0.4	R2	–	LD	20	0	0	0	3	0	3	Yes	No	No	No	Vacant
011-032-014	620 Clinton St	93638	1.3	PD (1500)	–	HD	29.04	0	0	0	0	26	26	Yes	No	Yes	Yes	Vacant
011-133-002	704 Vineyard Ave	93638	0.3	R2	–	LD	20	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
011-133-008	815 Sunrise Ave	93638	0.5	R2	–	MD	20	0	0	0	4	0	4	Yes	No	No	No	Vacant
011-211-014	900 Sunrise Ave	93638	0.3	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
011-211-017	424 Wallace Ave	93638	0.4	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	No	No	Vacant
011-211-034	Second Parcel West Of Southwest Corner Of the Intersection of Wallace Avenue And Sunrise Avenue	93638	0.2	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
011-254-013	1112 S A St	93638	0.1	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
011-254-018	1120 S A St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
011-254-019	1132 S A St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
011-254-020	1200 S A St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
011-254-021	1204 S A St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
011-254-022	1218 S A St	93638	2	R1	–	LD	7.26	1	0	0	0	9	9	Yes	No	No	No	Residential
011-254-023	1110 S A St	93638	0.3	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	Yes	Yes	Vacant
011-260-004	1400 S A St	93638	2.4	R1	–	LD	7.26	0	0	0	0	12	12	Yes	No	Yes	No	Vacant
011-320-004	Second Parcel West and Second Parcel Northwest of the Southwest Corner of S Gateway Drive and State Route 99	93638	2.3	CH	R3	C	50	0	26	19	23	22	90	Yes	No	No	No	Vacant
011-370-002	28190 Avenue 13 1/2	93638	9	PD (6000)	–	MD	7.26	1	0	0	0	45	45	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
011-370-003	Third Parcel South of the Southeast Corner of the Intersection of Tozer Avenue and E Almond Avenue	93638	8.5	PD (6000)	–	MD	7.26	1	0	0	0	42	42	Yes	No	No	No	Vacant
011-370-004	13315 Road 28	93638	1	PD (6000)	–	MD	7.26	1	0	0	0	4	4	Yes	No	No	No	Vacant
012-092-001	300 Santa Clara St	93637	0.3	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	Yes	No	Vacant
012-133-046	Third Parcel East of the Southeast Corner of the Intersection of Monterey Street and W Almond Avenue	93637	0.8	R1	–	LD	7.26	1	0	0	0	3	3	Yes	No	No	No	Vacant
012-220-051	715 Stadium Rd	93637	1	PD (4500)	–	MD	9.68	0	0	0	0	7	7	Yes	No	No	No	Vacant
012-253-001	Parcel East Of the Intersection of Emily Way And Bo Tree Lane	93638	4.5	PD (1500)	–	HD	29.04	1	26	20	23	22	91	Yes	No	Yes	Yes	Vacant
012-253-002	1007 Emily Way	93638	2.5	PD (1500)	–	HD	29.04	1	0	0	0	50	50	Yes	No	Yes	Yes	Vacant
012-260-002	Second Parcel Northeast of the Intersection of Barnett Way and Macadamia Avenue	93637	8.4	PD (3000)	–	MD	14.52	0	0	0	0	61	61	Yes	No	Yes	Yes	Vacant
012-260-003	Second Parcel North Of the Intersection of Alexis Way And Macadamia Avenue	93637	1.6	PD (1500)	–	HD	29.04	1	0	0	0	32	32	Yes	No	Yes	Yes	Vacant
012-260-004	Second Parcel East Of the Intersection of Barnett Way And Macadamia Avenue	93637	1.5	PD (1500)	–	HD	29.04	0	0	0	0	30	30	Yes	No	Yes	Yes	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
012-260-007	1105 E Pecan Ave	93637	1.5	PD (1500)	–	HD	29.04	0	0	0	0	30	30	Yes	No	Yes	Yes	Vacant
012-270-001	1024 Barnett Way	93638	1.6	PD (1500)	–	HD	29.04	1	0	0	0	31	31	Yes	No	Yes	Yes	Vacant
012-270-002	1034 Barnett Way	93638	7	PD (1500)	–	HD	29.04	1	40	31	35	35	141	Yes	No	Yes	Yes	Vacant
012-390-027	Second Parcel West of the Western Corner of the Intersection of S Gateway Drive and State Route 99	93638	3.3	PO	R3	O	50	0	37	29	33	33	132	Yes	No	No	No	Vacant
012-480-001	Southwest Corner Of The Intersection Of Terra Firma Road And W Pecan Avenue	93638	4.9	U	–	LD	7	1	0	0	0	23	23	Yes	No	No	No	Residential
012-480-002	530 1/2 W Pecan Ave	93637	4.8	U	–	LD	7	1	0	0	0	23	23	Yes	No	No	No	Residential
012-480-003	1660 Terra Firma Rd	93637	4.9	U	–	LD	7	2	0	0	0	22	22	Yes	No	No	No	Residential
012-480-004	1695 Terra Firma Rd	93637	4.8	U	–	LD	7	1	0	0	0	23	23	Yes	No	No	No	Residential
012-500-004	Northwest Corner of the Intersection Of Golden State Boulevard And Avenue 13	93637	1.3	RA	–	VLD	3.63	0	0	0	0	3	3	Yes	No	No	No	Vacant
012-500-007	1385 E Pecan Ave	93637	5	RA	–	VLD	3.63	1	0	0	0	12	12	Yes	No	No	No	Residential
012-500-008	1331 E Pecan Ave	93637	5	RA	–	VLD	3.63	1	0	0	0	12	12	Yes	No	No	No	Residential
012-500-011	1291 E Pecan Ave	93637	3.9	RA	–	VLD	3.63	1	0	0	0	9	9	Yes	No	No	No	Residential

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
012-500-012	1213 E Pecan Ave	93637	5	RA	–	VLD	3.63	2	0	0	0	11	11	Yes	No	No	No	Residential
012-500-013	1171 E Pecan Ave	93637	4.9	RA	–	VLD	3.63	1	0	0	0	11	11	Yes	No	No	No	Vacant
038-060-019	16372 Road 26	93638	0.4	R2	R3	MD	50	0	0	0	17	0	17	Yes	No	No	No	Institutional
038-060-020	25965 Ellis St	93638	0.9	R2	R3	MD	50	0	20	15	0	0	35	Yes	No	No	No	Residential
038-060-030	16316 Road 26	93638	0.8	R2	R3	MD	50	0	18	13	0	0	31	Yes	No	No	No	Vacant
038-060-031	Second Parcel South of the Southeast Corner Of the Intersection of Road 26 And Ellis Street	93638	1.1	R2	R3	MD	50	1	26	19	0	0	45	Yes	No	No	No	Vacant
038-070-018	26240 Ellis St	93638	5	R1	R3	LD	50	1	84	65	25	25	199	Yes	No	No	No	Residential
038-070-027	Second Parcel North of the Northwest corner of the Intersection of Owens Street and Ellis Street	93638	4.6	R1	R3	LD	50	1	51	40	46	45	182	Yes	No	No	No	Vacant
038-070-028	Northwest Corner of the Intersection of Owens Street And Ellis Street	93638	1.7	R1	R3	LD	50	0	38	29	0	0	67	Yes	No	No	No	Commercial
038-100-002	16257 Road 26	93638	12	R1	R3	LD	50	1	0	0	240	240	480	Yes	No	No	No	Vacant
038-100-005	26189 Adell St	93638	2.6	R1	R3	LD	50	1	30	22	26	25	103	Yes	No	No	No	Residential
038-100-006	Second Parcel West from the Northwest Corner of the Intersection of	93638	2.6	R1	R3	LD	50	1	30	22	26	25	103	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
	Owens Street and Adell Street																	
038-100-007	16248 Owens St	93638	2.6	R1	R3	LD	50	1	30	22	26	25	103	Yes	No	No	No	Residential
038-110-025	16258 Road 26	93638	0.8	R2	R3	MD	50	1	18	13	0	0	31	Yes	No	No	No	Vacant
038-110-028	Northwest Corner of the Intersection of Road 26 And Adell Street	93638	1	R2	R3	MD	50	1	22	17	0	0	39	Yes	No	No	No	Vacant

Return to Agenda

Item:	B-1
Minutes for:	12/17/2025
Adopted:	02/04/2026

Minutes of a Regular Meeting of the Madera City Council

Wednesday, December 17, 2025 **Council Chambers**
6:00 p.m. **City Hall**

The Madera City Council meetings are open to the public. The meeting was available for public viewing and participation through Zoom. Members of the public were able to observe the live-streamed meeting on the City's website and were able to comment on agenda items at the meeting, remotely through an electronic meeting via phone, via email and by regular mail.

CALL TO ORDER: Meeting was called to order at 6:00 p.m.

ROLL CALL:

Present: Mayor Cece Gallegos
Mayor Pro Tem Rohi Zacharia, District 1
Councilmember Jose Rodriguez, District 2
Councilmember Steve Montes, District 3
Councilmember Anita Evans, District 4
Councilmember Artemio Villegas, District 6

Absent: Councilmember Elsa Mejia, District 5

Others present were City Manager Arnoldo Rodriguez, City Clerk Alicia Gonzales, City Attorney Shannon L. Chaffin, Chief Building Official Rafael Magallan, City Engineer Keith Helmuth, Community Development Director Will Tackett, Director of Financial Services Michael Lima, Division Fire Chief Larry Pendarvis, Fire Battalion Chief Anthony Garcia, Director of Human Resources Wendy Silva, Director of Information Technology Gary Price, Director of Parks and Community Services Joseph Hebert, Planning Manager David Brletic, Chief of Police Giachino Chiaramonte, Deputy City Engineer Ellen Bitter, Senior Civil Engineer Steve Bettencourt and Communication Specialist Joseph Carrello.

INVOCATION: Daniel Martinez, Fourth Street Church

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Zacharia

APPROVAL OF AGENDA:

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER VILLEGAS, THE AGENDA WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER MEJIA.

PRESENTATIONS:

1. **Proclamation Recognizing the Retirement of Fire Apparatus Engineer Alberto Guzman**

PUBLIC COMMENT:

The first 15 minutes of the meeting are reserved for members of the public to address the Council on items which are within the subject matter jurisdiction of the Council. The Council is prohibited by law

from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the Council does not respond to public comment at this time.

Michaela Contreras spoke in favor of having a splash pad in Madera, specifically at Lions Town & Country Park near Industrial and Granada Avenues.

Harlon Rippetoe spoke in favor of having eight (8) additional horseshoe courts at Rotary Park. The community has asked him if the horseshoe club would help in building the courts. Mr. Rippetoe stated they would and could help with fundraisers, obtaining donations and however needed to get the courts built.

Corrine Cook of Auberry spoke in favor of having additional horseshoe pits in Madera.

Nick Luna spoke in favor of having additional horseshoe courts in Madera.

No further Public Comment was presented. Public Comment was closed.

A. PUBLIC HEARINGS:

A-1 Consideration of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. SCH 2025090413 for the Northeast Water Storage Tank, Booster Pump Station, and Transmission Main Project, City Project W-T-001

Recommendation: Adopt a Resolution of the City Council of the City of Madera adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Northeast Water Storage Tank, Booster Pump Station and Transmission Main Project, City Project W-T-0001 (EA No. SCH 2025090413) (Report by Will Tackett)

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM A-1 WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER MEJIA.

RES 25-255 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE NORTHEAST WATER STORAGE TANK, BOOSTER PUMP STATION AND TRANSMISSION MAIN PROJECT, CITY PROJECT W-T-0001 (EA NO. SCH 2025090413)

B. CONSENT CALENDAR:

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote.

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER MONTES, THE CONSENT CALENDAR WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER MEJIA.

B-1 Minutes – December 3, 2025

Recommendation: Approve the City Council Minutes of December 3, 2025 (Report by Alicia Gonzales)

B-2 Informational Report on Register of Audited Demands

Recommendation: Review Register of Audited Demands Report for November 22 to December 5, 2025 (Report by Michael Lima)

B-3 Informational Report on Personnel Activity

Recommendation: This report is submitted for informational purposes only and there is no action requested from the City Council (Council) (Report by Wendy Silva)

B-4 Temporary Overfill of Animal Control Officer Budgeted Positions

Recommendation: Adopt a Resolution Approving a Temporary Overfill for the Animal Control Officer Classification due to a Long-term Absence (Report by Wendy Silva)

RES 25-256 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A TEMPORARY OVERFILL OF THE ANIMAL CONTROL OFFICER BUDGETED POSITIONS

B-5 Request for Certificate of Recognition Honoring Christian Johnson

Recommendation: Adopt a Minute Order Approving a Certificate of Recognition Honoring Christian Johnson (Report by Alicia Gonzales)

B-6 Request for Proclamation Recognizing January as National Mentoring Month and honor Big Brothers Big Sisters of Central California

Recommendation: Adopt a Minute Order Approving a Proclamation Recognizing January as National Mentoring Month and honor Big Brothers Big Sisters of Central California (Report by Alicia Gonzales)

B-7 Second Reading and Adoption of an Ordinance of the City Council of the City of Madera Adjusting the Compensation for the City Council by Amending Madera Municipal Code Section 2.1.05

Recommendation: Waive Full Reading and Adopt an Ordinance of the City Council of the City of Madera Adjusting the Compensation for the City Council by Amending Madera Municipal Code Section 2.1.05 by Title Only (Report by Alicia Gonzales)

ORD 1018 C.S. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA ADJUSTING THE COMPENSATION FOR THE CITY COUNCIL BY AMENDING MADERA MUNICIPAL CODE SECTION 2.1.05

B-8 Appointment of City Representative to the Board of Trustees of the Madera County Mosquito and Vector Control District

Recommendation: Adopt a Resolution Appointing Donald Horal to the Board of Trustees of the Madera County Mosquito and Vector Control District for an additional two-year term (Report by Alicia Gonzales)

RES 25-257 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPOINTING DONALD HORAL TO THE BOARD OF TRUSTEES OF THE MADERA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT

B-9 Treatment of Customer Payments Requiring Penny Denominations

Adopt a Minute Order Authorizing Staff to Issue a Credit on a Future City Bill to Customers where a Customer's Payment would require Providing Change in Penny Denominations (Report by Michael Lima)

B-10 Budget Amendment to Appropriate Highway Bridge Program Funds to the 2025/26 Fiscal Year Budget

Recommendation: Adopt a Resolution to Appropriate Highway Bridge Program Funds to the 2025/26 Fiscal Year Budget (Report by Keith Helmuth)

RES 25-258 A RESOLUTION APPROVING THE APPROPRIATION OF HIGHWAY BRIDGE PROGRAM (HBP) FUNDS TO THE FISCAL YEAR 2025/26 BUDGET

B-11 Consider an Amendment to the Professional Services Agreement with Fire Safety Solutions

Recommendation: Adopt a Resolution Approving a Fourth Amendment to the Professional Services Agreement with Fire Safety Solutions, Inc. for Building and Fire Plan Review and Inspection Services (Report by Will Tackett)

RES 25-259 A RESOLUTION OF THE COUNCIL OF THE CITY OF MADERA, CALIFORNIA, APPROVING A FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH FIRE SAFETY SOLUTIONS, INC. FOR BUILDING AND FIRE PLAN REVIEW AND INSPECTION SERVICES

B-12 Agreement with David J. Boyle Electric Shop, LLC for Construction Services on the Transit Center

Recommendation: Adopt a Resolution Approving an Agreement with David J. Boyle Electric Shop, LLC for the Construction of an Entrance Canopy at Madera Transit Center for $76,100 plus a 10 percent contingency amount for potential extra services with a not to exceed amount of $83,710 (Report by Michael Lima)

RES 25-260 A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF MADERA, CALIFORNIA, APPROVING AN AGREEMENT FOR CONSTRUCTION SERVICES OF A CANOPY AT THE MADERA TRANSIT CENTER WITH DAVID J. BOYLE ELECTRIC SHOP, LLC. FOR $76,100 AND 10 PERCENT CONTINGENCY AMOUNT FOR A NOT TO EXCEED AMOUNT OF $83,710

B-13 Appointment to the Transit Advisory Board

Recommendation: Adopt a Resolution Approving the Appointment of Alvina Miguel-Leon to the Transit Advisory Board (Report by Michael Lima)

RES 25-261 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING THE APPOINTMENT OF ALVINA MIGUEL-LEON TO THE CITY OF MADERA TRANSIT ADVISORY BOARD

B-14 2022-23 SB-1 (3R & ADA) Seals and Overlays, City Project No. R-81

Recommendation: Adopt a Resolution:

1. Approving the contract award for 2022-23 SB-1 (3R & ADA) Seals and Overlays, City Project No. R-81, in the amount of $956,074 to Avison Construction, Inc.; and
2. Determining the project is Categorically Exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) (Report by Keith Helmuth)

RES 25-262 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING THE CONTRACT AWARD FOR 2022-23 SB-1 (3R

& ADA) SEALS AND OVERLAYS, CITY PROJECT NO. R-81 IN THE AMOUNT OF $956,074 TO AVISON CONSTRUCTION, INC AND AUTHORIZING CONSTRUCTION CONTINGENCIES RELATING TO THE CONTRACT

B-15 Grant from the California Department of Justice authorized under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016 in the amount of $394,197

Recommendation: Adopt a Resolution Authorizing the City Manager to execute the Memorandum of Understanding with the Department of Justice and related documents accepting grant award in the amount of $394,197 (Report by Giachino Chiaramonte)

RES 25-263 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, AURTHORIZING THE CITY MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING ACCEPTING THE GRANT AWARD FROM THE CALIFORNIA DEPARTMENT OF JUSTICE UNDER THE CALIFORNIA HEALTHCARE, RESEARCH AND PREVENTION TOBACCO TAX ACT FOR $394,197

B-16 Acceptance of $83,794.84 to reimburse the City of Madera for January 2023 winter storm road and storm drain damage

Recommendation: Adopt a Minute Order Accepting $83,794.84 in Federal and State of California funds as reimbursement under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and California Disaster Assistance Act for City-incurred expenses for road and storm drain repairs after the 2023 California Severe Winter Storms, Flooding, Landslides, and Mudslides Event (Report by Wendy Silva)

B-17 Agreement with Alliant Insurances Services, Inc.

Recommendation: Adopt a Resolution Approving a Consulting Services Agreement with Alliant Insurance Services, Inc., for employee benefits consulting and broker services (Report by Wendy Silva)

RES 25-264 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A CONSULTING SERVICES AGREEMENT WITH ALLIANT INSURANCE SERVICES, INC., FOR EMPLOYEE BENEFITS CONSULTING AND BROKER SERVICES

B-18 Reject the bids received for Ready Mix - Concrete Materials

Recommendation: Approve a Minute Order rejecting the bids received for IFB 202526-05 Furnish and Delivery of Ready Mix - Concrete Materials (Report by Arnoldo Rodriguez)

C. <u>WORKSHOP</u>: None

D. <u>PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS</u>:

D-1 Irrigation System Assessment at the Madera Municipal Golf Course

Recommendation: This item is being presented at the request of the Golf Course Advisory Committee (GCAC) which is recommending that the City enter into a consultant service agreement for an irrigation system assessment at the Madera Municipal Golf Course and a budget amendment to appropriate

existing funds within the golf course capital expense account (Report by Joseph Hebert)

ON MOTION BY COUNCILMEMBER RODRIGUEZ AND SECONDED BY MAYOR PRO TEM ZACHARIA, ITEM D-1 WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER MEJIA.

D-2 Purchase of Two Replacement Gearboxes for the Wastewater Treatment Plant Aeration System

Recommendation: Adopt a Resolution Authorizing the Purchase of two (2) Replacement Gearboxes for the Wastewater Treatment Plant (WWTP) Aeration System from WesTech Engineering, LLC for $145,065.25 (Report by Arnoldo Rodriguez)

ON MOTION BY MAYOR PRO TEM ZACHARIA AND SECONDED BY COUNCILMEMBER MONTES, ITEM D-2 WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER MEJIA.

RES 25-265 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING AN AGREEMENT WITH WESTECH ENGINEERING, LLC. FORTHE PURCHASE OF TWO GEAR BOXES FOR THE WASTEWATERTREATMENT PLANT AERATION SYSTEM

D-3 Accept QA Constructors Inc. bid for the Invitation for Bid (IFB) 202526-01B Asphalt Concrete Patching and Slurry Seal Type II Application On- Call Services

Recommendation: Adopt a Resolution Approving an Agreement with QA Constructors Inc. for Asphalt Concrete Patching and Slurry Seal Type II Application On-Call Services not to exceed $1,066,480 (Report by Arnoldo Rodriguez)

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER RODRIGUEZ, ITEM D-3 WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER MEJIA.

RES 25-266 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AWARDING THE CONTRACT FOR ASPHALT CONCRETE PATCHING AND SLURRY SEAL TYPE II APPLICATION ON-CALL SERVICES TO QA CONSTRUCTORS, INC. AND AUTHORIZING A NOT-TO-EXCEED AMOUNT OF $1,066,480

D-4 Preparation of the 2025 Urban Water Management Plan

Recommendation: Adopt a Resolution Approving a Budget Amendment to the Water Maintenance and Operation Fund in the Amount of $45,000 for the 2025 Urban Water Management Plan (UWMP) Update (Report by Arnoldo Rodriguez)

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER VILLEGAS, ITEM D-4 WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER MEJIA.

RES 25-267 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A BUDGET AMENDMENT TO THE WATER MAINTENANCE AND OPERATION FUND IN THE AMOUNT OF $45,000 FOR THE PREPARATION OF THE 2025 URBAN WATER MANAGEMENT PLAN

E. <u>ADMINISTRATIVE REPORTS</u>:

E-1 2026 List of Annual Proclamations

Recommendation: Provide Direction and Adopt a Minute Order Approving the 2026 List of Annual Proclamations (Report by Alicia Gonzales)

Councilmember Evans stated she would like Martin Luther King, Jr. (MLK) Day recognized in January.

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER MONTES, ITEM E-1 WITH THE ADDITION OF MLK DAY IN JANUARY WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER MEJIA.

F. COUNCILMEMBER REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS:

This portion of the meeting is reserved for the Mayor and Councilmembers (i) to make brief reports on boards, committees, and other public agencies, and at public events, (ii) to request updates, (iii) to initiate future agenda items, and (iv) to take action on matters initiated under this section of the agenda.

Councilmember Rodriguez wished everyone Happy Holidays and a Happy New Year. He attended the Christmas Tree Lighting event, Christmas in the Park and the Christmas Parade.

Councilmember Villegas thanked everyone for the gifts and wished everyone a safe Christmas.

Councilmember Evans thanked everyone for the gifts and wished everyone Blessed Holidays. She mentioned that the Christmas Extravaganza is on Sunday at the Golf Course. She wished City Manager Arnoldo Rodriguez and City Clerk Alicia Gonzales Happy Birthdays.

Mayor Pro Tem Zacharia thanked Council for the opportunity to serve on the Council this past year. He mentioned that there will be a Santa's Bag event with proceeds going to Holy Table.

Councilmember Montes thanked staff and mentioned that there will be a food drive at the Food Bank on Saturday. He wished everyone a Merry Christmas and Happy New Year.

Mayor Gallegos gave a shout out to the Fire and Police Departments for passing out gifts at Valley Children's Hospital. The children were excited to see them. The Star of Hope event with the Police Department and CAPMC will take place tomorrow night. The Jolly Trolley tour consisting of 10 buses sold out in 20 minutes. The event takes place on Friday from 6:00 p.m. to 8:00 p.m. and stops at her house. She welcomed everyone to attend as she will have cookies and cocoa for those that stop by. She wished everyone a Merry Christmas and thanked everyone who donated canned food, toys, coats, and shoes to those in need. Mayor Gallegos wished City Manager Arnoldo Rodriguez a Happy Birthday.

G. CLOSED SESSION:

G-1 Public Employee Performance Evaluation - Pursuant to Government Code Section §54957(b)(1)
Title: City Manager

G-2 Conference with Labor Negotiators - Pursuant to Government Code §54957.6
Unrepresented Employee: City Manager

City Attorney Shannon Chaffin made the closed session announcement at 7:15 p.m. Mr. Chaffin and Council returned from Closed Session at 8:35 p.m. Mr. Chaffin stated there was no reportable action.

FUTURE MEETING DATES:

- Wednesday, January 14, 2026 (Special Meeting)

- Wednesday, February 4, 2026

ADJOURNMENT: Meeting was adjourned at 8:35 p.m.

_____ _____

ALICIA GONZALES, City Clerk CECELIA K. GALLEGOS, Mayor

_____

MINUTES PREPARED BY
ZELDA LEÓN, Deputy City Clerk

Item:	B-1
Minutes for:	01/14/2026s
Adopted:	02/04/2026

Minutes of a Special Meeting of the Madera City Council
as the Successor Agency to the Former Madera Redevelopment Agency

Wednesday, January 14, 2026 **Council Chambers**
7:00 p.m. **City Hall**

The Madera City Council meetings are open to the public. The meeting was available for public viewing and participation through Zoom. Members of the public were able to observe the live-streamed meeting on the City's website and were able to comment on agenda items at the meeting, remotely through an electronic meeting via phone, via email and by regular mail.

CALL TO ORDER: Meeting was called to order at 7:15 p.m.

ROLL CALL:

Present: Mayor Cece Gallegos
Mayor Pro Tem Rohi Zacharia, District 1
Councilmember Steve Montes, District 3
Councilmember Anita Evans, District 4
Councilmember Elsa Mejia, District 5
Councilmember Artemio Villegas, District 6

Absent: Councilmember Jose Rodriguez, District 2

Others present were City Manager Arnoldo Rodriguez, City Clerk Alicia Gonzales, City Attorney Shannon L. Chaffin, Director of Financial Services Michael Lima and Communication Specialist Joseph Carrello.

INVOCATION: Done at the start of the Housing Authority meeting that started at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Done at the start of the Housing Authority meeting that started at 6:00 p.m.

APPROVAL OF AGENDA:

ON MOTION BY COUNCILMEMBER MONTES AND SECONDED BY COUNCILMEMBER VILLEGAS, THE AGENDA WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER RODRIGUEZ

PRESENTATIONS:

1. Proclamation Recognizing Martin Luther King Jr. Day
2. Proclamation Recognizing January as National Mentoring Month

PUBLIC COMMENT:

Members of the public shall have an opportunity to address the City Council regarding matters on this Agenda at the time the agenda item is called. Speakers should limit their comments to three (3) minutes.

Mayor Gallegos opened Public Comment for Nathan Alonzo, PG&E Local Government Affairs Representative who gave an update not related to the item on the agenda. Mr. Alonzo indicated that PG&E was reducing residential customer fees on gas and electricity for the fourth time in two years. Customers should see a 3-5% decrease in their bills in the next several months. PG&E has a couple of

projects, such as upgrading substations that should conclude by mid-year. Mr. Alonzo indicated that we are the fastest growing county in California and they want to continue to partner with us.

A. PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS:

A-1 Adopt Resolutions Approving the ROPS and Administrative Budget for the period of July 1, 2026 to June 30, 2027 and Authorize the City Manager to present the ROPS to the Countywide Oversight Board for its consideration and approval *(Action on this item by the Successor Agency)*

Recommendation: Actions Related to Successor Agency Annual Budget Reporting to the Department of Finance:

1. Adopt a Resolution Adopting the Recognized Obligation Payment Schedule (ROPS) Representing Period of July 1, 2026 to June 30, 2027, for the City of Madera as the Successor Agency of the Former Madera Redevelopment Agency of the City of Madera, and
2. Adopt a Resolution Approving the Administrative Budget for the City of Madera as the Successor Agency of the Former Madera Redevelopment Agency of the City of Madera for the Period of July 1, 2026 – June 30, 2027 (Report by Michael Lima)

ON MOTION BY COUNCILMEMBER EVANS AND SECONDED BY COUNCILMEMBER MONTES, ITEM A-1 WAS APPROVED BY A 6/0 VOTE. ABSENT: COUNCILMEMBER RODRIGUEZ

SA RES 26-01 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 26-27 PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR FISCAL YEAR 2026-2027 FOR THE PERIOD OF JULY 1, 2026 THROUGH JUNE 30, 2027

SA RES 26-02 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JULY 1, 2026 THROUGH JUNE 30, 2027

B. CLOSED SESSION:

B-1 Public Employee Performance Evaluation - Pursuant to Government Code Section §54957(b)(1)

Title: City Manager

B-2 Conference with Labor Negotiators - Pursuant to Government Code Section §54957.6

Agency Designated Representative: Mayor Pro Tem Zacharia and Councilmember Montes

Title: City Manager

City Attorney Shannon Chaffin made the closed session announcement at 7:33 p.m. Mr. Chaffin and Council returned from Closed Session at 7:42 p.m. Mr. Chaffin stated there was no reportable action.

FUTURE MEETING DATES:

- Wednesday, February 4, 2026

- Wednesday, February 18, 2026

ADJOURNMENT: Meeting was adjourned at 7:42 p.m.

_____ _____

ALICIA GONZALES, City Clerk CECELIA K. GALLEGOS, Mayor

_____

MINUTES PREPARED BY
ZELDA LEÓN, Deputy City Clerk

Return to Agenda

REPORT TO CITY COUNCIL

Approved by:

Michael Lima, Director of Financial Services

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-2

SUBJECT:

Informational Report on Register of Audited Demands

RECOMMENDATION:

Review Register of Audited Demands Report for December 6, 2025 to January 23, 2026

SUMMARY:

The Register of Audited Demands for the City covering obligations paid during the period of December 6, 2025 to January 23, 2026, is summarized in the following tables. Attachment A contains Warrants while Table 2 is a summary of the wire transfers.

Table 1: *Warrant Distribution Summary*		
Description	*Check #'s*	*Amount*
General Warrants	44202 – 44571	$5,839,612.19

Table 2: *Wire Transfer Summary*		
Description	*Vendor*	*Amount*
Payroll and Taxes	US Bank	$2,511,656.44
SDI	EDD	$6,618.98
CalPERS Payment	CalPERS	$647,324.96

DISCUSSION:

Warrant requests are processed weekly based on the Fiscal Year 2025/2026 Adopted Budget and released for payment every Monday. Each demand has been audited, and the Finance Director hereby certifies as to their accuracy and that there were sufficient funds for their payment. Per

request of City Council, we have included the departments from which each of the respective warrants were requested as well as the fund/division description from which they were paid.

FINANCIAL IMPACT:

Demands for payments are made within the constraints of the Fiscal Year 2025/2026 Adopted Budget.

ALTERNATIVES:

Informational only.

ATTACHMENTS:

Register of Audited Demands

CITY OF MADERA

REGISTER OF AUDITED DEMANDS FOR BANK #1 - US BANK GENERAL ACCOUNT

February 04, 2026

CHECK	PAY DATE	DEPARTMENT	PAID FROM ORG	ISSUED TO	DESCRIPTION	AMOUNT
44202	12/09/2025	PD OPERATIONS	PD Operations	T-MOBILE USA, INC.	TOWER DUMP 09/01/25	50.00
44203	12/09/2025	PD OPERATIONS	PD Operations	RAUL R. HERRERA JR.	POLYGRAPHS	5,875.00
44204	12/09/2025	PD OPERATIONS	PD Operations	TIM J LAW	EMPLOYMENT BACKGROUND	4,400.00
44205	12/09/2025	ENGINEERING	Sewer Capital Outlay	RMA GEOSCIENCE, INC.	AVE 13 SOIL TESTING	1,758.75
44206	12/09/2025	FINANCE	Finance	HINDERLITER, DE LLAMAS AND ASSOCIATES	Q2 25/26 CONTRACT/AUDIT SALES	1,994.24
44207	12/09/2025	FINANCE	Central Admin	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	112.00
44207	12/09/2025	FINANCE	Comm & Rec Centers	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	490.00
44207	12/09/2025	FINANCE	COMPUTER MAINT	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	14.00
44207	12/09/2025	FINANCE	Engineering	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	82.00
44207	12/09/2025	FINANCE	Facilities Maintenance	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	597.22
44207	12/09/2025	FINANCE	Fleet Maintenance	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	463.16
44207	12/09/2025	FINANCE	Parks	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	689.51
44207	12/09/2025	FINANCE	STREETS	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	1,274.24
44207	12/09/2025	FINANCE	Sewer Mtnc/Operations	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	318.96
44207	12/09/2025	FINANCE	Street Cleaning	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	51.83
44207	12/09/2025	FINANCE	UB - Water	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	36.00
44207	12/09/2025	FINANCE	Water Mtnc/Operations	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	973.86
44207	12/09/2025	FINANCE	Water Quality Control	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	169.48
44207	12/09/2025	FINANCE	WWTP	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	728.51
44207	12/09/2025	FINANCE	PD Operations	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 11/25	118.00
44208	12/09/2025	GRANTS	TRANS - FIXED	FLEXLYNQS, LLC	MICRO TRANSIT FEASIBILITY STUDY	5,632.91
44208	12/09/2025	GRANTS	TRANS - DAR	FLEXLYNQS, LLC	MICRO TRANSIT FEASIBILITY STUDY	5,632.91
44208	12/09/2025	GRANTS	Measure T -Transit Enhan.	FLEXLYNQS, LLC	MICRO TRANSIT FEASIBILITY STUDY	48,141.61
44209	12/09/2025	HR/RISK MGT	PD Operations	GAONA, JUAN	TUITION REIMBURSEMENT	459.00
44210	12/09/2025	GRANTS	Perm. Local Housing Assist	MADERA RESCUE MISSION, INC.	PLHA INVOICE 10/25	8,087.19
44211	12/09/2025	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	09/25 SERVICE 3533032414-2	62,178.94
44211	12/09/2025	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	10/25 SERVICE 3533032414-2	100,383.17
44212	12/09/2025	FINANCE	Building	VERIZON WIRELESS	CITY CELL PHONE CHARGES 10/11/25-1	77.72
44212	12/09/2025	FINANCE	City Council	VERIZON WIRELESS	CITY CELL PHONE CHARGES 10/11/25-1	38.01
44212	12/09/2025	FINANCE	Facilities Maintenance	VERIZON WIRELESS	CITY CELL PHONE CHARGES 10/11/25-1	38.86
44212	12/09/2025	FINANCE	HR/RISK MGT	VERIZON WIRELESS	CITY CELL PHONE CHARGES 10/11/25-1	38.01
44212	12/09/2025	FINANCE	STREETS	VERIZON WIRELESS	CITY CELL PHONE CHARGES 10/11/25-1	14.52
44212	12/09/2025	FINANCE	PD Operations	VERIZON WIRELESS	CITY CELL PHONE CHARGES 10/11/25-1	1,266.57
44213	12/09/2025	PARKS ADMINISTRATION	Parks	OTP- PARKS REFUNDS	CANCELLATION REFUND - LTC FIELD	61.25
44214	12/09/2025	PARKS ADMINISTRATION	Parks	OTP- PARKS REFUNDS	DEPOSIT REFUND - SUNRISE FIELD	130.00
44215	12/09/2025	PARKS ADMINISTRATION	Aquatics Programs	OTP- PARKS REFUNDS	CANCELLATION REFUND - POOL	100.00

CITY OF MADERA

REGISTER OF AUDITED DEMANDS FOR BANK #1 - US BANK GENERAL ACCOUNT

February 04, 2026

CHECK	PAY DATE	DEPARTMENT	PAID FROM ORG	ISSUED TO	DESCRIPTION	AMOUNT
44216	12/09/2025	PARKS ADMINISTRATION	Comm & Rec Centers	OTP- PARKS REFUNDS	DEPOSIT REFUND - PANAM MULTI-ROC	100.00
44217	12/09/2025	PARKS ADMINISTRATION	Sports Programs	OTP- PARKS REFUNDS	ACTIVITY WITHDRAWAL REFUND - FALL	50.00
44218	12/09/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - FBSC MULTI-ROOM	100.00
44219	12/09/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - SUNRISE ROTARY FI	50.00
44220	12/09/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - PANAM GYM	500.00
44221	12/09/2025	PARKS ADMINISTRATION	Parks	OTP- PARKS REFUNDS	CANCELLATION REFUND - SUNRISE FIEL	300.00
44222	12/09/2025	PARKS ADMINISTRATION	Sports Programs	OTP- PARKS REFUNDS	ACTIVITY WITHDRAWAL REFUND - YOU	70.00
44223	12/09/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9918807	148.23
44224	12/09/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9923647	133.53
44225	12/09/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9925273	454.46
44226	12/09/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 3083003	65.15
44227	12/09/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9906977	137.73
44228	12/10/2025	CITY ADMIN	City Attorney	ALESHIRE & WYNDER LLP	CONSULTING SVS CITY ATTORNEY	46,529.84
44229	12/10/2025	FINANCE	AIRPORT OPS	MADERA COUNTY TAX COLLECTOR	2025 PROPERTY TAX APN - 013-010-03	10,970.24
44229	12/10/2025	FINANCE	AIRPORT OPS	MADERA COUNTY TAX COLLECTOR	2025 PROPERTY TAX APN - 037-040-00	469.96
44229	12/10/2025	FINANCE	AIRPORT OPS	MADERA COUNTY TAX COLLECTOR	2025 PROPERTY TAX APN - 038-050-01	314.04
44229	12/10/2025	FINANCE	Parks	MADERA COUNTY TAX COLLECTOR	2025 PROPERTY TAX APN - 038-030-02	1,494.06
44229	12/10/2025	FINANCE	Water Mtnc/Operations	MADERA COUNTY TAX COLLECTOR	2025 PROPERTY TAX APN - 006-590-00	1,197.00
44229	12/10/2025	FINANCE	Water Mtnc/Operations	MADERA COUNTY TAX COLLECTOR	2025 PROPERTY TAX APN - 038-030-03	1,717.74
44229	12/10/2025	FINANCE	Economic Develop Fund	MADERA COUNTY TAX COLLECTOR	2025 PROPERTY TAX APN - 035-080-04	376.46
44230	12/15/2025	FLEET MAINTENANCE	General Fund	DANIEL GONZALES	FIRE EXTINGUISHER SVS	695.06
44231	12/15/2025	GRANTS	AFFORDABLE HOUSING	RRM DESIGN GROUP	PROFESSIONAL ENG DESIGN - INTERMC	3,837.50
44232	12/15/2025	ENGINEERING	Water Capital Outlay	CAROLLO ENGINEERS, INC	PROFESSIONAL ENGINEERING SVS	242,198.67
44233	12/15/2025	PD OPERATIONS	PD Operations	LEATHAM FAMILY, LLC	PD BADGE ORDER	174.88
44234	12/15/2025	SEWER MTNC/OPS	Sewer Mtnc/Operations	ANDERSON PUMP COMPANY	MUFFIN MONSTER REPAIRS	743.81
44235	12/15/2025	PD OPERATIONS	PD Operations	PACIFIC STORAGE COMPANY	SHREDDING SERVICES	3,465.00
44236	12/15/2025	WWTP	WWTP	CHRIS GATEWOOD INDUSTRIES, INC.	CENTRIFUGE BOWL ASSEMBLY	14,000.00
44237	12/15/2025	FACILITIES	STREETS	PRESTIGE CUSTOM GLASS	REPLACE DOOR - STREETS	3,118.10
44238	12/15/2025	ENGINEERING	Water Mtnc/Operations	DAVIDS ENGINEERING, INC.	PROFESSIONAL ENG SERVICES	358.50
44239	12/15/2025	FIRE	Fire	VAN DE POL ENTERPRISES, INC.	FUEL CDF - 10/16/25-10/31/25	637.02
44239	12/15/2025	FIRE	MEAS K - FIRE	VAN DE POL ENTERPRISES, INC.	FUEL CDF - BULK DIESEL	2,917.66
44239	12/15/2025	WWTP	WWTP	VAN DE POL ENTERPRISES, INC.	FUEL WWTP - BULK PROPANE	15,789.50
44240	12/15/2025	ENGINEERING	Water Capital Outlay	THE MADERA MAIL DROP	PLAN & SPECS PRINTING	543.60
44241	12/15/2025	PD OPERATIONS	PD Operations	LAW DOG K9	K9 VENDOR TRAINING	1,050.00
44242	12/15/2025	PD OPERATIONS	PD Operations	CINTAS CORPORATION	MEDICAL SUPPLIES	238.99
44243	12/15/2025	ENGINEERING	Transportation Impact Fee	CORNERSTONE STRUCTURAL ENGINEERING	B-02 DESIGN SERVICES FOR WESTBERRY	9,159.18

CITY OF MADERA

REGISTER OF AUDITED DEMANDS FOR BANK #1 - US BANK GENERAL ACCOUNT

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44244	12/15/2025	PARKS	Parks Grants Fund	3M FENCE	LTC BATTING CAGES FENCE MATERIALS	18,152.68
44245	12/15/2025	CITY ADMIN	AIRPORT OPS	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25	39.00
44245	12/15/2025	CITY ADMIN	Central Admin	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25	39.00
44245	12/15/2025	CITY ADMIN	Comm & Rec Centers	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25	351.00
44245	12/15/2025	CITY ADMIN	Engineering	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25	78.00
44245	12/15/2025	CITY ADMIN	Fire	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25	117.00
44245	12/15/2025	CITY ADMIN	INTERMODAL BLDG	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25	78.00
44245	12/15/2025	CITY ADMIN	Parks	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25	39.00
44245	12/15/2025	CITY ADMIN	PD Operations	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25	39.00
44246	12/15/2025	CITY ADMIN	Community Promo	MARIO SOLIS	EMPLOYEE APPRECIATION LUNCH	8,227.00
44247	12/15/2025	PLANNING	Planning	MICHAEL BAKER INTERNATIONAL, INC.	CONSULTING SERVICES - HOUSING ELEI	30,650.00
44248	12/15/2025	FIRE	Fire	BURTON'S FIRE, INC	ANNUAL PUMP TESTING	2,687.50
44249	12/15/2025	ENGINEERING	RSTP - FED EX	TERRA WEST CONSTRUCTION INC.	R-10 OLIVE AND KNOX WIDENING AND I	7,299.14
44250	12/15/2025	BUILDING	Building	BPR CONSULTING GROUP	PLAN CHECK & INSPECTION SVS	4,208.13
44251	12/15/2025	WWTP	WWTP	BLUE TRITON BRANDS INC	WWTP - LAB & DRINKING WATER	212.01
44252	12/15/2025	ENGINEERING	AFFORDABLE HOUSING	WESTWOOD PROFESSIONAL SERVICES, INC.	DESIGN SERVICES R-000094 BID PACKAGE	8,384.00
44253	12/15/2025	PARKS ADMINISTRATION	MUSD Agreements	ROBO ENRICHMENT, INC	ROBO ENRICHMENT - PARKS CAMP	255.00
44254	12/15/2025	PD OPERATIONS	SUPP LAW ENF	D & P ENTERPRISES	REFRIGERATOR - PD PROPERTY & EVIDENCE	7,592.78
44255	12/15/2025	FIRE	Fire	KALMIKOV ENTERPRISES, INC	EMERGENCY REPAIRS - E-58	33,091.95
44256	12/15/2025	PD OPERATIONS	SUPP LAW ENF	MAURICE M. WYATT	ICE MACHINE REPAIR	5,865.86
44257	12/15/2025	ENGINEERING	AFFORDABLE HOUSING	ROOT & BOUGH ENTERPRISES, INC.	R-94 TREE CONSULT	200.00
44258	12/15/2025	FIRE	Fire	DREAMSEATS LLC	CUSTOM CHAIRS - STATION 56	4,848.79
44259	12/15/2025	FLEET MAINTENANCE	SB1-State of Good Repair	BROWN'S DOCK & DOOR, INC.	ROLL UP DOOR OPERATORS - FLEET	5,097.50
44260	12/15/2025	WWTP	WWTP	DELLAVALLE LABORATORY,INC.	GROUNDWATER MONITORING	2,420.00
44260	12/15/2025	WATER QUALITY CONTRO	Water Quality Control	DELLAVALLE LABORATORY,INC.	WEEKLY SAMPLING	1,824.00
44260	12/15/2025	WATER QUALITY CONTRO	Water Quality Control	DELLAVALLE LABORATORY,INC.	SPECIAL SAMPLES	36.00
44261	12/15/2025	FINANCE	City Attorney	AT&T	11/25 CALNET SERVICE 9391026388	65.79
44261	12/15/2025	FINANCE	Comm & Rec Centers	AT&T	10/25 CALNET SERVICE 9391026396	267.79
44261	12/15/2025	FINANCE	Comm & Rec Centers	AT&T	11/25 CALNET SERVICE 9391026391	315.56
44261	12/15/2025	FINANCE	Comm & Rec Centers	AT&T	11/25 CALNET SERVICE 9391026393	96.25
44261	12/15/2025	FINANCE	Comm & Rec Centers	AT&T	11/25 CALNET SERVICE 9391026392	65.24
44261	12/15/2025	FINANCE	Facilities Maintenance	AT&T	11/25 CALNET SERVICE 9391031564	13.71
44261	12/15/2025	FINANCE	Facilities Maintenance	AT&T	11/25 CALNET SERVICE 9391026394	24.98
44261	12/15/2025	FINANCE	Fleet Maintenance	AT&T	11/25 CALNET SERVICE 9391031564	9.14
44261	12/15/2025	FINANCE	Fleet Maintenance	AT&T	11/25 CALNET SERVICE 9391026394	16.68
44261	12/15/2025	FINANCE	Parks	AT&T	11/25 CALNET SERVICE 9391026412	164.32

CITY OF MADERA

REGISTER OF AUDITED DEMANDS FOR BANK #1 - US BANK GENERAL ACCOUNT

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CHECK	PAY DATE	DEPARTMENT	PAID FROM ORG	ISSUED TO	DESCRIPTION	AMOUNT
44261	12/15/2025	FINANCE	Parks Administration	AT&T	11/25 CALNET SERVICE 9391031580	291.57
44261	12/15/2025	FINANCE	STREETS	AT&T	11/25 CALNET SERVICE 9391031564	22.86
44261	12/15/2025	FINANCE	STREETS	AT&T	11/25 CALNET SERVICE 9391026394	41.66
44261	12/15/2025	FINANCE	Sewer Mtnc/Operations	AT&T	11/25 CALNET SERVICE 9391031570	192.11
44261	12/15/2025	FINANCE	Sewer Mtnc/Operations	AT&T	11/25 CALNET SERVICE 9391031564	15.99
44261	12/15/2025	FINANCE	Sewer Mtnc/Operations	AT&T	11/25 CALNET SERVICE 9391026394	29.15
44261	12/15/2025	FINANCE	SOLID WASTE	AT&T	11/25 CALNET SERVICE 9391031564	18.29
44261	12/15/2025	FINANCE	SOLID WASTE	AT&T	11/25 CALNET SERVICE 9391026394	33.32
44261	12/15/2025	FINANCE	Sr Citizen Community Serv	AT&T	11/25 CALNET SERVICE 9391026415	67.91
44261	12/15/2025	FINANCE	UB - Garbage	AT&T	11/25 CALNET SERVICE 9391031564	4.57
44261	12/15/2025	FINANCE	UB - Garbage	AT&T	11/25 CALNET SERVICE 9391026394	8.33
44261	12/15/2025	FINANCE	UB - Sewer	AT&T	11/25 CALNET SERVICE 9391031564	4.57
44261	12/15/2025	FINANCE	UB - Sewer	AT&T	11/25 CALNET SERVICE 9391026394	8.33
44261	12/15/2025	FINANCE	UB - Water	AT&T	11/25 CALNET SERVICE 9391031564	9.15
44261	12/15/2025	FINANCE	UB - Water	AT&T	11/25 CALNET SERVICE 9391026394	16.68
44261	12/15/2025	FINANCE	Water Mtnc/Operations	AT&T	11/25 CALNET SERVICE 9391031564	20.56
44261	12/15/2025	FINANCE	Water Mtnc/Operations	AT&T	11/25 CALNET SERVICE 9391026394	37.47
44261	12/15/2025	FINANCE	Water Quality Control	AT&T	11/25 CALNET SERVICE 9391031564	9.14
44261	12/15/2025	FINANCE	Water Quality Control	AT&T	11/25 CALNET SERVICE 9391026394	16.68
44261	12/15/2025	FINANCE	WWTP	AT&T	11/25 CALNET SERVICE 9391031564	13.71
44261	12/15/2025	FINANCE	WWTP	AT&T	11/25 CALNET SERVICE 9391026394	24.98
44261	12/15/2025	FINANCE	Purchasing	AT&T	11/25 CALNET SERVICE 9391031564	13.71
44261	12/15/2025	FINANCE	Purchasing	AT&T	11/25 CALNET SERVICE 9391026394	24.98
44261	12/15/2025	FINANCE	PD Operations	AT&T	10/25 CALNET SERVICE 9391059143	4,000.77
44261	12/15/2025	FINANCE	PD Operations	AT&T	11/25 CALNET SERVICE 9391026411	98.17
44261	12/15/2025	FINANCE	PD Operations	AT&T	11/25 CALNET SERVICE 9391031561	155.40
44261	12/15/2025	FINANCE	PD Operations	AT&T	11/25 CALNET SERVICE 9391020514	155.40
44261	12/15/2025	FINANCE	PD Operations	AT&T	11/25 CALNET SERVICE 9391026414	382.44
44261	12/15/2025	FINANCE	PD Operations	AT&T	11/25 CALNET SERVICE 9391031579	291.51
44261	12/15/2025	PD OPERATIONS	PD Operations	AT&T	10/25 CALNET SERVICE 9391031578	156.17
44261	12/15/2025	PD OPERATIONS	PD Operations	AT&T	10/25 CALNET SERVICE 9391031566	155.40
44261	12/15/2025	PD OPERATIONS	PD Operations	AT&T	10/25 CALNET SERVICE 9391084616	225.86
44262	12/15/2025	FINANCE	Aquatics Programs	AT&T	11/25 CALNET SERVICE 9391026397	31.04
44262	12/15/2025	FINANCE	Central Admin	AT&T	11/25 CALNET SERVICE 9391026406	30.98
44262	12/15/2025	FINANCE	Code Enforcement	AT&T	11/25 CALNET SERVICE 9391026413	64.82
44262	12/15/2025	FINANCE	Finance	AT&T	11/25 CALNET SERVICE 9391026406	30.99

CITY OF MADERA

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44262	12/15/2025	FINANCE	HR/RISK MGT	AT&T	11/25 CALNET SERVICE 9391026400	32.54
44262	12/15/2025	FINANCE	Sr Citizen Community Serv	AT&T	11/25 CALNET SERVICE 9391026395	32.60
44262	12/15/2025	FINANCE	Sr Citizen Community Servi	AT&T	11/25 CALNET SERVICE 9391026389	32.60
44262	12/15/2025	FINANCE	Sr Citizen Community Serv	AT&T	10/25 CALNET SERVICE 9391026403	35.09
44262	12/15/2025	FINANCE	Sr Citizen Community Serv	AT&T	10/25 CALNET SERVICE 9391026398	32.35
44262	12/15/2025	FINANCE	WWTP	AT&T	11/25 CALNET SERVICE 9391026410	63.53
44262	12/15/2025	FINANCE	WWTP	AT&T	11/25 CALNET SERVICE 9391026405	32.54
44262	12/15/2025	FINANCE	WWTP	AT&T	11/25 CALNET SERVICE 939102647	41.26
44262	12/15/2025	FINANCE	PD Operations	AT&T	10/25 CALNET SERVICE 9391026401	32.35
44263	12/15/2025	ENGINEERING	Sewer Capital Outlay	AECOM TECHNICAL SERVICES, INC.	SS-06 ONCALL FAIRGROUND LIFT STATI	13,816.25
44264	12/15/2025	WWTP	WWTP	BSK ASSOCIATES	PERMIT COMPLIANCE LAB	4,238.62
44265	12/15/2025	ENGINEERING	Sewer Capital Outlay	BLAIR CHURCH & FLYNN	PROFESSIONAL ENGINEERING SVS	128.00
44266	12/15/2025	HR/RISK MGT	HR/RISK MGT	CA DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SVS	128.00
44266	12/15/2025	PD OPERATIONS	PD Operations	CA DEPARTMENT OF JUSTICE	MISCELLANEOUS SERVICES	650.00
44267	12/15/2025	PD OPERATIONS	PD Operations	CEDAR VETERINARY HOSPITAL, INC	VETERINARY SERVICES - GUSTAV	111.00
44268	12/15/2025	FINANCE	Building	COMCAST	CITY INTERNET CONNECTION 10/25	69.06
44268	12/15/2025	FINANCE	Building	COMCAST	CITY INTERNET CONNECTION 11/25	69.06
44268	12/15/2025	FINANCE	City Attorney	COMCAST	CITY INTERNET CONNECTION 10/25	20.44
44268	12/15/2025	FINANCE	City Attorney	COMCAST	CITY INTERNET CONNECTION 11/25	20.44
44268	12/15/2025	FINANCE	City Clerk's Office	COMCAST	CITY INTERNET CONNECTION 10/25	20.58
44268	12/15/2025	FINANCE	City Clerk's Office	COMCAST	CITY INTERNET CONNECTION 11/25	20.58
44268	12/15/2025	FINANCE	Code Enforcement	COMCAST	CITY INTERNET CONNECTION 10/25	146.86
44268	12/15/2025	FINANCE	Code Enforcement	COMCAST	CITY INTERNET CONNECTION 11/25	146.86
44268	12/15/2025	FINANCE	Comm & Rec Centers	COMCAST	CITY INTERNET CONNECTION 10/25	98.24
44268	12/15/2025	FINANCE	Comm & Rec Centers	COMCAST	CITY INTERNET CONNECTION 11/25	98.24
44268	12/15/2025	FINANCE	COMPUTER MAINT	COMCAST	CITY INTERNET CONNECTION 10/25	40.03
44268	12/15/2025	FINANCE	COMPUTER MAINT	COMCAST	CITY INTERNET CONNECTION 11/25	40.03
44268	12/15/2025	FINANCE	Engineering	COMCAST	CITY INTERNET CONNECTION 10/25	137.00
44268	12/15/2025	FINANCE	Engineering	COMCAST	CITY INTERNET CONNECTION 11/25	137.00
44268	12/15/2025	FINANCE	Facilities Maintenance	COMCAST	CITY INTERNET CONNECTION 10/25	30.16
44268	12/15/2025	FINANCE	Facilities Maintenance	COMCAST	CITY INTERNET CONNECTION 11/25	30.16
44268	12/15/2025	FINANCE	Finance	COMCAST	CITY INTERNET CONNECTION 10/25	107.96
44268	12/15/2025	FINANCE	Finance	COMCAST	CITY INTERNET CONNECTION 11/25	107.96
44268	12/15/2025	FINANCE	Fleet Maintenance	COMCAST	CITY INTERNET CONNECTION 10/25	20.58
44268	12/15/2025	FINANCE	Fleet Maintenance	COMCAST	CITY INTERNET CONNECTION 11/25	20.58
44268	12/15/2025	FINANCE	GRANTS	COMCAST	CITY INTERNET CONNECTION 10/25	40.03

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44268	12/15/2025	FINANCE	GRANTs	COMCAST	CITY INTERNET CONNECTION 11/25	40.03
44268	12/15/2025	FINANCE	HR/RISK MGT	COMCAST	CITY INTERNET CONNECTION 10/25	40.03
44268	12/15/2025	FINANCE	HR/RISK MGT	COMCAST	CITY INTERNET CONNECTION 11/25	40.03
44268	12/15/2025	FINANCE	Parks	COMCAST	CITY INTERNET CONNECTION 10/25	49.61
44268	12/15/2025	FINANCE	Parks	COMCAST	CITY INTERNET CONNECTION 11/25	49.61
44268	12/15/2025	FINANCE	Parks Administration	COMCAST	CITY INTERNET CONNECTION 10/25	39.89
44268	12/15/2025	FINANCE	Parks Administration	COMCAST	CITY INTERNET CONNECTION 11/25	39.89
44268	12/15/2025	FINANCE	Planning	COMCAST	CITY INTERNET CONNECTION 10/25	49.33
44268	12/15/2025	FINANCE	Planning	COMCAST	CITY INTERNET CONNECTION 11/25	49.33
44268	12/15/2025	FINANCE	STREETS	COMCAST	CITY INTERNET CONNECTION 10/25	49.61
44268	12/15/2025	FINANCE	STREETS	COMCAST	CITY INTERNET CONNECTION 11/25	49.61
44268	12/15/2025	FINANCE	Recreation	COMCAST	CITY INTERNET CONNECTION 10/25	59.34
44268	12/15/2025	FINANCE	Recreation	COMCAST	CITY INTERNET CONNECTION 11/25	59.34
44268	12/15/2025	FINANCE	Sewer Mtnc/Operations	COMCAST	CITY INTERNET CONNECTION 10/25	35.09
44268	12/15/2025	FINANCE	Sewer Mtnc/Operations	COMCAST	CITY INTERNET CONNECTION 11/25	35.09
44268	12/15/2025	FINANCE	SOLID WASTE	COMCAST	CITY INTERNET CONNECTION 10/25	39.87
44268	12/15/2025	FINANCE	SOLID WASTE	COMCAST	CITY INTERNET CONNECTION 11/25	39.87
44268	12/15/2025	FINANCE	Sr Citizen Community Serv	COMCAST	CITY INTERNET CONNECTION 10/25	39.89
44268	12/15/2025	FINANCE	Sr Citizen Community Serv	COMCAST	CITY INTERNET CONNECTION 11/25	39.89
44268	12/15/2025	FINANCE	UB - Garbage	COMCAST	CITY INTERNET CONNECTION 10/25	32.70
44268	12/15/2025	FINANCE	UB - Garbage	COMCAST	CITY INTERNET CONNECTION 11/25	32.70
44268	12/15/2025	FINANCE	UB - Sewer	COMCAST	CITY INTERNET CONNECTION 10/25	32.70
44268	12/15/2025	FINANCE	UB - Sewer	COMCAST	CITY INTERNET CONNECTION 11/25	32.70
44268	12/15/2025	FINANCE	UB - Water	COMCAST	CITY INTERNET CONNECTION 10/25	64.27
44268	12/15/2025	FINANCE	UB - Water	COMCAST	CITY INTERNET CONNECTION 11/25	64.27
44268	12/15/2025	FINANCE	Water Mtnc/Operations	COMCAST	CITY INTERNET CONNECTION 10/25	44.82
44268	12/15/2025	FINANCE	Water Mtnc/Operations	COMCAST	CITY INTERNET CONNECTION 11/25	44.82
44268	12/15/2025	FINANCE	Water Quality Control	COMCAST	CITY INTERNET CONNECTION 10/25	20.58
44268	12/15/2025	FINANCE	Water Quality Control	COMCAST	CITY INTERNET CONNECTION 11/25	20.58
44268	12/15/2025	FINANCE	WWTP	COMCAST	CITY INTERNET CONNECTION 10/25	30.16
44268	12/15/2025	FINANCE	WWTP	COMCAST	CITY INTERNET CONNECTION 11/25	30.16
44268	12/15/2025	FINANCE	City Manager	COMCAST	CITY INTERNET CONNECTION 10/25	20.44
44268	12/15/2025	FINANCE	City Manager	COMCAST	CITY INTERNET CONNECTION 11/25	20.44
44268	12/15/2025	FINANCE	Purchasing	COMCAST	CITY INTERNET CONNECTION 10/25	30.16
44268	12/15/2025	FINANCE	Purchasing	COMCAST	CITY INTERNET CONNECTION 11/25	30.16
44269	12/15/2025	FINANCE	PD Operations	COMCAST	11/25 SVS 8155500320092096	221.29

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44270	12/15/2025	PD OPERATIONS	PD Operations	COMMUNITY MEDICAL CENTER	LEGAL BLOOD DRAWS - 09/25	350.00
44271	12/15/2025	HR/RISK MGT	HR/RISK MGT	CPS HR CONSULTING	PRE-EMPLOYMENT TESTING	537.90
44272	12/15/2025	PD OPERATIONS	Code Enforcement	CORELOGIC INFORMATION SOLUTIONS INC	REALQUEST SERVICES 10/25	97.82
44272	12/15/2025	PD OPERATIONS	UB - Garbage	CORELOGIC INFORMATION SOLUTIONS INC	REALQUEST SERVICES 10/25	24.46
44272	12/15/2025	PD OPERATIONS	UB - Sewer	CORELOGIC INFORMATION SOLUTIONS INC	REALQUEST SERVICES 10/25	24.46
44272	12/15/2025	PD OPERATIONS	UB - Water	CORELOGIC INFORMATION SOLUTIONS INC	REALQUEST SERVICES 10/25	48.91
44273	12/15/2025	UB - WATER	UB - Garbage	DATAPROSE, LLC	BILLING 11/25	2,919.55
44273	12/15/2025	UB - WATER	UB - Sewer	DATAPROSE, LLC	BILLING 11/25	2,919.56
44273	12/15/2025	UB - WATER	UB - Water	DATAPROSE, LLC	BILLING 11/25	5,839.11
44274	12/15/2025	FIRE	MEAS K - FIRE	DIAMOND COMMUNICATIONS	FIRE ALARM MONITORING - FIRE #58	320.00
44274	12/15/2025	PARKS ADMINISTRATION	Comm & Rec Centers	DIAMOND COMMUNICATIONS	FIRE ALARM MONITORING - JWYC	157.00
44275	12/15/2025	PARKS ADMINISTRATION	Parks	ENVIRO CLEAN	PARKS MAINTENANCE ITEMS	476.30
44276	12/15/2025	INFORMATION SERVICES	Computer Replacement	GLOBAL CTI GROUP	T/M SUPPORT	1,275.00
44277	12/15/2025	GRANTS	INTERMODAL BLDG	GUARDIAN WESTERN SWEEPING INC.	POWER SWEEPING 11/25	434.50
44277	12/15/2025	GRANTS	Parking Dist Operation	GUARDIAN WESTERN SWEEPING INC.	POWER SWEEPING 11/25	434.50
44278	12/15/2025	FACILITIES	Facilities Maintenance	JAM SERVICES INC	STREE LIGHT FIXTURES	4,546.50
44278	12/15/2025	FACILITIES	Facilities Maintenance	JAM SERVICES INC	ELECTRICIAL BOX LOCKING LIDS	4,797.64
44279	12/15/2025	PD OPERATIONS	General Trust Fund	LC ACTION POLICE SUPPLY	MINI FLASHBANG	763.99
44280	12/15/2025	PD OPERATIONS	PD Operations	LANGUAGE LINE SERVICES, INC.	INTERPRETATION SERVICES	886.23
44281	12/15/2025	PARKS ADMINISTRATION	Aquatics Programs	CHARLES LUECKER, AUTHORIZED SIGNER	CHLORINE FOR POOL	490.09
44282	12/15/2025	FINANCE	PD Operations	MADERA COUNTY TREASURER	COUNTY'S PORTION PARKING PENALTIE	351.00
44283	12/15/2025	FLEET MAINTENANCE	Fleet Maintenance	MADERA COUNTY ENVIRON HEALTH	PERMIT FEES	1,001.00
44284	12/15/2025	CITY CLERK'S OFFICE	City Clerk's Office	MADERA TRIBUNE	PUBLICATION OF ORDINANCE	364.00
44284	12/15/2025	ENGINEERING	Water Capital Outlay	MADERA TRIBUNE	REQUEST FOR BID - W-43	880.00
44284	12/15/2025	HR/RISK MGT	HR/RISK MGT	MADERA TRIBUNE	JOB ADVERSTISEMENT	34.20
44285	12/15/2025	PD OPERATIONS	PD Operations	MADERA UNIFORM & ACCESSORIES	UNIFORM ACCESSORIES	232.30
44285	12/15/2025	PD OPERATIONS	Health and Wellness	MADERA UNIFORM & ACCESSORIES	UNIFORM ACCESSORIES	560.74
44286	12/15/2025	CITY ADMIN	STREETS	MID VALLEY DISPOSAL INC.	WASTE DISPOSAL SVS	2,757.12
44286	12/15/2025	CITY ADMIN	Street Cleaning	MID VALLEY DISPOSAL INC.	WASTE DISPOSAL SVS	11,062.39
44286	12/15/2025	CITY ADMIN	WWTP	MID VALLEY DISPOSAL INC.	WASTE DISPOSAL SVS	1,633.28
44286	12/15/2025	CITY ADMIN	PW Safe & Clean Initiative	MID VALLEY DISPOSAL INC.	WASTE DISPOSAL SVS	6,894.30
44287	12/15/2025	FLEET MAINTENANCE	Fleet Maintenance	NAPA MADERA MOTOR PARTS	MISC REPAIR PARTS	43.32
44288	12/15/2025	HR/RISK MGT	HR/RISK MGT	OCCU-MED, LTD.	EXAM SERVICES	332.00
44289	12/15/2025	FINANCE	AIRPORT OPS	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3819620697-3	104.56
44289	12/15/2025	FINANCE	AIRPORT OPS	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	18.64
44289	12/15/2025	FINANCE	AIRPORT OPS	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	25.21

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44289	12/15/2025	FINANCE	Central Admin	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	43.58
44289	12/15/2025	FINANCE	Central Admin	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	227.15
44289	12/15/2025	FINANCE	Comm & Rec Centers	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	3,752.83
44289	12/15/2025	FINANCE	Comm & Rec Centers	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	1,237.03
44289	12/15/2025	FINANCE	Comm & Rec Centers	PACIFIC GAS & ELECTRIC	11/25 SERVICE 8307681856-2	904.91
44289	12/15/2025	FINANCE	DRAINAGE	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	969.25
44289	12/15/2025	FINANCE	DRAINAGE	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	812.08
44289	12/15/2025	FINANCE	Engineering	PACIFIC GAS & ELECTRIC	11/25 SERVICE 2000655655-7	1,835.85
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 6690755760-8	125.32
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 1619119913-8	170.54
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	14,340.40
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	6,324.06
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3499945233-6	115.48
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 7928098441-4	64.72
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3352588453-3	168.21
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 1013877191-9	79.07
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 1715785853-5	2,060.37
44289	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 8178280304-3	198.48
44289	12/15/2025	FINANCE	Fire	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	189.54
44289	12/15/2025	FINANCE	Fire	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	133.76
44289	12/15/2025	FINANCE	Fire	PACIFIC GAS & ELECTRIC	11/25 SERVICE 2173157566-4	2,268.60
44289	12/15/2025	FINANCE	Parks	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	459.68
44289	12/15/2025	FINANCE	Parks	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	232.81
44289	12/15/2025	FINANCE	Sewer Mtnc/Operations	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	74.18
44289	12/15/2025	FINANCE	Sewer Mtnc/Operations	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	134.38
44289	12/15/2025	FINANCE	SOLID WASTE	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	28.08
44289	12/15/2025	FINANCE	SOLID WASTE	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	64.96
44289	12/15/2025	FINANCE	Sr Citizen Community Servi	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	16.77
44289	12/15/2025	FINANCE	Sr Citizen Community Servi	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	7.56
44289	12/15/2025	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9109225160-1	418.20
44289	12/15/2025	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	15,985.11
44289	12/15/2025	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	81,970.27
44289	12/15/2025	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9651992016-7	274.09
44289	12/15/2025	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3642526071-2	100.96
44289	12/15/2025	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9172110863-6	18,742.12
44289	12/15/2025	FINANCE	Zone 24 Activities	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	75.33

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44289	12/15/2025	FINANCE	Zone 24 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	19.90
44289	12/15/2025	FINANCE	Zone 26 Activities	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	20.80
44289	12/15/2025	FINANCE	Zone 26 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	9.86
44289	12/15/2025	FINANCE	Zone 31A Activities	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	41.56
44289	12/15/2025	FINANCE	Zone 31A Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	19.72
44289	12/15/2025	FINANCE	PD Operations	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	554.46
44289	12/15/2025	FINANCE	PD Operations	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	388.12
44289	12/15/2025	FINANCE	Parking Dist Operation	PACIFIC GAS & ELECTRIC	10/25 SERVICE 9920095153-3	184.13
44289	12/15/2025	FINANCE	Parking Dist Operation	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9920095153-3	90.92
44290	12/15/2025	FINANCE	AIRPORT OPS	PACIFIC GAS & ELECTRIC	11/25 SERVICE 8126770647-1	42.56
44290	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 15983482080-1	36.20
44290	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 7949615676-5	26.04
44290	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 5237156686-1	44.77
44290	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 4318089701-9	28.38
44290	12/15/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 5225647713-5	16.26
44290	12/15/2025	FINANCE	Parks	PACIFIC GAS & ELECTRIC	11/25 SERVICE 8788837242-9	10.19
44290	12/15/2025	FINANCE	WWTP	PACIFIC GAS & ELECTRIC	11/25 SERVICE 1902328695-8	24.64
44290	12/15/2025	FINANCE	Zone 34B Activities	PACIFIC GAS & ELECTRIC	10/25 SERVICE 0443905948-8	10.48
44291	12/15/2025	PD OPERATIONS	Code Enforcement	PECK'S PRINTERY	CE - RENTAL HOUSING INSPECTION	205.68
44292	12/15/2025	FINANCE	Finance	PHOENIX GROUP INFO SYS	CITATIONS 09/25	214.45
44292	12/15/2025	FINANCE	Parking Dist Operation	PHOENIX GROUP INFO SYS	CITATIONS 09/25	192.25
44293	12/15/2025	FINANCE	CFD Debt Fund	PITNEY BOWES, INC.	POSTAGE MACHINE LEASE	63.26
44293	12/15/2025	FINANCE	Water Mtnc/Operations	PITNEY BOWES, INC.	POSTAGE MACHINE LEASE	253.04
44293	12/15/2025	FINANCE	Water Quality Control	PITNEY BOWES, INC.	POSTAGE MACHINE LEASE	63.26
44293	12/15/2025	FINANCE	WWTP	PITNEY BOWES, INC.	POSTAGE MACHINE LEASE	126.52
44294	12/15/2025	PD OPERATIONS	PD Operations	PROFORCE	MISC PD EQUIPMENT	226.25
44295	12/15/2025	ENGINEERING	LTF - Streets	PROVOST & PRITCHARD CONSULTING	ON-CALL ENGINEERING FOR PROJECT B	1,153.70
44295	12/15/2025	ENGINEERING	Water Capital Outlay	PROVOST & PRITCHARD CONSULTING	ON-CALL W-39, W-40, & W-41 WATER I	1,221.24
44295	12/15/2025	ENGINEERING	Water Capital Outlay	PROVOST & PRITCHARD CONSULTING	DESIGN SERVICES FOR W-000009	712.40
44296	12/15/2025	SEWER MTNC/OPS	Sewer Mtnc/Operations	WESTERN OILFIELDS SUPPLY COMPANY	FGLS EMERGENCY BYPASS HOSES	3,415.89
44296	12/15/2025	SEWER MTNC/OPS	Sewer Mtnc/Operations	WESTERN OILFIELDS SUPPLY COMPANY	SPARE 6" PUMP HOSE	4,616.42
44296	12/15/2025	WWTP	WWTP	WESTERN OILFIELDS SUPPLY COMPANY	WWTP CENTRIFUGE SKID	3,411.23
44297	12/15/2025	WWTP	WWTP	STANTEC CONSULTING SERVICES INC.	WDR TECHNICAL REQUIRED REPORTS	3,082.50
44298	12/15/2025	SEWER MTNC/OPS	Sewer Mtnc/Operations	STATE WATER RESOURCES CONTROL BOARD	WASTE DISCHARGE ANNUAL PERMIT	21,150.00
44298	12/15/2025	WATER MTNC/OPS	DRAINAGE	STATE WATER RESOURCES CONTROL BOARD	ANNUAL PERMIT FEEANNUAL PERMIT F	27,293.00
44299	12/15/2025	GRANTS	INTERMODAL BLDG	TECH. MASTER PEST MANAGEMENT	SQUIRREL CONTROL - TRANSITSQUIRRE	150.00

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44300	12/15/2025	ENGINEERING	FAU CMAQ	TJKM TRANSPORTATION CONSULTANTS	CONSULTING SERVICESCONSULTING SE	87.27
44300	12/15/2025	ENGINEERING	LTF - Streets	TJKM TRANSPORTATION CONSULTANTS	CONSULTING SERVICESCONSULTING SE	9.70
44301	12/15/2025	PD OPERATIONS	PD Operations	TRANSUNION RISK & ALTERNATIVE DATA	DATABASE ACCESS 10/25DATABASE ACC	213.00
44302	12/15/2025	ENGINEERING	Engineering	YAMABE & HORN ENGINEERING	MAP & PLAN CHECKMAP & PLAN CHECI	2,340.00
44303	12/15/2025	FINANCE	Parking Dist Operation	OVERPAYMENTS	VOIDED PK REIMB - PK 11212VOIDED P	134.00
44304	12/15/2025	FINANCE	Parking Dist Operation	OVERPAYMENTS	VOIDED PK REIMB - PK 11123VOIDED P	67.00
44305	12/15/2025	UB - WATER	Water Fund	AR REFUNDS	UB TERM REFUND 10000468	67.44
44306	12/15/2025	BUILDING	Arterial/Collector	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	6,852.64
44306	12/15/2025	BUILDING	Building	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	3,696.82
44306	12/15/2025	BUILDING	Develop Imp Fee/PW	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	1,543.12
44306	12/15/2025	BUILDING	Develop Impact Fee/Fire	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	1,979.04
44306	12/15/2025	BUILDING	Develop Impact Fee/Parks	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	15,562.32
44306	12/15/2025	BUILDING	Develop Impact Fee/Police	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	3,190.96
44306	12/15/2025	BUILDING	DIF - DRAINAGE	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	4,367.92
44306	12/15/2025	BUILDING	General Government	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	1,351.36
44306	12/15/2025	BUILDING	Median Island	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	1,900.64
44306	12/15/2025	BUILDING	Traffic Signal	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	1,159.52
44306	12/15/2025	BUILDING	Transportation Impact Fee	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	4,673.04
44306	12/15/2025	BUILDING	Waste Water Dev Impact	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	7,384.48
44306	12/15/2025	BUILDING	Water Pipe Dev Imp Fee	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	1,211.84
44306	12/15/2025	BUILDING	Water Well Impact Fee	BLDING/PLAN REFNDS	PROJECT CANCELLED - REIMBURSE FEES	2,406.24
44307	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - LTC FIELDDEPOSIT R	50.00
44308	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - LTC FIELDDEPOSIT R	50.00
44309	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - LTC FIELDDEPOSIT R	50.00
44310	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - SUNRISE FIELDDEPC	50.00
44311	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - SUNRISE FIELDDEPC	50.00
44312	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - SUNRISE FIELDDEPC	150.00
44313	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - SUNRISE FIELDDEPC	50.00
44314	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - LTC AMPHITHEATER	100.00
44315	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - MILLVIEW GYMDEP(	200.00
44316	12/15/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - SUNRISE FIELDDEPC	100.00
44317	12/15/2025	FINANCE	Water Utility	OTP- UB REFUNDS	UB OVERPAYMENT - MULTIPLEUB OVEI	100.00
44318	12/15/2025	FINANCE	Water Utility	OTP- UB REFUNDS	UB TERM REFUND - 9925764-513722 L	298.62
44319	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9922838	179.45
44320	12/15/2025	UB - WATER	Water Utility	OTP- UB REFUNDS	UB TERM REFUND - 9898409/553489 L	11,658.61
44321	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 10000863	6,340.76

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44322	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9918354	268.63
44323	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 8510222	150.00
44324	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9911377	357.07
44325	12/15/2025	UB - WATER	Water Utility	OTP- UB REFUNDS	UB OVERPAYMENT - 9893047/503743L	2,507.72
44326	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9919794	109.93
44327	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 4005121	63.31
44328	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9925114	200.00
44329	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9920782	100.34
44330	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9924793	152.99
44331	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9920012	411.53
44332	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 10000364	40.81
44333	12/15/2025	UB - WATER	SOLID WASTE	OTP- UB REFUNDS	UB 9919348 228 RIVER POINTE CREDIT	27.86
44333	12/15/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB 9919348 228 RIVER POINTE CREDIT	73.07
44333	12/15/2025	UB - WATER	Sewer Fund	OTP- UB REFUNDS	UB 9919348 228 RIVER POINTE CREDIT	51.30
44333	12/15/2025	UB - WATER	Drainage Sys.Operation	OTP- UB REFUNDS	UB 9919348 228 RIVER POINTE CREDIT	2.40
44334	12/23/2025	WWTP	WWTP	TERRAFORM POWER, LLC.	SOLAR ELECTRIC UTILITIES 11/25	15,542.37
44335	12/23/2025	FACILITIES	Comm & Rec Centers	FERGUSON ENTERPRISES, INC.	JWYC KIDS AREA WATER HEATER	2,615.31
44336	12/23/2025	FINANCE	PAYROLL TRUST	EMPLOYMENT DEVELOPMENT DEPARTMENT	EMPLOYMENT TAX PAYROLL DATE DEC.	690.19
44337	12/23/2025	ENGINEERING	Sewer Capital Outlay	TELSTAR INSTRUMENTS	SS-06 FAIRGROUNDS LIFT STATION MO	5,652.50
44338	12/23/2025	PARKS ADMINISTRATION	Reimbursed Damage	DAVE BANG ASSOCIATES, INC	SRAN PLAYGROUND REPAIRS - ARSON D	1,892.79
44339	12/23/2025	ENGINEERING	DRAINAGE	2NDNATURE SOFTWARE INC	SOFTWARE RENEWAL	20,565.52
44340	12/23/2025	PARKS ADMINISTRATION	Sports Programs	J & D MANUFACTURING	ADULT BASKETBALL TROPHY	227.33
44341	12/23/2025	WWTP	WWTP	ANDERSON PUMP COMPANY	SERVICE WWTP WELL #1	880.00
44342	12/23/2025	PD OPERATIONS	PD Operations	QUINTANA, JESSE	REIMBURSEMENT - FTO HOTEL CHARGE	654.85
44343	12/23/2025	PD OPERATIONS	Animal Control	NVA FRESNO VETERINARY MANAGEMENT, L	VETERINARY CARE SERVICES	532.21
44344	12/23/2025	GRANTS	TRANS - FIXED	MV TRANSPORTATION, INC.	TRANSIT OPERATOR 11/25	103,477.39
44344	12/23/2025	GRANTS	TRANS - DAR	MV TRANSPORTATION, INC.	TRANSIT OPERATOR 11/25	82,134.07
44345	12/23/2025	PD OPERATIONS	PD Operations	PACIFIC STORAGE COMPANY	SHREDDING SERVICES	510.00
44346	12/23/2025	WWTP	WWTP	CHRIS GATEWOOD INDUSTRIES, INC.	CENTRIFUGE BOWL ASSEMBLY	2,836.35
44347	12/23/2025	FINANCE	Finance	THE PUN GROUP	PROFESSIONAL AUDITING SVS	26,665.00
44348	12/23/2025	PD OPERATIONS	PD Operations	CV FORENSIC NURSING SPECIALISTS	EXAM - 25M07761	1,000.00
44349	12/23/2025	HR/RISK MGT	HR/RISK MGT	AMAZON.COM	OFFICE SUPPLIES	69.08
44349	12/23/2025	INFORMATION SERVICES	COMPUTER MAINT	AMAZON.COM	OFFICE SUPPLIES	90.64
44349	12/23/2025	INFORMATION SERVICES	Computer Replacement	AMAZON.COM	OFFICE SUPPLIES	10.26
44350	12/23/2025	FIRE	MEAS K - FIRE	WORKING FIRE FURNITURE & MATTRESS CO	LAMINATE HEADBOARDS	3,863.22
44351	12/23/2025	PARKS ADMINISTRATION	Parks	ELITE MAINTENANCE AND TREE SERVICE	GROUP 2 NON-MEDIAN MAINTENANCE	7,415.73

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44351	12/23/2025	PARKS ADMINISTRATION	MEDIAN LANDS	ELITE MAINTENANCE AND TREE SERVICE	GROUP 3 MEDIAN MAINTENANCE 12/2	16,454.82
44351	12/23/2025	PARKS ADMINISTRATION	Parking Dist Operation	ELITE MAINTENANCE AND TREE SERVICE	GROUP 1 DOWNTOWN MAINTENANCE	667.58
44352	12/23/2025	FIRE	Fire	BAUER COMPRESSORS, INC	SBCA FLOW TESTING	3,425.00
44353	12/23/2025	FIRE	Fire	VAN DE POL ENTERPRISES, INC.	FUEL CDF - 11/01/25-11/15/25	194.06
44354	12/23/2025	INFORMATION SERVICES	Computer Replacement	ZONES IT SOLUTIONS INC	VEEAM BACKUP SOFTWARE LICENSING	20,775.00
44355	12/23/2025	HR/RISK MGT	HR/RISK MGT	ALLIANT INSURANCE SERVICES, INC.	CONSULTING SERVICES	3,750.00
44356	12/23/2025	PARKS ADMINISTRATION	Comm & Rec Centers	FACILITY DESIGNS INC	OFFICE CHAIRS - JWYC	2,806.36
44357	12/23/2025	PD OPERATIONS	PD Operations	LAW DOG K9	K9 VENDOR TRAINING	1,050.00
44358	12/23/2025	FLEET MAINTENANCE	Fleet Maintenance	ALTEC INDUSTRIES INC	SERVICE CALL - REPLACE HYD TANK	2,518.09
44359	12/23/2025	PD OPERATIONS	PD Operations	CINTAS CORPORATION	MEDICAL SUPPLIES	309.68
44360	12/23/2025	CITY ADMIN	Sewer Mtnc/Operations	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25 - PW &	19.49
44360	12/23/2025	CITY ADMIN	WATER CONSERV	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25 - PW &	4.88
44360	12/23/2025	CITY ADMIN	Water Mtnc/Operations	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25 - PW &	9.75
44360	12/23/2025	CITY ADMIN	Water Quality Control	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25 - PW &	4.88
44360	12/23/2025	CITY ADMIN	WWTP	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 11/25 - PW &	39.00
44361	12/23/2025	PD OPERATIONS	PD Operations	JEREMY MCCOOL	PER DIEM - FTO OFFICER COURS	494.50
44362	12/23/2025	FINANCE	Madera Groundwater JPA	CALTECH WEB LLC	WEB DESIGN & MAINTENANCE - 12/10/	99.00
44363	12/23/2025	PD OPERATIONS	PD Operations	B & M SUPPLIERS LLC	NITRILE GLOVES	190.00
44364	12/23/2025	ENGINEERING	Sewer Capital Outlay	GATEWAY PACIFIC CONTRACTORS, INC.	WWTP24-01 IMPROVEMENTS PROJECT	8,100.00
44365	12/23/2025	ENGINEERING	Sewer Capital Outlay	GATEWAY PACIFIC CONTRACTORS, INC.	WWTP24-01 IMPROVEMENTS PROJECT	153,900.00
44366	12/23/2025	ENGINEERING	LTF - Streets	METROPOLITAN TRANSPORTATION COMM	STREETSAVER ANNUAL SUBSCRIPTION	1,750.00
44366	12/23/2025	ENGINEERING	Local Transportation Fund	METROPOLITAN TRANSPORTATION COMM	STREETSAVER ANNUAL SUBSCRIPTION	1,750.00
44367	12/23/2025	CITY ADMIN	WWTP	MOUNTAIN VALLEY ENVIRONMENTAL SERV.	CONSULTING SERVICES - WWTP	15,160.00
44368	12/23/2025	ENGINEERING	Engineering	RPA WAKEFILED & HOPPER, INC.	PROPERTY APPRAISAL SERVICES	5,270.00
44369	12/23/2025	ENGINEERING	AFFORDABLE HOUSING	WESTWOOD PROFESSIONAL SERVICES, INC.	DESIGN SERVICES R-000094 BID PACKA	7,552.00
44370	12/23/2025	WWTP	WWTP	CRANETECH INC	WWTP CRANE SERVICE	4,381.15
44371	12/23/2025	GRANTS	TRANS - FIXED	FLEXLYNQS, LLC	MICRO TRANSIT FEASIBILITY STUDY	7,670.00
44371	12/23/2025	GRANTS	TRANS - DAR	FLEXLYNQS, LLC	MICRO TRANSIT FEASIBILITY STUDY	7,670.00
44372	12/23/2025	ENGINEERING	Water Capital Outlay	PROFESSIONAL UTILITY LOCATING SERVICES	LOCATE UNDERGROUND UTILITIES	1,500.00
44373	12/23/2025	PD OPERATIONS	PD Operations	THE BRIEFING ROOM LLC	ONLINE LAW ENFORCEMENT TRAINING	2,934.12
44374	12/23/2025	WATER QUALITY CONT	Water Quality Control	DELLAVALLE LABORATORY,INC.	WEEKLY SAMPLING	1,216.00
44375	12/23/2025	FINANCE	Building	AT&T	11/25 CALNET SERVICE 9391026407	32.65
44375	12/23/2025	FINANCE	Fire	AT&T	11/25 CALNET SERVICE 9391026402	32.65
44375	12/23/2025	PD OPERATIONS	PD Operations	AT&T	11/25 CALNET SERVICE 9391064552	285.94
44375	12/23/2025	PD OPERATIONS	PD Operations	AT&T	11/25 CALNET SERVICE 9391084616	225.86
44376	12/23/2025	FINANCE	AIRPORT OPS	AT&T	11/25 FIRSTNET SERVICE 28730265603	229.55

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44376	12/23/2025	FINANCE	Building	AT&T	11/25 FIRSTNET SERVICE 28730265603	187.62
44376	12/23/2025	FINANCE	City Clerk's Office	AT&T	11/25 FIRSTNET SERVICE 28730265603	89.80
44376	12/23/2025	FINANCE	City Council	AT&T	11/25 FIRSTNET SERVICE 28730265603	281.68
44376	12/23/2025	FINANCE	Code Enforcement	AT&T	11/25 FIRSTNET SERVICE 28730265603	44.90
44376	12/23/2025	FINANCE	Comm & Rec Centers	AT&T	11/25 FIRSTNET SERVICE 28730265603	49.95
44376	12/23/2025	FINANCE	COMPUTER MAINT	AT&T	11/25 FIRSTNET SERVICE 28730265603	581.85
44376	12/23/2025	FINANCE	Engineering	AT&T	11/25 FIRSTNET SERVICE 28730265603	284.94
44376	12/23/2025	FINANCE	Facilities Maintenance	AT&T	11/25 FIRSTNET SERVICE 28730265603	315.08
44376	12/23/2025	FINANCE	Finance	AT&T	11/25 FIRSTNET SERVICE 28730265603	187.70
44376	12/23/2025	FINANCE	Fleet Maintenance	AT&T	11/25 FIRSTNET SERVICE 28730265603	44.90
44376	12/23/2025	FINANCE	GRANT OVERSIGHT	AT&T	11/25 FIRSTNET SERVICE 28730265603	94.85
44376	12/23/2025	FINANCE	HR/RISK MGT	AT&T	11/25 FIRSTNET SERVICE 28730265603	49.95
44376	12/23/2025	FINANCE	LMD Services	AT&T	11/25 FIRSTNET SERVICE 28730265603	49.95
44376	12/23/2025	FINANCE	Parks	AT&T	11/25 FIRSTNET SERVICE 28730265603	94.85
44376	12/23/2025	FINANCE	Parks Administration	AT&T	11/25 FIRSTNET SERVICE 28730265603	90.19
44376	12/23/2025	FINANCE	Planning	AT&T	11/25 FIRSTNET SERVICE 28730265603	94.85
44376	12/23/2025	FINANCE	STREETS	AT&T	11/25 FIRSTNET SERVICE 28730265603	166.83
44376	12/23/2025	FINANCE	Recreation	AT&T	11/25 FIRSTNET SERVICE 28730265603	44.90
44376	12/23/2025	FINANCE	Sewer Mtnc/Operations	AT&T	11/25 FIRSTNET SERVICE 28730265603	91.41
44376	12/23/2025	FINANCE	Sports Programs	AT&T	11/25 FIRSTNET SERVICE 28730265603	44.90
44376	12/23/2025	FINANCE	Sr Citizen Community Serv	AT&T	11/25 FIRSTNET SERVICE 28730265603	59.90
44376	12/23/2025	FINANCE	Water Mtnc/Operations	AT&T	11/25 FIRSTNET SERVICE 28730265603	88.36
44376	12/23/2025	FINANCE	Water Quality Control	AT&T	11/25 FIRSTNET SERVICE 28730265603	44.90
44376	12/23/2025	FINANCE	WWTP	AT&T	11/25 FIRSTNET SERVICE 28730265603	94.85
44376	12/23/2025	FINANCE	City Manager	AT&T	11/25 FIRSTNET SERVICE 28730265603	109.90
44376	12/23/2025	FINANCE	Purchasing	AT&T	11/25 FIRSTNET SERVICE 28730265603	44.90
44376	12/23/2025	FINANCE	PD Operations	AT&T	11/25 FIRSTNET SERVICE 28730296562	6,531.28
44377	12/23/2025	ENGINEERING	Sewer Capital Outlay	AECOM TECHNICAL SERVICES, INC.	SS-06 ONCALL FAIRGROUND LIFT STATI	940.00
44378	12/23/2025	ENGINEERING	Measure T -LTP Suppl Sts.	AKEL ENGINEERING GROUP, INC.	HOWARD RD HYDROLOGY STUDY	8,373.00
44379	12/23/2025	GRANTS	Home Program Income	MEADOWS MOBILE HOME PARK	SPACE RENTAL #19 01/26	928.33
44380	12/23/2025	GRANTS	Home Program Income	MEADOWS MOBILE HOME PARK	SPACE RENTAL #23 01/26	888.90
44381	12/23/2025	GRANTS	Home Program Income	MEADOWS MOBILE HOME PARK	SPACE RENTAL #86 01/26	881.38
44382	12/23/2025	ENGINEERING	Sewer Capital Outlay	BSK ASSOCIATES	WWTP24-01 TESTING LAB	15,478.75
44383	12/23/2025	PD OPERATIONS	PD Operations	CA DEPARTMENT OF JUSTICE	FINGERPRINT APPS	64.00
44384	12/23/2025	ENGINEERING	Water Capital Outlay	CALIFORNIA DEPT OF FISH AND WILDLIFE	FILING FEE - ENVIRONMENTAL DOCUM	3,043.75
44385	12/23/2025	PURCHASING	PD Operations	CANON FINANCIAL SERVICES	COPIER CONTRACT & USAGE	556.92

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44386	12/23/2025	FINANCE	PD Operations	COMCAST	12/25 SVS 8155500320092096	231.86
44387	12/23/2025	HR/RISK MGT	HR/RISK MGT	OCCUPATIONAL HEALTH CENTERS	PRE-EMPLOYMENT SERVICES	434.00
44388	12/23/2025	HR/RISK MGT	HR/RISK MGT	CPS HR CONSULTING	BILINGUAL EXAM	1,899.25
44389	12/23/2025	PD OPERATIONS	Code Enforcement	CORELOGIC INFORMATION SOLUTIONS INC	REALQUEST SERVICES 11/25	87.50
44389	12/23/2025	PD OPERATIONS	UB - Garbage	CORELOGIC INFORMATION SOLUTIONS INC	REALQUEST SERVICES 11/25	21.88
44389	12/23/2025	PD OPERATIONS	UB - Sewer	CORELOGIC INFORMATION SOLUTIONS INC	REALQUEST SERVICES 11/25	21.88
44389	12/23/2025	PD OPERATIONS	UB - Water	CORELOGIC INFORMATION SOLUTIONS INC	REALQUEST SERVICES 11/25	43.74
44390	12/23/2025	PD OPERATIONS	PD Operations	CYRUN	ALLIANCE MAINTENANCE & SUPPORT O	50,000.00
44391	12/23/2025	HR/RISK MGT	INTERMODAL BLDG	DIAMOND COMMUNICATIONS	FIRE ALARM MONITORING - TRANSIT	365.00
44391	12/23/2025	PARKS ADMINISTRATION	Comm & Rec Centers	DIAMOND COMMUNICATIONS	FIRE ALARM MONITORING - JWYC	442.00
44391	12/23/2025	PARKS ADMINISTRATION	Comm & Rec Centers	DIAMOND COMMUNICATIONS	JWYC BATTERY REPLACEMENT	202.54
44391	12/23/2025	PARKS ADMINISTRATION	Comm & Rec Centers	DIAMOND COMMUNICATIONS	MONTHLY REPORT - PANAM	80.00
44392	12/23/2025	PARKS ADMINISTRATION	Parks	ENVIRO CLEAN	PARKS MAINTENANCE ITEMS	438.41
44393	12/23/2025	BUILDING	Building	FIRE SAFETY SOLUTIONS, INC.	REVIEW & INSPECTION SVS 11/16/25-1	6,060.00
44394	12/23/2025	GRANTS	INTERMODAL BLDG	GUARDIAN WESTERN SWEEPING INC.	POWER SWEEPING 12/25	434.50
44394	12/23/2025	GRANTS	Parking Dist Operation	GUARDIAN WESTERN SWEEPING INC.	POWER SWEEPING 12/25	434.50
44395	12/23/2025	PARKS ADMINISTRATION	Special Legislative Grant	KRAZAN & ASSOCIATES, INC.	LTC TRAIL IMPROVEMENTS PROJECT	1,200.00
44396	12/23/2025	PD OPERATIONS	PD Operations	LANGUAGE LINE SERVICES, INC.	INTERPRETATION SERVICES	915.28
44397	12/23/2025	STREETS	STREETS	LEE'S CONCRETE	CONCRETE	379.02
44398	12/23/2025	FINANCE	General Fund	MADERA COUNTY	TSA MCC12403-A-24 FY 24/25 Q3	145,693.98
44399	12/23/2025	PD OPERATIONS	Animal Control	MADERA COUNTY	ANIMAL SERVICES - 07/25-12/25	95,721.00
44400	12/23/2025	ENGINEERING	Water Capital Outlay	MADERA COUNTY	FILING FEES - NOTICE OF DETERMINATI	50.00
44401	12/23/2025	WWTP	WWTP	MADERA COUNTY ENVIRON. HEALTH	ENVIROMENTAL HEALTH FEES - WWTP	986.00
44402	12/23/2025	SEWER MTNC/OPERATIOI	Sewer Mtnc/Operations	MADERA PUMPS, INC.	CRANE SERVICE	506.25
44403	12/23/2025	GRANTS	Perm. Local Housing Assist	MADERA RESCUE MISSION, INC.	PLHA INVOICE 11/25	8,087.19
44404	12/23/2025	GRANTS	CDBG ADMIN	MADERA TRIBUNE	PUBLIC NOTICE - NOFA	377.00
44405	12/23/2025	PARKS ADMINISTRATION	Aquatics Programs	MAMMOTH OXYGEN	CO2 FOR POOL	108.00
44406	12/23/2025	PD OPERATIONS	PD Operations	MOTOROLA SOLUTIONS INC.	SYSTEM UPGRADE	114,590.00
44407	12/23/2025	FINANCE	CFD 2005-1	WILLDAN FINANCIAL SERVICES	Q3 FY 25/26 CFD 2005-1 & 2006-1	1,820.88
44407	12/23/2025	FINANCE	CFD 2006-1	WILLDAN FINANCIAL SERVICES	Q3 FY 25/26 CFD 2005-1 & 2006-1	1,000.00
44408	12/23/2025	FLEET MAINTENANCE	Fleet Maintenance	NAPA MADERA MOTOR PARTS	MISC REPAIR PARTS	840.65
44408	12/23/2025	FLEET MAINTENANCE	TRANS - FIXED	NAPA MADERA MOTOR PARTS	MISC REPAIR PARTS	51.86
44408	12/23/2025	FLEET MAINTENANCE	SB1-State of Good Repair	NAPA MADERA MOTOR PARTS	COOLING FANS	5,087.75
44409	12/23/2025	FACILITIES	Facilities Maintenance	PACIFIC GAS & ELECTRIC	02/25 SERVICE 9949296429-3	1,471.95
44409	12/23/2025	FACILITIES	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 0335965203-3	104.08
44409	12/23/2025	FINANCE	AIRPORT OPS	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	98.27

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44409	12/23/2025	FINANCE	Central Admin	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	24.65
44409	12/23/2025	FINANCE	Comm & Rec Centers	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	2,589.07
44409	12/23/2025	FINANCE	DRAINAGE	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	2,045.48
44409	12/23/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	39,024.12
44409	12/23/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 5207933925-6	116.71
44409	12/23/2025	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	11/25 SERVICE 9787342989-4	186.43
44409	12/23/2025	FINANCE	Fire	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	1,298.82
44409	12/23/2025	FINANCE	INTERMODAL BLDG	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	856.81
44409	12/23/2025	FINANCE	Parks	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	8,251.00
44409	12/23/2025	FINANCE	Parks	PACIFIC GAS & ELECTRIC	11/25 SERVICE 8675479583-8	64.79
44409	12/23/2025	FINANCE	Sewer Mtnc/Operations	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	2,204.63
44409	12/23/2025	FINANCE	SOLID WASTE	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	12.95
44409	12/23/2025	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	130,254.00
44409	12/23/2025	FINANCE	WWTP	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	89,010.79
44409	12/23/2025	FINANCE	Zone 24 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	10.25
44409	12/23/2025	FINANCE	Zone 31A Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	30.80
44409	12/23/2025	FINANCE	Zone 20B Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	23.08
44409	12/23/2025	FINANCE	Zone 27B Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	11.16
44409	12/23/2025	FINANCE	Zone 2 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	53.01
44409	12/23/2025	FINANCE	Zone 3 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	40.71
44409	12/23/2025	FINANCE	Zone 31B Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	30.80
44409	12/23/2025	FINANCE	Zone 4 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	9.89
44409	12/23/2025	FINANCE	Zone 6A Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	67.16
44409	12/23/2025	FINANCE	Zone 29C Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	11.41
44409	12/23/2025	FINANCE	Zone 8 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	70.32
44409	12/23/2025	FINANCE	Zone 16 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	23.40
44409	12/23/2025	FINANCE	Zone 13 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	161.92
44409	12/23/2025	FINANCE	Zone 39 Activities	PACIFIC GAS & ELECTRIC	11/25 SERVICE 6948316261-1	25.53
44409	12/23/2025	FINANCE	Parking Dist Operation	PACIFIC GAS & ELECTRIC	11/25 SERVICE 3533032414-2	83.02
44410	12/23/2025	WWTP	Sewer Capital Outlay	STANTEC CONSULTING SERVICES INC.	PROFESSIONAL ENGINEERING SVS	6,549.20
44410	12/23/2025	WATER CAPITAL OUTLAY	Sewer Capital Outlay	STANTEC CONSULTING SERVICES INC.	PROFESSIONAL ENGINEERING SVS	4,662.60
44411	12/23/2025	WWTP	WWTP	STATE WATER RESOURCES CONTL. BOARD	ANNUAL PERMIT FEE - WWTP	38,205.00
44411	12/23/2025	WATER QUALITY CONT.	Water Quality Control	STATE WATER RESOURCES CONTL. BOARD	ANNUAL PERMIT FEE - WWTP	7,260.00
44412	12/23/2025	WATER QUALITY CONT.	Water Quality Control	STATE WATER RESOURCES CONTL. BOARD	WATER SYSTEM ANNUAL FEES	84,345.18
44413	12/23/2025	FINANCE	PAYROLL TRUST	STATE OF CALIFORNIA	FRANCHISE TAX DEDUCTIONS FOR 12/0	1,102.17
44414	12/23/2025	WWTP	WWTP	SYNAGRO WEST, INC.	SLUDGE HAULING & DISPOSAL	9,968.36

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44415	12/23/2025	FACILITIES	Facilities Maintenance	TJKM TRANSPORTATION CONSULTANTS	CONSULTING SERVICES	1,420.00
44416	12/23/2025	PARKS ADMINISTRATION	Comm & Rec Centers	TK ELEVATOR CORPORATION	YC ELEVATOR MAINTENANCE	367.59
44417	12/23/2025	PD OPERATIONS	PD Operations	TRANSUNION RISK & ALTERNATIVE DATA	DATABASE ACCESS 11/25	210.55
44418	12/23/2025	FINANCE	General Fund	US BANK CORPORATE PAYMENT SYSTEMS	SERVICES FOR PERIOD 08/01/25-10/31/	3,581.10
44419	12/23/2025	PARKS	Parks	WEST COAST ARBORISTS, INC.	CITY WIDE TREE TRIMMING	62,160.00
44420	12/23/2025	FLEET ACQUISITION	Fleet Acquisition	WHOLESALE EQUIPMENT OF FRESNO, INC.	LP FORKLIFT	37,346.25
44421	12/23/2025	ENGINEERING	Engineering	OTP - FINANCE	REIMBURSEMENT - CIVIL ENG RENEWAL	180.00
44422	12/23/2025	GRANTS	Revolving Loan Fund	OTP - FINANCE	EDC - REVOLVING LOAN - ACTIVITY 358	35,000.00
44423	12/23/2025	UB - WATER	Water Fund	AR REFUNDS	UB TERM REFUND 9895091	687.56
44424	12/23/2025	FINANCE	Code Enforcement	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGROUND	25.00
44424	12/23/2025	FINANCE	PD Operations	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGROUND	42.00
44425	12/23/2025	FINANCE	Code Enforcement	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGROUND	25.00
44425	12/23/2025	FINANCE	PD Operations	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGF	42.00
44426	12/23/2025	FINANCE	Code Enforcement	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGF	25.00
44426	12/23/2025	FINANCE	PD Operations	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGF	42.00
44427	12/23/2025	FINANCE	Code Enforcement	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGF	25.00
44427	12/23/2025	FINANCE	PD Operations	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGF	42.00
44428	12/23/2025	FINANCE	Code Enforcement	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGF	75.00
44428	12/23/2025	FINANCE	PD Operations	BL REFUNDS	REIMBURSEMENT - LIVE SCAN/BACKGF	126.00
44429	12/23/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - PANAM MULTI-ROC	100.00
44430	12/23/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - FBSC MULTI-ROOM	100.00
44431	12/23/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - ROTARY YOUTH HUT	50.00
44432	12/23/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - PANAM GYM	200.00
44433	12/23/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - PANAM MULTI-ROOM	100.00
44434	12/23/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - PANAM MULTI-ROOM	100.00
44435	12/23/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - ROTARY YOUTH HUT	50.00
44436	12/23/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - JWYC CONFERENCE	100.00
44437	12/23/2025	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - PANAM MULTI-ROOM	500.00
44438	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 8715332	91.34
44439	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9915715	126.81
44440	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9923752	128.35
44441	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9922106	267.55
44442	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 6530253	75.64
44443	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9894951	201.22
44444	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 8797061	292.49
44445	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 4477003	89.91

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44446	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9924327	104.45
44447	12/23/2025	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 10000409	266.17
44448	01/06/2026	CITY CLERK'S OFFICE	City Council	FOLEY-GALLEGOS, CECE	REIMBURSEMENT - COCOA W/MAYOR	187.95
44449	01/06/2026	PD OPERATIONS	MEAS K - PD	JEREMY TRINH	PER DIEM - SHOT SHOW	494.50
44450	01/06/2026	PD OPERATIONS	MEAS K - PD	ANAYA, CHRIS	PER DIEM - SHOT SHOW	494.50
44451	01/06/2026	PD OPERATIONS	MEAS K - PD	ARNOLD, JOSIAH	PER DIEM - SHOT SHOW	494.50
44452	01/06/2026	CITY ADMIN	MEAS K - PD	CHIARAMONTE, GIACHINO	PER DIEM - SHOT SHOW	236.50
44453	01/06/2026	CITY ADMIN	General Fund	CNA SURETY	BOND - PUBLIC OFFICIAL	2,041.67
44453	01/06/2026	CITY ADMIN	City Manager	CNA SURETY	BOND - PUBLIC OFFICIAL	1,458.33
44453	01/06/2026	CITY CLERK'S OFFICE	City Clerk's Office	CNA SURETY	BOND - CITY CLERK	41.66
44453	01/06/2026	CITY CLERK'S OFFICE	General Fund	CNA SURETY	BOND - CITY CLERK	58.34
44454	01/06/2026	FINANCE	PAYROLL TRUST	M.C.E.A.	MONTHLY DUES 12/25	260.00
44455	01/06/2026	FINANCE	PAYROLL TRUST	M P O A	MONTHLY DUES 12/25	7,405.44
44456	01/06/2026	FINANCE	PAYROLL TRUST	STATE OF CALIFORNIA	FRANCHISE TAX DEDUCTIONS FOR 10/2	225.95
44457	01/06/2026	FINANCE	PAYROLL TRUST	STATE OF CALIFORNIA	FRANCHISE TAX DEDUCTIONS FOR 12/1	1,093.67
44458	01/06/2026	FINANCE	PAYROLL TRUST	STATE OF CALIFORNIA	FRANCHISE TAX DEDUCTIONS FOR 01/0	650.92
44459	01/06/2026	CITY ADMIN	WATER CONSERV	OTP- REBATES	TURF REBATE - 3751003	3,000.00
44460	01/15/2026	PD OPERATIONS	PD Operations	NATIONAL EQUIPMENT, LLC	PD - EMBLEM	675.75
44461	01/15/2026	CITY CLERK'S OFFICE	City Council	RODRIGUEZ, JOSE	PER DIEM - LOCC 2026	448.20
44462	01/15/2026	PD OPERATIONS	PD Operations	T-MOBILE USA, INC.	TOWER DUMP - 12/02/2025	100.00
44463	01/15/2026	PD OPERATIONS	MEAS K - PD	HARRY D. WILSON INC.	SERVICE BMW - #6610	744.31
44464	01/15/2026	ENGINEERING	Sewer Capital Outlay	TELSTAR INSTRUMENTS	SS-06 FAIRGROUNDS LIFT STATION MO	96,889.55
44465	01/15/2026	PD OPERATIONS	PD Operations	RAUL R. HERRERA JR.	POLYGRAPHS	250.00
44466	01/15/2026	PD OPERATIONS	PD Operations	DIEBERTS CREATIVE COPY INC	BUSINESS CARDS - PD	303.10
44467	01/15/2026	PARKS ADMINISTRATION	Parks	ELITE MAINTENANCE AND TREE SERVICE	GROUP 2 NON-MEDIAN MAINTENANCE	7,415.73
44467	01/15/2026	PARKS ADMINISTRATION	MEDIAN LANDS	ELITE MAINTENANCE AND TREE SERVICE	GROUP 3 MEDIAN MAINTENANCE 01/2	16,454.82
44467	01/15/2026	PARKS ADMINISTRATION	Parking Dist Operation	ELITE MAINTENANCE AND TREE SERVICE	GROUP 1 DOWNTOWN MAINTENANCE	667.58
44468	01/15/2026	FIRE	Fire	VAN DE POL ENTERPRISES, INC.	FUEL CDF - 12/01/25-12/15/25	272.74
44468	01/15/2026	FIRE	Fire	VAN DE POL ENTERPRISES, INC.	FUEL CDF - 11/16/25-11/30/25	542.87
44468	01/15/2026	FIRE	MEAS K - FIRE	VAN DE POL ENTERPRISES, INC.	FUEL CDF - BULK DIESEL	1,996.71
44469	01/15/2026	CITY CLERK'S OFFICE	City Council	EVANS, ANITA	PER DIEM - LOCC 2026	236.50
44470	01/15/2026	CITY CLERK'S OFFICE	City Council	VILLEGAS, ARTEMIO	PER DIEM - LOCC 2026	236.50
44471	01/15/2026	ENGINEERING	Engineering	SAY NICOLE	REIMBURSEMENT - CA NOTARY PUBLIC	218.72
44472	01/15/2026	PD OPERATIONS	MEAS K - PD	CODY LUGINBILL	PER DIEM - TACTICAL BREACHER COURS	322.50
44473	01/15/2026	FLEET ACQUISITION	STREETS	PB LOADER CORPORATION	PORTABLE SIGN BOARDS & LIGHT TOWER	13,010.39
44473	01/15/2026	FLEET ACQUISITION	Sewer Mtnc/Ops.	PB LOADER CORPORATION	PORTABLE SIGN BOARDS & LIGHT TOWER	13,010.39

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44473	01/15/2026	FLEET ACQUISITION	SUPP LAW ENF	PB LOADER CORPORATION	PORTABLE SIGN BOARDS & LIGHT TOWER	13,010.40
44473	01/15/2026	FLEET ACQUISITION	Water Mtnc/Operations	PB LOADER CORPORATION	PORTABLE SIGN BOARDS & LIGHT TOWER	13,010.39
44474	01/15/2026	ENGINEERING	RSTP - FED EX	C3 ELECTRIC, INC.	TS-35 LAKE & SHERWOOD TRAFFIC SIGI	47,404.27
44475	01/15/2026	CITY CLERK'S OFFICE	City Clerk's Office	WORDLY, INC.	TRANSLATION SOFTWARE	9,450.00
44476	01/15/2026	ENGINEERING	CDBG Public Improve.	VSS INTERNATIONAL, INC.	PK-81 COMMUNITY & PARKING LOT RE	22,532.20
44476	01/15/2026	ENGINEERING	Engineering	VSS INTERNATIONAL, INC.	PK-81 COMMUNITY & PARKING LOT RE	14,140.48
44477	01/15/2026	PARKS ADMINISTRATION	Develop Impact Fee/Parks	WESTWOOD PROFESSIONAL SERVICES, INC.	TOZER PARK ENG & DESIGN SVS	8,414.28
44478	01/15/2026	BUILDING	Building	FIRE SAFETY SOLUTIONS, INC.	REVIEW & INSPECTION SVS 12/01/25-1	7,425.00
44478	01/15/2026	BUILDING	Building	FIRE SAFETY SOLUTIONS, INC.	REVIEW & INSPECTION SVS 12/16/25-1	1,275.00
44479	01/15/2026	PD OPERATIONS	PD Operations	GAONA, JUAN	PER DIEM - BASIC CRISIS NEGOTIATION	494.50
44480	01/15/2026	CITY CLERK'S OFFICE	City Council	LEAGUE OF CALIFORNIA CITIES	LOCC - COUNCILMEMBER EVANS	25.00
44481	01/15/2026	FINANCE	CDBG Public Services	MADERA COALITION FOR COMM JUSTICE	CDBG COVID MCCJ	11,185.10
44482	01/15/2026	FINANCE	CDBG Public Services	MADERA COALITION FOR COMM JUSTICE	CDBG COVID MCCJ	5,047.01
44483	01/15/2026	WWTP	WWTP	POLYDYNE INC.	SLUDGE DEWATERING POLYMER	65,222.71
44484	01/15/2026	PARKS ADMINISTRATION	Special Legislative Grant	TOSTED ASPHALT, INC.	LTC TRAIL IMPROVEMENTS	107,644.54
44485	01/15/2026	PD OPERATIONS	DUI Enforcement & Aware	OTP - FINANCE	PER DIEM - ARIDE COURSE	236.50
44486	01/15/2026	ENGINEERING	Engineering	OTP - FINANCE	REIMBURSEMENT - CONFERENCE HOTEL	690.38
44487	01/15/2026	PD OPERATIONS	MEAS K - PD	OTP - FINANCE	PER DIEM - TACTICAL BREACHER COURSE	322.50
44488	01/15/2026	PD OPERATIONS	Cannabis Enforcement	OTP - FINANCE	PER DIEM - ARIDE COURSE	236.50
44489	01/15/2026	PD OPERATIONS	Cannabis Enforcement	OTP - FINANCE	PER DIEM - ARIDE COURSE	236.50
44490	01/15/2026	PD OPERATIONS	Cannabis Enforcement	OTP - FINANCE	PER DIEM - ARIDE COURSE	236.50
44491	01/15/2026	PD OPERATIONS	Cannabis Enforcement	OTP - FINANCE	PER DIEM - ARIDE COURSE	236.50
44492	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9918144	277.62
44493	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9894424	25.56
44494	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9924487	300.00
44495	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9899140	63.54
44496	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 10000828	163.85
44497	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9916414	52.27
44498	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9922530	398.82
44499	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9920684	63.39
44500	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9918725	86.86
44501	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9255008	69.53
44502	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9926063	147.49
44503	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9923782	136.78
44504	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9920884	250.00
44505	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9898884	97.22

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44506	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9916034	174.09
44507	01/15/2026	UB - WATER	SOLID WASTE	OTP- UB REFUNDS	UB TERM REFUND 10000352	22.89
44507	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 10000352	11.73
44507	01/15/2026	UB - WATER	Sewer Fund	OTP- UB REFUNDS	UB TERM REFUND 10000352	23.69
44507	01/15/2026	UB - WATER	Drainage Sys.Operation	OTP- UB REFUNDS	UB TERM REFUND 10000352	1.00
44508	01/15/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9923881	82.56
44509	01/20/2026	WWTP	WWTP	TERRAFORM POWER, LLC.	SOLAR ELECTRIC UTILITIES 12/25	7,708.11
44510	01/20/2026	FINANCE	MEAS K - FIRE	HINDERLITER, DE LLAMAS AND ASSOCIATES	Q2 FY 25/26 CONTRACT SVS - TRANSAC	300.00
44510	01/20/2026	FINANCE	MEAS K - PD	HINDERLITER, DE LLAMAS AND ASSOCIATES	Q2 FY 25/26 CONTRACT SVS - TRANSAC	300.00
44511	01/20/2026	WWTP	WWTP	VAN DE POL ENTERPRISES, INC.	FUEL WWTP - BULK DIESEL	6,218.99
44512	01/20/2026	PD OPERATIONS	PD Operations	LAW DOG K9	K9 VENDOR TRAINING	280.00
44513	01/20/2026	PD OPERATIONS	PD Operations	CINTAS CORPORATION	MEDICAL SUPPLIES	224.58
44514	01/20/2026	FACILITIES	Central Admin	MESA ENERGY SYSTEMS, INC	HVAC MAINTENANCE - CITY HALL - HR	5,117.91
44514	01/20/2026	FACILITIES	Facilities Maintenance	MESA ENERGY SYSTEMS, INC	HVAC MAINTENANCE - CITY HALL - HR	1,716.00
44514	01/20/2026	FACILITIES	PD Operations	MESA ENERGY SYSTEMS, INC	HVAC MAINTENANCE - PD	2,238.95
44515	01/20/2026	FINANCE	Central Admin	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	112.00
44515	01/20/2026	FINANCE	Comm & Rec Centers	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	490.00
44515	01/20/2026	FINANCE	COMPUTER MAINT	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	14.00
44515	01/20/2026	FINANCE	Engineering	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	82.00
44515	01/20/2026	FINANCE	Facilities Maintenance	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	577.84
44515	01/20/2026	FINANCE	Fleet Maintenance	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	445.44
44515	01/20/2026	FINANCE	Parks	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	905.21
44515	01/20/2026	FINANCE	STREETS	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	1,209.90
44515	01/20/2026	FINANCE	Sewer Mtnc/Operations	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	281.20
44515	01/20/2026	FINANCE	Street Cleaning	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	41.80
44515	01/20/2026	FINANCE	UB - Water	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	36.00
44515	01/20/2026	FINANCE	Water Mtnc/Operations	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	960.60
44515	01/20/2026	FINANCE	Water Quality Control	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	166.60
44515	01/20/2026	FINANCE	WWTP	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	681.24
44515	01/20/2026	FINANCE	PD Operations	PRUDENTIAL OVERALL SUPPLY	UNIFORM SERVICES 12/25	118.00
44516	01/20/2026	FACILITIES	Deferred Maintenance	MD PROFESSIONAL PAINTING, INC.	EXTERIOR PAINTING - PAN AM CENTER	5,380.00
44517	01/20/2026	CITY ADMIN	AIRPORT OPS	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	39.00
44517	01/20/2026	CITY ADMIN	Central Admin	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	39.00
44517	01/20/2026	CITY ADMIN	Comm & Rec Centers	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	351.00
44517	01/20/2026	CITY ADMIN	Engineering	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	78.00
44517	01/20/2026	CITY ADMIN	Fire	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	117.00

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44517	01/20/2026	CITY ADMIN	INTERMODAL BLDG	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	78.00
44517	01/20/2026	CITY ADMIN	Parks	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	39.00
44517	01/20/2026	CITY ADMIN	Sewer Mtnc/Operations	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	19.49
44517	01/20/2026	CITY ADMIN	WATER CONSERV	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	4.88
44517	01/20/2026	CITY ADMIN	Water Mtnc/Operations	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	9.75
44517	01/20/2026	CITY ADMIN	Water Quality Control	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	4.88
44517	01/20/2026	CITY ADMIN	WWTP	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	39.00
44517	01/20/2026	CITY ADMIN	PD Operations	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES 12/25	39.00
44517	01/20/2026	WATER MTNC/OPS.	Water Mtnc/Operations	EAGLESHIELD PEST CONTROL	PEST CONTROL SERVICES - WELL SITES	833.00
44518	01/20/2026	FINANCE	Madera Groundwater JPA	CALTECH WEB LLC	WEB DESIGN & MAINTENANCE - 01/10/	99.00
44519	01/20/2026	WWTP	WWTP	BLUE TRITON BRANDS INC	WWTP - LAB & DRINKING WATER	222.98
44520	01/20/2026	ENGINEERING	RSTP - FED EX	BROOKS RANSOM ASSOCIATES	RRFB SIGN FOUNDATION	1,800.00
44521	01/20/2026	WATER QUALITY CONT.	Water Quality Control	DELLAVALLE LABORATORY,INC.	WEEKLY SAMPLING	1,216.00
44522	01/20/2026	FINANCE	AIRPORT OPS	AT&T	12/25 FIRSTNET SERVICE 28730265603	136.47
44522	01/20/2026	FINANCE	Building	AT&T	12/25 FIRSTNET SERVICE 28730265603	192.36
44522	01/20/2026	FINANCE	City Clerk's Office	AT&T	12/25 FIRSTNET SERVICE 28730265603	90.98
44522	01/20/2026	FINANCE	City Council	AT&T	12/25 FIRSTNET SERVICE 28730265603	285.18
44522	01/20/2026	FINANCE	Code Enforcement	AT&T	12/25 FIRSTNET SERVICE 28730265603	45.49
44522	01/20/2026	FINANCE	Comm & Rec Centers	AT&T	12/25 FIRSTNET SERVICE 28730265603	50.54
44522	01/20/2026	FINANCE	COMPUTER MAINT	AT&T	12/25 FIRSTNET SERVICE 28730265603	628.56
44522	01/20/2026	FINANCE	Engineering	AT&T	12/25 FIRSTNET SERVICE 28730265603	288.39
44522	01/20/2026	FINANCE	Facilities Maintenance	AT&T	12/25 FIRSTNET SERVICE 28730265603	319.03
44522	01/20/2026	FINANCE	Finance	AT&T	12/25 FIRSTNET SERVICE 28730265603	192.06
44522	01/20/2026	FINANCE	Fleet Maintenance	AT&T	12/25 FIRSTNET SERVICE 28730265603	45.49
44522	01/20/2026	FINANCE	GRANT OVERSIGHT	AT&T	12/25 FIRSTNET SERVICE 28730265603	96.03
44522	01/20/2026	FINANCE	HR/RISK MGT	AT&T	12/25 FIRSTNET SERVICE 28730265603	50.54
44522	01/20/2026	FINANCE	LMD Services	AT&T	12/25 FIRSTNET SERVICE 28730265603	50.54
44522	01/20/2026	FINANCE	Parks	AT&T	12/25 FIRSTNET SERVICE 28730265603	96.03
44522	01/20/2026	FINANCE	Parks Administration	AT&T	12/25 FIRSTNET SERVICE 28730265603	91.28
44522	01/20/2026	FINANCE	Planning	AT&T	12/25 FIRSTNET SERVICE 28730265603	96.03
44522	01/20/2026	FINANCE	STREETS	AT&T	12/25 FIRSTNET SERVICE 28730265603	168.80
44522	01/20/2026	FINANCE	Recreation	AT&T	12/25 FIRSTNET SERVICE 28730265603	45.49
44522	01/20/2026	FINANCE	Sewer Mtnc/Operations	AT&T	12/25 FIRSTNET SERVICE 28730265603	92.49
44522	01/20/2026	FINANCE	Sports Programs	AT&T	12/25 FIRSTNET SERVICE 28730265603	45.49
44522	01/20/2026	FINANCE	Sr Citizen Community Servi	AT&T	12/25 FIRSTNET SERVICE 28730265603	60.49
44522	01/20/2026	FINANCE	Water Mtnc/Operations	AT&T	12/25 FIRSTNET SERVICE 28730265603	87.44

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44522	01/20/2026	FINANCE	Water Quality Control	AT&T	12/25 FIRSTNET SERVICE 28730265603	45.49
44522	01/20/2026	FINANCE	WWTP	AT&T	12/25 FIRSTNET SERVICE 28730265603	192.06
44522	01/20/2026	FINANCE	City Manager	AT&T	12/25 FIRSTNET SERVICE 28730265603	131.92
44522	01/20/2026	FINANCE	Purchasing	AT&T	12/25 FIRSTNET SERVICE 28730265603	45.49
44522	01/20/2026	FINANCE	PD Operations	AT&T	12/25 FIRSTNET SERVICE 28730296562	6,611.25
44523	01/20/2026	HR/RISK MGT	HR/RISK MGT	CA DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SVS	32.00
44523	01/20/2026	PD OPERATIONS	PD Operations	CA DEPARTMENT OF JUSTICE	BLOOD ALCOHOL ANALYSIS	490.00
44524	01/20/2026	PD OPERATIONS	MEAS K - PD	CALIFORNIA FORENSIC INSTITUTE	PRE-EMPLOYMENT EXAM	2,700.00
44525	01/20/2026	FLEET ACQUISITION	Fleet Acquisition	THE CHARLES MACHINE WORKS, INC.	HYDRO EXCAVATOR	80,934.94
44526	01/20/2026	FINANCE	COMPUTER MAINT	COMCAST	12/25 SVS 8155500320322006	43.10
44526	01/20/2026	FINANCE	PD Operations	COMCAST	SVS 8155500320092096 01/26	235.45
44527	01/20/2026	UB - WATER	UB - Garbage	DATAPROSE, LLC	NOTIFICATION MAILER	977.46
44527	01/20/2026	UB - WATER	UB - Garbage	DATAPROSE, LLC	BILLING 12/25	2,919.48
44527	01/20/2026	UB - WATER	UB - Sewer	DATAPROSE, LLC	NOTIFICATION MAILER	977.47
44527	01/20/2026	UB - WATER	UB - Sewer	DATAPROSE, LLC	BILLING 12/25	2,919.48
44527	01/20/2026	UB - WATER	UB - Water	DATAPROSE, LLC	NOTIFICATION MAILER	1,954.93
44527	01/20/2026	UB - WATER	UB - Water	DATAPROSE, LLC	BILLING 12/25	5,838.97
44528	01/20/2026	FIRE	MEAS K - FIRE	DIAMOND COMMUNICATIONS	FIRE ALARM MONITORING - FIRE #58	35.00
44528	01/20/2026	GRANTS	INTERMODAL BLDG	DIAMOND COMMUNICATIONS	FIRE ALARM MONITORING - TRANSIT	80.00
44529	01/20/2026	PD OPERATIONS	PD Operations	FRESNO CITY COLLEGE	REGISTRATION FEES - POLICE ACADEMY	3,280.00
44529	01/20/2026	PD OPERATIONS	PD Operations	FRESNO CITY COLLEGE	REGISTRATION FEE - ACADEMY INSTRU	120.00
44530	01/20/2026	PARKS ADMINISTRATION	Special Legislative Grant	KRAZAN & ASSOCIATES, INC.	LTC TRAIL IMPROVEMENTS PROJECT	4,200.00
44531	01/20/2026	PD OPERATIONS	PD Operations	LEXIPOL LLC	RECORDS MGMT SYSTEM	10,677.94
44532	01/20/2026	FINANCE	PAYROLL TRUST	M.C.E.A.	MONTHLY DUES 01/26	260.00
44533	01/20/2026	FINANCE	PD Operations	MADERA COUNTY TREASURER	COUNTY'S PORTION PARKING PENALTIE	527.50
44534	01/20/2026	FINANCE	PAYROLL TRUST	M P O A	MONTHLY DUES 01/26	7,573.32
44535	01/20/2026	CITY CLERK'S OFFICE	City Clerk's Office	MADERA TRIBUNE	PUBLIC NOTICE - ORDINANCE 1ST NOTICE	273.00
44535	01/20/2026	CITY CLERK'S OFFICE	City Clerk's Office	MADERA TRIBUNE	PUBLIC NOTICE - 1018 CS SUMMARY	279.50
44535	01/20/2026	ENGINEERING	LTF - Streets	MADERA TRIBUNE	PUBLIC NOTICE - TS-23, 24, & 32	1,397.00
44535	01/20/2026	HR/RISK MGT	HR/RISK MGT	MADERA TRIBUNE	JOB ADVERSTISEMENT	57.00
44536	01/20/2026	PD OPERATIONS	PD Operations	MADERA UNIFORM & ACCESSORIES	UNIFORM ACCESSORIES	4,412.34
44536	01/20/2026	PD OPERATIONS	PD Operations	MADERA UNIFORM & ACCESSORIES	RAZOR BODY ARMOR	3,491.07
44537	01/20/2026	CITY ADMIN	Street Cleaning	MID VALLEY DISPOSAL INC.	WASTE DISPOSAL SVS	4,747.04
44537	01/20/2026	CITY ADMIN	WWTP	MID VALLEY DISPOSAL INC.	WASTE DISPOSAL SVS	979.81
44537	01/20/2026	CITY ADMIN	PW Safe & Clean Initiative	MID VALLEY DISPOSAL INC.	WASTE DISPOSAL SVS	2,583.05
44538	01/20/2026	FINANCE	AIRPORT OPS	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	205.99

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44538	01/20/2026	FINANCE	AIRPORT OPS	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	103.11
44538	01/20/2026	FINANCE	Central Admin	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	1,297.72
44538	01/20/2026	FINANCE	Central Admin	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	26.26
44538	01/20/2026	FINANCE	Comm & Rec Centers	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	2,193.13
44538	01/20/2026	FINANCE	Comm & Rec Centers	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	4,769.16
44538	01/20/2026	FINANCE	DRAINAGE	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	1,248.40
44538	01/20/2026	FINANCE	DRAINAGE	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	650.23
44538	01/20/2026	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	4,437.63
44538	01/20/2026	FINANCE	Facilities Maintenance	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	39,297.29
44538	01/20/2026	FINANCE	Fire	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	748.23
44538	01/20/2026	FINANCE	Fire	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	992.35
44538	01/20/2026	FINANCE	INTERMODAL BLDG	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	1,488.39
44538	01/20/2026	FINANCE	Parks	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	251.27
44538	01/20/2026	FINANCE	Parks	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	2,440.93
44538	01/20/2026	FINANCE	Sewer Mtnc/Operations	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	839.90
44538	01/20/2026	FINANCE	Sewer Mtnc/Operations	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	2,298.95
44538	01/20/2026	FINANCE	SOLID WASTE	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	432.73
44538	01/20/2026	FINANCE	SOLID WASTE	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	11.23
44538	01/20/2026	FINANCE	Sr Citizen Community Serv	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	8.93
44538	01/20/2026	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	20,157.91
44538	01/20/2026	FINANCE	Water Mtnc/Operations	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	108,031.57
44538	01/20/2026	FINANCE	WWTP	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	90,317.76
44538	01/20/2026	FINANCE	Zone 24 Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	21.30
44538	01/20/2026	FINANCE	Zone 24 Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	10.94
44538	01/20/2026	FINANCE	Zone 26 Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	10.51
44538	01/20/2026	FINANCE	Zone 31A Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	21.02
44538	01/20/2026	FINANCE	Zone 31A Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	32.82
44538	01/20/2026	FINANCE	Zone 20B Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	24.68
44538	01/20/2026	FINANCE	Zone 27B Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	11.89
44538	01/20/2026	FINANCE	Zone 2 Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	57.79
44538	01/20/2026	FINANCE	Zone 3 Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	43.40
44538	01/20/2026	FINANCE	Zone 31B Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	32.82
44538	01/20/2026	FINANCE	Zone 4 Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	10.51
44538	01/20/2026	FINANCE	Zone 6A Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	72.33
44538	01/20/2026	FINANCE	Zone 29C Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	12.15
44538	01/20/2026	FINANCE	Zone 8 Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	73.82

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44538	01/20/2026	FINANCE	Zone 16 Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	24.90
44538	01/20/2026	FINANCE	Zone 13 Activities	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	159.54
44538	01/20/2026	FINANCE	PD Operations	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	1,130.65
44538	01/20/2026	FINANCE	Parking Dist Operation	PACIFIC GAS & ELECTRIC	12/25 SERVICE 9920095153-3	99.36
44538	01/20/2026	FINANCE	Parking Dist Operation	PACIFIC GAS & ELECTRIC	12/25 SERVICE 3533032414-2	93.69
44539	01/20/2026	FINANCE	Finance	PHOENIX GROUP INFO SYS	CITATIONS 10/25	205.40
44539	01/20/2026	FINANCE	Parking Dist Operation	PHOENIX GROUP INFO SYS	CITATIONS 10/25	126.48
44540	01/20/2026	WWTP	WWTP	WESTERN OILFIELDS SUPPLY COMPANY	WWTP - HOSE FOR SKID	2,370.69
44541	01/20/2026	PD OPERATIONS	PD Operations	RON'S TOWING & ROAD SERVICE	TOWING SERVICES	575.00
44542	01/20/2026	WATER CAPITAL OUTLAY	Sewer Capital Outlay	STANTEC CONSULTING SERVICES INC.	PROFESSIONAL ENGINEERING SVS	12,122.70
44543	01/20/2026	FINANCE	PAYROLL TRUST	STATE OF CALIFORNIA	FRANCHISE TAX DEDUCTIONS FOR 01/1	650.92
44544	01/20/2026	HR/RISK MGT	INTERMODAL BLDG	TECH. MASTER PEST MANAGEMENT	SQUIRREL CONTROL - TRANSIT	150.00
44545	01/20/2026	PD OPERATIONS	PD Operations	TRANSUNION RISK	DATABASE ACCESS 12/25	210.00
44546	01/20/2026	HR/RISK MGT	INTERMODAL BLDG	VILLA GARDENING SERVICE INC	LAWN SERVICES 11/25	600.00
44546	01/20/2026	HR/RISK MGT	INTERMODAL BLDG	VILLA GARDENING SERVICE INC	LAWN SERVICES 12/25	600.00
44547	01/20/2026	FINANCE	Building	VERIZON WIRELESS	CITY CELL PHONE CHARGES 11/11/25-1	77.72
44547	01/20/2026	FINANCE	City Council	VERIZON WIRELESS	CITY CELL PHONE CHARGES 11/11/25-1	38.01
44547	01/20/2026	FINANCE	Facilities Maintenance	VERIZON WIRELESS	CITY CELL PHONE CHARGES 11/11/25-1	38.86
44547	01/20/2026	FINANCE	HR/RISK MGT	VERIZON WIRELESS	CITY CELL PHONE CHARGES 11/11/25-1	38.01
44547	01/20/2026	FINANCE	STREETS	VERIZON WIRELESS	CITY CELL PHONE CHARGES 11/11/25-1	14.07
44547	01/20/2026	FINANCE	PD Operations	VERIZON WIRELESS	CITY CELL PHONE CHARGES 11/11/25-1	1,016.73
44548	01/20/2026	PARKS	Parks	WEST COAST ARBORISTS, INC.	CITY WIDE TREE TRIMMING	11,340.00
44549	01/20/2026	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - MILLVIEW GYM	200.00
44550	01/20/2026	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	REFUND DEPOSIT - ROTARY PAVILION	50.00
44551	01/20/2026	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - JWYC GYM	200.00
44552	01/20/2026	PARKS ADMINISTRATION	Parks	OTP- PARKS REFUNDS	DEPOSIT REFUND - LTC FIELD	5.00
44553	01/20/2026	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - LTC FIELD	50.00
44554	01/20/2026	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	DEPOSIT REFUND - FBSC MULTI-ROOM	100.00
44555	01/20/2026	PARKS ADMINISTRATION	General Trust Fund	OTP- PARKS REFUNDS	REFUND DEPOSIT - ROTARY PAVILION	50.00
44556	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9921885	119.70
44557	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9908007	158.35
44558	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9911386	194.63
44559	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9919381	73.44
44560	01/20/2026	FINANCE	SOLID WASTE	OTP- UB REFUNDS	UB TERM REFUND - 9925764-513722	1.58
44560	01/20/2026	FINANCE	Water Utility	OTP- UB REFUNDS	UB TERM REFUND - 9925764-513722	41.52
44560	01/20/2026	FINANCE	Sewer Fund	OTP- UB REFUNDS	UB TERM REFUND - 9925764-513722	1.66

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44560	01/20/2026	FINANCE	Drainage Sys Operations	OTP- UB REFUNDS	UB TERM REFUND - 9925764-513722	0.06
44561	01/20/2026	FINANCE	General Trust Fund	OTP- UB REFUNDS	REIMBURSEMENT - MISAPLIED PAYMENT	1,564.72
44562	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9922188	146.76
44563	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9917355	221.54
44564	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9350611	170.17
44565	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9925596	167.88
44566	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9926327	265.97
44567	01/20/2026	FINANCE	Water Utility	OTP- UB REFUNDS	UB TERM REFUND - 9567002-502933	109.46
44568	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9532121	195.93
44569	01/20/2026	UB - WATER	Water Fund	OTP- UB REFUNDS	UB TERM REFUND 9921614	119.86
44570	01/21/2026	WWTP	WWTP	CHRIS GATEWOOD INDUSTRIES, INC.	CENTRIFUGE BOWL ASSEMBLY	70,500.00
44571	01/21/2026	ENGINEERING	Water Capital Outlay	MADERA COUNTY	FILING FEES - NOTICE OF DETERMINATION	3,043.75
864	12/09/2025	FINANCE	PAYROLL TRUST	NAVIA BENEFIT SOLUTIONS INC	FSA SECTION 125 DISBURSEMENT 12/0	442.73
865	12/10/2025	HR/RISK MGT	INS/RISK MGT	EMPLOYMENT RISK MANAGEMENT AUTH.	ERMA LEGAL INVOICES Q1	21,974.50
866	12/10/2025	FINANCE	Sewer Fund	BANK OF NEW YORK MELLON	2015 WASTEWATER REV REF BOND	124,251.00
866	12/10/2025	FINANCE	Water Debt Service	BANK OF NEW YORK MELLON	2015 WATER REV REF BOND	12,326.25
867	12/10/2025	FINANCE	PAYROLL TRUST	CA DEPARTMENT OF CHILD SUPPORT	CHILD SUPPORT DEDUCTIONS FOR 12/0	1,305.70
868	12/10/2025	FINANCE	PAYROLL TRUST	COLONIAL LIFE & ACCIDENT INSURANCE CO	#E700482 FOR 12/05/2025 PAYROLL	758.56
869	12/10/2025	FINANCE	PAYROLL TRUST	MISSION SQUARE - 302351	PLAN #302351 CONTRIBS FOR 12/05/25	35,647.50
870	12/10/2025	FINANCE	PAYROLL TRUST	NAVIA BENEFIT SOLUTIONS INC	SECTION 125 PLAN YEAR FEE & PARTICI	152.00
871	12/10/2025	FINANCE	PAYROLL TRUST	JOANN COOK	SPOUSAL SUPPORT	525.00
872	12/10/2025	FINANCE	PAYROLL TRUST	NPC-ORCHARD TRUST COMPANY	PLAN #340227-01 FOR 12/05/25P	16,556.85
872	12/10/2025	FINANCE	PAYROLL TRUST	NPC-ORCHARD TRUST COMPANY	PLAN #340227-02 FOR 12/05/25	2,032.86
873	12/10/2025	FINANCE	PAYROLL TRUST	NAVIA BENEFIT SOLUTIONS INC	FSA SECTION 125 DISBURSEMENT DEC	1,074.09
874	12/15/2025	FINANCE	MEAS K - FIRE	BANK OF NEW YORK MELLON	2019 CFD LEASE REVENUE BOND PAYMENT	235,050.00
875	12/16/2025	FINANCE	PAYROLL TRUST	NAVIA BENEFIT SOLUTIONS INC	FSA SECTION 125 DISBURSEMENT DEC	308.75
876	12/19/2025	FINANCE	PAYROLL TRUST	CA DEPARTMENT OF CHILD SUPPORT	CHILD SUPPORT DEDUCTIONS FOR 12/1	1,460.16
877	12/19/2025	FINANCE	PAYROLL TRUST	JOANN COOK	SPOUSAL SUPPORT	525.00
878	12/22/2025	FINANCE	PAYROLL TRUST	MID-MGMT EMPLOYEE GROUP	12/25 MONTHLY DUES	3,630.00
879	12/22/2025	FINANCE	PAYROLL TRUST	NPC-ORCHARD TRUST COMPANY	PLAN #340227-01 FOR 12/18/25	15,232.54
879	12/22/2025	FINANCE	PAYROLL TRUST	NPC-ORCHARD TRUST COMPANY	PLAN #340227-02 FOR 12/18/25	2,313.00
880	12/23/2025	FINANCE	PAYROLL TRUST	NAVIA BENEFIT SOLUTIONS INC	FSA SECTION 125 DISBURSEMENT 12/2	1,220.47
881	12/23/2025	HR/RISK MGT	INS/RISK MGT	BENEFIT & RISK MANAGEMENT SERVICES	BENEFIT PREMIUMS 01/26	(480.83)
881	12/23/2025	HR/RISK MGT	PAYROLL TRUST	BENEFIT & RISK MANAGEMENT SERVICES	BENEFIT PREMIUMS 01/26	454,922.11
881	12/23/2025	HR/RISK MGT	PD Operations	BENEFIT & RISK MANAGEMENT SERVICES	BENEFIT PREMIUMS 01/26	2,762.00
882	12/23/2025	HR/RISK MGT	AIRPORT OPS	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	19,981.30

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882	12/23/2025	HR/RISK MGT	Animal Control	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,246.90
882	12/23/2025	HR/RISK MGT	Aquatics Programs	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	3,857.39
882	12/23/2025	HR/RISK MGT	Building	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	5,244.40
882	12/23/2025	HR/RISK MGT	CDBG ADMIN	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	952.10
882	12/23/2025	HR/RISK MGT	Central Admin	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	11,208.78
882	12/23/2025	HR/RISK MGT	City Clerk's Office	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,568.81
882	12/23/2025	HR/RISK MGT	City Council	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	5,126.34
882	12/23/2025	HR/RISK MGT	Code Enforcement	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	5,810.62
882	12/23/2025	HR/RISK MGT	Comm & Rec Centers	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	12,163.68
882	12/23/2025	HR/RISK MGT	COMPUTER MAINT	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	4,086.40
882	12/23/2025	HR/RISK MGT	DRAINAGE	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	4,240.15
882	12/23/2025	HR/RISK MGT	Engineering	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	13,907.82
882	12/23/2025	HR/RISK MGT	Facilities Maintenance	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	8,076.41
882	12/23/2025	HR/RISK MGT	Finance	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	5,785.54
882	12/23/2025	HR/RISK MGT	Fire	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	16,039.76
882	12/23/2025	HR/RISK MGT	Fleet Maintenance	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	5,035.24
882	12/23/2025	HR/RISK MGT	Fleet Motor Pool	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	752.81
882	12/23/2025	HR/RISK MGT	GRANT OVERSIGHT	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	329.49
882	12/23/2025	HR/RISK MGT	GRAFFITI ABATE	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	828.26
882	12/23/2025	HR/RISK MGT	Home Program Income	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	183.15
882	12/23/2025	HR/RISK MGT	HR/RISK MGT	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,929.47
882	12/23/2025	HR/RISK MGT	INTERMODAL BLDG	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,353.98
882	12/23/2025	HR/RISK MGT	LMD Services	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	5,581.42
882	12/23/2025	HR/RISK MGT	Parks	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	62,895.50
882	12/23/2025	HR/RISK MGT	Parks Administration	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,548.63
882	12/23/2025	HR/RISK MGT	Planning	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	4,145.16
882	12/23/2025	HR/RISK MGT	STREETS	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	55,203.49
882	12/23/2025	HR/RISK MGT	Recreation	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	3,958.83
882	12/23/2025	HR/RISK MGT	Sewer Mtnc/Operations	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	96,117.23
882	12/23/2025	HR/RISK MGT	SOLID WASTE	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	578.53
882	12/23/2025	HR/RISK MGT	Sports Programs	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,529.77
882	12/23/2025	HR/RISK MGT	Sr Citizen Community Serv	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,116.43
882	12/23/2025	HR/RISK MGT	Street Cleaning	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	4,432.05
882	12/23/2025	HR/RISK MGT	Tire Clean Up	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	366.07
882	12/23/2025	HR/RISK MGT	TRANS - FIXED	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	7,077.41
882	12/23/2025	HR/RISK MGT	TRANS - DAR	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,743.09

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882	12/23/2025	HR/RISK MGT	UB - Garbage	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,157.06
882	12/23/2025	HR/RISK MGT	UB - Sewer	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,157.06
882	12/23/2025	HR/RISK MGT	UB - Water	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,306.85
882	12/23/2025	HR/RISK MGT	WATER CONSERV	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,464.73
882	12/23/2025	HR/RISK MGT	Water Mtnc/Operations	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	42,110.58
882	12/23/2025	HR/RISK MGT	Water Quality Control	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,903.68
882	12/23/2025	HR/RISK MGT	WWTP	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	58,188.46
882	12/23/2025	HR/RISK MGT	MEAS K - PD	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	9,886.61
882	12/23/2025	HR/RISK MGT	City Manager	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,977.37
882	12/23/2025	HR/RISK MGT	Fleet Acquisition	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	109.75
882	12/23/2025	HR/RISK MGT	Purchasing	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,043.90
882	12/23/2025	HR/RISK MGT	Special Events	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	563.99
882	12/23/2025	HR/RISK MGT	PD Operations	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	276,341.52
882	12/23/2025	HR/RISK MGT	Successor Agency Admin	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	347.26
882	12/23/2025	HR/RISK MGT	Health & Public Safety	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	732.37
882	12/23/2025	HR/RISK MGT	PD Tire Amnesty Grant	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	234.28
882	12/23/2025	HR/RISK MGT	COPS Hiring Grant	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,929.47
882	12/23/2025	HR/RISK MGT	PW Safe & Clean Initiative	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,197.10
882	12/23/2025	HR/RISK MGT	Schools Policing	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,197.10
882	12/23/2025	HR/RISK MGT	PD Housing Authority	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	732.37
882	12/23/2025	HR/RISK MGT	MCDPH Agreements	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	124.52
882	12/23/2025	HR/RISK MGT	MUSD Agreements	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	300.17
882	12/23/2025	HR/RISK MGT	Parking Dist Operation	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	351.53
882	12/23/2025	HR/RISK MGT	DAP Program Income	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	109.75
882	12/23/2025	HR/RISK MGT	Special Investigation Unit	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	1,464.73
882	12/23/2025	HR/RISK MGT	Opioid Settlement Fund	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	732.37
882	12/23/2025	HR/RISK MGT	Abandoned Vehicle Abate	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	534.67
882	12/23/2025	HR/RISK MGT	Golf Operations	CSJVRMA	Q3 WORKERS COMP, LIABILITY, & TRAV	2,763.34
883	12/30/2025	FINANCE	PAYROLL TRUST	NAVIA BENEFIT SOLUTIONS INC	FSA SECTION 125 DISBURSEMENT DEC	910.63
884	12/18/2025	FINANCE	AIRPORT OPS	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	197.46
884	12/18/2025	FINANCE	Animal Control	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	213.35
884	12/18/2025	FINANCE	Building	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	60.45
884	12/18/2025	FINANCE	Code Enforcement	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	101.88
884	12/18/2025	FINANCE	DRAINAGE	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	309.53
884	12/18/2025	FINANCE	Engineering	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	204.95
884	12/18/2025	FINANCE	Facilities Maintenance	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	537.63

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884	12/18/2025	FINANCE	Fleet Maintenance	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	51.28
884	12/18/2025	FINANCE	Fleet Motor Pool	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	21.19
884	12/18/2025	FINANCE	GRAFFITI ABATE	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	27.96
884	12/18/2025	FINANCE	LMD Services	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	272.10
884	12/18/2025	FINANCE	Parks	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	2,309.90
884	12/18/2025	FINANCE	Parks Administration	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	62.70
884	12/18/2025	FINANCE	STREETS	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	2,366.84
884	12/18/2025	FINANCE	Sewer Mtnc/Operations	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	1,135.11
884	12/18/2025	FINANCE	Street Cleaning	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	1,346.98
884	12/18/2025	FINANCE	TRANS - FIXED	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	2,853.47
884	12/18/2025	FINANCE	TRANS - DAR	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	2,596.24
884	12/18/2025	FINANCE	Water Mtnc/Operations	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	1,175.21
884	12/18/2025	FINANCE	PD Operations	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	7,114.71
884	12/18/2025	FINANCE	PW Safe & Clean Initiative	VAN DE POL ENTERPRISES, INC.	FUEL CITY VEHICLES 12/01/25-12/15/25	143.20
885	12/18/2025	PURCHASING	AIRPORT OPS	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	532.07
885	12/18/2025	PURCHASING	Animal Control	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	523.07
885	12/18/2025	PURCHASING	Aquatics Programs	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	414.68
885	12/18/2025	PURCHASING	Building	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	3,316.01
885	12/18/2025	PURCHASING	CDBG Public Services	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	2,094.58
885	12/18/2025	PURCHASING	Central Admin	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	619.58
885	12/18/2025	PURCHASING	City Clerk's Office	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	874.68
885	12/18/2025	PURCHASING	City Council	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	4,831.79
885	12/18/2025	PURCHASING	Code Enforcement	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	1,073.16
885	12/18/2025	PURCHASING	Comm & Rec Centers	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	1,464.86
885	12/18/2025	PURCHASING	Community Promo	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	4,752.02
885	12/18/2025	PURCHASING	DRAINAGE	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	4,303.91
885	12/18/2025	PURCHASING	Engineering	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	509.69
885	12/18/2025	PURCHASING	Facilities Maintenance	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	9,071.64
885	12/18/2025	PURCHASING	Finance	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	1,081.81
885	12/18/2025	PURCHASING	Fire	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	16,040.25
885	12/18/2025	PURCHASING	Fleet Maintenance	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	13,832.14
885	12/18/2025	PURCHASING	Fleet Motor Pool	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	12.00
885	12/18/2025	PURCHASING	General Fund	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	2,877.35
885	12/18/2025	PURCHASING	General Trust Fund	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	968.60
885	12/18/2025	PURCHASING	GRAFFITI ABATE	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	206.96
885	12/18/2025	PURCHASING	HR/RISK MGT	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	1,095.28

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885	12/18/2025	PURCHASING	INS/RISK MGT	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	220.00
885	12/18/2025	PURCHASING	INTERMODAL BLDG	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	17.10
885	12/18/2025	PURCHASING	LMD Services	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	1,161.21
885	12/18/2025	PURCHASING	MEAS K - FIRE	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	4,665.80
885	12/18/2025	PURCHASING	Parks	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	18,054.21
885	12/18/2025	PURCHASING	Parks Administration	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	73.88
885	12/18/2025	PURCHASING	Planning	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	747.98
885	12/18/2025	PURCHASING	STREETS	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	17,613.68
885	12/18/2025	PURCHASING	Recreation	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	738.62
885	12/18/2025	PURCHASING	Sewer Mtnc/Operations	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	3,259.57
885	12/18/2025	PURCHASING	Sports Programs	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	1,362.40
885	12/18/2025	PURCHASING	Sr Citizen Community Serv	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	747.12
885	12/18/2025	PURCHASING	Street Cleaning	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	3,083.09
885	12/18/2025	PURCHASING	TRANS - FIXED	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	7,820.63
885	12/18/2025	PURCHASING	TRANS - DAR	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	4,339.03
885	12/18/2025	PURCHASING	UB - Garbage	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	35.89
885	12/18/2025	PURCHASING	UB - Sewer	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	35.89
885	12/18/2025	PURCHASING	UB - Water	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	71.79
885	12/18/2025	PURCHASING	Water Mtnc/Operations	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	16,754.50
885	12/18/2025	PURCHASING	Water Quality Control	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	5,003.63
885	12/18/2025	PURCHASING	WWTP	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	14,735.52
885	12/18/2025	PURCHASING	MEAS K - PD	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	1,450.00
885	12/18/2025	PURCHASING	City Manager	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	675.00
885	12/18/2025	PURCHASING	Purchasing	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	39.00
885	12/18/2025	PURCHASING	Special Events	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	1,505.80
885	12/18/2025	PURCHASING	PD Operations	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	9,829.26
885	12/18/2025	PURCHASING	SB1-State of Good Repair	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	3,622.05
885	12/18/2025	PURCHASING	DUI Enforcement	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	21.59
885	12/18/2025	PURCHASING	Health and Wellness	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	1,403.42
885	12/18/2025	PURCHASING	PW Safe & Clean Initiative	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	62.66
885	12/18/2025	PURCHASING	Computer Replacement	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	7,252.18
885	12/18/2025	PURCHASING	Deferred Maintenance	US BANK CORPORATE PAYMENT SYSTEMS	CALCARD CHARGES 11/25	3,817.28
886	12/18/2025	FINANCE	PAYROLL TRUST	MISSION SQUARE - 302351	PLAN #302351 CONTRIBS FOR 12/18/25	35,515.95
887	01/20/2026	FINANCE	PAYROLL TRUST	NAVIA BENEFIT SOLUTIONS INC	FSA SECTION 125 DISBURSEMENT AUGUST	668.22
888	01/20/2026	FINANCE	Animal Control	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	50.00
888	01/20/2026	FINANCE	Aquatics Programs	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(3.00)

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888	01/20/2026	FINANCE	Building	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	19.00
888	01/20/2026	FINANCE	City Clerk's Office	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(4.00)
888	01/20/2026	FINANCE	Code Enforcement	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(452.00)
888	01/20/2026	FINANCE	COMPUTER MAINT	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	74.00
888	01/20/2026	FINANCE	DRAINAGE	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(3.00)
888	01/20/2026	FINANCE	Engineering	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	18.00
888	01/20/2026	FINANCE	Facilities Maintenance	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(8.00)
888	01/20/2026	FINANCE	Finance	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	80.00
888	01/20/2026	FINANCE	Fire	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	974.00
888	01/20/2026	FINANCE	Fleet Maintenance	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	1,456.00
888	01/20/2026	FINANCE	General Trust Fund	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	7.00
888	01/20/2026	FINANCE	MEAS K - FIRE	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	136.00
888	01/20/2026	FINANCE	Parks	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(9.00)
888	01/20/2026	FINANCE	STREETS	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	62.00
888	01/20/2026	FINANCE	Sewer Mtnc/Operations	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(15.00)
888	01/20/2026	FINANCE	SUPP LAW ENF	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	902.00
888	01/20/2026	FINANCE	TRANS - FIXED	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(6.00)
888	01/20/2026	FINANCE	UB - Garbage	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	221.00
888	01/20/2026	FINANCE	UB - Sewer	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	221.00
888	01/20/2026	FINANCE	UB - Water	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	155.00
888	01/20/2026	FINANCE	Water Mtnc/Operations	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	3.00
888	01/20/2026	FINANCE	WWTP	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	677.00
888	01/20/2026	FINANCE	MEAS K - PD	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	4,087.00
888	01/20/2026	FINANCE	Fleet Acquisition	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(4,540.00)
888	01/20/2026	FINANCE	PD Operations	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	92.00
888	01/20/2026	FINANCE	SB1-State of Good Repair	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(6.00)
888	01/20/2026	FINANCE	JAG Grants	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	35.00
888	01/20/2026	FINANCE	CCLP Grant	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(27.00)
888	01/20/2026	FINANCE	PW Safe & Clean Initiative	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	(25.00)
888	01/20/2026	FINANCE	Reimbursed Damage	CALIFORNIA DEPT OF TAX AND FEE ADMIN	SALES AND USE TAX PAYABLE FY 24/25	407.00

BANK #1 - US BANK GENERAL ACCOUNT TOTAL **$ 5,839,612.19**

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REPORT TO CITY COUNCIL

Approved by:

Wendy Silva, Director of Human Resources

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-3

SUBJECT:

Informational Report on Personnel Activity

RECOMMENDATION:

This report is submitted for informational purposes only and there is no action requested from the City Council (Council)

SUMMARY:

The purpose of this report is to provide the Council an informational update on employment matters, including new hires, transfers, and terminations. This report represents activity since the prior report submitted on the December 17, 2025, City Council agenda.

DISCUSSION:

The Civil Service Commission (Commission) held a special meeting in December to approve all available eligible lists prior to the holidays. The next scheduled Commission meeting is February 3, 2026.

The following employees began employment with the City since our last report.

Table 1: *New Hires and Re-hires*

Name	*Position*	*Department*	*Status**	*Effective Date*
Daniel Gallegos	Program Leader I	Parks & Community Services	PT	12/15/25
Sami Murphy	Program Leader I	Parks & Community Services	PT	12/15/25
Diego Govea-Torres	Police Officer Trainee	Police	FT	1/2/26
Michael Ybarra	Police Officer Trainee	Police	FT	1/2/26

Table 1: *New Hires and Re-hires, continued*				
Name	*Position*	*Department*	*Status**	*Effective Date*
Kyle Matuszewicz	Police Officer Trainee	Police	FT	1/2/26
Harpiar Gandhi	Public Works Operations Director	Public Works	FT	1/5/26
Francisco Martinez	Electrician II	Public Works	FT	1/12/26
Katrina Aguilar	Administrative Analyst I	Police	FT	1/12/26
Lisette Ramos	Public Safety Dispatcher	Police	FT	1/26/26
Jason Jones	Park Aide	Parks & Community Services	PT	1/26/26

*Status: FT = Full Time, PT = Part Time, RA = Retired Annuitant

The following promotions, transfers, or assignment changes occurred since our last report.

Table 2: *Promotions, Transfers, or Assignment Changes*			
Name	*Old Position*	*New Position*	*Effective Date*
Gabriel Hernandez	Animal Control Officer (part time)	Animal Control Officer (full time)	12/13/25
Claudia Mendoza	Code Enforcement Supervisor	Code Enforcement Officer II	12/19/25

The following employees separated from employment since our last report.

Table 3: *Separations*				
Name	*Position*	*Department*	*Status**	*Effective Date*
Karime Lopez Avilez	Program Leader II	Parks & Community Services	PT	12/12/25
Sarah Sarquiz	Administrative Analyst	Police	FT	12/12/25
Jaclyn Gonzalez	Records Clerk	Police	FT	12/19/25
Phillip Thomas	Police Officer II	Police	FT	12/29/25
Cipriano Pineda	Police Officer II	Police	FT	1/2/26
Irene Rosales	Police Officer I	Police	FT	1/2/26
Jason LaPlant	Parks Worker II	Parks & Community Services	FT	1/8/26

*Status: FT = Full Time, PT = Part Time, RA = Retired Annuitant

FINANCIAL IMPACT:

Funding for positions and employees to fill those positions is contemplated annually by the Council in the budget process. During the course of any given fiscal year, individual employees filling specific positions may change due to a number of various circumstances. All hiring and termination decisions are subject to the approval of the City Manager.

ALTERNATIVES:

This report is for informational purposes only.

ATTACHMENTS:

None

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REPORT TO CITY COUNCIL

Approved by:

Wendy Silva, Director of Human Resources

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-4

SUBJECT:

Receipt of $71,163.84 to reimburse the City for January 2023 winter storm damage for emergency bypass pumping (first 60 days) and permanent construction repair work to the Avenue 13 sewer trunk main line

RECOMMENDATION:

Adopt a minute order accepting $71,163.84 in Federal and State funds as reimbursement under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and California Disaster Assistance Act for City-incurred expenses to perform emergency bypass pumping for the period of the first 60 days from the start of the California Severe Winter Storms, Flooding, Landslides, and Mudslides Event and for permanent construction repair work to the Avenue 13 sewer trunk main line.

SUMMARY:

President Biden declared a major disaster for the State of California on January 14, 2023, as a result of severe winter storms in the State of California, pursuant to his authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act). This declaration, numbered FEMA-4683-DR-CA, authorized reimbursement through the Public Assistance Program for multiple categories of emergency response and recovery for designated counties in the State of California, including Madera County. Emergency protective measures, such as emergency bypass pumping, were eligible for reimbursement under this declaration. The City sought reimbursement for expenditures related to emergency bypass pumping undertaken during the applicable disaster date range and has received reimbursement in the amount of $57,275.44 for eligible activities. The City also sought reimbursement related to permanent construction repair work to the City's Avenue 13 sewer main trunk line and has received reimbursement in the amount of $13,888.40. The requested action is to accept the funds as detailed further in this report.

DISCUSSION:

The Stafford Act is a law that outlines how the federal government provides assistance to people, organizations, and governments affected by disasters or emergencies. The Stafford Act allows the President of the United States to declare a disaster or emergency, to prepare and execute the response to that emergency, and to determine the amount of federal assistance needed to address the emergency. The Stafford Act also establishes how costs are shared between the federal, state, local, and tribal governments. The California Disaster Assistance Act (CDAA) authorizes the Director of the California Office of Emergency Services (CalOES) to administer financial assistance for disasters declared at either the federal or state level. CDAA funds may be stand-alone or may supplement federal funds.

Pursuant to the Stafford Act, a State of Emergency was declared in January 2023 for over 75% of the counties in the state due to the California Severe Winter Storms, Flooding, Landslides, and Mudslides Event. President Biden declared a major disaster for all but 11 counties in the state, identified as FEMA-4683-DR-CA. Under the Stafford Act, certain expenses are eligible for reimbursement depending on the nature of the event. Specific to the California Severe Winter Storms, Flooding, Landslides, and Mudslides Event, the City undertook various emergency response activities. The Federal Emergency Management Agency (FEMA) has various funding categories designated for disasters with different reimbursement amounts and requirements. Specific to emergency protective measures, FEMA has designated such activities as "Category B." The City originally submitted Category B expenses for consideration of reimbursement to FEMA, however, the official grant recipient is the State of California, with the City as a sub-recipient of the State. Category B has two timelines: those activities and expenses incurred within the first 60 days of the declared disaster and those that were incurred beyond the first 60 days of the disaster. The Category B project discussed in this report is specific to expenses incurred in the first 60 days from the declared disaster. For this project, the federal government cost share of is 100%, however, during the initial review process, FEMA determined a portion of the City's claimed costs to be ineligible. The City filed a timely appeal to CalOES who recommended the City's appeal move forward for final review by FEMA. If the appeal is approved by FEMA, the remaining reimbursement amount the City should expect under Category B is approximately $976,767.56. The amount that the City has received to date for the Category B initial period up to 60 days is $57,275.44. Table 1 below summarizes the costs, reimbursement, and appeal details related to this Category B project.

Table 1: *Summary of FEMA-4683-DR-CA Reimbursements - Category B 1st 60 Days*

Total Expenditures Claimed	*Total Eligible Expenditures*	*Reimbursement Rate*	*Total Reimbursement Received*	*Cost to City After Reimbursement*
$1,034,043.00	$376,467.67	5.54%	$57,275.44	$976,767.56
If Category B appeal is approved	$1,034,043.00	100%	$1,034,043.00	$0.00

Additionally, the City is in receipt of FEMA reimbursement for Category F activities, which includes permanent repair work on utilities and their delivery systems. Specific to this round of reimbursements, the City has received payment in the amount of $13,888.40 for permanent construction repair work (as opposed to the temporary emergency bypass pumping in Category B) to the Avenue 13/Granada Drive sewer trunk main line that collapsed in January 2023 due to severe winter storms. Category F reimbursement includes a 75% Federal Cost Share ($11,110.72), an 18.75% State Cost Share ($2,777.68), and a 6.25% Local (City) Cost Share ($925.89). However, during the initial review process, FEMA determined a portion of the City's claimed costs for this Category F project were ineligible for reimbursement, meaning the remaining cost of $1,321,974.39 is currently borne by the City. The City filed a timely appeal to CalOES who recommended the City's appeal move forward for final review by FEMA. If the appeal is approved by FEMA, the remaining reimbursement amount the City should expect under this Category F project is approximately $1,238,482.97, leaving $83,491.42 as the City's total cost share for this project. Table 2 below summarizes the costs, reimbursement, and appeal details related to this Category F project.

Table 2: *Summary of FEMA-4683-DR-CA Reimbursements Category F Project*

Total Expenditures Claimed	*Total Eligible Expenditures*	*Reimbursement Rate*	*Total Reimbursement Received*	*Cost to City After Reimbursement*
$1,335,862.79	$14,814.29	1.04%	$13,888.40	$1,321,974.39
If Category F appeal is approved	$1,335,862.79	93.75%	$1,252,371.37	$83,491.42

As stated, the reimbursement funds at the focus of this report are related to emergency bypass pumping and permanent repair work due to a collapse of the roadway above the City's sewer trunk main line located in and around the intersection of Avenue 13 and Granada Drive for project FEMA-4683-DR-CA, California Severe Winter Storms, Flooding, Landslides, and Mudslides Event. The City reviewed expenditures during the applicable dates eligible for reimbursement and identified qualifying expenditures to submit for reimbursement. Reimbursements for the Category B project included temporary bypass pumping and response performed by City Public Works staff, City Engineering staff time for contractor oversight/construction inspection and plan research, City vehicle and equipment charges, and a soil/concrete sampling contractor from January through February 2023. For the Category F project, the activities that were reimbursed were related to City vehicle/equipment use and City Engineering staff time. For both projects, the appeals relate to work performed by the same contractor that completed a majority of the emergency bypass pumping and sewer trunk main line repair work. According to the FEMA Public Assistance Program and Policy Guide (PAPPG), decisions on appeals shall be provided to the applicant (City) within 90 days of receipt[1], however, at the time of this writing, the appeal has

[1] 44 C.F.R. § 206.206(b)(1)(ii)(C) and (b)(2)(ii)(C)

been pending for over 180 days. CALOES representatives have advised staff that appeals are currently exceeding the target of 90 calendar days, however, it is unknown when FEMA will make its determination.

The payments received for the two projects at the subject of this report are the final two projects under the FEMA disaster numbered FEMA-4683-DR-CA that had been pending, other than the administration project. The Category Z administration project reimburses the City for staff time up to a certain amount that was dedicated to the administration of the projects such as gathering payroll information, writing council reports for acceptance of funds, attending meetings, responding to requests by CalOES and FEMA, etc. When the City receives reimbursement for the Category Z project, a report will be brought before Council for consideration of acceptance. Additionally, as stated in this report, portions of the Category B and Category F projects are under FEMA appeal. If the appeal is approved and further payments are received, staff will bring those additional amounts before Council for consideration of acceptance.

FINANCIAL IMPACT:

Three reimbursement checks have been received for these projects, two for the federal share (Categories B and F) and one for the state share (Category F only). The funds have been credited to the original expensing orgs from which invoices were paid and where staff time and equipment/vehicles are charged. Tables 3 and 4 provide a summary by expensing org of the reimbursement credits for Category B and Category F projects, respectively.

Table 3: *Summary of Reimbursement Credits by Expensing Org - Category B*

Expensing Org Number	*Expensing Org Description*	*Amount*
10203010	Streets	$24,803.06
10203020	Graffiti Abatement	$193.74
10204300	Engineering	$1,401.44
20403400	Sewer Operations	$1,335.38
20403410	WWTP	$10,882.10
20403420	Sewer Capital Outlay	$17,597.45
45003090	Flood Control	$362.78
47603630	Street Cleaning	$699.50
	Total	**$57,275.44**

Table 4: *Summary of Reimbursement Credits by Expensing Org - Category F*		
Expensing Org Number	*Expensing Org Description*	*Amount*
10204300	Engineering	$14,814.29
	Total	**$14,814.29**

ALTERNATIVES:

At this time, reimbursement has been sought for all known eligible expenses and monies have been credited to the original source of payment. To comply with federal auditing standards regarding these funds, staff does not propose an alternative credit methodology.

ATTACHMENTS:

None

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REPORT TO CITY COUNCIL

Approved by:

Wendy Silva, Director of Human Resources

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-5

SUBJECT:

Settlement of insurance claim for repair of Sran Playground

RECOMMENDATION:

Adopt a Minute Order authorizing the City Manager to execute a Master Final Proof of Loss in the amount of $107,639.75 for the repair of Sran Playground and to submit and execute any further related documents to finalize the insurance claim

SUMMARY:

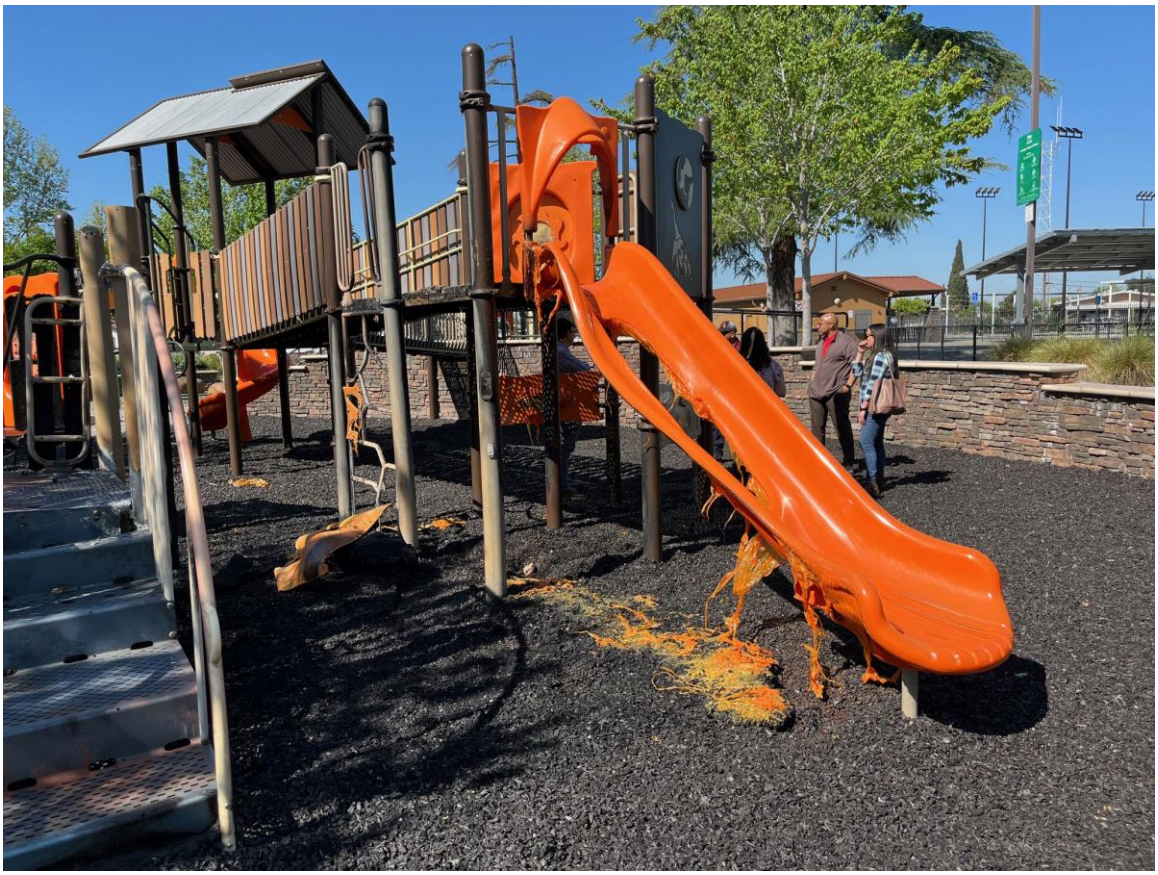
On April 16, 2024, City of Madera (City) Fire (CalFire) and Police Department (MPD) personnel responded to a fire near the John Wells Youth Center. Upon arrival, responders found Sran Playground on fire and began firefighting operations. Upon investigation, the fire was determined to have been intentionally set, and detectives later arrested a juvenile who was responsible for the arson. City staff used a contractor to repair the damaged playground equipment. The playground equipment is insured under the City's property policy so staff filed a claim with the City's insurance company. At this time, all repairs have been made to the playground, the structure is now open to the public, and the City has received a Master Final Proof of Loss from its insurance company. Upon completion of the Master Final Proof of Loss, payment will be issued to the City for reimbursement of the repairs to Sran Playground.

DISCUSSION:

On April 16, 2024, City fire crews and police personnel responded to a fire near the John Wells Youth Center at approximately 10:58pm. Upon arrival, emergency responders found a portion of Sran Playground, located between the Centennial Pool Complex and the John Wells Youth Center, on fire. Crews worked to extinguish the flames and then began investigating the cause. CalFire personnel documented in a fire report that there was nothing that would have caused the playground to accidentally catch fire as there were no sources of electricity, heat, flame, etc. located on or surrounding the burned portions of the structure. Additional evidence was found

that indicated arson was the cause of the fire. MPD detectives later identified a juvenile who was responsible for intentionally starting the fire. The suspect was arrested and charged with arson.

City Parks and Community Services staff identified an experienced contractor who could perform all aspects of the Sran Playground repair. The contractor was responsible for demolishing and disposing of the damaged equipment, acquiring customized playground components, removing potentially hazardous materials, and installing the new equipment. Due to the damaged section of the structure containing certain customized components, the contractor had to ensure that replacement parts were special ordered to fit the playground. Because the fire started with an accelerant, the structure burned longer and hotter than it would have if it had been ignited in another manner. The hot temperatures of the fire combined with the synthetic playground materials and rubber bark chips likely released hazardous matter into the rubber bark during firefighting operations. To safely address this problem, the contractor removed all the rubber bark chips and replaced them with new material. When the project was completed in November 2025, the final cost including all aspects of the repair was $207,639.75.



Picture 1. Damaged slide and playground equipment

Picture 2. Damaged stairs and components

Picture 3. Damaged structure

Pictures 4 & 5. Emergency response to Sran Playground

Sran Playground was insured through the Alliant Property Insurance Program (APIP) through Alliant Insurance Services, with claims handling provided by McLarens. This program has a $100,000 deductible for scheduled property losses. The City additionally participates in the Pooled Property Damage Program through the Central San Joaquin Valley Risk Management Authority (CSJVRMA) to cover the $100,000 APIP deductible with a $5,000 self-insured retention (SIR) on property losses.

At this time, the City has repaired all the components at Sran Playground, completed all billing related to the claim, and is in receipt of the Final Master Proof of Loss. If approved, the City Manager will complete the document and return to McLarens who will then begin processing payment on the claim.

The requested action would provide the City Manager authority to finalize the claim and sign any necessary documents.

FINANCIAL IMPACT:

While staff has worked with the Madera District Attorney's Office (DA) is pursuing restitution as part of the criminal complaint against the juvenile responsible for the damage, response and repairs commenced immediately to ensure the facility could reopen to the public. Expenses for the repairs were paid from the Insurance Reserve Fund, specifically from the property damage expensing org established in Fiscal Year 2024/25 to provide funds for repairs that were anticipated to be reimbursed by insurance.

The Master Final Proof of Loss has been provided by McLarens with total damages listed at $207,639.75 with $107,639.75 to be paid by APIP, and the final insured balance of $95,000 to be paid to the City by CSJVRMA. Once received, the insurance proceeds will be deposited into the Insurance Reserve Fund. A summary of these expected reimbursements and the applicable accounts that will receive the reimbursement deposit are outlined in Table 2 below.

Table 2: *Insurance Proceeds Estimate*		
Description of Payment	*Account to be Credited*	*Amount*
Expected Payment from McLarens	10901515-4659-PCSPK	$107,639.75
Expected Payment from CSJVRMA	10901515-4659-PCSPK	$95,000.00
	Insurance Payment Total	**$202,639.75**
Restitution for SIR (if ordered/recovered)	10901515-4659-PCSPK	$5,000.00
	Maximum Recovery	**$207,639.75**

Staff has advised the DA's office of the request for the suspect to pay back $5,000 for the City's SIR. The court has additionally been made aware of the total loss value, with restitution also requested for the City's insurance program. The Court can agree to order restitution in the amount requested, a different amount, or to refrain from ordering restitution completely.

Regarding the $5,000 restitution amount requested to offset the City's SIR, it is possible that the City will receive some reimbursement, however, staff has been advised by the DA's office that the responsible individual may not have sufficient funds to make any payments at this time. Additionally, the Court has sole discretion in approving the amount of restitution, if any.

ALTERNATIVES:

Council may direct staff to withdraw the insurance claim, withdraw the request for restitution from the Court, pay for repairs from the City's General Fund, and/or pursue civil litigation against the individual responsible.

ATTACHMENTS:

1. Master Final Proof of Loss
2. Final Statement of Value and Loss

Attachment 1: Master Final Proof of Loss

Amount of Policy

SWORN STATEMENT
in

Policy Number 42-PRP-001851-01

Agency Name **Alliant Insurance Services**

Final PROOF OF LOSS

Issued	**Expires**
July 1, 2023	**July 1, 2024**

To **Berkshire Hathaway Specialty Insurance**
of **Boston, Massachusetts**

By the above indicated policy of insurance you insured **Central San Joaquin Valley Risk Management Authority (CSJVRMA)** including its **Member; City of Madera** against loss by all risk of physical damage upon the property described, according to the terms and conditions of the said conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

1. Time and Origin: A loss occurred about the hour of _____ o'clock ___ M., on the 16th day of April 20 24
The cause and origin of said loss were: A fire was started at the playground damaging parts thereof and the ground cover
A person was arrested for same by the Sherrif's Department.

2. Occupancy: The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: An active public play area) Loc 126B 701 E 5th St (aka Flume) Madera CA 93638
with several structures & components for older kids (over 5) damaged.

3. Title and Interest: When this policy was acquired and at the time of the loss the interest of your insured in the property described therein was sole and unconditional ownership, and no other person or persons had any interest therein or incumbrance thereon. (State exceptions, if any.) NO EXCEPTIONS

4. Changes: Since the said policy was acquired there has been no assignment thereof, or change of ownership, use, occupancy, possession, location or exposure of the property described, or of our insured's interest therein. (State exceptions, if any.)
NO EXCEPTIONS

5. Total Insurance: The total amount of insurance upon the property described by this policy was, at the time of the loss,

6. The Cash Value of said property at the time of loss was ..... $ Not Determined

7. The Whole Loss and Damage was ..... $ **207,639.75**

8. The Amount Claimed under the above numbered policy ..... $ **107,639.75**
(Amount Claimed is net applicable $100,000 CSJVRMA deductible, noting Members have a deductible buy down.)

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were in the building damaged or destroyed , and belonging to, and in possession of the said insured at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered as part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of their rights.

FOR YOUR PROTECTION, CALIFORNIA LAW REQUIRES THE FOLLOWING TO APPEAR ON THIS FORM:
Any person who knowingly presents false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.

State of _____ _____
(Insured Signature)

County of _____ _____ Insured

Subscribed and sworn to (or affirmed) before me on this _____ day of _____ (month), _____ (year) by

_____ proved to me on the basis of satisfactory evidence to be

the person(s) who appear before me.

_____ (signature of Notary)

Attachment 2: Final Statement of Value and Loss

STATEMENT OF VALUE AND LOSS

CSJVRMA: CITY OF MADERA

LOC 126B PLAYGOUND STRUCUTRE
701 E. 5TH ST (AKA FLUME)
MADERA CA 93638

WATER - 16 APRIL, 2024

Coverage:

Policy form extending All Risk cover for Real and Business Personal Property coverages. A $100,000 Occurence RCV (CSJVRMA) deductible is applicable to this claim.

Recapitulation of Verified Detail			Value	Loss	
Values at risk			Not Found		
Loss as determined:	Presented	Allowed			
(a) Other Structures (declared)					
Per the attached detail:					
Dave Bang Proposals					
Materials (w CA Sales Tax)	79,194.48	79,194.48			
Delivery Demo & Labor	94,510.00				"Projected"
Brown Rubber "Bark" to match	37,994.80				Qty" 2,209 @ $17.20 / Cu ft
Per Invoicing - incurred:		117,504.80			see summary tab
Performance Bond	4,051.04				as required by City
215,750.32 as incurred:		$ 5,900.97		$ 202,600.25	RCV
(b) Business Personal Property	nil				
(c) Extra Expense					
Temporary Safety Fencing install (and pickup)	3,959.50				includes 1st month
Monthly rate after 1st month: $135					
first segment Months# 8	*1,080*				9 Month window
$5,040 incurred at same value as a lower rate for a longer term		5,039.50		5,039.50	
				$ -	
Value and Loss:			Not found	$ 207,639.75	To Date
Less: Deductible:				< $ 100,000.00 >	(includes Member deductible of 5,000)
Current Profile				$ 107,639.75	

STATEMENT OF VALUE AND LOSS

CSJVRMA: CITY OF MADERA

LOC 126B PLAYGOUND STRUCUTRE
701 E. 5TH ST (AKA FLUME)
MADERA CA 93638

WATER - 16 APRIL, 2024

Coverage:
CSJVRMA =
Central San Joaquin Valley
Risk Managment Authority
Member: City of Madera

Policy form extending All Risk cover for Real and Business Personal Property coverages. A $100,000 Occurence RCV (CSJVRMA) deductible is applicable to this claim.

Recapitulation of Verified Detail	Value	Loss
Values at risk	Not Found	

Loss as determined:	Presented	Allowed			
	(as projected:)	(as invoiced)			
(a) Other Structures (declared)					
Location #126 B					
"Big Kids Lot" Section					
Materials	79,194.48	79,194.48			Dave Bang Quote: # CA261283 3May2024 includes CA Tax at 8.25%
Installation & Delivery					
Dave Bang Quote "by others"					# CA261780 5jun2024
Site Prep & Demo of damaged	38,410.00				At Prevailing Wage
installation of Elements	56,100.00				" shipped "
		105,482.00	14-Aug-25		as $105,482 Credit Memo CA606 for $117,504.80
Perfomance Bond	4,051.04	2,375.83	12-Mar-25		Will the above be bid out?
		3,525.14	5-May-25		progress Bond billing
Brown Rubber "Bark" to match					
2,209 Square Feet @ $17.20	37,994.80				
12" depth, e.g. Sq Ft = Cubic feet		12,022.80	1-Sep-25		*Inv # CA59176 DBA# 17673*
$215,750.32				$ 202,600.25	*RCV, completed*

(c) Extra Expense

Temporary Safety Fencing					
install (and pickup)	*$*	*3,959.00*			Fence Factory 24May2024
Monthly rate after 1st month:	*$135*				*was actually charged at $120*
first segment Months#	*8*	*$1,080*			for total of 9 months to effect install
			$ 5,039.00		

1	*Inv 945377 20Jun24 - 7/19/24*	*3479.5*		*480' of Temp Fence 88 sections*
2	*Inv 946705 20Jul24 - 8/19/24*	*120*		
3	*Inv 948056 20Aug24 - 9/19/24*	*120*		
4	*Inv 949315 20Sep24 - 10/19/24*	*120*		
5	*Inv 950567 20Oct24 - 11/19/24*	*120*		*9 months*
6	*Inv 951865 20Nov24 - 12/19/24*	*120*		*$4,439.50*
7	*Inv 953069 20Dec24 - Jan/19/25*	*120*		
8	*Inv 954182 20Jan25 - 2/19/25*	*120*		
9	*Inv 956408 20Feb25 - 6/19/25*	*120*		
10	*Inv 956529 20Mar25 - 4/19/25*	*120*		
11	*Inv 957769 20Apr25 - 5/19/25*	*120*		
12	*Inv 958971 20May25 - 6/19/25*	*120*		
13	*Inv 960217 20Jun25 - 7/19/25*	*120*		
14	*Inv 961295 20July25 - 8/19/25*	*120*		
	5039.5	*as incurred*	*see Above*	$ 5,039.50 *(not rounded)*

Value and Loss:	$ 207,639.75
Less: Deductible:	< See Cover SOL Tab >

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REPORT TO CITY COUNCIL

Approved by:

Alicia Gonzales, City Clerk

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-6

SUBJECT:

Proclamation Recognizing California Earned Income Tax Credit (CalEITC) Awareness Week

RECOMMENDATION:

Adopt a Minute Order approving a Proclamation Recognizing California Earned Income Tax Credit (CalEITC) Awareness Week

SUMMARY:

The City Council, during its regular meeting on August 2, 2023, adopted a policy governing the guidelines for City-issued Ceremonial Documents. This policy establishes the framework for the issuance of proclamations, ensuring a systematic and transparent process.

The policy allows for proclamations not identified on the list of annual proclamations to be considered on a case-by-case basis, with a written request required 45 days before the requested presentation date.

In this case, Mrs. Stephanie Nathan, representing United Way Fresno and Madera Counties, submitted a request on January 16, 2026, for a proclamation recognizing California Earned Income Tax Credit (CalEITC) Awareness Week which takes place January 30-February 6, 2026.

CalEITC Awareness Week is a statewide effort to increase awareness and utilization of available tax credits among eligible working families and individuals. These include the California Earned Income Tax Credit (CalEITC), the Young Child Tax Credit (YCTC), the federal Earned Income Tax Credit (EITC), the Foster Youth Tax Credit (FYTC), and other applicable state and federal tax credits.

Per the Ceremonial Documents policy, signatures shall be reserved for Councilmembers who vote in the affirmative. For Councilmembers that vote in the negative, their signature block shall be omitted from the ceremonial document unless they notify the City Clerk in writing otherwise at least five business days prior to the meeting when the Proclamation will be issued.

FINANCIAL IMPACT:

There were nominal expenses for the preparation of this report or the proclamation. Costs related to custom supplies such as proclamations, certificates, frames, and folders have been purchased and funds were appropriated in the adopted budget.

ALTERNATIVES:

Council may direct staff to prepare a proclamation. If the majority vote is in the affirmative, staff will proceed with presenting the Proclamation at the February 18, 2026, Council meeting. In the alternative, Council may:

- Deferral for Further Discussion: Council may opt to defer the decision for further discussion, allowing additional time to address specific concerns or gather more information.
- Denial of Proclamation Request: If the majority vote is not in the affirmative or no action is taken, the request will be considered denied.

ATTACHMENTS:

1. Email from Mrs. Stephanie Nathan dated January 16, 2026, for a "Proclamation Recognizing California Earned Income Tax Credit (CalEITC) Awareness Week"

From: Anita Younger
To: Alicia Gonzales
Subject: Fw: Request for city proclamation
Date: Friday, January 16, 2026 9:49:48 AM
Attachments: image001.png

Good morning Alicia,

I am forwarding you a request from Stephanie Nathan the CEO of the United Way of Fresno and Madera Chapter. Please forward the Proclamation to my Colleagues for their approval and signatures.

Thank you so very much for all that you do.

Happy Friday,
Councilwoman Anita Evans

Yahoo Mail: Search, Organize, Conquer

----- Forwarded Message -----
From: "Stephanie Nathan"
To: "Anita Younger"
Cc: "Dayana Jiselle Contreras"
Sent: Fri, Jan 16, 2026 at 9:20 AM
Subject: Request for city proclamation

Hello Councilwoman Evans,

Thank you for taking my call regarding the request for a proclamation recognizing CalEITC Awareness Week, which will take place January 30–February 6, 2026.

Every year, United Way Fresno and Madera provide free tax preparation services and education to thousands of individuals across Fresno and Madera Counties through our free tax preparation program. This year we will have a site in the city of Madera in partnership with Madera Unified (most likely at Millview).

I am reaching out to see if the city of Madera would be willing to issue a Proclamation recognizing CalEITC Awareness Week, which will take place January 30–February 6, 2026. CalEITC Awareness Week is a statewide effort to ensure that eligible working families and individuals are aware of, and able to claim, the California Earned Income Tax Credit (CalEITC), the Young Child Tax Credit (YCTC), the Federal EITC, the Foster Youth Tax Credit (FYTC), and other impactful state and federal tax credits. These tax credits put critical dollars back into local economies via the pockets of Californians who need them most, helping families cover rent, groceries, transportation, childcare, and other essential needs.

I believe CAPMC also prepared taxes in the city of Madera and I can ask them to come that day as well if you're able to move forward.

Thank you and I am happy to answer any additional questions your may have.

Stephanie Nathan
President & CEO
snathan@uwfm.org
Office: (559) 244-5710 Ext. 679
Mobile: (559) 709-8040
4949 E. Cesar Chavez Blvd, Fresno, CA 93727

UNITED WAY
Fresno and
Madera Counties

www.uwfm.org | Facebook | Instagram

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REPORT TO CITY COUNCIL

Approved by:

Keith Helmuth, City Engineer

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-7

SUBJECT:

R-10 Phase III, Olive and Knox Street Widening and Intersection Improvements from Olive Avenue to Neplus Way

RECOMMENDATION:

Adopt a Minute Order Approving:

1. Acceptance of the R-10 Phase III, Olive and Knox Street Widening and Intersection Improvements from Olive Avenue to Neplus Way, City Project No. R-10 Phase lll
2. Recording of Notice of Completion
3. Release of retention 35 days after the recording of the Notice of Completion

SUMMARY:

On June 19, 2024, the City Council (Council) awarded a contract to Terra West Construction for R-10 Phase III, Olive and Knox Street Widening and Intersection Improvements from Olive Avenue to Neplus Way (Project) in the amount of $849,331.00. The project was funded in Fiscal Year (FY) 2023/24 Capital Projects Budget with Regional Surface Transportation Program (RSTP) funds. The Contractor has completed the Project in accordance with the plans and specifications and as modified by approved change orders.

BACKGROUND:

The work in general consisted of widening Olive Avenue and Knox Street to Arterial Street standards including concrete curbs, gutter, sidewalks and ADA ramps. Street construction included removal of existing pavement, grading of roadway subgrade, placing aggregate base, and asphalt concrete paving. The project also included the installation of new traffic signal system including new electrical service pedestal and meter.

A final project inspection was completed by the Engineering, Public Works, and Parks departments. All work has been completed in accordance with the contract documents. Staff recommends acceptance by Council and recording a Notice of Completion.

Table 1 provides a summary of the final project contract costs. Three change orders were processed which consisted of:

- Removal of an abandoned 18-inch cement mortar pipe that conflicted with the new signal facilities
- Signage and pavement markings modifications
- Irrigation sleeves under the sidewalk for the future James Taubert Park
- Audible Pedestrian Signal System costs, and
- Final balancing additive or deductive items based on the total work performed versus the total quantity included in the bid item

Table 1: Final Project Cost Summary

Item	Description	Total
Original Contract		$849,331.00
Change Order #1	Pipe Removal, Pavement Markings and Irrigation Sleeves	$19,417.80
Change Order #2	Bid Items Balancing	$620.00
Change Order #3	Audible Pedestrian System	$7,683.30
Total		**$877,052.10**

The total change order percentage of 3.3 percent is within the 10 percent amount approved by Council for Change Orders.

FINANCIAL IMPACT:

The Project was programmed in the Fiscal Year (FY) 2023/24 Capital Projects Budget with RSTP funds.

ALTERNATIVES:

As an alternative, the Council may reject the Project's Notice of Completion. Rejection of the Notice of Completion will result in staff's inability to release retention funds and close the Project.

ATTACHMENTS:

1. Notice of Completion
2. Project Map

Attachment 1

Notice of Completion

Recording Requested by:
City of Madera

And When Recorded, Mail to:
City of Madera – City Clerk
205 W. 4th Street
Madera, CA 93637

_____ Space above this line for Recorder's Use _____
Fee Waived per Section 27383 & 27388.1(a)(2)(D) of the Government Code – No Document Tax Due $ -0-

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the undersigned is **City of Madera**.
3. The full address of the undersigned is **205 W. 4th Street, Madera, CA 93637**.
4. The nature of the title of the undersigned is: In fee **Public Improvements**
   (If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase" or "lessee".)
5. The full name and full addresses of all persons, if any, who hold title with the undersigned as joint tenant or as tenants in common are:

Name	Address
N/A	

6. A work of improvement on the property hereinafter described was completed on **10/03/2025**
7. The name of the original contractor, if any, for such work of improvement was:
   (If no contractor for work of improvements as a whole, insert "none".)
   Terra West Construction, Inc
8. The full name(s) and address(es) of the transferor(s) of the undersigned is(are):

Name	Address
N/A	

9. The property on which said work of improvement was completed is in the City of **Madera**, County of **Madera**, State of California, and is described as follows:
   Olive Avenue and Knox Street Widening and Intersection Improvements Olive Avenue to Neplus Way City Project R-000010 Phase III
10. The street address of said property is **none**
    (If no street address has been officially assigned, insert "none".)

(Signature of Owner named in Paragraph 2)
City of Madera

Dated

Keith Brent Helmuth, P.E.
City Engineer

State of California
County of Madera

Keith Brent Helmuth, being duly sworn says: He is the City Engineer of the City of Madera, the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts herein stated are true.

(Signature of Officer)

_____
Keith Brent Helmuth, P.E.
City Engineer

The notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California
County of Madera

Subscribed and sworn to (or affirmed) before me on the _____ day of _____, 2026 by Keith Brent Helmuth, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____ (Seal)
Alicia Gonzales
City Clerk

Attachment 2

Project Map

LOCATION MAP

CITY OF MADERA ENGINEERING DEPARTMENT 428 E YOSEMITE MADERA, CA 93638	LOCATION MAP	DR BY: EP CH BY: DATE: 6/13/24 SCALE: NTS SHT 1 OF 1

Return to Agenda

REPORT TO CITY COUNCIL

Approved by:

Keith Helmuth, P.E., Department Director

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-8

SUBJECT:

Accepting all improvements associated with the Pecan Square Subdivision (Tract No. 20-S-02)

RECOMMENDATION:

Adopt a Resolution:

1. Accepting improvements for the Pecan Square Subdivision (Tract No. 20-S-02)
2. Authorize the filing of the Notice of Acceptance for said subdivision improvements

SUMMARY:

The Subdivider, D.R. Horton CA3, Inc., a Delaware Corporation (Subdivider), has completed the off-site public improvements associated with the Pecan Square Subdivision in accordance with the approved Improvement Agreement (Agreement), Amendment No. 1 to the Agreement (Amendment) and improvement plans. The Subdivider has paid all required fees and submitted a warranty bond for the completed improvements. It is recommended that the City Council (Council) accept the improvements completed for the Pecan Square Subdivision (Subdivision).

DISCUSSION:

The Subdivision is a 112-lot residential development generally located west of the intersection of Pecan Avenue and Madera Avenue/State Route 145. Attachment 1 illustrates a project location map. The Council approved the Agreement and Final Map on May 4, 2022. On December 21, 2022, an Amendment to the Agreement was approved by Council to incorporate park improvements for future reimbursement.

It is appropriate for the Council to accept the completed improvements, including the park, as the improvements have been completed and implemented in accordance with City Specifications and conform to current City standards and as required by the Conditions of Approval for the Subdivision. The improvements proposed for acceptance as part of the action represent the final acceptance of improvements associated with the Subdivision.

Acceptance of the public improvements required of the Subdivider is permitted per Section 10-2.712.3 of the Madera Municipal Code. The Subdivider has previously paid all required fees and provided payment and performance bonds sufficient to cover uncompleted work. Performance bonds are returned following acceptance in accordance with 10-2.708.7.1 of the Madera Municipal Code. Payment bonds are returned six months following acceptance so long as no claims have been made against the bonds.

FINANCIAL IMPACT:

Acceptance of this subdivision will result in the transfer of maintenance and resulting costs from the Subdivider to the City.

ALTERNATIVES:

If Council does not accept the completed improvements, the City will not provide regular maintenance that includes street sweeping, pavement maintenance, street light maintenance, etc.

ATTACHMENTS:

1. Location Map
2. Resolution
    a. Exhibit A: Notice of Acceptance

Attachment 1

Location Map

LOCATION MAP

CITY OF MADERA ENGINEERING DEPARTMENT 428 E. YOSEMITE MADERA, CA 93638	PECAN SQUARE TRACT 20-S-02	DR BY: EP CH BY: RR DATE: 1/14/26 SCALE: NTS SHT 1 OF 1

Attachment 2

Resolution

RESOLUTION NO. 26 - ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, ACCEPTING IMPROVEMENTS REQUIRED TO BE INSTALLED IN CONNECTION WITH PECAN SQUARE SUBDIVISION (TRACT NO. 20-S-02), AND AUTHORIZING THE FILING OF A NOTICE OF ACCEPTANCE FOR SUCH IMPROVEMENTS

WHEREAS, the Subdivider, D.R. Horton CA3, Inc., a Delaware Corporation (Subdivider), has requested acceptance of the improvements associated with the Pecan Square Subdivision, and has submitted the required Warranty Bond; and

WHEREAS, the improvements consist of street, storm drain and utilities within the subdivision; and

WHEREAS, the improvements within the subdivision also include a park and associated frontage improvements; and

WHEREAS, the improvements also include off-site improvements such as the widening of Pecan Avenue and addition of approximately 1900 linear feet of parallel sewer main; and

WHEREAS, the City Engineer has certified to this Council that the required improvements for Pecan Square Subdivision, have been completed.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA HEREBY finds, orders, and resolves as follows:

1. The above recitals are true and correct.

2. The subdivider has completed the improvements for Pecan Square Subdivision.

3. The improvements for Pecan Square Subdivision are accepted.

4. The City Clerk is hereby authorized and directed to record a Notice of Acceptance as required by Section 10-2.712.2 of the Madera Municipal Code.

* * * * *

Exhibit A

Notice of Acceptance

Recording Requested By:
City of Madera
When Recorded, Return To:
City Clerk
City of Madera
205 W. 4th Street
Madera, CA 93637

Fee Waived Per Section 27383 of the Government Code

NOTICE OF ACCEPTANCE

OF SUBDIVISION IMPROVEMENTS

- NOTICE IS HEREBY GIVEN that on February 4, 2026, the City Council of the City of Madera confirmed the satisfactory completion of all subdivision improvements as shown on the plans for Pecan Square Subdivision (Tract No. 20-S-02) and park as shown on Tract No. 20-S-02.

Dated: _____

By: _____
Alicia Gonzales
City Clerk

Return to Agenda

REPORT TO CITY COUNCIL

Approved by:

Joseph Hebert

Joseph Hebert, Parks & Community Services Director

Arnoldo Rodriguez

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-9

SUBJECT:

Acceptance of the Thaddeus Sran Playground Equipment Replacement and Installation Services

RECOMMENDATION:

Staff recommend that the City Council approve Minute Order approving:

1. Acceptance of the Thaddeus Sran Playground Equipment Replacement and Installation Services, specifically located within Centennial Park at 701 E. 5th Street, Madera, CA 93638.
2. The Recording of Notice of Completion.
3. The release of retention 35 days after the recording of the Notice of Completion.

SUMMARY:

On February 5, 2025, the City Council approved the award of a Construction Agreement to (Dave Bang) for the repair and replacement of arson-damaged equipment at the Thaddeus Sran Playground in Centennial Park. The scope of work included the procurement of replacement parts, demolition, and installation of playground equipment in the amount of $207,639.75.

All parties agree that the project can be recommended for acceptance by the Council and a Notice of Completion recorded thereafter.

DISCUSSION:

In April 2024, an arsonist set fire to the Thaddeus Sran Playground at Centennial Park, causing extensive damage to a significant portion of the facility. Due to the severity of the damage, the playground was determined to be unsafe, and City staff suspended public access to the area. Given that the damage was caused by arson, the City submitted a claim through its property

insurance program. The City's property insurance covers replacement costs for scheduled property, including the playground.

The playground is outfitted with Playworld structures, a brand recognized for its durability, safety, and innovative design. To preserve the playground's functionality and aesthetic consistency, it was essential to replace the damaged components with parts that seamlessly integrated with the existing setup. For this reason, sole source procurement from Dave Bang, the only authorized supplier of Playworld equipment in the State, was necessary to ensure continuity and compatibility.

Resolution No. 25-23, approved by Council on February 5, 2025, authorized the Construction Agreement with Dave Bang for the procurement of replacement of parts, demolition, and installation of playground equipment in the amount of $207,639.75.

Thereafter, City staff began working with Dave Bang to order the parts needed, schedule the demolition, and ensure the installation of the new playground equipment parts. There was an extensive lead time for the parts, as they are made to order and require several weeks for assembly.

After items were delivered, on June 3, 2025, Dave Bang was on site to begin the demolition of the damaged parts. During the installation phase, Dave Bang confirmed they had sent incorrect parts and would need to correct the matter. This added additional lead times on poles and a Drop Zone play area.

As of November 17, 2025, the final parts were received and installed, with the project now being recommended for a Notice of Completion.

FINANCIAL IMPACT:

The costs of replacing the damaged equipment is being paid from the City's Property Damage expensing org in the Insurance Reserve Fund, established to ensure damaged public facilities are repaired as expeditiously as possible. The total cost associated with the Construction Agreement did not exceed the initial amount of $207,639.75.

ALTERNATIVES:

As an alternative, the Council may elect to reject the Notice of Completion with due cause. Rejection would result in the staff's inability to record the Notice of Completion until addressing Council concerns, if any.

ATTACHMENTS:

1. Notice of Completion

ATTACHMENT 1

Notice of Completion

Recording Requested by:
City of Madera

And When Recorded, Mail to:
City of Madera – City Clerk
205 W. 4th Street
Madera, CA 93637

Space above this line for Recorder's Use

Fee Waived per Section 27383 & 27388.1(a)(2)(D) of the Government Code – No Document Tax Due $ -0-

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the undersigned is **City of Madera**.
3. The full address of the undersigned is **205 W. 4th Street, Madera, CA 93637**.
4. The nature of the title of the undersigned is: In fee **Public Construction**
   (If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase" or "lessee".)
5. The full name and full addresses of all persons, if any, who hold title with the undersigned as joint tenant or as tenants in common are:

Name	Address
N/A	

6. A work of improvement on the property hereinafter described was completed on
7. The name of the original contractor, if any, for such work of improvement was: **11/17/2025**
   (If no contractor for work of improvements as a whole, insert "none".)

   Dave Bang Associates, Inc of California
8. The full name(s) and address(es) of the transferor(s) of the undersigned is(are):

Name	Address
N/A	

9. The property on which said work of improvement was completed is in the City of **Madera**, County of **Madera**, State of California, and is described as follows:
   Thaddeus Sran Playground located at Centennial Park, 701 E. 5th Street, Madera, CA 93638
10. The **street address** of said property is **#9**
    (If no street address has been officially assigned, insert "none".)

(Signature of Owner named in Paragraph 2)

CITY OF MADERA

Dated

Joseph Hebert
Parks & Community Services Director

State of California
County of Madera

Joseph Hebert, being duly sworn says: He is the Parks & Community Services Director of the City of Madera, the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts herein stated are true.

(Signature of Officer)
CITY OF MADERA

_____
Joseph Hebert
Parks & Community Services Director

The notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California
County of Madera

Subscribed and sworn to (or affirmed) before me on the _____day of _____, 2026 by Joseph Hebert, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____ (Seal)
Alicia Gonzales
City Clerk

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REPORT TO CITY COUNCIL

Approved by:

Joseph Hebert

Joseph Hebert, Parks & Community Services Director

Arnoldo Rodriguez

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-10

SUBJECT:

Madera Evening Lions Club Fee Waiver Request for the Annual Stride for Diabetes 5K Run/Walk Event

RECOMMENDATION:

Adopt a Resolution waiving the rental fees of the Lions Town & Country Park on April 11, 2026, related to the Annual Strides for Diabetes 5K Run/Walk event hosted by the Madera Evening Lions Club, at an anticipated rental fee of $530

SUMMARY:

The City has received a request from the Madera Evening Lions Club seeking a waiver of rental fees for the use of the Lions Town & Country Park (LT&C) to host the Running with Lions Stride for Diabetes 5K Run/Walk event. The event is scheduled for Saturday, April 11, 2026, from 6:00 a.m. to 12:00 p.m.

DISCUSSION:

The Madera Evening Lions Club has submitted a formal request to use LT&C, specifically for the Annual Strides for Diabetes 5K Run/Walk event. The event is scheduled for Saturday, April 11, 2026.

The Madera Evening Lions Club is a local community organization dedicated to providing leadership, experience, and opportunities to the youth of Madera. The Madera Evening Lions Club consists of members passionate about serving the community of Madera. Over the past several years, the Strides for Diabetes 5K Run/Walk event has become one of their more prominent events, raising awareness and providing the community with information in a fun and engaging way.

The Madera Evening Lions Club has shared that the goal of the event is to promote diabetes awareness in a fun and engaging way, while helping the community prevent or delay the onset of type 2 diabetes. Funds raised will assist with diabetes research to improve lives and find a cure.

While staff support the request, the Madera Evening Lions Club is still required to provide insurance documentation for City facility rentals that meet City requirements.

FINANCIAL IMPACT:

The applicable costs for renting LT&C are summarized in Table 1 and would apply to this rental. Costs are derived from the City of Madera Master Fee Schedule.

Table 1: *Estimated Financial Impact Without Fee Waiver*	
Administrative Fee	$25
Special Event Fee	$100
Amphitheater	$180
Picnic Area 1 & 2	$90
Redwood Area	$45
Walking Track	$90
Total	**$530**

ALTERNATIVES:

The Council may elect to reject the fee waiver and require the Madera Evening Lions Club to remit any associated fees if they wish to rent LT&C for the Annual Strides for Diabetes 5K Run/Walk event for the date and time being requested.

ATTACHMENTS:

1. Resolution waiving the rental fees of the Lions Town & Country Park on April 11, 2026, related to the Annual Strides for Diabetes 5K Run/Walk event hosted by the Madera Evening Lions Club, at an anticipated rental fee of $530
2. Letter of Request Authored by Maggie Stickler, Madera Evening Lions Club 2nd Vice President

ATTACHMENT 1

Resolution waiving the rental fees of the Lions Town & Country Park on April 11, 2026, related to the Annual Strides for Diabetes 5K Run/Walk event hosted by the Madera Evening Lions Club, at an anticipated rental fee of $530

RESOLUTION NO. 26-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, WAIVING THE RENTAL FEES OF THE LIONS TOWN & COUNTRY PARK ON APRIL 11, 2026, RELATED TO THE ANNUAL STRIDES FOR DIABETES 5K RUN/WALK EVENT HOSTED BY THE MADERA EVENING LIONS CLUB, AT AN ANTICIPATED RENTAL FEE OF $530

WHEREAS, the City has received a request for the waiver of fees for the rental of the Lions Town & Country Park (LT&C); and

WHEREAS, the request is from the Madera Evening Lions Club; and

WHEREAS, the Madera Evening Lions Club is looking to host the Annual Strides for Diabetes 5K Run/Walk event; and

WHEREAS, the request is for rental utilization on Saturday, April 11, 2026, from 6:00 am – 12:00 pm, including setup and cleanup time; and

WHEREAS, the estimated fees for the request are calculated based on the City of Madera Master Fee Schedule; and

WHEREAS, the fees for the event are calculated at $530; and

WHEREAS, the Madera Evening Lions Club organization is still subject to providing insurance documentation for City facility rentals that meets City requirements.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF MADERA hereby resolves, finds, determines and orders as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. The Council finds that the waiver of fees as set forth in this resolution serves a valid public purpose in that the Madera Evening Lions Club Strides for Diabetes 5K Run/Walk event advocates for diabetes awareness in the community, and encourages youth and adults to participate in a health and fitness event, which benefits the public health and welfare.
3. The City Council does hereby waive the City rental fees of the Lions Town & Country Park on the date and time identified, subject to confirmation of insurance.
4. This resolution is effective immediately upon adoption.

* * * * * *

ATTACHMENT 2

Letter of Request Authored by Maggie Stickler, Madera Evening Lions Club 2nd Vice President

Madera Evening Lions Club

To Whom It May Concern,

I hope this letter finds you well. I am writing to you on behalf of the Madera Evening Lions Club, a local community organization dedicated to providing leadership, experience, and opportunities to the youth of Madera. We are reaching out to seek your support and invite you to partner with us in our efforts to make a positive impact.

The Madera Evening Lions Club and LEO clubs consist of adults and young adults who are passionate about serving the community of Madera. We are committed to giving back by organizing volunteer projects, charitable activities, and support for those in our community who require assistance. One of our most prominent projects is the Lions Strides for Diabetes 5K run/walk event, where we bring the community together at Lions Town & Country Park to create diabetes awareness and provide information through local agencies and organizations.

At the Madera Evening Lions Club and LEO clubs, we believe that a brighter future is possible when individuals and organizations come together to create positive change. To continue our mission and expand our reach, we rely on the generosity of individuals and businesses like yours. Your support can make a real difference in the lives of those we serve.

We are requesting a fee waiver for the use of Lions Town & Country Park on April 11, 2026, from 8 AM to 12 PM for the Running with the Lions event. Our goal is to promote diabetes awareness in a fun and engaging way and help our community members prevent or delay the onset of type 2 diabetes. Funds raised will assist with diabetes research to improve lives and find a cure.

Your generosity and support are greatly appreciated and make our work possible. Together, we can create a brighter and more promising future for those in need.

501(c)(3) non-profit Federal ID: 87-2116878
Contact & Corresponding Email Addresses:
maderaeveninglionsevents@gmail.com

Most Sincerely,
Maggie Stickler
Madera Evening Lions Club 2nd Vice President

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REPORT TO CITY COUNCIL

Approved by:

Joseph Hebert

Joseph Hebert, Parks & Community Services Director

Arnoldo Rodriguez

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-11

SUBJECT:

Junior Giants League Agreement for Youth Baseball (Ages 5–13)

RECOMMENDATION:

Adopt a Resolution Ratifying Approval of a League Agreement between the City of Madera and the Junior Giants Organization for the 2026 Summer League season

SUMMARY:

City staff and the Junior Giants Organization have engaged in months-long discussions to establish a summer youth baseball program in the City. Staff is requesting City Council approval to ratify a partnership agreement with the San Francisco Giants' Junior Giants program to offer free recreational baseball for youth ages 5 to 13 during the months of June through August.

DISCUSSION:

This program will provide an opportunity for local youth to participate in an organized baseball league at no cost to families, removing financial barriers to participation. All registered players will receive a San Francisco Giants-branded hat, shirt, pants, and a glove (if needed), all provided by the Jr. Giants organization. In addition, Jr. Giants will supply essential league equipment, including baseballs, pitching machines, and batting tees, ensuring the program operates safely and efficiently.

The City will provide field space for practices and games, maintain insurance coverage, and oversee day-to-day operations and coordination of the league. Teams will be coached by City staff and/or volunteer coaches. There is no exchange of funds between the City and Jr. Giants as part of this agreement.

Beyond equipment and uniforms, the Jr. Giants program also supports participating communities through coach training resources, program curriculum, and an emphasis on youth development values such as teamwork, confidence, sportsmanship, and healthy lifestyles. The program is nationally recognized for promoting equity, inclusion, and positive youth development through sports.

The Junior Giants program is structured to operate during the months of June through August, which aligns outside the primary spring season for existing Little League programs. As a result, this partnership will not interfere with or compete against current Little League operations. Instead, the program is intended to complement existing leagues by providing an additional recreational opportunity during the summer months, keeping youth engaged in baseball when many traditional leagues are not in session.

Approval of this agreement will allow the City to expand recreational opportunities, increase youth participation in organized sports, and provide a high-quality baseball experience at no cost to residents, while leveraging a well-established partnership with a trusted community youth sports organization.

FINANCIAL IMPACT:

There is no direct fiscal impact associated with entering into a partnership with the Junior Giants organization. The City will have no financial commitment to purchase uniforms, equipment, or league supplies. All participating players will receive uniforms and any necessary equipment, including hats, jerseys, pants, gloves (if needed), baseballs, pitching machines, and tees, which will be fully provided by the Jr. Giants organization.

City resources will be limited to existing staff time used to organize the league, coordinate registrations, schedule practices and games, and manage day-to-day operations. These duties will be absorbed within current staffing levels and are consistent with existing recreational programming responsibilities. No additional staffing, materials, or budget allocations are required.

ALTERNATIVES:

- Ratify the Agreement as recommended. This action would formally affirm the staff approval of the League Agreement with the Junior Giants Organization for the 2026 season.

- Decline to ratify the Agreement. Council may choose not to ratify the Agreement. In this case, the previously approved agreement would not move forward.

- Request modifications or additional information. Council may direct staff to return with further details or potential revisions before ratifying the Agreement.

ATTACHMENTS:

1. Resolution Ratifying Approval of a League Agreement between the City of Madera and the Junior Giants Organization for the 2026 Summer League season
    a. Exhibit A: League Agreement

ATTACHMENT 1

Resolution Ratifying Approval of a League Agreement between the City of Madera and the Junior Giants Organization for the 2026 Summer League season

RESOLUTION NO. 26- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, RATIFYING APPROVAL OF A LEAGUE AGREEMENT BETWEEN THE CITY OF MADERA AND THE JUNIOR GIANTS FOR SUMMER LEAGUE 2026

WHEREAS, the City has received a request from Junior Giants Organization; and

WHEREAS, the request is for a partnership to establish a youth baseball program during the summer 2026; and

WHEREAS, the summer baseball program will provide an opportunity for local youth to participate in an organized baseball league at no cost to families, removing financial barriers to participation; and

WHEREAS, the request for a partnership with the City includes the utilization of City field space; and

WHEREAS, partnership agreement was imposed under very tight line prior to the city shutdown; and

WHEREAS, the program has significant benefit to the Madera citizenry.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF MADERA hereby resolves, finds, determines and orders as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. Approval of the League Agreement with Junior Giants organization Summer 2026 is attached hereto as Exhibit A, is ratified.
3. This resolution is effective immediately upon adoption.

*** * * * * ***

Exhibit A – League Agreement

2026 Junior Giants League Agreement

Introduction

1. League *

Antioch
Atwater
Brentwood
Carson City
Castroville
Chico
Citrus Heights
Clearlake
Concord
Corning
Cottonwood
Daly City
Del Norte County
East Palo Alto
Fernley
Fresno JJC
Greenfield
Half Moon Bay
Hanford
Hayward
Healdsburg
Hollister
Kelseyville
Lamont- Bear Mountain
Lathrop
Lodi
Lompoc
Los Banos
Madera
Manteca
Marin City
Marina
Medford
Merced (City)
Merced- Franklin/Beachwood
Merced- Planada
Merced- Winton
Milpitas
Modesto
Mt. Shasta
Napa
Newark
Oakland

Orangevale
Oroville
Paso Robles
Patterson
Pittsburg
Pittsburg (Bay Point)
Porterville
Rancho Cordova
Rancho Tehama
Red Bluff
Redding
Redwood City
Reedley
Reno
Richmond
Riverbank
Rohnert Park
Roseville
Sacramento
Sacramento- Southgate
Salinas
San Bruno
San Francisco Rec & Park
San Francisco- Hunters Point
San Jose FMCI
San Jose PAL
San Juan Bautista
San Leandro
San Luis Obispo
San Mateo
San Pablo
San Rafael
Sanger
Santa Maria
Santa Rosa
Seaside
South Lake Tahoe
South San Francisco
Stockton
Suisun City
Tracy
Ukiah
Vacaville
Vallejo
West Sacramento
Woodland

2. Your organization's full name (to be listed online/printed on fliers) *

3. Your name *

First

Last

4. Your email (you'll receive a copy of your response) *

5. Junior Giants staff member *

Bailey Rodriguez
Cassandra Hofman
Caylee Johnston
Nicole Catchatoorian/Mikayla Padilla

Contact Information

6. Commissioner contact information *

Name (first and last)

Office phone number

Cell phone number

Email address

7. Please note that the contact information listed above (except cell phone number) will be posted online if participants have registration questions.

If you prefer different contact information to be listed online, please enter it below. If not, you can skip this question.

Name (first and last)

Email address

Phone number

8. Current league shipping address

*Please note: this is where all your materials will be delivered. *

Address

City

State

Zip

9. Anything specific we should know about shipping to your league? Examples: our offices are closed on Mondays, temporary address during construction, etc.

If not, you can skip this question.

10. Assistant Commissioner contact information

If none, you can skip this question.

Name (first and last)

Office phone number

Cell phone number

Email address

11. Please enter any other contacts you would like included on group emails from the GCF (Commissioner and Assistant Commissioner are already included).

If none, you can skip this question.

	Name	Email
Contact		
Contact		
Contact		

12. The best way to ensure you have a good Ambassador is to recommend someone you know from your community. Do you have any recommendations of someone who could be an Ambassador in your league next season? We will reach out to them when the application goes live at the end of this year.

If not, you can skip this question. If you have more than 1, leave their info in the comments.

Full name

Email

Phone

How do you know them?

Comments

13. How many 'AmeriCorps Serving Here' signs (8.5" x 11" with zip-ties) would you like to order?

**Please request 1 per field location where games are held, as these are meant to be attached to the field(s) where your AmeriCorps Ambassador is serving.*

2025 Example (design subject to change):

*

0 - I have enough in my current inventory that I can use.
1
2
3
4
5
6

14. Do you have any local contacts who would be interested in running the Junior Giants Schools program through their afterschool program or PE classes in the spring?

If not, you can skip this question. If you have more than 1, leave their info in the comments.

Note: We will gladly take recommendations for any area, but some of our target geographic regions are Bakersfield, Carson City, Fairfield, Fresno, Klamath Falls, Oakland, San Jose, Turlock and Yuba City.

Full name

School/agency name

School/agency city

Role at school/agency

Email

Phone

Comments

2026 Planning

15. How many players and teams do you plan on hosting in each of the following divisions?

- Please use the suggested projections for your league sent by GCF staff as a starting point.
- If you don't plan on hosting a specific division, you can leave it blank or

write 0.

- We recommend building teams to 15 players per team, so a sample breakdown would be:
  - T-ball Baseball: 60 players / 4 teams
  - Minors Baseball: 90 players / 6 teams
  - Minors Softball: 30 players / 2 teams
  - Majors Baseball: 60 players / 4 teams
- We encourage all leagues to host T-ball, Minors and Majors Baseball as well as Minors Softball at a minimum.
- Both Baseball and Softball are coed, but Softball is typically primarily girls.

*

	# Players	# Teams
T-ball Baseball (5-6 years)		
T-ball Softball (5-6 years)		
Minors Baseball (7-9 years)		
Minors Softball (7-9 years)		
Majors Baseball (10-13 years)		
Majors Softball (10-13 years)		
Seniors Baseball (14-18 years)		
Seniors Softball (14-18 years)		

Comments

16. Are you planning on running at least one softball division this season? *

- Yes
- No

17. Why are you not planning on running softball this season?

Please select all that apply and elaborate in the comments. *

- Not enough fields
- Not enough staff
- Not enough volunteers
- New Commissioner for upcoming season
- Don't have enough players to separate softball/baseball
- Don't think we could recruit enough girls
- Want boys and girls to play coed baseball together
- Other - Write In (Required)

*

Comments

18. When do you think you might be able to start a softball division? *

- ○ 2027
- ○ 2028
- ○ 2029 or later
- ○ Don't think we can start a softball division in the foreseeable future

Recruitment Materials

19. **RECRUITMENT MATERIALS**

Contingent upon budget, we will provide printed fliers, PDF fliers and other digital resources (email templates, etc.).

If budget allows, we will also order posters (same design as fliers but larger) and/or vinyl banners.

Which of the following would you like to order? *

- ☐ Printed fliers: 8.5" x 11"
- ☐ Posters: 22" x 28" (same design as flier, only larger)
- ☐ Vinyl Recruitment Banners: 24" x 72" (banner reads: 'Free Youth Baseball/Softball - Register to Play This Summer - gojrgiants.org')
- ☐ Vinyl Home of JRG Banners: 24" x 72" (banner reads: 'Home of Junior Giants - Free Youth Baseball/Softball - learn more at gojrgiants.org')
- ☐ None of the above: PDF fliers ONLY (no printed items)

20. How many **printed fliers** (8.5" x 11") would you like to order?

**See 2025 example below. Look & feel will change for 2026, but general layout will remain the same. League-specific information will be printed in the white space. Fliers are double-sided with English on one side and Spanish on one side. If you do not run a softball division, you will receive a Baseball-only flier.*

***Note**: these are contingent on our budget and will be approved later.**

21. How many **printed Softball-only fliers** (8.5" x 11") would you like to request?

**Please note that if you run a softball division, you will receive a Baseball/Softball combo flier, as noted in the previous question. These Softball-only fliers are additional, and intended for softball-specific recruitment. 2025 Example:*

***Note**: these are contingent on our budget and will be approved later.**

22. How many **posters** (22" x 28") would you like to request?

**Same design as fliers, only larger.*

***Note**: these are contingent on our budget and will be approved later.**

23. How many **vinyl recruitment banners** (24" x 72") would you like to request?

**See example below. Design subject to change.*

***Note**: these are contingent on our budget and will be approved later.* *

24. How many **vinyl 'Home of JRG' banners** (24" x 72") would you like to request?

**See example below. Design subject to change.*

***Note**: these are contingent on our budget and will be approved later.* *

25. Contact information to be printed on fliers/posters *

Name

Email

Phone number (123) 555-1234

26. All fliers/posters will be printed with the following information:

Your agency name
Sign up online starting April 1!
League starts mid-June / Ages 5-13 *(will be specific to your league)*
For questions, please contact:
Name, email and phone you provided
In-person registration info and any disclaimers (if applicable)

**2025 Example:*

Please initial below to confirm you understand: *

Initial

27. Do you have any school district or other disclaimers we should include on your fliers? *

- Yes
- No

28. Please paste your disclaimer(s) here: *

29. Do you need fliers in another language besides English/Spanish?*

- Yes
- No

30. What additional language do you need fliers in, and how many would you like to request? *

Language(s)

Quantity

31. Do you need your agency's logo printed on your fliers/posters?*

- Yes
- No

32. Please upload your agency's logo here.
**If you have any issues uploading your logo, please email it to jrgiants@sfgiants.com*

Browse...

33. Do you plan on hosting any in-person registration days or offering registration assistance in your office? *

- Yes
- No

34. Which will you offer? *

- ○ Ongoing support in our office
- ○ 1 or more dedicated sign-up days
- ○ Both

35. Please provide details for ongoing registration support in your office.

Example:
Monday - Friday
9:00 - 5:00 PM
April 1 - May 31
Antioch Park & Recreation Office
123 Main Street, Antioch

Note: While we can keep online registration open throughout the season, we recommend ending in-person registration by May 31 so families are motivated to sign up sooner. *

Days of the week	
Start time (include AM/PM)	
End time (include AM/PM)	
Start date (no earlier than April 1)	
End date (no later than May 31)	
Location name	
Address	
City	

36. Please provide details for your dedicated registration day(s).

Example:
April 10 & May 1
5:00 - 7:00 PM
Antioch Library
123 Main Street, Antioch

Note: While we can keep online registration open throughout the season, we recommend ending in-person registration by May 31 so families are motivated to sign up sooner. *

Date(s) (between April 1-May 31)	
Start time (include AM/PM)	
End time (include AM/PM)	
Location name	
Address	
City	

2026 Junior Giants League Agreement

37. **2026 Season Schedule**

The Organization shall ensure that its Junior Giants season will be 8 weeks in duration (including practices) and follow the Junior Giants Season & Program Schedule below:

- Week of June 8: **Week 1: Introduction to Junior Giants** (practices only or 1 game and 1 practice for each team)
- Week of June 15: **Week 2: Health** (practices only or 1 game and 1 practice for each team)
- Week of June 22: **Week 3: Strike Out Bullying** (begin playing games if games have not already started. Remainder of season should consist of 1 practice and 1 game each week for each team.)
- Week of June 29: **Week 4: Education**
- Week of July 6: **Week 5: Confidence**
- Week of July 13: **Week 6: Teamwork**
- Week of July 20: **Week 7: Leadership**
- Week of July 27: **Week 8: Integrity**

Can you adhere to this schedule? *

- ○ Yes, we can
- ○ No, we cannot

38. When will you start your season?

- Please note, if you start the season earlier than June 8, we can't guarantee that you will receive all supplies/materials in time.
- Your league is still required to run for 8 weeks even if you start a week later.
- Please use the comment box to explain why you need to start a week earlier or later.

*

- Week of June 1 (1 week early)
- Week of June 15 (1 week late)

Comments *

39. You will be required to host the following trainings before your practices begin:
(1) **First Pitch Meeting**
(1) **Volunteer Meeting**
(1) **Coaches Clinic**

Please initial below to indicate you are aware of the following responsibilities:

- Organizing the logistics behind the scenes to coordinate
- Promoting the dates to your league in advance

*

Initial

40. **Commissioner/Agency Responsibilities**

- The Acting Commissioner of the League shall virtually attend (or watch the recordings of) the mandatory **Commissioners Clubhouse Chats** hosted the last Wednesday of each month.
- The Acting Commissioner of the League shall attend the mandatory **Commissioners Camp** in February.
- The Commissioner(s) shall meet with Giants Community Fund staff for annual **league meetings** and other meetings as needed.
- The Organization will provide secure, year-round storage for all equipment provided by the Giants Community Fund with the exception of equipment that is no longer safe to use.
- The Organization will not use the equipment/supplies provided for other programs/leagues (with the exception of rewards from previous seasons).
- The Organization will run the program according to the Junior Giants Code of Ethics.
- The Organization will be responsible for the day to day operation of the league, including:
  - Promoting registration for players and volunteers
  - Booking fields for practices and games
  - Creating rosters and schedules
  - Storing supplies, distributing supplies at the beginning of the season, collecting supplies at the end of the season and completing a postseason inventory survey
  - Communicating with participants before, during and after the season
  - Creating a heat plan/bad weather plan and communicating it with participants
  - Running practices and games day-of

*

Initial ☐

Comments

41. **AmeriCorps Ambassador**

- The Giants Community Fund will do everything in its power to find at least one Ambassador for every league, but an Ambassador is not guaranteed. Leagues are responsible for assisting the GCF in Ambassador recruitment.
- The Commissioner(s) will make contact with the Ambassador within 2 business days of being connected via email and will schedule a sit-down meeting (in-person or via Zoom) within 1 week.
- The Ambassador & Commissioner(s) will complete the Roles & Responsibilities checklist within 2 weeks of the Ambassador's term start date.
- The Commissioner(s) will continue to meet with the Ambassador weekly throughout their term and will also be responsive to their questions via phone/email.
- The Organization will make sure at least (1) staff member who is knowledgeable about the Junior Giants program is at the field with the Ambassador during the entirety of practice and game days.
- The Commissioner(s) will conduct an exit interview with the Ambassador before their final day of service.

*

Initial

Comments

42. **Nondiscrimination**

The Organization will refrain from discriminating on the basis of race, color, creed, national origin, gender, gender identity and expression, sexual orientation, disability, and military status in any of its activities or operations. The Organization shall foster an inclusive and welcoming environment for all players, coaches, volunteers, and families. The Organization shall provide equal opportunities for both females and males to play and coach. *

Initials

Comments

43. **Online Registration**

The organization shall:

- Conduct all player, coach, and team parent registration through GCF's online sports management system, LeagueApps*.
- Not accept any other form of registration (i.e. paper registration).
- Require each participants' parent(s)/guardian(s) to sign a Player Waiver & each volunteer to sign the Coach Waiver upon registration through LeagueApps prior to any participation in Junior Giants.

**Specific platform subject to change* **

Initial ☐

Comments

44. **Background Checks**

The Organization will take all precautions to protect the safety of all participants in the League, including, without limitation, screening all adults who will interact with child participants in the league. The Organization will require all coaches, other volunteers affiliated with the Junior Giants program and all other adults who have contact with players to complete a background check through GCF's online sports management system, LeagueApps, prior to working with any youth (the LeagueApps background check is through Yardstik). If any coach, volunteer or other adult does not complete a background check or clear a background check, such person will not be permitted to be associated with the Junior Giants program or otherwise serve as a coach or volunteer. Under no circumstances, may a person begin volunteering for the League until he/she

has passed the LeagueApps background check.

The Organization shall not permit any adult to participate in any manner with the League if such adult's background check reveals: (i) a conviction for any crime involving or against a minor; (ii) a conviction for any violent crime; (iii) a conviction for Driving While Intoxicated if the person's services to the league would include driving; and/or (iv) the person is listed in a Sexual Offenders registry. Moreover, the League may prohibit any adult from participating in the League in any capacity if the background check reveals any information which the Head of the League determines could lead to a safety risk for the League.

All League teams shall have a background-checked adult of each gender over the age of 21 present at all times. At no time during any League activity should any adult, over 18 years of age, be alone with any member of the team, without another adult of the opposite gender present, except for his/her own child.

The Organization shall handle the results of all background checks with confidentiality and respect. Only the Commissioner of the League and his/her designees with a need to know may be informed of the results of the background checks.

The GCF may immediately suspend or terminate the league's affiliation in the Junior Giants program for failure to comply with the Background Check requirements described in this section. *

Initials

Comments

45. **Volunteer Shirts/Supplies**

The Organization will not pass out any supplies to volunteers before they have cleared their background check. This includes, but is not limited to, a volunteer shirt, incentives, baseball/softball equipment, etc.

The Organization will ensure that volunteers wear their volunteer shirt at every game, practice and Junior Giants event to signify to parents at the field that they have passed their background check. *

Initials

Comments

AmeriCorps Host Site Agreement

46. **The Host Site (League) will:**

1. Assist Junior Giants AmeriCorps Program in meeting the program goals as set out by the Grantor (California Volunteers): 100% enrollment of AmeriCorps Ambassador slots; 85% retention of enrolled AmeriCorps Ambassadors; meet performance targets as outlined in the AmeriCorps grant.

2. Provide enough service opportunities for AmeriCorps Ambassador(s) to accumulate the minimum required service hours over the grant year.

3. Provide adequate resources to fulfill the individual goals and program

3. Provide adequate resources to fulfill the individual goals and program objectives of the AmeriCorps Ambassadors, as well as the goals of the Giants Community Fund and AmeriCorps.

4. Identify a Site Supervisor (i.e. Commissioner) to provide direct supervision of the AmeriCorps Ambassador(s).

- Attendance on monthly Commissioners Clubhouse Chats;
- Participating in at least one League Meeting with the Regional Coordinators/Manager/Director during the grant year;
- Providing site-specific training necessary for the AmeriCorps Ambassadors to successfully provide service that is above and beyond the training provided by Junior Giants AmeriCorps Program including, but not limited to, Host Site orientation for new AmeriCorps Ambassadors and introductions to Host Site staff and explanation of Host Site policies;
- Providing supervision and assistance to AmeriCorps Ambassadors to assure that they are making adequate progress toward their individual and direct service and AmeriCorps Ambassador development objectives;
- Act as an informational relay between Giants Community Fund and the Host Site, and assuring that AmeriCorps Ambassadors in violation of the terms of their Member Service Agreement are disciplined in a manner consistent with that agreement. All disciplinary actions (verbal or written) must be handled in conjunction with the Regional Coordinator/Manager/Director, documented, with the documentation to be kept in the AmeriCorps Ambassador's file with the Giants Community Fund. All disciplinary actions MUST involve the GCF Coordinator/Manager/Director. Host Sites cannot terminate AmeriCorps Ambassadors for any reason.

5. The Site Supervisor and the Host Site are responsible for direct supervision of the AmeriCorps Ambassador(s) during their service hours on site. The host site is responsible for ensuring that the AmeriCorps Ambassador(s) participate in safe, productive and appropriate activities that will insure no undue harm comes to the AmeriCorps Ambassador(s) or host site clients and staff.

6. Permit AmeriCorps Ambassadors to attend all training sessions required by the Giants Community Fund, including but not limited to weekly calls with

Giants Community Fund staff. Permit AmeriCorps Ambassadors to attend other Sub Grantee/Organization meetings as necessary.

7. Ensure that AmeriCorps Ambassadors will not engage or participate in any of the following prohibited activities during their service hours:

- Attempting to influence legislation;
- Organizing or engaging in protests, petitions, boycotts, or strikes;
- Assisting, promoting or deterring union organizing;
- Impairing existing contracts for services or collective bargaining agreements;
- Engaging in partisan political activities or other activities designed to influence the outcome of an election to any public office;
- Participating in, or endorsing events or activities that are likely to include advocacy for or against political parties, political candidates, political platforms, proposed legislation, or elected officials;
- Engaging in religious instruction; conducting worship services; providing instruction as part of a program that includes mandatory religious instruction or worship; constructing or operating facilities devoted to religious instruction or worship; maintaining facilities primarily or inherently devoted to religious instruction or worship; or engaging in any form of religious proselytizing;
- Providing a direct benefit to a for-profit entity, a labor union, a partisan political organization, an organization engaged in the religious activities described in the preceding sub-clause unless Grant funds are not used to support the religious activities, or a non-profit that engages in lobbying, a non-profit entity that fails to comply with the restrictions contained in section 501(c)(3) of U.S. Code Title 26;
- Voter registration drives by AmeriCorps Ambassadors is an unacceptable service activity. In addition, Corporation funds may not be used to conduct a voter registration drive;
- Other activities as the Corporation determines will be prohibited, upon notice to Sub Grantee/Organization AmeriCorps Program.

8. Ensure that AmeriCorps Ambassadors are not assigned to activities that would result in displacement for a paid worker, or that would normally be done by a paid worker.

9. Ensure that AmeriCorps Ambassadors are provided with meaningful service opportunities and if there are administrative or clerical activities assigned, they are directly related to the AmeriCorps Ambassadors direct service activities as described in the position description (i.e. data collection/entry, email communication, etc.).

10. The Host Site acknowledges its responsibility to ensure that AmeriCorps Ambassadors are not engaged in any activities that are outside the approved position description of the AmeriCorps Ambassador.

11. The Host Site acknowledges that AmeriCorps Ambassadors cannot transport clients or community members in their personal vehicles. Host Site will ensure that AmeriCorps Ambassadors do not drive agency vehicles or provide transportation to clients in their personal vehicles.

12. Ensure that AmeriCorps Ambassadors do not participate in the following fundraising activities:

- Raising funds for his/her living allowance.
- Raising funds for an organization's operating expenses or endowment.
- Writing grant applications for AmeriCorps funding or for any other funding provided by the Corporation for National and Community Service.
- Writing grant applications for funding provided by any other federal agencies.

13. If the Junior Giants AmeriCorps Program releases an AmeriCorps Ambassador from service for any reason the AmeriCorps position may remain vacant for the remainder of the term.

14. Ensure that AmeriCorps Ambassadors are treated as equal members of the staff and receive the appropriate respect. *

Initial ☐

Comments

Use of Marks (Liability & Indemnification)

47.
The GCF grants the League a non-exclusive, non-transferable limited license to use the trademarks, service marks and copyright rights belonging to the GCF (the "GCF/Junior Giants Marks") subject to the terms and conditions of this Agreement. The Organization will not alter the GCF/Junior Giants Marks in any manner, without the prior written approval of the GCF. The League acknowledges that it cannot associate the name of a local sponsor with the GCF/Junior Giants Marks without the prior written approval of the GCF. No approval will be granted where a local sponsor is in a category that is competitive to a Giants sponsor.

Prior to any publication, distribution or display by the Organization of any GCF/Junior Giants Marks other than for its intended usage, the Organization shall furnish a written proposal identifying such usage to the GCF for its prior written approval. The Organization must not publish, distribute or display any GCF/Junior Giants Marks without first receiving written approval from the GCF. Following receipt of the GCF's approval, the Organization must not alter the GCF/Junior Giants Marks. The Organization shall seek GCF's prior written authorization in the event it desires to use the GCF/Junior Giants Marks other than as provided herein.

The Organization shall not use the GCF/Junior Giants Marks in any way that: (a) advertises, promotes, expresses or implies endorsement of any third party, cause, belief product or service by the GCF or the San Francisco Giants; (b) advertises, promotes or expresses endorsement or sponsorship of the league by any third party, product or service without the prior written approval of the GCF; or (c) reflects adversely on the reputation of the San Francisco Giants or the GCF. In addition, the Organization shall not, without the prior written permission of the GCF, use the GCF/Junior Giants Marks in connection with any event or in any manner other than in connection with the League

any event or in any manner other than in connection with the League.

With respect to profiles, commentary, writings, photographs, images, logos, and audio or video files (collectively "Content") posted on social media outlets including, but not limited to, Facebook, Instagram, Twitter, blogs, podcasts, message boards and websites (collectively "Social Media"), the Organization/League hereby agrees that it shall: (a) obtain prior written consent from the GCF before using the GCF/Junior Giants Marks on any Social Media outlet or linking to any website on any Social Media outlet; (b) refrain from displaying Content via Social Media that could be reasonably construed as an official GCF, Giants and/or Junior Giants communication; (c) refrain from posting any false or misleading Content on any Social Media outlet relating to the GCF, the Junior Giants program and/or the Giants; and (d) (i) accept any Facebook "Favorite Pages" request from the GCF; (ii) "Like" the GCF Organizational Page on Facebook; (iii) accept any GCF request to follow League's Twitter account; and (iv) accept any request from the GCF to connect to any other Social Media that represents the League.

The Organization hereby acknowledges the proprietary nature of the GCF/Junior Giants Marks and any other trademarks, service marks and copyright rights provided to the League by the GCF in connection with the GCF or the San Francisco Giants (collectively, "Giants Rights"). The League represents that it has not made and will not make any unauthorized use of the Giants Rights and agrees that during or after the term of this Agreement, it will make no such use of any Giants Rights, other than as provided in this Agreement, without the prior written consent of the GCF. Any use the Organization has made or will make of such Giants Rights has not conferred or will not confer any rights or benefits upon it whatsoever, and any rights created by such use shall inure to the benefit of the GCF and the Giants. The Organization further acknowledges that for purposes of this Paragraph, use shall include, but is not be limited to, trademark, fair, incidental, descriptive or functional uses.

The Organization must obtain all necessary licenses, consents or releases permitting it to use any third party proprietary material not furnished by the GCF including, but not limited to any: (a) name, likeness or voice of any individual (including, without limitation, Major League Baseball (“MLB”)

players, coaches, managers, broadcasters and announcers); (b) name, likeness or voice of any individual in the League, including players, coaches and managers; and (c) any copyright, trademark or other property or identifications other than the GCF/Junior Giants Marks. The Organization shall be solely responsible for determining which licenses, consents and releases must be obtained.
*

Initial ☐

Comments

Organization Shall Not Profit

48. Our organization acknowledges and agrees that the Giants Community Fund has no obligation to make any payment directly to our organization for any purpose. *

Initial ☐

Comments

49. Our organization will not earn a financial profit from items provided by the Giants Community Fund. This includes, but is not limited to, Giants or Minor League affiliate tickets, giveaway items and incentives, and equipment. *

Initial ☐

Comments

50. The Organization will not charge a fee for participants to play in the League, including any type of Organization membership fee. The Organization will not ask participants to fundraise in order to play in the League.

If a picture day is offered, there must be free options for players to receive their photo (players must receive a free printed photo or photos must be available for download at no charge). *

Initial ☐

Comments

Insurance

51. **2026 Giants Community Fund Insurance Requirements**

Each organization must secure and continuously maintain, at its own expense, the following coverage:

1. Workers' Compensation Insurance in compliance with state or provincial laws, covering employees, volunteers, temporary workers and leased workers, including Employers' Liability with

minimum limits of:

$1,000,000 Each Accident;
$1,000,000 Disease - Each Employee;
$1,000,000 Disease - Policy Limit.

2. An Insurance Services Office (or equivalent) occurrence based Commercial General Liability Insurance Policy, providing coverage for bodily injury and property damage and personal and advertising injury including but not limited to contractual liability, participant liability, products/completed operations liability and Abuse & Molestation coverage with minimum limits of:

$2,000,000 Each Occurrence;
$4,000,000 General Aggregate;
$2,000,000 Abuse & Molestation Aggregate;
$2,000,000 Products/Completed Operations Aggregate.

3. Automobile Liability Insurance, covering owned, non-owned, leased or hired automobiles, with a minimum combined single limit of $2,000,000 Each Accident.

The required limits may be satisfied through a combination of primary and follow form umbrella policies. All insurance policies must be issued by an admitted insurance carrier with an A.M. Best rating of A-8 or better. Major League Baseball Youth Foundation, the Office of the Commissioner of Baseball, its Bureaus, Committees, Subcommittees and Councils, MLB Advanced Media, L.P., Major League Baseball Properties, Inc., The MLB Network, LLC, the Clubs of Major League Baseball, and each of their subsidiaries or affiliated entities, any entity which, now or in the future, controls, is controlled by, or is under common control with the Major League Clubs or the Office of the Commissioner of Baseball, and its and their directors, officers and employees (“Additional Insureds”) must be named as Additional Insureds under the Commercial General Liability and Commercial Automobile Liability and, if applicable, Umbrella Liability Policies. All liability insurance policies must provide cross liability coverage (separation of insureds or severability of interest provisions). Further, coverage for the Additional Insureds shall apply on a primary and non-contributory basis irrespective of any other insurance available to the Additional Insureds, whether collectible or not. The Commercial General Liability policy shall include no third-party-over action exclusions or similar endorsements or limitations. Provided coverage remains commercially available and economically feasible as deemed by MLB, the Commercial General Liability & Umbrella Liability policies shall include no exclusions for CTE or similar or related brain trauma or injuries. No policy shall contain a self-insured retention. No policy shall contain a deductible in

excess of $25,000 and any/all deductibles shall be the sole responsibility of the Organization and shall not apply to the Additional Insureds. All policies shall be endorsed to provide a waiver of subrogation in favor of the Additional Insureds. All policies shall be endorsed to provide that in the event of cancellation, non-renewal or material modification MLB shall receive at least thirty (30) days written notice thereof. Organization shall furnish MLB with certificates of insurance evidencing compliance with all insurance provisions noted above prior to the commencement of the Term and annually at least ten (10) days prior to the expiration of each required insurance policy. Organization shall provide MLB with copies of its insurance policies and/or endorsements upon request. If any of the required policies are written on a claims made basis, Organization shall maintain such coverage for a period of three (3) years after termination of the Agreement and provide evidence of such coverage on an annual basis during the three (3) year period. The insurance requirements set forth will in no way modify, reduce, or limit the indemnification obligations required herein by Organization. Any actions, errors or omissions that may invalidate coverage for Organization shall not invalidate or prohibit coverage available to the Additional Insureds. Receipt by MLB of a certificate of insurance, endorsement or policy of insurance which is more restrictive than the contracted for insurance shall not be construed as a waiver or modification of the insurance requirements above or an implied agreement to modify same, nor is any verbal agreement to modify same permissible or binding.
To the extent any U.S. military sites are self-insured they will be exempt from this requirement upon submission of evidence of such self-insurance. *

Initial ☐

Comments

Term of Agreement: Right to Discontinue

52. Unless earlier terminated and/or discontinued in accordance with this paragraph, this Agreement shall be in effect until December 31, 2026. The GCF reserves the right to discontinue the Junior Giants program or any aspect of the program or require that the Organization disassociate itself from Junior Giants and the GCF at any time and for any reason. In addition, the GCF may suspend or discontinue the program in its entirety at any time for any reason. *

Initial

Comments

Signature

53. The foregoing terms accurately set forth the terms of our understanding and agreement.

AGREED AND ACCEPTED BY: *

First Name

Last Name

Organization

Title

Date

54. Please use your mouse to sign in the box below. *

Clear

Sign name using mouse or touch pad

Signature of

Return to Agenda

REPORT TO CITY COUNCIL

Approved by:

Joseph Hebert

Joseph Hebert, Parks & Community Services Director

Arnoldo Rodriguez

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-12

SUBJECT:

Madera Unified School District Fee Waiver Request for the Battle of the Books Event

RECOMMENDATION:

Adopt a Resolution waiving the rental fees of the John Wells Youth Center on Wednesday, March 18, 2026, related to the Madera Unified School District Battle of the Books event, at an anticipated rental fee of $2,176

SUMMARY:

The City received an inquiry from the Madera Unified School District (MUSD) requesting waiving the rental fees for using the John Wells Youth Center (JWYC) to host their annual Battle of the Books event. The reservation would take place on Wednesday, March 18, 2026, from 7:00 am – 1:30 pm, including setup and cleanup time.

DISCUSSION:

MUSD has submitted a formal request in writing to use the JWYC to host their annual Battle of the Books event. The Battle of the Books is a “national and district-wide reading competition that brings together students from across MUSD to celebrate literature, test their knowledge, and compete in a friendly environment.” The event promotes literacy, teamwork, and academic excellence among students.

The event is estimated to have approximately 180 students participate, supported by approximately 36 MUSD employees, and possibly some family spectators. Total attendance is expected to be less than 250 people.

To accommodate the total number of expected participants and attendees of the event, MUSD is requesting to reserve various spaces at the JWYC. This includes the rental of the following spaces for the event:

- Downstairs Conference Room
- Computer Lab
- Recreation Room
- Teen Lounge
- Craft Room
- Gym
- Patio/Lobby
- Snack Bar

Note that MUSD is also requesting equipment rental, including tables and chairs.

While staff supports the request, MUSD is still required to provide insurance documentation for City facility rentals that meet City requirements.

FINANCIAL IMPACT:

The applicable costs associated with the rental of the John Wells Youth Center, with the various spaces as requested, are summarized in Table 1 that would be applicable for this rental. Costs are derived from the City of Madera Master Fee Schedule.

Table 1: *Estimated Financial Impact Without Fee Waiver*	
Administrative Fee	$25
Downstairs Conference Room	$130
Computer Lab	$487.50
Recreation Room	$260
Teen Lounge	$260
Craft Room	$260
Gym	$325
Special Event Fee	$100
Rental of Chairs	$153.50
Rental of Tables	$175
Total	**$2,176**

ALTERNATIVES:

The Council may reject the fee waiver and require MUSD to remit any associated fees if they wish to rent the John Wells Youth Center for the Battle of the Books event on Wednesday, March 18, 2026.

ATTACHMENTS:

1. Resolution – Waiving the rental fees of the John Wells Youth Center for Wednesday, March 18, 2026, related to the Madera Unified School District Battle of the Books event, at an anticipated rental fee of $2,176

2. Request Letter Authored by Nicole Guerriero, Director – Elementary Curriculum, Instruction, and Assessment

ATTACHMENT 1

Resolution – Waiving the rental fees of the John Wells Youth Center for Wednesday, March 18, 2026, related to the Madera Unified School District Battle of the Books event, at an anticipated rental fee of $2,176

RESOLUTION NO. 26-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA WAIVING THE RENTAL FEES OF THE JOHN WELLS YOUTH CENTER FOR WEDNESDAY, MARCH 18, 2026, RELATED TO THE MADERA UNIFIED SCHOOL DISTRICT BATTLE OF THE BOOKS EVENT, AT AN ANTICIPATED RENTAL FEE OF $2,176

WHEREAS, the City has received a request for the waiver of fees for the rental of the John Wells Youth Center; and

WHEREAS, the request is from Madera Unified School District (MUSD); and

WHEREAS, MUSD is looking to host the annual Battle of the Books event on March 18, 2026; and

WHEREAS, the request is for rental utilization from 7:00 am – 1:30 pm, including setup and cleanup time; and

WHEREAS, the requests include various space utilization at the John Wells Youth Center; and

WHEREAS, the estimated fees for the request are calculated based on the City of Madera Master Fee Schedule; and

WHEREAS, the fees for the event are calculated at $2,176; and

WHEREAS, MUSD is still subject to providing insurance documentation for City facility rentals that meet City requirements.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF MADERA hereby resolves, finds, determines and orders as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. The Council finds that the waiver of fees as set forth in this resolution serves a valid public purpose in that the Madera Unified School District annual Battle of the Books event promotes literacy, teamwork, and academic excellence among students in the community.
3. The City Council does hereby waive the City fees for rental fees of the John Wells Youth Center on the date and time identified, subject to confirmation of insurance.
4. This resolution is effective immediately upon adoption.

* * * * * * *

ATTACHMENT 2

Request Letter Authored by Nicole Guerriero, Director – Elementary Curriculum, Instruction, and Assessment

Madera Unified School District

1902 Howard Road, Madera, CA 93637
559.675.4500
Fax: 559.675.1186
www.madera.k12.ca.us

Subject: Request for Facility Fee Waiver for Battle of the Books Educational Event

Dear Madera City Council,

Last year, the John W. Wells Youth Center generously waived the facility rental fee for our Battle of the Books educational event, a gesture that played a vital role in its overall success. Your support allowed us to redirect funds toward student awards, instructional materials, and transportation, ultimately increasing student participation and engagement in this important literacy initiative.

This year's Battle of the Books is scheduled for Wednesday, March 18, 2026, from 8:30 a.m. to 1:00 p.m. We anticipate welcoming approximately 180 student participants, along with 36 MUSD teachers and staff, as well as supportive family members and community spectators.

We would be sincerely grateful if the John W. Wells Youth Center would once again extend a fee waiver for this year's event. Your continued partnership helps us make meaningful educational opportunities accessible to all students, and we deeply value your ongoing support of our mission to enrich the lives of Madera's children through education.

Thank you for your time, consideration, and continued support.

Warm regards,

Nicole Guerriero
Director - Elementary Curriculum, Instruction, & Assessment
nicoleguerriero@maderausd.org
559-675-4500 ext.306

Todd Lile
Superintendent

Board of Trustees
Ray G. Siebert, President
Ruben Mendoza, Clerk
Nadeem Ahmad
Israel Cortes
Gladys A. Diebert
Joetta Fleak
Lucy Salazar

WE BELIEVE MADERA UNIFIED

Return to Agenda

REPORT TO CITY COUNCIL

Approved by:

Joseph Hebert

Joseph Hebert, Parks & Community Services Director

Arnoldo Rodriguez

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: B-13

SUBJECT:

Black Saints United Fee Waiver Request for the Black History Month Celebration Event

RECOMMENDATION:

Adopt a Resolution waiving the rental fees of the Pan American Community Center on February 15, 2026, related to a Black History Month Celebration hosted by Black Saints United, at an anticipated fee rental of $1,255

SUMMARY:

The City has received a request from Black Saints United seeking a waiver of rental fees for the use of the Pan American Community Center (PACC) to host the annual Black History Month Celebration. The reservation would be for Sunday, February 15, 2026, from 8:00 a.m. to 8:00 p.m., inclusive of setup and cleanup time.

DISCUSSION:

Black Saints United has submitted a formal request to use the PACC, specifically in the gym area, for their annual Black History Celebration event. The event is planned for Sunday, February 15, 2026.

February is Black History Month, an annual celebration of achievements by African Americans and a time for recognizing their central role in U.S. history. Since 1976, every U.S. president has officially designated the month of February as Black History Month. Black History Month was created to focus attention on the contributions of African Americans to the United States. It honors all Black people from all periods of U.S. history.

While staff supports the request, Black Saints United is still required to provide insurance documentation for City facility rentals that meet City requirements.

FINANCIAL IMPACT:

The applicable costs associated with the rental of the PACC, with the space as requested, are summarized in Table 1 that would be applicable for this rental. Costs are derived from the City of Madera Master Fee Schedule.

Table 1: *Estimated Financial Impact Without Fee Waiver*	
Administrative Fee	$25
Gym Rental at Pan-American	$1,045
Kitchen Access	$135
Early Access Fee	$50
Total	**$1,255**

ALTERNATIVES:

The Council may elect to reject the fee waiver and require the Black Saints United to remit any associated fees if they wish to rent PACC for the Black History Month Celebration event.

ATTACHMENTS:

1. Resolution – Waiving the rental fees of the Pan American Community Center on February 15, 2026, related to a Black History Month Celebration hosted by Black Saints United, at an anticipated fee rental of $1,255
2. Request Letter Authored by Councilmember Anita Evans

ATTACHMENT 1

Resolution – Waiving the rental fees of the Pan American Community Center on February 15, 2026, related to a Black History Month Celebration hosted by Black Saints United, at an anticipated fee rental of $1,255

RESOLUTION NO. 26-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA WAIVING THE RENTAL FEES OF THE PAN AMERICAN COMMUNITY CENTER ON FEBRUARY 15, 2026, RELATED TO A BLACK HISTORY MONTH CELEBRATION HOSTED BY BLACK SAINTS UNITED, AT AN ANTICIPATED FEE RENTAL OF $1,255

WHEREAS, the City has received a request for waiving of fees for the rental of the Pan American Community Center (PACC); and

WHEREAS, the request is from Black Saints United; and

WHEREAS, Black Saints United are looking to host a Black History Month Celebration event; and

WHEREAS, the request is for rental utilization on Sunday, February 15, 2026, from 8:00 am – 8:00 pm, including setup and cleanup time; and

WHEREAS, the estimated fees for the request are calculated based on the City of Madera Master Fee Schedule; and

WHEREAS, the fees for the event are calculated at $1,255; and

WHEREAS, Black Saints United are still subject to providing insurance documentation for City facility rentals that meet City requirements.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF MADERA hereby resolves, finds, determines and orders as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. The Council finds that the waiver of fees as set forth in this resolution serves a valid public purpose in that Black Saints United is a local community organization, and this event provides the opportunity for the community to celebrate Black History Month, created to focus attention on the contributions of African Americans to the United States.
3. The City Council does hereby waive the City fees for rental fees of the Pan American Community Center on the date and time identified, subject to confirmation of insurance.
4. This resolution is effective immediately upon adoption.

* * * * * * *

ATTACHMENT 2

Request Letter Authored by Councilmember Anita Evans

From: Anita Evans <aevans@madera.gov>
Sent: Thursday, January 22, 2026 5:39:04 PM
To: Nicki Rincon <nrincon@madera.gov>
Subject:

Madera City Council,

I would like to submit a request for a Fee Waiver for the use of the Pan Am Center on Sherwood Way, Madera, CA. Date: Sunday. February 15, 2026. Event: Black History Month Celebration, hosted by the Black Saints United and the City of Madera.

Thank you,
Councilwoman Anita Evans
City of Madera
District #4
903-305-1965

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

Return to Agenda

REPORT TO CITY COUNCIL

Approved by:
Harpiar Gandhi
Harpiar Gandhi, Public Works Ops Director
Arnoldo Rodriguez
Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026
Agenda Number: B-14

SUBJECT:

Extension to Ground Lease Agreement at Madera Municipal Airport with DMP Development

RECOMMENDATION:

Adopt a Resolution approving the First Amendment to the ground lease agreement between the City and DMP Development Corporation for property at Madera Municipal Airport

SUMMARY:

DMP Development Corporation has been an established tenant at the Madera Municipal Airport since the approval of its long-term ground lease in 2004. The company constructed its hangar shortly thereafter and has maintained continuous aviation use of the facility in accordance with lease requirements and Airport operating standards. The tenant has now requested a lease term extension to support long-range planning and continued investment in the facility, prompting the proposed amendment for Council consideration.

DISCUSSION:

The City previously entered into an Airport Property Lease Agreement in on January 7, 2004 with DMP Development Corporation to construct a 70' x 100' aircraft storage hangar located between the former Berry hangar and the Bill Newburn hangar at the City's Airport. The facility continues to serve as a secure storage and light maintenance location for aircraft owned or leased by DMP Development Corporation. The site is not intended for Fixed Base Operator (FBO) services or commercial aircraft maintenance activities, and the limited apron frontage aligns with this restricted operational use.

DMP Development Corporation has remained a long-standing aviation tenant in good standing and has maintained active hangar operations consistent with the approved aeronautical purposes. The tenant is now requesting an amendment to extend the original 30-year lease term to a total of 40 years, which would amend the termination date to January 7, 2044. The City has entered into 40 year ground leases, particularly when privately financed improvements revert to

City ownership at the end of the lease term. Table 1 illustrates those tenants with current ground leases, including tenants that hold 40-year lease terms. Considering this, staff finds the extension request compatible with past precedent and supportive of long-term airport development and investment objectives.

Table 1: *Land leases at the airport*

Tenant	Property	Term (Years)
David L. Berry	Property 1	40
David L. Berry	Property 2	40
Madera Aviation Group LLC.	Property 1	40
Madera Aviation Group LLC.	Property 2	40
4160 & 4170 Aviation Drive, LLC	Property 1	40
LNP LLC.	Property 1	40
DMP Development[1]	*Property 1*	*30*
David E. Wood	Property 1	30
Chris Tharp dba Barber Aviation	Property 1	30
WSD, LLC	Property 1	29.5
Lowell Merriam	Property 1	28
Michael Bode, DBA Bode Enterprises	Property 1	13
Berry Construction	Property 1	10
Mark A Diaz/Shauna B. Diaz	Property 1	7

[1] Subject item

FINANCIAL IMPACT:

Under the original 2004 lease terms, the ground lease rate commenced at $0.14 per square foot per year for the 12,771 square-foot leasehold, resulting in an initial rent of approximately $149 per month, with rent adjustments applied every five years based on the Consumer Price Index (CPI). The tenant is currently paying $187.19 monthly which reflects a $0.18 per square foot, which yields an annual revenue of $2,246.28. Upon approval, staff will facilitate any CPI rate adjustment that apply, pursuant to the terms listed in the agreement. Continued lease revenues will provide ongoing airport enterprise-fund income with no adverse General Fund impact. Upon expiration of the extended lease term, the hangar will continue to revert to City ownership at no cost, thereby providing a long-term asset without capital expenditure.

ALTERNATIVES:

The City Council may consider the following alternatives:

1. Deny the Request: Decline the extension and allow the existing lease to conclude on January 7, 2034, at which time the hangar reverts to the City at no cost.
2. Request Modifications or Further Information: Direct staff to return with revised lease terms, or additional details before taking final action.

ATTACHMENTS:

1. Resolution
    a. Exhibit A: First Amendment to the Least Agreement for DMP Development Corporation
2. Original Agreement with DMP Development Corporation, dated January 7, 2004

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING THE FIRST AMENDMENT TO THE GROUND LEASE AGREEMENT WITH DMP DEVELOPMENT CORPORATION FOR PROPERTY LOCATED AT THE MADERA MUNICIPAL AIRPORT

WHEREAS, the City of Madera and DMP Development Corporation entered into a Ground Lease Agreement dated January 7, 2004, for the purpose of constructing and maintaining a 70' x 100' aircraft storage hangar at the Madera Municipal Airport; and

WHEREAS, under the terms of the original Agreement, the 30-year lease term is set to expire on January 7, 2034, at which time ownership of the hangar facility reverts to the City of Madera at no cost; and

WHEREAS, DMP Development Corporation has remained a tenant in good standing and has formally requested a lease extension to allow for a 40-year total term; and

WHEREAS, the City has historically issued airport ground lease terms of similar duration when privately constructed improvements revert to City ownership at termination; and

WHEREAS, the requested extension is consistent with prior Council approvals, supports continued aeronautical use of the hangar facility, and maintains revenue stability to the Airport enterprise fund; and

WHEREAS, approval of the amendment will extend the lease expiration date to January 7, 2044, while maintaining all other provisions of the existing Agreement unless expressly modified.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA HEREBY finds, orders, and resolves as follows:

1. The recitals are incorporated herein as if set forth in full.
2. The City Council approves an amendment to the Lease Agreement – Airport Property with DMP Development to extend the term by an additional 10 years, resulting in a revised expiration date of January 7, 2044. The City Manager is authorized to enter into said First Amendment the Ground Lease, and to make any non-material updates to the same, subject to approval as to legal form by the City Attorney.
3. This resolution shall become effective immediately.

* * * * *

Exhibit A: First Amendment to the Least Agreement for DMP Development Corporation

FIRST AMENDMENT TO THE GROUND LEASE AGREEMENT WITH DMP DEVELOPMENT CORPORATION FOR PROPERTY LOCATED AT THE MADERA MUNICIPAL AIRPORT.

This First Amendment to Ground Lease Agreement ("**First Amendment**") is entered into by and between the **City of Madera**, a municipal corporation ("**City**"), and **DMP Development Corporation**, a California corporation ("**Lessee**"), and is effective as of February 4, 2026.

RECITALS

A. The City and Lessee entered into that certain Ground Lease Agreement dated January 7, 2004 ("Lease"), pursuant to which the City leased to Lessee certain real property located at the Madera Municipal Airport for the construction and operation of an aircraft storage hangar.

B. Under the Lease, Lessee constructed a privately financed aircraft hangar and has continuously used and maintained the premises for approved aeronautical purposes in compliance with the Lease, applicable Airport rules and regulations, and federal aviation requirements.

C. The original Lease established a thirty (30) year lease term, with improvements reverting to City ownership upon expiration of the Lease.

D. Lessee has requested, and the City desires to approve, an extension of the Lease term to support long-range planning, continued investment, and the ongoing aviation use of the facility.

E. The City Council has determined that extending the Lease term is consistent with the City's past airport leasing practices, the Airport Layout Plan, and applicable Federal Aviation Administration requirements.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein, the parties agree as follows:

1. Amendment to Lease Term

Section 2 of the Lease Agreement, entitled **"Term,"** is hereby amended to read as follows:
"The term of this Lease shall be forty (40) years from the original Commencement Date of January 7, 2004, unless sooner terminated in accordance with the provisions of this Lease. The amended expiration date of the Lease shall be January 7, 2044." Except as expressly modified herein, all provisions governing termination, default, and reversion of improvements shall remain in full force and effect.

2. No Expansion of Authorized Use

This First Amendment does not authorize any change or expansion in the permitted use of the leased premises. The premises shall continue to be used solely for:

- Aircraft storage; and
- Limited, incidental maintenance of aircraft owned or leased by Lessee,

and shall not be used for Fixed Base Operator (FBO) services, commercial aircraft maintenance, or other non-aeronautical purposes unless expressly approved by the City in writing and in compliance with all applicable FAA requirements.

3. Compliance with Federal Aviation Requirements

Lessee acknowledges and agrees that the Lease, as amended, remains subject to all applicable:

- Federal Aviation Administration grant assurances;
- Airport rules, regulations, and minimum standards; and
- Airport Layout Plan and Airport Master Plan provisions.

Nothing in this First Amendment shall be construed to obligate the City to take any action inconsistent with its obligations as an airport sponsor.

4. No Other Modifications

Except as expressly amended by this First Amendment, all other terms, covenants, and conditions of the Lease remain unchanged and in full force and effect. In the event of a conflict between the Lease and this First Amendment, the terms of this First Amendment shall control.

5. Authority

The individuals executing this First Amendment represent and warrant that they have full authority to bind their respective parties. Signatures transmitted electronically or by PDF shall be deemed original signatures.

SIGNATURES ON FOLLOWING PAGE

CITY OF MADERA
a municipal corporation

By: Arnoldo Rodriguez
Title: City Manager
Signature: _____
Date: _____

DMP DEVELOPMENT CORPORATION

By: _____
Tenant: DMP Development Corporation
Signature: _____
Date: _____

Agreement with DMP Development Corporation

ATTACHMENT 2

REPORT TO CITY COUNCIL

MEETING DATE: January 7, 2004

AGENDA ITEM: B-16

Submitted: Sam Scheider
Sam Scheider

Approved:
David R. Tooley

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING AN AGREEMENT BETWEEN CITY OF MADERA AND DMP DEVELOPMENT CORPORATION FOR LEASE OF PROPERTY AT MADERA MUNICIPAL AIRPORT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY

RECOMMENDATION:

Staff recommends that the Council approve the lease agreement between City of Madera and DMP Development Corp., for property at Madera Municipal airport, and authorize the Mayor to execute the agreement on behalf of the City.

SUMMARY:

DMP Development Corporation desires to build a 70' x 100' steel aircraft storage hangar at Madera airport. Michael A. Pistoresi, DMP Vice President, will represent DMP Development Corp. for this project.

The building site is located between the former Berry hangar and the Bill Newburn hangar.

Plans and Specifications are subject to City approval.

Lease term is 30 years. Hangar ownership will revert to City at end of term at no cost to City.

DISCUSSION:

DMP Development Corporation desires to build a hangar on the site located between the former Berry hangar and the Bill Newburn hangar. The hangar will be used for the storage and routine maintenance and service of aircraft that DMP Development Corp. might own or lease. The apron area in front of the site is limited. However, the site suits DMP Development because they do not plan to conduct Fixed Base Operations for the maintenance and repair of aircraft for the public.

FINANCIAL IMPACT

Rent for the site will start at $.14 per square foot per year for the first five years. The leasehold is 12,771 square feet. Starting monthly rent will be $149.00. Five-year CPI adjustments will apply.

RESOLUTION NO. 04-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING AN AGREEMENT BETWEEN CITY OF MADERA AND DMP DEVELOPMENT CORPORATION FOR LEASE OF PROPERTY AT MADERA MUNICIPAL AIRPORT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY

WHEREAS, DMP Development Corporation has requested that City of Madera lease to them property located at Madera Municipal Airport; and

WHEREAS, the proposed agreement (the "Agreement") prepared in connection with this request is on file in the Office of the City Clerk of the City; and

WHEREAS, the fair market value of the lease of such property does not exceed the rental rate under the terms of the proposed lease agreement.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF MADERA does hereby resolve, find and order as follows:

1. The lease agreement between City of Madera and DMP Development Corporation is approved.

2. The Mayor of the City of Madera is authorized to execute the lease agreement on behalf of the City of Madera.

3. This resolution is effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Madera the 7th day of January, 2004 by the following vote:

AYES: Council Members Wells, Skeels, Armentrout, Svanda.

NOES: None.

ABSTENTIONS: None.

ABSENT: Council Member Nabors.

JOHN W. WELLS, Mayor

ATTEST:

SONIA ALVAREZ, City Clerk

CITY OF MADERA INCORPORATED March 27, 1907 CALIFORNIA

APPROVED AS TO LEGAL FORM:

JOSEPH A. SOLDANI, City Attorney

RECORDING REQUESTED BY
City of Madera

AFTER RECORDING PLEASE MAIL TO:
City of Madera
Madera Municipal Airport
4020 Aviation Drive
Madera, California 93637

Recorded in Official Records, Madera County
REBECCA MARTINEZ
Madera County Recorder
CIT Madera City

1/23/2004
2:35 PM
LM

Doc#: 2004003025

Titles: 1 **Pages: 25**

Fees	0.00
Taxes	0.00
Other	0.00
PAID	$0.00

(Fee waived per Section 27838 of the Government Code, no fee due)

LEASE AGREEMENT – AIRPORT PROPERTY

DMP DEVELOPMENT CORPORATION

THIS LEASE AGREEMENT made and entered into this **Seventh day of January, 2004**, by and between the CITY OF MADERA, a municipal corporation of the State of California, hereinafter called "CITY", and DMP DEVELOPMENT CORPORATION, a California Corporation, 413 West Yosemite Avenue, Suite 106, Madera, CA 93637, hereinafter called "TENANT".

WITNESSETH

WHEREAS, CITY is the owner of certain real property situate in the County of Madera, State of California, which is being used for airport purposes; and

WHEREAS, Sections 37389 and 50478 of the Government Code of the State of California authorize a city to lease property owned by it for purposes incidental to aircraft, including construction and maintenance of hangars, service shops and other aircraft facilities; and

WHEREAS, it is the mutual intent and desire of CITY and TENANT to enter into a lease of property at the Madera Municipal Airport in accordance with the terms and conditions hereinafter set forth;

NOW THEREFORE, in consideration of the mutual covenants, terms, provisions and conditions hereinafter set forth, the parties hereto agree as follows:

1. Description of Property

CITY hereby leases to TENANT and TENANT hereby leases from CITY on the terms and conditions hereinafter set forth all that portion of City-owned real property situated in the County of Madera, State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

2. Term

Except as provided in Paragraph 5 hereof, the term of this lease agreement shall be for a period of **thirty (30) years** commencing on **January 7, 2004** and terminating **January 7, 2034**, subject to any other provisions for termination provided for herein.

3. Rent

Except as hereinafter provided, the rent for the leased property which TENANT hereby agrees to pay to CITY without deduction or offset at the City Hall, Madera, California, or at such other place or places as may be designated from time to time by CITY is the **sum of One Thousand Seven Hundred Eighty Eight Dollars ($1,788.00) per year (based on $.14 per square foot per year x 12,771 square feet) for the first five years of this lease agreement, payable in monthly installments of $149.00 in advance**. At the end of each five-year period the annual rent shall be adjusted in accordance with the 1982-1984 based San Francisco-Oakland-San Jose

All Urban Consumer Price Index (CPIU) calculated by the Federal Government. The CPIU Index was 196.3 for October 2003 and will be the base starting Index number. Said adjustments shall be in an amount equal to the percentage increase of said CPIU. Said rental payments shall not decrease regardless of the CPIU.

4. Use Purposes

TENANT covenants to construct a steel aircraft hangar on the leased property, the net dimensions of which shall be no smaller than sixty five (65) feet wide and ninety (90) feet long, and no larger than seventy (70) feet wide and one hundred (100) feet long. TENANT agrees to submit all building plans to the City of Madera Building Division and the Madera Airport Operations Manager for final approval prior to commencement of construction. Particular areas of concern include but are not limited to building exterior wall-to-property line distance, building foundation, fire protection, building materials to be used, and accumulation, handling, and proper disposal of liquid and solid waste materials associated with the permitted use of the property. If final construction plans and specifications for the hangar building are not completed to the satisfaction of the City and the Airport Operations Manager within one hundred twenty (120) days of the execution of this lease agreement, this lease agreement shall be null and void. If the concrete floor pad for the hangar building is not installed within two hundred forty (240) days of execution of this lease agreement, this lease agreement shall be null and void. If final construction of the hangar building is not completed, including final construction inspection by the City, within three hundred sixty five (365) days of the execution of this lease agreement, this lease agreement is null and void. Any and all rent paid by TENANT to a null and void date will not be refunded by CITY. Deadlines stated in this

paragraph 4 may be extended at the sole discretion of CITY for delays caused by circumstances beyond the control of TENANT. If an extension of a deadline becomes necessary, TENANT shall submit a written request for such extension to CITY thirty (30) days prior to expiration of the original deadline.

TENANT covenants to occupy the steel hangar building on the property for the sole purpose of aircraft storage, routine service, maintenance and repair of aircraft owned or leased by TENANT. TENANT shall not use or permit said property, or any portion thereof, to be used for the purpose of selling aviation fuels to the public without prior written consent of the CITY. TENANT shall not use or permit the property or any part thereof to be used as a primary operating base/headquarters/main office etc. for a purely non-aeronautical related business or enterprise, nor allow use of such property by employees of such non-aeronautical business, or for the storage of any parts, supplies and equipment related to non-aeronautical business.

During the term of this lease agreement, all improvements constructed on the leased property by TENANT shall be owned by TENANT until expiration of this lease agreement or until earlier termination of this lease agreement as hereinafter provided. TENANT shall not, however, remove any improvements from the leased property nor waste, destroy or modify any improvements except as may be permitted by this lease agreement. Ownership and/or disposition of all such improvements upon expiration or sooner termination of the lease agreement shall be as provided for in Paragraph 5 as appropriate.

5. Termination

This lease agreement shall terminate at the end of the term hereof, and TENANT shall have no further right or interest in the leased property or the improvements thereon. Such

improvements shall thereupon become the property of the CITY at no cost to the CITY, and TENANT agrees to execute a Bill of Sale transferring all rights, interests and ownership in such interests to CITY. Said improvements shall be given over to CITY free of any encumbrances, liens, claims or demands of any nature whatsoever.

If CITY elects to have all such improvements remain on the property and become the property of CITY at no cost to CITY and TENANT has not defaulted in any of the terms and conditions of this lease agreement, TENANT shall then have the right of first refusal of any such rental agreement for said property and improvements upon the terms and conditions then offered by CITY.

6. Utilities

TENANT shall pay for all water, sewer, gas, heat, light, power, telephone service, waste disposal and all other services supplied to the property, including the cost of installation and maintenance thereof, if any.

7. Maintenance of Property and Improvements

TENANT shall, at his sole cost and expense, keep and maintain the property and improvements thereon, if any, regardless of ownership, and all portions thereof, in safe and sanitary order, in good state of repair and shall keep the property clean and free of weeds, debris and other unsightly or unsafe matter including, but not limited to, containers and paraphernalia connected with aircraft operations, maintenance and repair, and shall properly dispose of all debris and other waste matter which may accumulate. TENANT shall provide proper metal containers with proper covers for the temporary keeping of solid or liquid waste on the property. TENANT agrees to prevent any and all lubricants and cleaning and striping materials from

contacting the pavement and storm water runoff system. In connection with TENANT'S permitted use of the property, it is expressly understood and agreed that no aircraft are to be dismantled other than inside the hangar and no outside storage of disassembled aircraft or aircraft parts shall be permitted. TENANT agrees to maintain the property in an acceptable manner as may be required of all other tenants by the Airport Manager. CITY reserves the right to require the ramp area to be cleared of all aircraft for use by others during special events, without compensation to TENANT, including but not necessarily limited to an annual air show and such other special activities as may be determined by the CITY.

8. Compliance with Laws

TENANT agrees that he will not use or permit said property to be used for any unlawful purpose or for any purpose which will injure the reputation of the Madera Municipal Airport of which the property is a part. TENANT shall not commit nor suffer to be committed any waste upon the property, or any public or private nuisance or other act or thing which may disturb the quiet enjoyment of any other tenant of the Madera Municipal Airport of which the property is a part. TENANT shall, at his sole cost and expense, promptly observe and comply with all laws, orders, regulations, rules, ordinances and requirements now in force or which may hereafter be in force of Federal, State, County and City governments or other lawful governmental bodies or any of their departments, bureaus or officers having jurisdiction over the property or any of the activities conducted thereon. TENANT agrees to observe and obey during the term of this lease agreement all laws, ordinances, rules and regulations now in effect or promulgated in the future by CITY and/or by any other proper authority having jurisdiction over the conduct of operations at the Madera Municipal Airport. TENANT shall do all things which may be

required of him or be deemed necessary on account of the use by TENANT of said property, and TENANT shall and does agree to pay, at his sole cost and expense, all fines, penalties, damages, costs and expenses that may in any manner arise out of or be imposed because of the failure of TENANT to comply with this paragraph. TENANT shall defend and does hereby agree to save CITY harmless from any damage, injury or loss suffered by reason of any breach by TENANT of this Paragraph 8.

9. Environmental Indemnification by Tenant

TENANT agrees to indemnify, defend by counsel acceptable to CITY and hold CITY, its appointive and elective boards, commissions, officers, employees, volunteers and agents (hereinafter in this Paragraph 9 only referred to collectively as "City Personnel") harmless from and against and in respect of any and all claims, damages (including, without limitation, diminution deficiencies, interest, penalties, attorney's fees and all amounts paid in defense or settlement of the foregoing whether or not arising out of third-party claims, which may be imposed upon or incurred by Landlord or asserted against City Personnel by any other party or parties (including governmental entities), in connection with any environmental conditions or the remediation of any environmental conditions (hereafter discovered), or any environmental noncompliance arising out of, resulting from, or attributable to, the assets, business, or any claims, expenses, losses, liabilities, etc. resulting from the alleged exposure of any person to environmental conditions, regardless of whether such environmental conditions or exposure resulted from activities of TENANT or TENANT'S agents, representatives, employees or independent contractors, and the breach of any of CITY'S representations and warranties.

TENANT'S obligations pursuant to this paragraph shall exist regardless of whether CITY is alleged or held to be strictly or jointly and severally liable.

10. Assignment

TENANT shall not assign this lease agreement or any interest therein, and shall not sublet the premises or any portion thereof or any rights or privileges appurtenant thereto or suffer any other person (agents and servants of CITY excepted) to occupy or use the said property or any portion thereof without the prior written consent of CITY. Consent to one assignment, subletting, occupation or use by another person shall not be deemed to be consent to any subsequent assignment, subletting, occupation or use by another person. Any such assignment or subletting without such prior written consent shall be void and shall at the option of CITY terminate this lease agreement. This lease agreement shall not, nor shall any interest therein, be assignable as to TENANT'S interest by operation of law without the prior written consent of CITY. TENANT agrees that in the event all or substantially all of TENANT'S assets are placed in the hands of a receiver or trustee and such receivership or trusteeship continues for a period of thirty (30) days, or should TENANT make an assignment for the benefit of creditors, or be finally adjudicated bankrupt, or should TENANT institute any proceeding under the Bankruptcy Act as the same now exists or any amendment thereof which may hereafter be enacted, or any other act relating to the subject of bankruptcy wherein TENANT seeks to be adjudicated bankrupt, or to be discharged of his debts, or to effect a plan of liquidation, composition or reorganization, or should any involuntary proceedings be filed against TENANT under any such bankruptcy by pleading or default, then this lease agreement or any interest in and to the property shall not become an asset in any such proceedings, and in any

such event and in addition to any and all rights and remedies of CITY hereunder or by law provided, it shall be lawful for CITY to declare the term hereof ended and for CITY to re-enter the property and take possession thereof and remove all persons therefrom, and TENANT shall have no claim thereon or hereunder.

11. Abandonment

TENANT shall not vacate or abandon the property described herein at any time during the term hereof. If TENANT should abandon, vacate or surrender said property or be dispossessed thereof by process of law or otherwise, any personal property belonging to TENANT and left on said property shall be deemed to be abandoned at the option of CITY.

12. Time

Time is of the essence for this lease agreement.

13. Binding on Successors

The covenants, terms, and conditions herein contained shall, subject to the provisions as to assignment, apply to and bind the heirs, successors, executors, administrators and assigns of all the parties hereto and all such parties shall be jointly and severally liable hereunder.

14. Waiver

The waiver by CITY of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, or condition or any subsequent breach of the same or any other term, covenant, or condition herein contained. The subsequent acceptance of rent hereunder by CITY shall not be deemed to be a waiver of any preceding breach by TENANT of any term, covenant, or condition of this lease agreement, other than

the failure of tenant to pay the particular rental so accepted, regardless of CITY'S knowledge of such preceding breach at the time of acceptance of such rent.

15. Right of Entry

CITY reserves the right to enter upon the property at a reasonable time for the purpose of making any inspection it may deem expedient or desirable for the proper enforcement of any terms, conditions, provisions, and covenants of this lease agreement.

16. Alterations: Removal or Additions

TENANT shall not make or allow to be made any additions or alterations on said property or any part thereof, without approval of CITY of the plans and specifications therefor first had and obtained. Any additions to or alterations of said property except installation of movable furniture and or trade fixtures shall become at once a part of the realty and shall belong to CITY.

TENANT shall keep the property free from any liens arising out of any work performed, materials furnished or obligations incurred by TENANT. In the event that TENANT desires to make any alterations or improvements, plans and specifications thereof shall be submitted to CITY and, if authorized, completion thereof shall be made to the satisfaction of CITY.

17. Insurance

TENANT shall during the term of this lease agreement carry commercial general liability, aircraft liability and property damage insurance which shall provide coverage for any claim or liability for any injury or damage to any person or property occurring on the property or arising out of or resulting from TENANT'S operations or omissions on said property or at

the Madera Municipal Airport. The policy limits of commercial general liability and aircraft liability shall be not less than One Million Dollars. Policy limits will be reviewed at five-year intervals and adjusted as required. Such insurance policies shall be in a form which meets with the approval of CITY and shall be underwritten by a company or companies approved by CITY. Said policies shall name the CITY of Madera, its elective and appointive boards, commissions, officers, employees and volunteers as additionally insured, and shall not in any way limit the coverage provided by said policy or policies for injury or damage to the persons or property of CITY, its elective and appointive boards, commissions, officers, employees and volunteers arising or resulting from any wrongful act or omission or negligence on the part of TENANT, his servants and employees. Other insurance of CITY shall not be required to participate with said insurance in the payment of any damages. Said insurance policy, policies or certificates evidencing issuance of the policies required herein shall be filed with the City Clerk concurrently with the execution of this lease agreement and shall include an endorsement precluding cancellation thereof without thirty (30) days prior written notice to the Airport Supervisor.

TENANT shall, in addition to the insurance above required, provide similar liability insurance coverage during the construction of any and all improvements made by TENANT upon the property and/or pursuant to this lease agreement. Said policy shall remain in full force and effect until the completion of all of said improvements and the acceptance thereof by CITY.

18. Airport Appropriated by Federal Government

In the event that the Madera Municipal Airport or any portion thereof is appropriated by the Federal Government in a national emergency and as a result thereof civil aircraft are prohibited from using said airport, and as a result thereof TENANT is otherwise prohibited by Federal Law, rule or regulation from using and occupying the property, and TENANT for such reason does not use or occupy said property and TENANT is not compensated for damages caused thereby, then during the period in which all such conditions exist the rent herein required to be paid shall be suspended. Except for such suspension or rent, each and every provision, term, covenant and condition of this lease agreement shall remain in force and effect, including, but not by way of limitation, TENANT'S obligation to maintain the property. The terms of this lease agreement shall not be extended because of the occurrence of the above conditions.

19. Taxes

TENANT shall take notice the property interest created herein may be subject to taxation and the party in whom the possessory interest is vested (TENANT) may be subject to payment of property taxes on such interest. TENANT shall be responsible for and shall pay all possessory interest tax which may be assessed or levied, if any, on the property.

20. Hold Harmless Agreement

TENANT agrees to defend and does hereby hold CITY, its appointive and elective boards, officers, commissions and employees, harmless from any and all liability for damages or claims for damages for personal injuries including death to any person or persons as well as from claims for property damage which may arise from TENANT'S

occupation and use of said property or any one or more persons directly employed by or acting as agents for TENANT or as contractors of TENANT. TENANT agrees to and shall defend CITY, its elective and appointive boards, officers, commissions and employees, from any suits or actions at law or in equity for damages caused or alleged to have been caused by reason of the aforesaid operations provided, however, that CITY does not and shall not waive any rights against TENANT which he may have by reason of this hold harmless agreement, by reason of acceptance by CITY or deposit with CITY by TENANT of any insurance policies or certificates of insurance described in Paragraph 17 hereof, and provided further that this hold harmless agreement shall apply to all damages and claims for damages of every kind suffered or alleged to have been suffered by reason of any of TENANT'S operations, whether or not such insurance policies have been determined to be applicable to any of such damages or claims for damages, and is deemed to include any damages or injuries to CITY, CITY'S property, officers or employees.

21. Use of Airport Facilities

Subject to the terms and conditions stated herein, it is understood and agreed that TENANT shall have the right to use wash racks and other facilities off of the property the same as other users on a first-come, first-serve basis.

22. Breach of Lease Agreement

In the event of any breach of this lease agreement by TENANT, and after the cure period as provided herein below, TENANT is still in breach and it has not been cured, CITY, besides other rights or remedies it may have, shall have the immediate right of re-entry

and may remove all persons and property from the property. Such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of TENANT. Should CITY elect to re-enter as herein provided, or should CITY take possession pursuant to legal proceedings or pursuant to any notice provided for by law, CITY may either terminate this lease agreement or may, from time to time, without terminating this lease agreement, re-let said property or any part thereof for such term or terms and at such rental or rentals and upon such other terms and conditions as CITY, in its sole discretion, may deem advisable with the right to make alterations and repairs to the said property. Rents received by CITY from such re-letting shall be applied first to payment of any indebtedness other than rental due hereunder from TENANT to CITY; second, to payment of rent due and unpaid hereunder; third, to payment of any cost of such re-letting, and fourth, to the payment of the cost of any alterations and repairs to the property. The residue, if any, shall be held by CITY and applied to payment of future rental as the same may become due and payable hereunder. Should such rents received from such re-letting during any period be less than that agreed to be paid during that period by TENANT hereunder, then TENANT shall pay such deficiency to CITY. Such deficiency shall be calculated and paid monthly. No such re-entry or taking possession of said premises by CITY shall be construed as an election on its part to terminate this lease for any breach. In addition to any other remedy it may have, CITY may recover from TENANT all damages it may incur by reason of such breach, including the cost of recovering the property and including the worth at the time of such termination, of the excess, if any, of the amount of rental and charges equivalent to rent reserved in this

lease agreement for the remainder of the stated term over the then reasonable rental value of the stated term.

The failure or delay by TENANT to perform any term or provision of this lease agreement constitutes a default under this lease agreement. TENANT shall immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy within thirty (30) days from the date written notice of such default is sent to TENANT by CITY. During any period of cure, correction or remedy, TENANT shall not be in default.

CITY shall give written notice of default to TENANT, specifying the default alleged by the CITY. Except as required to protect against further damages, and except as otherwise expressly provided above, the CITY may not institute proceedings against the TENANT in default until thirty (30) calendar days after giving such notice. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of the default.

Except as otherwise expressly provided in this lease agreement, any failure or delay by CITY in asserting any of its rights or remedies as to TENANT'S default shall not operate as a waiver of such right or remedies or deprive CITY of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

Whenever the CITY delivers any notice or demand to the TENANT with respect to any breach or default by the TENANT under this lease agreement, the CITY shall at the same time deliver a copy of such notice or demand to each holder of record of any security

interest authorized by the CITY under this lease agreement. Each such holder shall (insofar as the rights of the CITY are concerned) have the right at its option, within forty-five (40) calendar days after receipt of the notice, to cure or remedy, or to commence to cure or remedy, any such default and to add the cost thereof to the security interest debt and the lien on its security interest. Nothing in this lease agreement shall be deemed to permit or authorize such holder to undertake or continue the construction or completion of any building or related improvements (beyond the extent necessary to conserve or protect the improvements or construction already made) without first having expressly assumed the TENANT'S obligations to the CITY by written agreement satisfactory to the CITY. In that event, the holder must agree to complete, in the manner provided in this lease agreement, that portion of the Project or related improvements to which the lien or title of such holder relates, and must submit evidence satisfactory to the CITY that it has the qualifications and financial ability to perform such obligations.

23. Airport Restrictions

Its is hereby expressly understood and agreed that this lease agreement is subject to all applicable terms and conditions of that certain instrument of release dated September 7, 1962, executed by the Administrator of the Federal Aviation Agency acting on behalf of the United States of America, recorded September 20, 1962, in Book 839, at page 540, Official Records of Madera County, California, and particularly the following reservations, covenants and conditions, to which TENANT hereby agrees to be bound:

a. "There is hereby reserved to the City of Madera, California, its successors and assigns, for the use and benefit of the public, a right of flight for the passage

of aircraft in the airspace above the property herein leased, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on Madera Municipal Airport.

b. The TENANT by accepting this lease agreement expressly agrees for itself, its successors and assigns, that it will not erect nor permit the erection of any structure or object nor permit the growth of any tree on the property leased hereunder above a mean sea level elevation of 348 feet. In the event the aforesaid covenant is breached, the City of Madera, California reserves the right to enter on the property leased hereunder and to remove the offending structure or object and to cut the offending tree, all of which shall be at the expense of TENANT.

c. The TENANT by accepting this lease agreement expressly agrees for itself, its successors and assigns, that it will not make use of the property in any manner which might interfere with the landing and taking off of aircraft from said Madera Municipal Airport or otherwise constitute an airport hazard. In the event the aforesaid covenant is breached, the City of Madera, California, reserves the right to enter on the property leased hereunder and cause the abatement of such interference at the expense of the TENANT.

24. Condemnation Clause

If any part of the property shall be taken or condemned for a public or quasi-public use, and a part thereof remains which is susceptible of occupation hereunder, this lease agreement shall, as to the part so taken, terminate as of the date title shall vest in the condemnor, and the rent payable hereunder shall be adjusted so that TENANT shall be required to pay for the remainder of the term only such portion of such rent as the value of the part remaining after the condemnation bears to the value of the entire property at the date of condemnation; provided, however, in such event CITY shall have the option to terminate this lease agreement as of the date when title to the part so condemned vest in the condemnor. If all the property, or such part thereof be taken or condemned so that there does not remain a portion susceptible of occupation hereunder, this lease agreement shall thereupon terminate. If a part or all of the property be taken or condemned, all compensation awarded upon such condemnation or taking shall go to the CITY and TENANT shall have no claim thereto and TENANT hereby irrevocably assigns and transfers to CITY any right to compensation or damages to which TENANT may become entitled during the term hereof by reason of the condemnation of all or a part of the property.

25. Litigation Involving Lease Agreement

In the event that CITY is made a party to any litigation concerning this lease agreement or the property by reason of any act of omission by TENANT, TENANT promises to hold CITY harmless and indemnify CITY from all loss or liability, including reasonable attorney's fees necessarily incurred by CITY in such litigation. The foregoing sentence shall not apply in the event defense of CITY in any suit is provided for by any insurance

carrier. In case suit shall be brought for unlawful detainer of said property, for the recovery of any rental due under the provisions hereof, or because of the breach of any other covenant, term, condition or provision herein contained on the part of TENANT to be kept or performed, and CITY prevails therein, TENANT shall pay to CITY a reasonable attorney's fee which shall be fixed by the Court; provided, however, in the event either party finds it necessary to institute suit for any other purpose in connection with the terms of or the enforcement of this lease agreement, it is agreed that the prevailing party shall collect from the losing party reasonable attorney's fees which shall be fixed by the Court, plus actual costs of suits incurred.

26. Non-Discrimination

TENANT for himself, his personal representatives, successors in interest, and assigns, as part of the consideration hereof does hereby covenant and agree as a covenant running with the property, that:

a. No person on the grounds of race, color, or national origin shall be excluded from participation, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities;

b. In the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefit of, or otherwise be subjected to discrimination;

c. TENANT shall use the property in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations,

Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended;

d. Notwithstanding any other provisions of this lease agreement, in the event of breach of any of the above non-discrimination covenants, the City of Madera shall have the right to terminate this lease agreement and to re-enter and repossess said property and the facilities thereon, and hold the same as if said lease agreement had never been made or issued.

Effective the day and year first above written.

CITY OF MADERA
a Municipal Corporation of
the State of California

MAYOR, JOHN W. WELLS

ATTEST:

CITY CLERK, SONIA ALVAREZ

APPROVED AS TO FORM:

CITY ATTORNEY, JOSEPH A. SOLDANI

TENANT:

DMP DEVELOPMENT CORPORATION,
A California Corporation

By: 12-30-3
David L. Berry, President

By:
Pablo Aleman, Secretary

STATE OF CALIFORNIA)
)
COUNTY OF MADERA)

On the 8th day of January, 2004, before me, Sonia Alvarez, City Clerk of the City of Madera, personally appeared John W. Wells personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SONIA ALVAREZ, City Clerk
City of Madera

CITY OF MADERA INCORPORATED March 27, 1907 CALIFORNIA

State of California

County of Madera

On 12/30/03 (DATE) before me, Betty J. Beaird, Notary Public (NAME/TITLE OF OFFICER-i.e."JANE DOE, NOTARY PUBLIC")

personally appeared David L. Berry (NAME(S) OF SIGNER(S))

☒ personally known to me -OR- ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

SRS2 BETTY J. BEAIRD COMM. #1348377 NOTARY PUBLIC-CALIFORNIA MADERA COUNTY My Comm. Exp. March 26, 2006 SRS2

Witness my hand and official seal.

(SEAL)

Betty J. Beaird
(SIGNATURE OF NOTARY)

RIGHT THUMBPRINT (Optional)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)
☐INDIVIDUAL(S)
☐CORPORATE _____
OFFICER(S) _____ (TITLES)
☐PARTNER(S) ☐LIMITED ☐GENERAL
☐ATTORNEY IN FACT
☐TRUSTEE(S)
☐GUARDIAN/CONSERVATOR
☐OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies)

RIGHT THUMBPRINT (Optional)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)
☐INDIVIDUAL(S)
☐CORPORATE _____
OFFICER(S) _____ (TITLES)
☐PARTNER(S) ☐LIMITED ☐GENERAL
☐ATTORNEY IN FACT
☐TRUSTEE(S)
☐GUARDIAN/CONSERVATOR
☐OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies)

ATTENTION NOTARY

The information requested below and in the column to the right is OPTIONAL. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Lease Agreement - Airport Prop. DMP development Corporation

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

WOLCOTTS FORM 63240 Rev. 3-94 (price class 8-2A) ©1994 WOLCOTTS FORMS, INC.
ALL PURPOSE ACKNOWLEDGMENT WITH SIGNER CAPACITY/REPRESENTATION/TWO FINGERPRINTS

7 67775 63240 8

LEASE AGREEMENT – AIRPORT PROPERTY

LEGAL DESCRIPTION

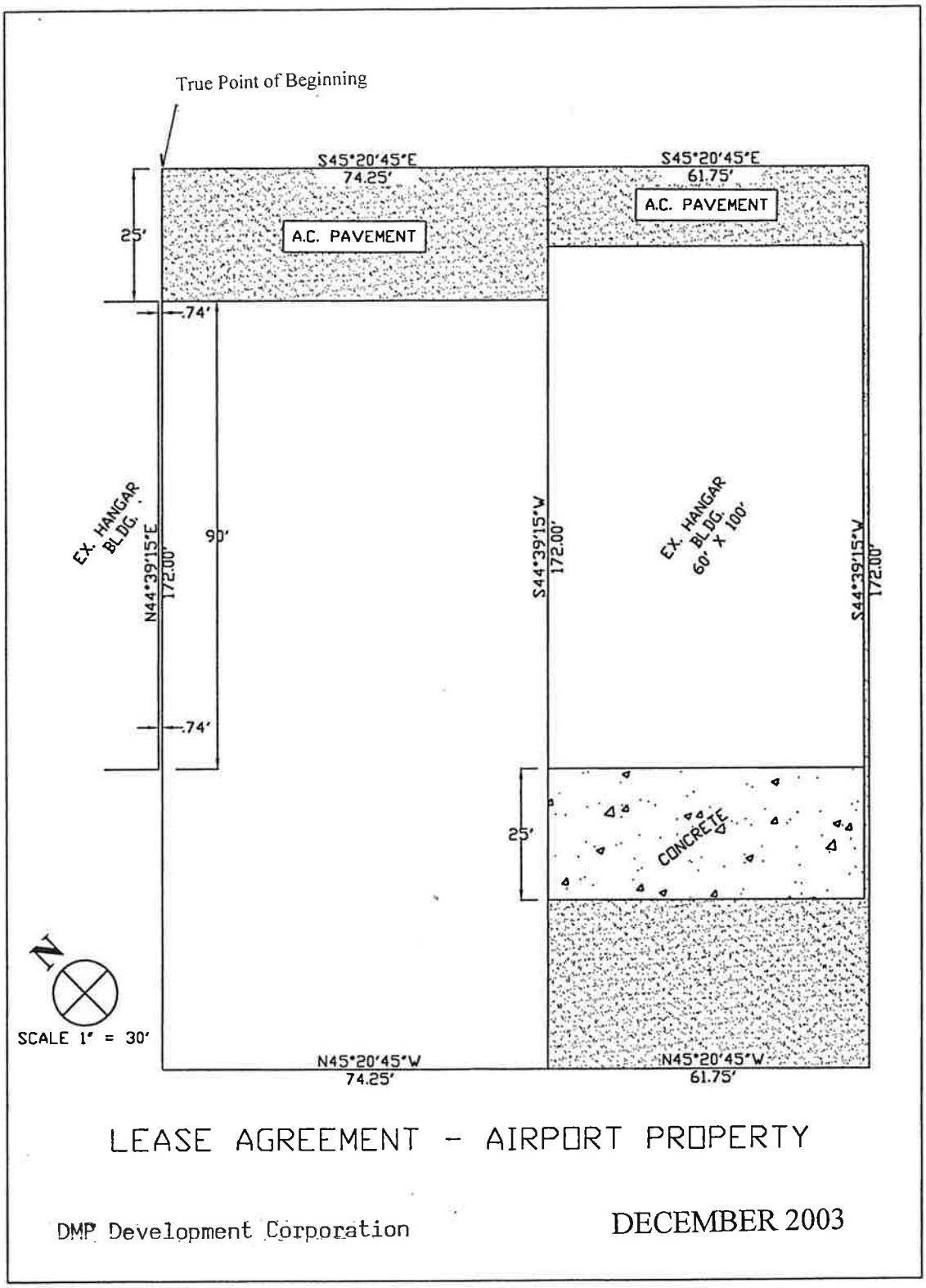
Commencing at the southwest corner of Section 10, Township 11 South, Range 17 East, Mount Diablo Base and Meridian (using for basis of bearing the south line of said Section 10 as N 90° 00' 00" E); thence N 08° 22' 45" E, a distance of 3,258.77 feet; thence S 54° 01' 15" W, a distance of 424.00 feet; thence N 44 °39' 15" E, a distance of 30.00 feet; thence S 45° 20' 45" E, a distance of 162.50 feet, to the TRUE POINT OF BEGINNING; thence S 45° 20' 45" E, a distance of 74.25 feet; thence S 44° 39' 15" W, a distance of 172.00 feet; thence N 45° 20' 45" W, a distance of 74.25 feet; thence N 44° 39' 15" E, a distance of 172.00 feet to the TRUE POINT OF BEGINNING.

Containing 12,771 Square Feet

DMP Development, Corporation

DECEMBER 2003

EXHIBIT "A"



LEASE AGREEMENT - AIRPORT PROPERTY

DMP Development Corporation

DECEMBER 2003

EXHIBIT "A"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Madera } ss.

On December 31, 2003 (Date) before me, Sonia Alvarez, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Pablo Aleman (Name(s) of Signer(s)),

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SONIA ALVAREZ
Commission # 1364287
Notary Public - California
Madera County
My Comm. Expires Jul 11, 2006

WITNESS my hand and official seal.

Sonia Alvarez
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Lease Agreement - Airport Property
DMP Development Corporation

Document Date: _____ Number of Pages: 21

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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Return to Agenda

REPORT TO CITY COUNCIL

Groundwater Sustainability Agency

Approved by:

Keith Helmuth, Department Director

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: D-1

SUBJECT:

Agreement for Management Services Between Madera Irrigation District GSA, City of Madera GSA and Madera Water District GSA for the Domestic Well Mitigation Program

RECOMMENDATION:

1. Receive update and provide direction regarding information provided as part of this report to City Council and,
2. Approve a Resolution Approving Agreement for Management Services Between Madera Irrigation District GSA, City of Madera GSA and Madera Water District GSA for the Domestic Well Mitigation Program (Agreement)

SUMMARY:

During the City Council (Council) meeting of November 5, 2025, Council received a brief status update relative to the Domestic Well Mitigation Program (DWMP) process leading to approval of a *Memorandum of Understanding with Respect to the Cost Sharing in the Implementation of the Domestic Well Mitigation Program (MOU)*. Following that Council meeting, staff met with MID and MWD to discuss management of the DWMP and draft materials including an Agreement proposed for use in management activities.

DISCUSSION:

In recent months, Council has considered the question of a DWMP. Consideration of the DWMP originally focused on attempts by the GSA Coordination Workgroup (Workgroup) to develop a program that included all GSAs within the Madera Subbasin. As the discussions between GSAs continued, it became clear that a DWMP that included all GSAs would not be possible.

Alternatives for a DWMP with other GSAs that included the County, MID and MWD GSAs eventually coalesced into a DWMP that included the City, MID and MWD GSA. The first actions taken to form that DWMP included the MOU relative to cost sharing. This next action includes a formal Agreement between the GSAs.

The Agreement provided as Exhibit A, does two things:

- It states that the Madera Irrigation District (MID) will manage the Domestic Well Mitigation Program (DWMP). This includes securing consultants as will be needed for intake of applications for well mitigation and other tasks that may arise in the future.
- It states MID will not receive reimbursements from GSAs such as the City. Rather, the GSAs have already agreed to share costs through the MOU. MID has not yet requested its first share cost payment.

City staff met with MID and MWD on December 5, 2025. As part of this meeting, multiple draft documents necessary for management of the DWMP were presented for discussion. The documents included:

- DWMP Program Summary and Summary Flyer (See Attachment 2)

  These documents describe the program and application process to the degree necessary for landowners to understand whether they are eligible and how they might proceed if they find that their well is failing.

- Well Owner Program Application (See Attachment 3)

  The application asks for sufficient details of the failing well to determine if it qualifies for the Program.

- Well Owner Agreement

  This document has not yet been completed

- Request for Qualifications for MID GSA, City GSA MWD GSA Madera Subbasin Domestic Well Installation Services (RFQ) (Attachment 4)

  The RFQ, now in final form since the meeting, is used to establish a list of well drillers that meet the minimum qualifications necessary to drill a new well. Landowners can then utilize one of the pre-qualified well drillers rather than being placed in a position to determine qualifications on their own. This RFQ is now active.

- Pre-Approved Well Driller Agreement (Attachment 5)

These documents, when taken as a whole, provide the tools to implement a DWMP. The documents are primarily included as part of this staff report to illustrate to Council how quickly the effort of setting up the DWMP is proceeding. Next steps will be to begin accepting applications from well drillers and landowners.

The Workgroup has not met since October 9, 2025. The last action was to agree upon a simple letter signed by the Madera Subbasin Point of Contact. The final version of the letter titled as *Madera Subbasin (5-022.06 Madera) – Domestic Well Mitigation Program* Implementation, which was also verbally approved by Council on November 5, 2025, was submitted to the Department of Water Resources (DWR) on November 21, 2025. The letter provides an update of recent activities in the Madera Subbasin and progress towards ensuring that domestic wells impacted by declining groundwater levels as a function of Groundwater are both timely and appropriately mitigated

FINANCIAL IMPACT:

It is not anticipated there would be any immediate impacts to the General Fund so long as cost of mitigation is built into the Water Fund as part of the next rate study.

ALTERNATIVES:

None - This report does not include topics of discussion that might be subject to alternatives.

ATTACHMENTS:

1. Resolution
    a. Exhibit A - Agreement for Management Services Between Madera Irrigation District GSA, City of Madera GSA and Madera Water District GSA for the Domestic Well Mitigation Program
2. DWMP Program Summary and Summary Flyer
3. Well Owner Application Process
4. Request for Qualifications for MID GSA, City GSA MWD GSA Madera Subbasin Domestic Well Installation Services
5. Pre-Approved Well Driller Agreement

Attachment 1

Resolution

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY OF MADERA AND THE CITY OF MADERA, GROUNDWATER SUSTAINABILITY AGENCY BOARD APPROVING THE AGREEMENT FOR MANAGEMENT SERVICES BETWEEN MADERA IRRIGATION DISTRICT GSA, CITY OF MADERA GSA AND MADERA WATER DISTRICT GSA FOR THE DOMESTIC WELL MITIGATION PROGRAM

WHEREAS, the California Legislature passed a statewide framework for sustainable groundwater management, known as the Sustainable Groundwater Management Act ("SGMA"), in California Water Code §10720 et seq., pursuant to Senate Bill 1168, Senate Bill 1319, and Assembly Bill 1739, which was approved by the Governor and Chaptered by the Secretary of State on September 16, 2014; and

WHEREAS, SGMA requires that each groundwater basin be managed by a Groundwater Sustainability Agency ("GSA"), or multiple GSAs, and that such management be pursuant to an approved Groundwater Sustainability Plan ("GSP"), or multiple GSPs; and

WHEREAS, each Party overlies the Madera Groundwater Subbasin ("Madera Subbasin"), as its boundaries are recognized by California's Department of Water Resources ("DWR"), and may be modified from time to time in accordance with Water Code section 10722.2; and,

WHEREAS, each Party is either a GSA, is authorized to become a GSA, or may participate in a GSA under SGMA; and,

WHEREAS, the Parties, in partnership with Madera County Groundwater Sustainability Agency, have jointly prepared the Madera Subbasin Joint GSP; and

WHEREAS, the Parties entered into a Memorandum of Understanding with Respect to the Cost Sharing in the Implementation of the Domestic Well Mitigation Program ("DWMP") ("MOU") to allocate the costs related to the implementation of the DWMP effective on December 16, 2025.

WHEREAS, the Parties agree that the MID GSA shall be the managing agency for the MID, City MWD DWMP.

WHEREAS, funding associated with the DWMP is available in the Water Utility Fund, 20303800-6440.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA ACTING AS THE CITY OF MADERA GSA hereby finds, orders and resolves as follows:

1. The above recitals are true and correct.

2. The Agreement entitled “Agreement for Management Services Between Madera Irrigation District GSA, City of Madera GSA and Madera Water District GSA for the Domestic Well Mitigation Program” is approved and attached as Exhibit “A.” A copy of the Agreement shall be kept on file in the office of the City Clerk.

3. The Mayor is authorized to execute the Agreement.

4. This resolution is effective immediately upon adoption.

* * * * * * * *

EXHIBIT A

Agreement for Management Services Between Madera Irrigation District GSA, City of Madera GSA and Madera Water District GSA for the Domestic Well Mitigation Program

AGREEMENT FOR MANAGEMENT SERVICES BETWEEN MADERA IRRIGATION DISTRICT GSA, CITY OF MADERA GSA, AND MADERA WATER DISTRICT GSA FOR THE DOMESTIC WELL MITIGATION PROGRAM

This Agreement for Management Services ("Agreement") is entered into on _____ (the "Effective Date"), by and among the CITY OF MADERA GROUNDWATER SUSTAINABILITY AGENCY ("COM GSA"), MADERA IRRIGATION DISTRICT GROUNDWATER SUSTAINABILITY AGENCY ("MID GSA"), and MADERA WATER DISTRICT SUSTAINABILITY AGENCY ("MWD GSA") collectively hereinafter referred to as the "Parties".

A. WHEREAS, on September 16, 2014, the Governor of the State of California signed SGMA into law, consisting of Senate Bills 1168 and 1319, and Assembly Bill 1739 collectively, codified at Water Code Sections 10720 *et seq.;* and

B. WHEREAS, SGMA requires that California groundwater basins and subbasins be managed by a Groundwater Sustainability Agency ("GSA") or multiple GSAs, and that such management be implemented pursuant to an approved Groundwater Sustainability Plan ("GSP") or multiple coordinated GSPs; and

C. WHEREAS, each Party overlies the Madera Groundwater Subbasin ("Madera Subbasin"), as its boundaries are recognized by California's Department of Water Resources ("DWR"), and may be modified from time to time in accordance with Water Code section 10722.2; and,

D. WHEREAS, each Party is either a GSA, is authorized to become a GSA, or may participate in a GSA under SGMA; and,

E. WHEREAS, the Parties, in partnership with Madera County Groundwater Sustainability Agency, have jointly prepared the Madera Subbasin Joint GSP; and

F. WHEREAS, the Parties entered into a Memorandum of Understanding with Respect to the Cost Sharing in the Implementation of the Domestic Well Mitigation Program ("DWMP") ("MOU") to allocate the costs related to the implementation of the DWMP effective on December 16, 2025.

G. WHEREAS, the MID GSA is the managing agency for the MID GSA, COM GSA, and MWD GSA DWMP.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions contained herein and these Recitals, which are hereby incorporated herein by this reference, it is agreed by and among the Parties as follows:

NOW THEREFORE, in consideration of the foregoing recitals, which are specifically incorporated into the body of this Agreement, the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

A. **Management Services to be Performed by the MID GSA.** Between the Effective Date and the Termination of this Agreement (the "Term"), the MID GSA shall provide management services for the Madera Irrigation District Groundwater Sustainability Agency, City of Madera Groundwater Sustainability Agency, and Madera Water District Groundwater Sustainability Agency DWMP as needed including contracting with consultants for administration services and recordation of the One-Time DWMP Agreements on behalf of the agencies.

B. **Reimbursement to MID for DWMP.** The MID GSA will not receive any reimbursement for acting as the managing agency. However, Parties have previously agreed to sharing costs for implementation of the DWMP per the MOU referenced above.

C. **Indemnification.** Subject to the terms and conditions above, the City of Madera and the COM GSA hereby agree to defend, indemnify, and hold harmless Madera Irrigation District and MID GSA and its directors, officers, employees, staff, consultants, attorneys, and agents (collectively, the "MID Indemnitees") from and against all claims in any way relating to or arising from MID's performance of the Management Services, and any other work related to the Management Services for the City of Madera and the COM GSA, including but not limited to any investigations, negotiations, analyses, drafting of documents, development, approval, implementation, and other work encompassed within the Management Services (collectively, the "Claims"), except for any Claims arising from the active negligence or willful misconduct of any of the MID Indemnitees. Subject to the terms and conditions above, Madera Water District and the MWD GSA hereby agree to defend, indemnify, and hold harmless the MID Indemnitees from and against all Claims in any way relating to or arising from MID's performance of the Management Services, and any other work related to the Management Services for Madera Water District and the MWD GSA, including but not limited to any investigations, negotiations, analyses, drafting of documents, development, approval, implementation, and other work encompassed within the Management Services, except for Claims arising from the active negligence or willful misconduct of any of the MID Indemnitees. If the City of Madera, COM GSA, Madera Water District, and MWD GSA are obligated to defend the MID GSA Indemnitees under this Section C, such obligation shall include, without limitation, (i) the obligation to reimburse MID for its reasonable attorney's fees and costs incurred in any Claim or action asserted or filed against MID GSA; and (ii) in the event of an award of reasonable attorney's fees and costs against MID GSA, whether by court determination or settlement, the obligation to pay such fees and costs; provided, however, that MID shall not agree to any settlement requiring payment of fees and attorneys' costs without the express written consent of the City of Madera, COM GSA, Madera Water District, and MWD GSA.

D. **Termination.** This Agreement shall be effective as of the Effective Date, and shall remain in effect until terminated by all of the Parties.

E. **Non-Assignment**. This Agreement is personal to each of the respective Parties, and neither Party shall assign, subcontract or deliver its rights or obligations under this Agreement to any other person or entity without the prior written consent of the other Party.

F. **Binding on Successors.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and permitted assigns of the Parties.

G. **Governing Law.** This Agreement is governed by and interpreted in accordance with the laws of the State of California, without regard to principles of conflicts of laws.

H. **Interpretation.** Headings in this Agreement are used for convenience only and shall have no force or effect regarding its interpretation or construction. The Parties have each participated in the negotiation, preparation, and drafting of this Agreement. None of the Parties hereto shall be deemed to be the author of this Agreement. This Agreement shall be given a fair and reasonable construction and interpretation in accordance with the intention of the parties and without regard to, or aid of, Section 1654 of the Civil Code.

I. **Headings.** The headings of each paragraph are for purposes of convenience and should not be construed as part of the text or considered in the construction or interpretation of this Agreement.

J. **Severability.** If for any reason any provision of this Agreement is held invalid, illegal, or unenforceable in whole or in part in any jurisdiction, then that provision shall be ineffective only to the extent of the invalidity, illegality or unenforceability and in that jurisdiction only, without in any manner affecting the validity, legality or enforceability of the unaffected portion and the remaining provisions in that jurisdiction or any provision in any other jurisdiction.

K. **Entire Agreement.** This Agreement contains the entire agreement of the Parties, and no other agreement, statement, or promise made by any Party that is not contained herein is binding. This Agreement represents the entire understanding of the Parties and supersedes all other prior or contemporaneous written or oral agreements pertaining to the subject matter of this Agreement. This Agreement may be modified only in writing signed by the authorized representatives of the Parties.

L. **Modification.** This Agreement may be modified or amended only by a written instrument duly executed by the Parties.

M. **Waiver.** The waiver by any Party of the breach of any term, covenant, or condition herein contained will not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition herein contained.

N. **Attorneys' Fees and Costs.** In the event of any controversy, claim, or dispute relating to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the losing party the prevailing party's costs and expenses, including, without limitation, reasonable attorneys' fees.

O. **Counterparts.** This Agreement may be executed in counterparts, each of which will be deemed an original (including copies sent to a party by facsimile or email transmission) as

against the party signing such counterpart, but which together will constitute one and the same instrument.

P. Notice or Delivery. Any notice, payment, demand, offer, or communication required or permitted to be given to any Party by any provision of this Agreement shall be in writing, and delivered as follows:

To City of Madera:

City of Madera
City Manager
205 W. Fourth Street
Madera, CA 93637
559-661-5400

To Madera Irrigation District:

Madera Irrigation District
General Manager
12152 Rd 28 ¼
Madera, CA 93637
559-673-35 1 4

To Madera Water District:

Madera Water District
General Manager
16943 Rd 26, Suite 103
Madera, CA 93637
559-674-4944

Notice shall be delivered (1) personally, including by messenger-or courier, or (2) by certified mail, return receipt requested, postage prepaid. The Parties shall send a courtesy copy of any Notice hereunder by email. Notices shall be deemed to have been duly given (a) if delivered personally, on the date of delivery; (b) if transmitted by certified mail, on the earlier of (i) the second (2nd) business day after the date of such mailing, or (ii) the date of receipt. The addresses and addressees may be changed by giving written notice of such change in the manner provided herein for giving notice. Unless and until such written notice is received, the last address and addressee as stated by written notice, or as provided herein if no written notice or change has been sent or received, shall be deemed to continue in effect for all purposes hereunder.

Q. No Third Party Beneficiary Intended. This Agreement is made solely for the benefit of the parties to this Agreement and their respective permitted successors and assigns, and no other person or entity shall have or acquire any right by virtue of this Agreement.

R. Warranty of Authority. Each party represents and warrants to the other that it has the right, power and legal capacity and authority to enter into and execute this Agreement, and that

the person or persons executing this Agreement on its behalf are authorized to do so and that no approval or consent of any person or entity other than those persons executing this Agreement on its behalf are necessary in connection with each parties' obligations hereunder.

IN WITNESS WHEREOF, the undersigned, have executed this Agreement, effective as of the date first written above.

City of Madera GSA

By: _____

Name: _____

Title: _____

Madera Irrigation District GSA

By: _____

Name: DAVE LOGUACI

Title: PRESIDENT

Madera Water District GSA

By: _____

Name: JOHN GIES

Title: G/M

Attachment 2

DWMP Program Summary and Summary Flyer

MID GSA - CITY OF MADERA GSA – MWD GSA

DOMESTIC WELL MITIGATION PROGRAM (DWMP)
PROGRAM SUMMARY

WHO IS ELIGIBLE?

The DWMP referenced here is for landowners within the boundaries of the Madera Irrigation District Groundwater Sustainability Agency (MID GSA), the City of Madera Groundwater Sustainability Agency (COM GSA), and the Madera Water District Groundwater Sustainability Agency (MWD GSA) **only**. The DWMP is to mitigate domestic wells that have gone dry due to declining water levels. Participants must be the landowner of record on the deed of the property. Renters are encouraged to contact the landowner if they would like to participate, applications will only be accepted from the landowner.

Please visit www.madera-id.org to determine if you are in one of these GSAs and eligible for this program.

HOW DOES THE PROGRAM WORK?

Participation in the Domestic Well Mitigation Program (DWMP) occurs in four phases:

PHASE 1 – APPLICATION

Submit a complete application and all required documents to the DWMP Administrator (Davids Engineering) for approval. The application is available online at www.madera-id.org or at the MID, City of Madera, or MWD offices. A non-refundable $100 application fee and a site visit by the DWMP Administrator will be required.

Prior to submission of the application, the landowner shall complete an Initial Well Assessment Form (provided by the DWMP) using a driller on the "Pre-Approved Driller List". The Initial Well Assessment Form must clearly identify and document the current or anticipated operational issue(s) associated with the well for which mitigation is being sought, any cost associated with this initial assessment will be the responsibility of the landowner. The Initial Well Assessment Form must be completed within 45 calendar days prior to the application submittal date.

PHASE 2 – APPROVAL

The Landowner Approval Process Form will be signed by the DWMP Administrator and provided to the landowner. The DWMP Approval Date begins the start of the timeline. Within 30 calendar days of the DWMP Approval Date landowner will sign the Landowner Approval

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Form and the One-Time DWMP Agreement at the MID office. Once documents are signed, the landowner will contact a well driller from the "Pre-Approved Driller List" and provide the driller with approval documentation. (Driller must sign the Landowner Approval Process Form **prior** to work beginning).

PHASE 3 – CONSTRUCTION & FINAL INSPECTION

Construction must begin within 180 calendar days from DWMP Approval Date. When the well is complete, the driller will provide "Well Driller Documents" to landowner. The landowner will contact the DWMP Administrator and provide the required documents for final inspection within 15 calendar days of completion. Failure to contact and provide the DWMP Administrator with the signed paperwork in the timeframe could result in forfeiture of the approved amount (up to $35,000 per well) and removal from the DWMP.

PHASE 4 – PAYMENT

The DWMP will directly pay the well driller up to $35,000 for the drilling of a new well (only). All additional costs above that amount or in addition to the drilling of the well itself will be the sole responsibility of the landowner. Additional costs not covered by this DWMP include, but are not limited to, drilling cost in excess of $35,000, costs for pump installation, abandonment of old well, water testing, electrical work, trenching, piping, or other related components.

The well must be completed and all paperwork received by the DWMP within 195 calendar days of the DWMP Approval Date in Phase 2. If this does not occur, the approval will expire. Approved funding could be lost and reapplication to the DWMP could be required by the landowner with no guarantee of future funding. Landowners are **STRONGLY** encouraged to complete the process within the 195 calendar days timeframe.

REQUIREMENTS & ELIGIBILITY

- The replacement or modification of a domestic well located in the Madera Irrigation District Groundwater Sustainability Agency (MID GSA), the City of Madera Groundwater Sustainability Agency (COM GSA), and the Madera Water District Groundwater Sustainability Agency (MWD GSA) only.
- The applicant identified on the application must be the landowner of record on the deed of the property.
- A domestic well can only be mitigated one-time as part of the DWMP. The landowner must agree to the recordation of the One-Time DWMP Agreement against the title of the property. This recordation runs with the property.
- The DWMP reserves the right to determine if another method of mitigation would be more appropriate for a parcel including, but not limited to, connection to the City of Madera, a County Service Area, or another domestic water supplier. If this determination is made, the DWMP will work with the landowner to determine the cost and funding amount.

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- This DWMP is administered only through Davids Engineering as the DWMP Administrator and the well drillers identified on the "Pre-Approved Drillers List". Failure of a landowner to work with the DWMP Administrator or a driller from the "Pre-Approved Drillers List" will result in immediate removal from the DWMP and no contribution of costs from the program, no exceptions.
- The landowner cannot be delinquent on any billing for any of the participating agencies including the Madera Irrigation District, City of Madera, and Madera Water District. If a delinquency exists, it must be paid in full prior to submittal of the application.
- The eligibility of the landowner to participate in the program is at the sole discretion of the DWMP.
- The DWMP does not guarantee funding will be available. Funding will be based on availability, the approval process, and any other criteria determined by the agencies.
- The DMWP does not provide any warranty for the well, should an issue arise it is the responsibility of the landowner to contact the well driller for warranty information. Additionally, the DWMP does not provide the landowner any assurance of future groundwater levels or access to groundwater.

For questions regarding the DWMP, please contact the DWMP Administrator.

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MID GSA - CITY OF MADERA GSA - MWD GSA

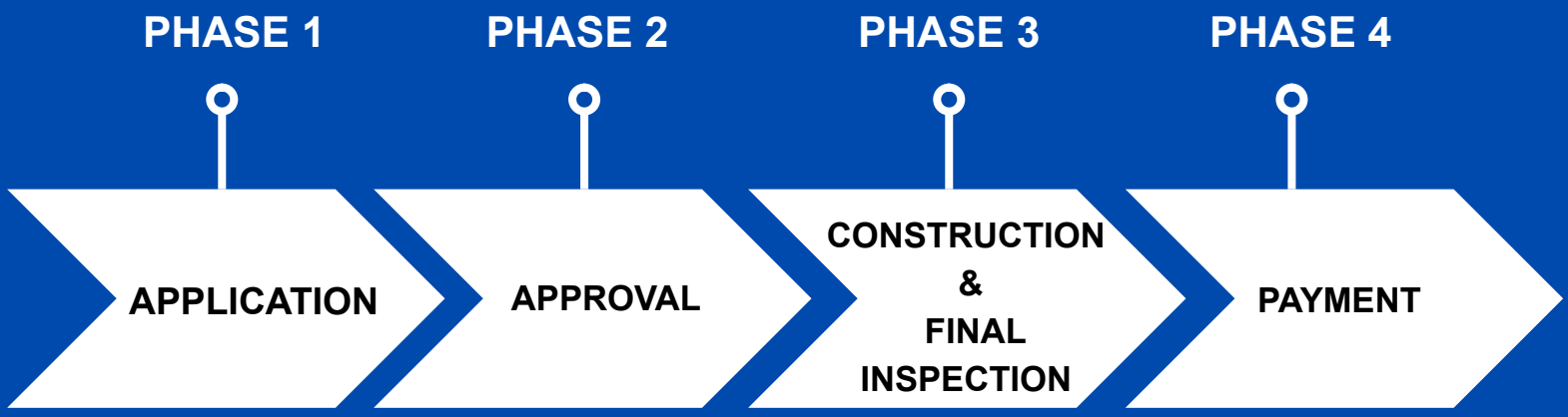
DOMESTIC WELL MITIGATION PROGRAM (DWMP)

This DWMP is for landowners within the boundaries of the Madera Irrigation District Groundwater Sustainability Agency (MID GSA), the City of Madera Groundwater Sustainability Agency (COM GSA), and the Madera Water District Groundwater Sustainability Agency (MWD GSA) only.

The program is to mitigate domestic wells that have gone dry due to declining water levels. Participants must be the landowner of record on the deed of the property. Renters are encouraged to contact the landowner if they would like to participate, applications will only be accepted from the landowner.

The DWMP will directly pay the well driller up to $35,000 for the drilling of a new well ONLY.

PARTICIPATION IN THE DOMESTIC WELL MITIGATION PROGRAM OCCURS IN 4 PHASES:



EST. 1920 MADERA IRRIGATION DISTRICT

The City of MADERA VALLEY CENTRAL

MADERA WATER DISTRICT GROUNDWATER SUSTAINABILITY AGENCY

For more information, scan the QR code or visit www.madera-id.org

PHASE 1 - APPLICATION

- Complete an Initial Well Assessment Form using a driller on the “Pre-Approved Driller List”
- Submit a completed application and all required documents
- Pay $100 non-refundable application fee and schedule a site visit

PHASE 2 - APPROVAL

- Approval will be provided by DWMP Administrator on the Landowner Approval Process Form
- Once approved contact a well driller on the “Pre-Approved Driller List”
- Driller must sign the Landowner Approval Process Form prior to beginning work

PHASE 3 - CONSTRUCTION & FINAL INSPECTION

- When the well is complete, the driller will provide all required “Well Driller Documents”
- Landowner will contact DWMP Administrator for final inspection within 15 days of completion
- Failure to provide documentation and schedule final inspection within timeframe could result in loss of the approved amount and removal from the DWMP

PHASE 4 - PAYMENT

- The DWMP will directly pay the well driller up to $35,000 for the drilling of a new well ONLY
- All additional costs above that amount or in addition to the drilling itself will be the sole responsibility of the landowner
- The well must be completed and all paperwork received by the DWMP Administrator within 195 days of approval or approval will expire

Please visit www.madera-id.org or scan the QR Code for Requirements and Eligibility of DWMP

Attachment 3

Well Owner Application Process

MID GSA - CITY OF MADERA GSA – MWD GSA

DOMESTIC WELL MITIGATION PROGRAM (DWMP)
PROGRAM APPLICATION

Instructions: The DWMP referenced here is for landowners within the boundaries of the Madera Irrigation District Groundwater Sustainability Agency (MID GSA), the City of Madera Groundwater Sustainability Agency (COM GSA), and the Madera Water District Groundwater Sustainability Agency (MWD GSA) only. The DWMP is to mitigate domestic wells that have gone dry due to declining water levels only.

Participants must be the landowner of record on the deed of the property. Renters are encouraged to contact the landowner if they would like to participate, applications will only be accepted from the landowner.

The landowner cannot be delinquent on any billing for any of the participating agencies including the Madera Irrigation District, City of Madera, and Madera Water District. If a delinquency exists, it must be paid in full prior to application submittal.

Initial well assessment: Prior to submission of the application, the landowner shall complete an Initial Well Assessment Form (provided by the DWMP) using a driller on the "Pre-Approved Driller List". The initial well assessment must clearly identify and document the current or anticipated operational issue(s) associated with the well for which mitigation is being sought, any cost associated with this initial assessment will be the responsibility of the landowner. The Initial Well Assessment Form must be completed within 45 calendar days prior to the application submittal date.

One-time Fee: Costs associated with determining DWMP eligibility shall be covered by the landowner through a one-time non-refundable fee of $100 via cash or check only.

Payable to:
Madera Irrigation District

Delivered to:
12152 Road 28 ¼
Madera, CA 93637

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Domestic Well Mitigation Program Application

(Only **COMPLETE** and **LEGIBLE** applications will be reviewed)

1. Applicant Information

Last Name:	First Name:	Middle:

Mailing Address:	City:	State: CA	ZIP:

Property Address:	City:	State: CA	ZIP:

Phone:	Secondary Phone:	County:

E-mail Address:	Date:

2. Property Information

Parcel Number:	Do you live on Property? ☐ Yes ☐ No	Number of Occupants in Home:

Well Primary Purpose is to Meet Domestic Needs? ☐ Yes ☐ No	Well completion report and any other well construction information attached? ☐ Yes ☐ No	Have you participated in the program previously for this well? ☐ Yes ☐ No	Initial Well Assessment Completed? ☐ Yes ☐ No Initial Well Assessment Form Received? ☐ Yes ☐ No

If known:	Status of Well? ☐ Producing ☐ Not Producing	Depth of Well:	Depth to Water:	Age of Well:	Pump Capacity in GPM:

Reasons for Current or Anticipated Dry Well:

Groundwater Conditions (if known): Static Water level: _____ft Pumping level: _____ft		Water Level Records: ☐ Yes ☐ No

Have you contacted Self-Help? If yes, what programs are you utilizing?

☐ Yes _____ (Self-Help Program)
☐ No
☐ Documentation from Self-Help (attached)

_____	_____	_____
Landowner Signature	Print Name	Date

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For DWMP Administrator Use Only:			
Initial Well Assessment Completed: ☐ Yes ☐ No Driller:_____	Deed / Landowner Verification: ☐ Yes ☐ No	$100 Application Fee Received: ☐ Yes Date: _____ ☐ No Cash: _____ Check: _____	
Initial Site Visit Completed: ☐ Yes Date: _____ ☐ No	Delinquent with MID? ☐ Yes ☐ No	Delinquent with City of Madera? ☐ Yes ☐ No	Delinquent with MWD? ☐ Yes ☐ No
☐ APPROVED ☐ NOT APPROVED Signed:_____ Date: _____ DWMP Administrator			

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Attachment 4

Request for Qualifications for MID GSA, City GSA MWD GSA Madera Subbasin Domestic Well Installation Services

REQUEST FOR QUALIFICATIONS
FOR
MADERA IRRIGATION DISTRICT GSA, CITY OF MADERA GSA, MADERA WATER DISTRICT GSA

DOMESTIC WELL INSTALLATION SERVICES

ANNOUNCEMENT

It is the objective of this Request for Qualifications (RFQ) for Madera Irrigation District Groundwater Sustainability Agency (GSA), City of Madera GSA, and Madera Water District GSA in the Madera Subbasin to develop a list of qualified local Contractors to provide well drilling for domestic well installation services on an as needed basis as part of the Madera Subbasin Domestic Well Mitigation Program (Program). As the contracting entity, the Madera Irrigation District GSA may select Contractors to provide domestic well installation services for qualified well owners based on qualifications, experience, completion of a comprehensive Statement of Qualifications (SOQs), and cost.

DATE OF ADVERTISEMENT: January 20, 2026

DEADLINE FOR SUBMITTAL: February 18, 2026

1. PROJECT BACKGROUND

The Program is a cooperative effort funded and implemented by the Groundwater Sustainability Agencies (GSAs) in the Madera Subbasin (Subbasin), within each of the GSAs jurisdictional boundaries. This RFQ only applies to the jurisdictional boundaries of the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA. Collectively, and consistent with the Sustainable Groundwater Management Act (SGMA), the GSAs in the Madera Subbasin have agreed to mitigate for domestic well impacts resulting from declining groundwater levels through the creation and implementation of this Program.

Program applicants approved for inclusion in the Program will receive funding to support installation of a new domestic well, in which the driller will be paid directly by the Madera Irrigation District GSA. Funding of up to $35,000 is available per well, for qualified applicants. Any costs over $35,000 or costs not eligible under the Program will need to be paid by the landowner in a separate contract between the driller and the landowner. To receive funding support, only well drilling contractors approved by the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA, may be used for new well installation.

2. PROJECT INFORMATION

The purpose of this RFQ is to develop a list of pre-qualified well drilling contractors to provide domestic well design and installation services for well owners located within the Madera Irrigation District GSA, City of Madera GSA, or Madera Water District GSA, determined eligible for the Program.

3. REQUIRED SCOPE OF SERVICES

Well installation Contractors shall demonstrate their expertise and experience to provide all the services required to site, design, permit, drill, construct, develop, and leave the well structure and site ready for the installation of pumping equipment and connection to the existing site distribution system. Typical scope of services required for a domestic well include:

- Preparation of well designs that consider the design of the well to be replaced, current water levels, and projected water levels as determined by well driller and accepted by landowner
- Preparation of detailed work plans and cost estimates to install a new well per the requirements of this RFQ
- Provide an itemized invoice clearly delineating costs eligible for mitigation under the Program and those to be paid by the landowner (if any)
- Well siting consistent with all applicable state and local laws and ordinances
- Obtaining well location clearance from USA North 811
- Obtaining all required permits to drill and install a new domestic well
- Keeping a daily record of all project activities
- Mobilization and demobilization of all required workers, equipment, and materials to and from the project site
- Drilling a borehole using the direct rotary method of drilling
- Collection of drill cuttings for inspection for every 10-feet of hole drilled and
- Conducting downhole geophysical surveys (e-log). Surveys shall include Single Point, 16 and 64-inch Resistivity, Natural Gamma, and Spontaneous Potential. An e-log will be required for each well that is installed
- Preparation of final well design with either 6-inch diameter PVC or steel blank casing and screen
- Installation of well casing
- Installation of a gravel envelope via tremie pipe
- Installation of a sand/cement grout annular seal via tremie pipe. Seal depth must comply with all State and local requirements
- Development of the well via airlifting and pumping until the water produced is clear (5 NTU or less) and sand free
- Installing a concrete pad at the surface around the well casing
- Site cleanup/restoration
- Submission of Water Well Completion Report (WCR) to the California Department of Water Resources and appropriate County
- Delivery of daily project records, WCR, as-built well diagram, and copies of project permits to the well owner within the required timeframe

All work must be done in accordance with California Department of Water Resources Well Standards Bulletin 74-81/Supplement 74-90 or latest applicable edition/revision and all local ordinances and laws. This project falls under prevailing wage requirements in accordance with California labor law. Contractors will be required to comply with all applicable provisions of the California Labor Code.

4. CONTRACTOR QUALIFICATIONS AND EXPERIENCE

Contractors shall have the following qualifications:

- California Contractor with a C-57 license in good standing with the California Contractors State Licensing Board
- Over 5 years providing domestic well installation services
- Knowledgeable of hydrogeologic conditions (static and pumping water levels, groundwater level trends) within the Madera Subbasin
- Experience with domestic water well design, drilling, and construction

- Successful completion of 25 domestic wells in the last 5-years in and in the vicinity of the Madera Subbasin
- Ability to respond to requests in a timely manner

5. STATEMENT OF QUALIFICATIONS (SOQ) FORMAT AND CONTENT

5.1 General Statement of Qualifications Requirements

a. The Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA, discourage lengthy and costly submittals. SOQs should be prepared simply and economically and provide a concise description of the Responding Contractor's capabilities in completing the requirements of this RFQ.

b. Responding Contractor's must follow all formatting and address all portions of the SOQ requirements outlined in this section.

c. Responding Contractor's must respond to every section under the SOQ and Fee Schedule sections below. Respondents must clearly label each response to RFQ requirements with the section and section numbers associated with the subject requirements.

d. Submittals shall be prepared on 8 ½" by 11" paper.

e. Responding Contractors must submit their SOQs by the Deadline for Submitting an SOQ in the RFQ schedule of events.

5.2 Statement of Qualifications (SOQ)

The SOQ shall be stylized and formatted using headings that clearly identify the required sections. The sections of the response shall follow the order given below. No material other than that listed in this Section shall be included in the response. The required sections are outlined below:

a) Cover Letter - A cover letter (limited to one page) indicating the interest in providing well installation services to qualified well owners and a statement on why the Contractor should be approved to provide these services.

b) Qualifications - Up to five (5) pages, for resumes of the person(s) designing, drilling, and constructing the domestic wells including drillers, tool pushers, and Project Manager. The resumes shall include a description of projects providing services similar to those identified in the scope of services and will identify individuals' roles and responsibilities on those projects.

c) Project Understanding and Approach – Up to three (3) pages, summary of the approach to be taken for the project. Identify and include all tasks not under the Contractor's control and provide estimated time to complete well installations based upon prior experience and project requirements. List any information expected from the qualified well owner. Any information or tasks needed to complete well installations but not listed is the responsibility of the Contractor.

d) Project Experience, Success, and References - Up to five (5) pages, a description of projects providing services similar to those identified in the scope of services. The emphasis shall be given to the projects in the Madera Subbasin and surrounding area AND the tasks performed by the persons identified in the Response. Include in the project descriptions (a) the scope of

services provided; (b) the type of contract (pro bono, retainer, project-based fee, other); (c) specific accomplishments, if any; and (d) a contact name, phone number and e-mail address for each client to serve as a reference.

All costs for preparations of SOQs shall be borne by the submitting Contractor.

6. RFQ SCHEDULE OF EVENTS

The following RFQ Schedule of Events represents the Madera Irrigation District, City of Madera GSA, and Madera Water District GSA, best estimate of the schedule that shall be followed during the contracting process. Unless otherwise specified, the time of day for the following events should be between 8:00 a.m. and 4:00 p.m., Pacific Time.

Event	Date
Madera Irrigation District Issues RFQ	1/20/2026
Deadline for Written Questions	1/30/2026
Responses to Written Questions (estimated)	2/09/2026
Deadline for Responding Contractors to Submit SOQs	2/18/2026
Anticipated Noticing Date	2/27/2026
Deadline for Driller to sign DWMP Pre-approved Driller Agreement (no edits will be accepted)	3/09/2026

1. All responses must be received via email to Nancy Navarro on or before 02/18/2026 before 4pm. Responses can be submitted via email to:
   dwmp@davidsengineering.com

2. Any email submission that is received after the due date and time will receive a reply that the submittal cannot be accepted.

7. GENERAL REQUIREMENTS AND INFORMATION

1. In addition to other requirements stated in this RFQ, to be eligible to respond to this RFQ, the Contractor must have successfully completed, within the past five years, twenty-five (25) domestic well installation projects similar to those described in this RFQ in and in the vicinity of the Madera Subbasin. Each Contractor shall meet all legal, technical, and professional requirements for providing the requested services.

2. The Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA reserves the right to make investigations of the Contractors' qualifications or any of its sub-contractors and to contact former clients to confirm qualifications as it deems appropriate.

3. Multiple contractors may be selected and approved to provide well installation services.

4. Well installation services will be on an on-call basis. It is anticipated that during a dry year, approximately 20 to 40 wells within the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA will be eligible under this Program, but there is no guarantee that any services will be requested of the Contractor. The landowner will select the well driller, the GSAs will not be responsible for choosing a well driller. Drillers will enter contracts for services directly with landowner, not the GSAs.

5. Review and acknowledgement of the terms and conditions in the DWMP Pre-approved Driller Agreement included in this RFQ as Appendix A.

6. The Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA intend to enter into agreements with multiple qualified well drilling contractors to support the implementation of the Domestic Well Mitigation Program.

8. QUESTIONS AND RESPONSES

1. Written requests regarding information or clarification in reference to this RFQ must be submitted, electronically to the person below, within the timeframe identified. Send all questions by e-mail by January 30, 2026 at 4:00 p.m. PT to:
   Nancy Navarro
   dwmp@davidsengineering.com

2. Contractors must clearly understand that the only official answer or position of the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA will be the one stated in writing. Questions seeking clarification or interpretation of the RFQ must be made in writing via email to the contact person listed above. No inquiries received after the deadline will be considered. The question asked, along with any written response made thereto by the Madera Irrigation District GSA, will available on the MID website (www.madera-id.org) after the response date. However, the Madera Irrigation District GSA is not obligated to respond to any question asked, and the Madera Irrigation District GSAs' failure to respond to any such question will not relieve the Contractor of any obligations or conditions imposed by this RFQ.

3. If the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA finds it necessary to add to, or amend this document prior to the Response submittal deadline, the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA will issue written addenda/addendum and post on the MID website (www.madera-id.org)..

9. EVALUATION AND SELECTION

1. The Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA may select one or more firms for the outlined Scope of Service on the basis of qualifications, experience, and cost. The Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA will review and evaluate SOQs against the following criteria:

#	Description	Points
1	Qualifications: Do the qualifications of key personnel to be assigned to working on the Project Scope demonstrate sufficient experience and expertise?	25
2	Understanding and Approach: Based on the information provided and other available information, does the submitter understand the needs and goals and the obligation to minimize costs while at the same time achieving optimum results?	25
3	Project Experience and Success: Has the submitting firm demonstrated that they, or the staff assigned to the engagement, successfully completed services, similar to those specified in the Scope of Services section of this RFQ?	25
4	References: Are the firm's references from the past clients and associates favorable?	25

5	Local Preference: Does the firm have an address within Madera, Merced, or Fresno County?	10

2. Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA staff will review the SOQs and select those Contactors that they believe are most advantageous to the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA.

3. The Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA may elect to conduct an oral interview with shortlisted Contractors. Additional details on interviews will be provided to the shortlisted Contractors.

4. Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA reserve the right to select the Contractor(s) that, in the sole judgment of the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA, can best accomplish the desired results. Selection criteria include, but are not limited to, consideration of the Contractor's qualifications and experience, the Contractor's understanding of and approach to the project, and the negotiated fee for services.

5. This request does not constitute an offer of employment or guarantee to contract for services.

6. The Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA reserve the option to reject any or all SOQs received in response to this Request for Qualifications, wholly or in part.

7. The Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA reserve the right to retain all SOQs, whether selected or rejected.

8. The successful Contractor will be expected to enter into a contract of substantially the same format as the attached sample agreement.

10. INSURANCE

Insurance coverage for proposed services shall include Commercial General Liability with minimum limits of $2,000,000 per occurrence, Workers' Compensation Insurance in accordance with California law with Employer's Liability with limit no less than $1,000,000 per accident, and Automobile Liability with limit of no less than $1,000,000 for bodily injury and property damage for each accident.

The selected firm shall provide within ten (10) calendar days after the notice of award is issued a copy of their existing liability insurance certificate naming the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA and its officers and employees as an additionally named insured on said policies. Such insurance coverage shall be maintained in full force and effect for the duration of the Contract and must be in a form satisfactory to the Madera Irrigation District GSA, City of Madera GSA, and Madera Water District GSA.

Attachment 5

Pre-Approved Well Driller Agreement

DOMESTIC WELL MITIGATION PROGRAM

PRE-APPROVED WELL DRILLER AGREEMENT

The following requirements apply to all well drillers ("**Drillers**") seeking to participate in the Madera Irrigation District Groundwater Sustainability Agency ("**MID GSA**"), City of Madera Groundwater Sustainability Agency ("**COM GSA**"), and Madera Water District Groundwater Sustainability Agency ("**MWD GSA**"); together with MID and COM, the "**Participating Agencies**") Domestic Well Mitigation Program ("**DWMP**"). Adherence to these requirements is mandatory for a Driller to be placed and remain on the "Pre-Approved Driller List" for the DWMP.

By signing this agreement ("**Agreement**"), the Driller acknowledges and agrees to comply with all DWMP rules, standards, and obligations as a condition of eligibility for payment under the DWMP. Driller also acknowledges and agrees its eligibility for payment under the DWMP is contingent on the Driller's compliance with all State and Local laws, ordinances, and regulations applicable to the work performed.

I. ELIGIBILITY AND SCOPE

1. The Driller must be a California-licensed C-57 Well Drilling Contractor in good standing with the Contractors State License Board ("**CSLB**").

2. The Driller must be registered Public Works Contractor in good standing with the California Department of Industrial Relations ("**DIR**").

3. The Driller must notify the DWMP Administrator (Davids Engineering) immediately of any change in license status, including suspension, expiration, or revocation.

4. Participation in the DWMP authorizes the Driller to perform domestic well drilling services for eligible property owners, subject to all applicable State and Local laws, ordinances, and regulations applicable to the work performed. DWMP work does not include pump installation, trenching, electrical work, abandonment of old wells, water testing, or other components that are not expressly covered by the DWMP rules.

II. PROGRAM PAYMENT CONDITIONS

1. The Driller understands that DWMP funding **only applies to qualifying domestic well drilling costs and is capped at a maximum of $35,000 per well**.

2. Any costs exceeding the DWMP funding cap are the sole responsibility of the landowner and must be agreed upon directly between the Driller and the landowner.

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It is recommended that the Driller has a written agreement with the landowner prior to work commencing.

3. Payment from DWMP funds is contingent upon:

   - Pre-approval by the DWMP Administrator;
   - Submission of all required documentation;
   - Verification of compliance with DWMP requirements;
   - Compliance with all State and Local laws, ordinances, and regulations; and
   - Availability of DWMP funds.

4. ***The Driller agrees that, regardless of circumstance, the DWMP Administrator and Participating Agencies shall have no financial obligation to the Driller above the approved DWMP maximum amount of $35,000 for the drilling of each well***.

   Driller Initials _____

III. DOMESTIC WELL MITIGATION PROGRAM STANDARDS

1. The Driller agrees to perform all DWMP-related work in compliance with all applicable legal requirements:

   - California Department of Water Resources ("**DWR**") Well Construction Standards;
   - All applicable City and County permitting requirements;
   - All applicable groundwater sustainability agency permitting and approval requirements;
   - California Water Code and other water rights laws;
   - Prevailing wage requirements in the California Labor Code (including, but not limited to, Sections 1771, 1771.1, and/or 1776) and all related regulations; and
   - DWMP technical and procedural guidelines as may be amended from time to time.

2. The Driller shall coordinate with DWMP Administrator on all site-specific requirements, including groundwater basin conditions and any mitigation

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requirements, but under no circumstances shall DWMP Administrator be held liable.

IV. WARRANTY

1. The Driller warrants that all work will meet professional standards and be free of defects in workmanship and materials for a period of one (1) year from the date work on the well is complete.

2. The Driller agrees to repair or correct, at no cost to the DWMP Administrator, Participating Agencies, or the landowner, any defects identified during the warranty period.

3. The Driller acknowledges that the DWMP Administrator and Participating Agencies will have no responsibilities related to the well and its functioning.

V. INSURANCE REQUIREMENTS

1. The Driller must maintain, for the entire duration of their participation in the DWMP:

   - Commercial General Liability Insurance with minimum coverage of $2,000,000 per occurrence or the full per occurrence limits of the policies available, whichever is greater;

   - Workers' Compensation Insurance in accordance with California law with Employer's Liability with limit no less than $1,000,000 per accident for bodily injury or disease; and

   - Automobile Liability with limit of no less than $1,000,000 for bodily injury and property damage for each accident.

2. Certificates of insurance must be provided to the DWMP Administrator upon registration as a Pre-Approved Driller and upon each renewal.

VI. REPORTING AND DOCUMENTATION

1. Within fifteen (15) days of well completion, the Driller must submit to the landowner the:

   - Well Completion Report (DWR Form 188);

   - GPS coordinates of the well;

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- Final well depth, casing details, and construction specifications;
- Itemized invoice of eligible drilling costs; and
- Any other forms or documentation required by the DWMP.

2. Within fifteen (15) days of well completion, the Driller must submit all forms and documentation required by the DIR, California Labor Code, and other applicable regulations.

3. The Driller must retain all project-related records for at least three (3) years following completion of the well and provide to DWMP Administrator and/or 3rd party as may be requested.

4. ***The Driller understands that the agreement for services is between the Driller and the landowner and that the payment of up to $35,000 from one of the Participating Agencies for the drilling of the well will only be paid once the DWMP Administrator receives all required documentation from the landowner. Failure of a landowner to submit all required documents within the timeframe will result in the Driller not receiving payment from the DWMP. The Driller will not hold the DWMP, DWMP Administrator, or Participating Agencies liable for any non-payment due to landowners' actions. The Driller will be required to seek remedies from and against the landowners only***.

   Driller Initials _____

5. The Driller shall encourage and aid the landowner in submitting all required documentation within the DWMP's timeframes.

VII. TERMINATION FROM THE DOMESTIC WELL MITIGATION PROGRAM

1. The DWMP Administrator may remove the Driller from participation in the DWMP at any time for:
   - Non-compliance with DWMP requirements;
   - Poor workmanship;
   - Failure to maintain required insurance;
   - Misrepresentations;
   - Fraudulent documentation;
   - Failure to submit required reports or paperwork;

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- Violations of applicable statutes, ordinances, or regulations; and
- Any other actions that violate the DWMP rules.

VIII. INDEMNIFICATION

1. To the greatest extent allowed by law, the Driller shall indemnify and hold harmless the DWMP Administrator, the Participating Agencies, and each of their directors, officers, employees, consultants, agents, successors, volunteers, and assigns (collectively, "**Indemnitees**") from and against any claims, costs, liabilities, debts, demands, suits, actions, causes of action, proceedings, damages, judgments, liens, losses, expenses, or obligations of whatever nature, including attorneys' fees and costs, all other professional costs, and all court, arbitration, or other dispute resolution costs arising out of or in connection with the Driller's work or conduct under the DWMP. The foregoing indemnity shall apply to any negligence of Indemnitees but shall not apply to the extent any such costs are ultimately established by a court of competent jurisdiction to have been caused by the Indemnitees' gross negligence or willful misconduct.

IX. INDEPENDENT CONTRACTOR STATUS

1. The Driller acknowledges they are an independent contractor and not an agent, employee, or representative of the DWMP Administrator or any Participating Agencies.

X. GENERAL TERMS

1. These requirements are governed by the laws of the State of California.

2. The DWMP Administrator may modify DWMP requirements at any time; continued participation by the Driller following notice of such modifications constitutes acceptance of updated requirements.

3. Any provisions of these requirements which are determined to be invalid, void, or illegal by a court of competent jurisdiction shall in no way affect, impair, or invalidate any other provision hereof.

[*SIGNATURES ON FOLLOWING PAGE*]

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DRILLER ACKNOWLEDGMENT AND AGREEMENT

I, the undersigned Driller, hereby acknowledge that I have read, understand, and agree to comply with all Domestic Well Mitigation Program requirements listed above, which may be updated from time to time. I understand that failure to comply may result in removal from the Domestic Well Mitigation Program's Pre-Approved Driller List and/or denial of payment for any work performed.

Driller Name: _____

C-57 License Number: _____

Public Works Contractor Registration Number: _____

Signature: _____

Name and Title: _____

Date: _____

DWMP ADMINISTRATOR ACKNOWLEDGEMENT

Name: _____

Signature: _____

Date: _____

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REPORT TO CITY COUNCIL

Return to Agenda

Submitted by:

Wendy Silva

Wendy Silva, Director of Human Resources

Council Meeting of: February 4, 2026

Agenda Number: D-2

SUBJECT:

First Amendment to the City Manager At-Will Employment Agreement

RECOMMENDATION:

This report has been prepared at the direction of the City Council (Council), therefore there is no staff recommendation provided. Council is asked to consider and determine whether to adopt the Resolution approving a First Amendment (Amendment) to the City Manager At-Will Employment Agreement (Agreement).

Public Announcement - *Pursuant to Government Code § 54953 (d) (3), prior to taking action on this item, the Council must orally report a summary of the action being considered. If approved, the proposed Amendment to the City Manager's Agreement will modify the existing agreement as follows:*

- *Extend the term of the agreement one (1) additional year*
- *Provide a 3% cost-of-living (COLA) increase effective January 24, 2026*
- *Provide a 3-tier longevity pay program for continued City service*
- *Add Juneteenth as a recognized City holiday*
- *Provide a $1,500 Retention Bonus to be paid February 2026*
- *Set the City's contribution to health benefits equal to the Core + Vision + Dental for 2026 and 2027 plan years, with no automatic increases thereafter without amendment to the agreement*
- *Update family sick leave and bereavement provisions to comply with California law for designated person, leave duration, and reproductive loss leave*

SUMMARY:

The Council approved new Memorandums of Understanding (MOUs) with its four (4) recognized bargaining units, adopted updated Standard Terms & Conditions for Unrepresented Department Heads (Standard Terms & Conditions), and amended the City Clerk At-Will Employment Agreement in 2025 that provided economic and ancillary benefits to employees. The parties wish to amend the City Manager's Agreement to provide similar economic and ancillary benefits to the unrepresented City Manager.

DISCUSSION:

The City Manager is a direct report of the City Council and the terms and conditions of his employment are set in an Agreement between the Council and the employee. The current City Manager's Agreement was negotiated and approved in October 2024, with the terms effective December 3, 2024.

In mid-2025, Council approved new MOUs with each of the four (4) recognized bargaining units that provided a core economic package over Fiscal Years (FYs) 2025/26 and 2026/27. This same economic package was also approved for unrepresented department head positions and the unrepresented City Clerk.

The proposed Amendment to the City Manager's Agreement provides employment terms and benefits consistent to those approved for other employees, with the exception that the COLA adjustment and retention bonus will be limited to the current year only (FY 2025/26). Any COLA or retention bonus to be paid in FY 2026/27 will be subject to future negotiation. The proposed Amendment will provide the following.

- *Term*: The term of the agreement will be extended by one (1) year to December 2030.
- *Salary*: Employee will receive a three percent (3%) COLA effective the pay period beginning January 24, 2026, with paycheck date February 13, 2026.
- *Health Insurance*: For benefit premium years 2026 and 2027, the City's contribution to health insurance will be calculated as follows. No adjustments will be made for future contributions after 2027 without Council action. At this time, the existing employment agreement for the City Manager automatically ties the health benefit contribution to Mid Management. If no action is taken to modify the language, this "me too" provision will continue. The proposed language will not change the City's existing obligation at this time, but potentially limit the City's obligation in the future should Council desire.
    - For Anthem Core and Anthem Buy-up plans, the City contribution will be equal to the Anthem Core + Dental + Vision premiums at each enrollment level.
    - For Kaiser Core and Kaiser Buy-up plans, the City contribution will be equal to the Kaiser Core + Dental + Vision premiums at each enrollment level.
    - There is no change to the waiver amount; it will remain $450 per month.

- *Longevity Pay:* In recognition of continuous full-time City service, employee will be eligible for Longevity Pay as follows. Specific to the City Manager, eligibility for the first tier (10 years of service) will not take effect until 2028.

Table 2: *Longevity Pay Program*	
Years of Service	*Pay Incentive*
10	2.5%
15	5.0%
20	7.5%

- *Retention Bonus*: Employee will be eligible for a $1,500 lump sum retention bonus to be paid in February 2026.
- *Holidays*: Juneteenth will be a recognized City holiday with business offices closed. Columbus Day will be replaced by Indigenous Peoples Day.
- *Bereavement Leave*: Language is provided to comply with current California law regarding the duration of bereavement leave (up to 5 days). Language has also been added to comply with requirements for reproductive loss leave.
- *Family Sick Leave*: Language has been added to comply with California law regarding the ability to use Family Sick Leave for a Designated Person who may not be a blood or legal relation.
- *Health Benefit Contribution*: When an employee is terminated for cause or convenience by the City, health benefit contributions will be continued for the current benefit month regardless of paid status. This provision recognizes that City benefits are administered in whole month increments.

FINANCIAL IMPACT:

The estimated additional cost for the proposed amendment is provided in Table 3. These estimated costs include roll-ups to provide total estimated cost. The proposed language regarding City contribution to health insurance does not provide a greater benefit than currently received, so is not calculated as a cost added in the agreement; the language caps the City contribution at plan year 2027 unless additional compensation is negotiated for this item. The City Manager position is funded across all funds, including the General Fund, enterprise funds, and special funds.

Table 3: *FY 2025/26 estimated costs for modifications to Agreement (rounded to nearest dollar)*	
Compensation Element	*Estimated Cost*
3% COLA (effective pay period beginning 1/24/26; pay date 2/13/26)	$2,705
Longevity (employee not eligible)	-
Lump Sum Payment	$1,573
Total FY 2025/26	**$4,278**

ALTERNATIVES:

If the Council does not take action on the resolution, the existing agreement terms will continue. Council may also determine to conduct further negotiations on the Employment Agreement.

ATTACHMENTS:

1. Resolution approving First Amendment to the City Manager At-Will Employment Agreement
    a. Exhibit A: First Amendment to City Manager At-Will Employment Agreement.
2. City Manager Employment Agreement

Attachment 1: Resolution

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A FIRST AMENDMENT TO THE CITY MANAGER AT-WILL EMPLOYMENT AGREEMENT

WHEREAS, the City of Madera and Arnoldo Rodriguez entered a City Manager At-Will Employment Agreement ("Agreement") effective December 3, 2024; and

WHEREAS, the City Council and City Manager desire to amend the Agreement to reflect terms and benefits recently provided to represented employees, unrepresented department heads, and the City Clerk.

NOW, THEREFORE, the Council of the City of Madera hereby resolves, finds, and orders as follows:

1. The above recitals are true and correct.

2. The City Council approves the First Amendment to the City Manager At-Will Employment Agreement, attached hereto as Exhibit A and incorporated by reference.

3. This resolution is effective immediately upon adoption.

* *

Exhibit A: First Amendment to the City Manager At-Will Employment Agreement

FIRST AMENDMENT TO
CITY MANAGER AT-WILL EMPLOYMENT AGREEMENT

This First Amendment to City Manager At-Will Employment Agreement ("First Amendment") is entered into by and between the City of Madera, State of California, a municipal corporation ("Employer" or "City"), and Arnoldo Rodriguez ("Employee") as follows:

RECITALS

A. City and Employee entered into an At-Will Employment Agreement ("Agreement") effective December 3, 2024.

B. The City and Employee desire to modify the Agreement relating to salary, term, and benefits as described herein.

AGREEMENT

In consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION 1. Section 1 of the Agreement titled "Term" is amended by replacing subsection A with the following:

> The term of this Agreement shall be six (6) years from December 3, 2024. The Employer will provide written notice to the Employee on or before September 4, 2030, of its intent to offer to extend, renew, or otherwise not renew this contract for an additional term. If the Employer chooses to extend the Agreement, the Employer will inform the Employee of the newly proposed term at the time of its offer to renew. The Employee must respond to an offer to extend or renew the Agreement within 45 days of the offered extension or renewal.

SECTION 2. Section 5 of the Agreement titled "Salary" is amended by adding the following paragraph at the end of said Section 5:

> Effective the pay period beginning January 24, 2026, with paycheck date February 13, 2026, Employee will receive a cost-of-living adjustment base wage increase of 3%.

SECTION 3. Section 6, subsection B3 of the Agreement titled "Family Sick Leave" is amended by adding the following to the list of eligible family members:

> 3.1.7 Designated Person (Employee may designate 1 Designated Person per 12-month period)

SECTION 4. Section 6, subsection B5 of the Agreement titled "Holidays" is amended by replacing the first paragraph with the following:

The following (8) hour days are established as holidays with pay: New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Indigenous Peoples Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, and Christmas Day.

SECTION 5. Section 6, subsection C of the Agreement titled "Disability, Health, and Life Insurance" is amended by replacing paragraph 2 with the following:

Employer agrees to provide a monthly health benefit allowance for the employee to purchase health insurance (including medical, dental and vision coverage of the Employee and family) through an IRS Section 125 Cafeteria Plan. The City's defined contribution towards health insurance will be capped using the following formula. At no time will the City's contribution exceed the combined premium for medical, dental and vision insurance at each enrollment level.

- The City contribution towards Kaiser Core and Buy-up plans will be the Kaiser Core plan premium + Vision premium + Dental premium
- The City contribution towards Anthem Core and Buy-up plans will be the Anthem Core plan premium + Vision premium + Dental premium
- Waiver will be $450 per month and is subject to proof of other group coverage.

The above formula will apply for rates for the 2026 and 2027 benefit plan years. The City's defined contribution for health insurance will be set at the January 2027 core rates going forward until such time that this agreement is modified through amendment or restatement. There will be no other automatic increases in the City's contributions unless specifically agreed to by the parties.

Because the City's benefit plans are administered in whole month increments, when an employee is terminated for cause or convenience by the City, benefit contributions as defined above will continue for the current coverage month regardless of paid status.

SECTION 6. Section 6, subsection E of the Agreement titled "Bereavement Leave" is amended by adding the following at the end of said Section 6, subsection E:

Employee may request use of other leave (vacation, sick or floating holiday) if additional time off is desired in excess of three (3) days.

When a death occurs in the immediate family of an employee, the employee shall be granted up to five (5) days leave for the death. Such time will be charged to sick leave, vacation leave, administrative leave or floating holiday at the employee's discretion. The immediate family is defined as current spouse, registered domestic partner, child, parent, brother, sister, mother-in-law, father-in-law, brother-in-law, sister-in-law and grandparents.

In accordance with government code 12945.6, employees employed for 30 days or more with the City may take up to five (5) days of leave for a reproductive loss event. Reproductive loss leave is not required to be taken consecutively but must be completed within three (3) months of the loss. If an employee experiences more than one loss in a year, they are entitled to no more than twenty (20) days of reproductive loss leave in that one-year period. Employees may use any of their available accrued time off (vacation, sick or compensatory time off) to cover their reproductive loss leave. If an employee does not have any accrued leave time, they may be approved for unpaid leave.

SECTION 7. Section 6 of the Agreement is amended by addition of a new subsection I titled "Longevity Pay" as follows:

In recognition of continuous full-time City employment, Employee will be eligible for longevity pay as follows. For any employee approved for rehire under the reinstatement provision of the City's Personnel Rules & Regulations, years of service will be calculated using the adjusted Service Date, calculated as Rehire Date + prior full-time continuous service. This is the same adjusted Service Date used for benefit accrual calculations for reinstated employees.

Employee will be eligible for Longevity Pay based on the following table. If Employee becomes eligible for a new Longevity Pay rate in the future based on years of service, the pay will be effective the first whole pay period following the applicable anniversary date.

Years of Service	Percent of Base Salary
10	2.5%
15	5.0%
20	7.5%

SECTION 8. Section 6 of the Agreement is amended by addition of a new subsection J titled "Retention Bonus" as follows:

Employee will receive a retention bonus payment in the amount of $1,500 to be paid in the February 13, 2026, paycheck.

SECTION 9. Except as otherwise specifically modified by this First Amendment, all other terms and provisions of the City Manager At-Will Employment Agreement shall remain in full force and effect

SECTION 10. This First Amendment to the City Manager At-Will Employment Agreement shall be effective on February 4, 2026.

[Signatures on Next Page]

IN WITNESS WHEREOF, the City of Madera has caused this First Amendment to the City Manager At-Will Employment Agreement to be signed and executed on its behalf by the Mayor of the City of Madera and duly attested by its City Clerk, and Arnoldo Rodriguez has signed and executed this First Amendment to the City Manager At-Will Employment Agreement.

EMPLOYEE	**CITY OF MADERA**
Arnoldo Rodriguez	Cecelia K. Gallegos, Mayor
Date: _____	Date: _____
ATTEST	APPROVED AS TO LEGAL FORM
Alicia Gonzales, City Clerk	Shannon Chaffin, City Attorney

Attachment 2: City Manager At-Will Employment Agreement

RESOLUTION NO. 24-160

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING A CITY MANAGER AT-WILL EMPLOYMENT AGREEMENT

WHEREAS, on November 7, 2018, the City and City Manager entered an At -Will Employment Agreement ("Agreement") effective December 3, 2018; and

WHEREAS, said agreement will expire December 2, 2024; and

WHEREAS, the City Council has conducted a performance evaluation of the City Manager and desires to continue employment of Arnoldo Rodriguez as City Manager; and

WHEREAS, the City Council appointed an ad hoc committee to negotiate the terms of a new employment agreement with the City Manager; and

WHEREAS, an At-Will Employment Agreement has been prepared that provides for compensation and benefits to be provided to the City Manager for continued service.

NOW, THEREFORE, the Council of the City of Madera hereby resolves, finds, and orders as follows:

1. The above recitals are true and correct.

2. The City Council approves the City Manager At-Will Employment Agreement attached hereto as Exhibit A and incorporated by reference.

3. This resolution is effective immediately upon adoption.

* *

PASSED AND ADOPTED by the City Council of the City of Madera this 2nd day of October 2024 by the following vote:

AYES:	Mayor Garcia, Councilmembers Gallegos, Montes, Evans and Villegas.
NOES:	Councilmember Rodriguez.
ABSTENTIONS:	None.
ABSENT:	Councilmember Mejia.

APPROVED:

SANTOS GARCIA, Mayor

ATTEST:

ALICIA GONZALES, City Clerk

CITY OF MADERA INCORPORATED March 27, 1907 CALIFORNIA

CITY MANAGER AT-WILL EMPLOYMENT AGREEMENT

THIS AGREEMENT, entered into this 2nd day of October, 2024, by and between the CITY OF MADERA, State of California, a municipal corporation (hereinafter referred to as "Employer" or "City"), and Arnoldo Rodriguez (hereinafter referred to as "Employee"), both of whom understand as follows:

Recitals

WHEREAS, Employer desires to continue to employ the services of Arnoldo Rodriguez as City Manager for the City of Madera; and

WHEREAS, it is the desire of the City Council of the Employer, hereinafter called "Council", to provide certain benefits, to establish certain conditions of employment, and to set working conditions of said City Manager; and

WHEREAS, Arnoldo Rodriguez desires to continue to be employed as City Manager for said City of Madera.

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Agreement

Section 1: TERM

A. The term of this Agreement shall be five (5) years from December 3, 2024. The Employer will provide written notice to the Employee on or before September 4, 2029, of its intent to offer to extend, renew, or otherwise not renew this contract for an additional term. If the Employer chooses to extend the Agreement, the Employer will inform the Employee of the newly proposed term at the time of its offer to renew. The Employee must respond to an offer to extend or renew the Agreement within 45 days of the offered extension or renewal.

B. The City Manager shall at all times serve at the pleasure of the Council. This means that the Employee is an at-will employee. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employer to suspend or terminate the services of the Employee at any time.

C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time after the effective date of this Agreement, from his position with Employer, upon two (2) month's advanced written notice to Employer.

Section 2: TERMINATION AND SEVERANCE PAY

A. In the event Employee is terminated by the Council before expiration of the aforesaid term of employment and during such time that Employee is willing and able to perform his duties

under this Agreement, then in that event, Employer agrees to pay Employee a lump sum cash payment equal to the maximum amount of pay permitted by law under Government Code sections 53260 and 53261, up to a lump sum cash payment equal to twelve (12) months' aggregate salary and value of health benefits

Upon such termination, Employee shall also be compensated for all earned paid leave as authorized pursuant to this Agreement.

In the event Employee is terminated for cause or for conviction, then, in that event, Employer shall have no obligation to pay the aggregate severance sum designated in the above paragraph.

B. In the event Employer at any time during the term of this Agreement reduces the salary or other financial benefits of Employee in a greater percentage than an applicable across-the-board reduction for all Employees of Employer, or in the event Employer refuses, following written notice, to comply with any other provision benefiting Employee herein, or the Employee resigns following a suggestion, whether formal or informal, by the Council that he resign, then, in that event, Employee may, at his option, be deemed to be "terminated" at the date of such reduction, such refusal to comply or such suggestion within the meaning and context of the herein severance pay provisions.

Section 3: DUTIES

A. Employer hereby agrees to employ the Employee to perform the functions and duties of such office as set forth in the City Manager Job Description on file with the Office of the City Clerk and referred to for more particulars, and to perform such other duties as the Council may from time to time assign.

B. The City Manager is exempt from the overtime provisions of the Fair Labor and Standards Act, as amended, but is expected to engage in those hours of work that are necessary to fulfill the obligations of the City Manager.

C. Employee may engage in up to five (5) hours per week for teaching without prior written approval of the Employer. Employee shall not be involved in any other outside employment without written prior approval from the Employer. This includes, but is not limited to, consultant work, speaking engagements, entering an independent contract relationship, or any other activities unrelated to the Employee's employment with the City.

D. Employee will maintain on file with the Employer his current place of residence and telephone number(s), and shall notify the Employer of any changes within twenty-four (24) hours.

E. In the event the Employee becomes mentally or physically incapable of performing the City Manager job duties, the Employer will comply with the law in regard to separating the City Manager from employment.

Section 4: PERFORMANCE EVALUATION

The Council shall review and evaluate the performance of the Employee on an ongoing basis and shall, at least once annually on the employment anniversary date established, complete a written performance review and/or evaluation. The review and/or evaluation shall be in accordance with specific criteria developed by the Council. Specific criterion may be added or deleted as the Council may collectively determine.

Section 5: SALARY

Effective December 3, 2024, Employer desires to increase Employee's assigned base pay salary range by four percent (4%), with Employee compensated for services provided a base salary of $8,475.29 per pay period (City of Madera Salary Schedule M-20-1, Range 587 Step F), payable in installments at the same time as the majority of the Employer's employees.

The Council may review and adjust said base salary annually thereafter by a cost-of-living adjustment (COLA) between zero percent and five percent (0% - 5%). Said salary reviews will be conducted annually on the Employee's anniversary date and will be contingent on a performance review.

Section 6: OTHER TERMS AND CONDITIONS OF EMPLOYMENT

A. Service Credit

For purposes of vacation accrual and floating holiday credit only, employee was credited with eight (8) years of prior public service at time of hire.

B. Paid Leave

1. Vacation

Employee will earn vacation credits, dependent upon the number of years of service credit with the City, for each pay period Employee is in a paid status at least 50% or more of the period. All accrued vacation is paid to Employee upon retirement, resignation, or termination.

COMPLETED YEARS = NUMBER OF HOURS RECEIVED PER PAY PERIOD

0 through 4 yrs.	3.6923 hrs. per pay period
5 through 9 yrs.	4.6156 hrs. per pay period
10 through 14 yrs.	5.5384 hrs. per pay period
15 through 19 yrs.	6.1538 hrs. per pay period
20 plus yrs.	6.4615 hrs. per pay period

The maximum vacation Employee is allowed to accumulate is 360 hours.

Each employee shall receive the date known as the "employee anniversary date" as a vacation day. This day shall be added to vacation time at a straight time rate. Credit for the day will not be given until the employee's anniversary date has passed during the current fiscal year and is in addition to the above accrual schedule.

Employee may request to cash out vacation once each fiscal year. The maximum annual cash out will be 80 hours. To be eligible for such cash out provision, employee must have a vacation balance of at least 160 hours at the time of request. Requests must be made in writing via email to the Payroll Specialist at least 15 days in advance and such requests will be paid on a regular pay date of the City.

2. Sick Leave

Sick leave, with pay, accrues at the rate of 3.6923 hours per pay period an employee is in a paid status at least 50% or more of the period. Rules governing sick leave use and eligibility are noted in the City of Madera Personnel Rules and Regulations.

In addition to the reasons for use of Sick Leave as stated in the Personnel Rules & Regulations, an employee may utilize accrued Sick Leave hours for any absence designated by the City as being covered by the Federal Family Medical Leave Act (FMLA) and/or the California Family Rights Act (CFRA), regardless of the reason for the leave. It will be the employee's responsibility to complete the required paperwork to certify the need for leave and he/she must provide timely notification of the need for leave in compliance with FMLA/CFRA regulations. Use of Sick Leave for this purpose will not commence until such requirements have been met. Use of Sick Leave for family members when the leave has been designated as FMLA/CFRA will not count against the employee's annual limit of Family Sick Leave as provided in this Agreement.

Employee may cash out sick leave at the rate of 1% a year for each year of service up to a maximum of 30% for 30 years. To be eligible, employees must be employed with the City on a full-time basis for a minimum of five years. The cash out provision of sick leave pertains only to retirements and positive terminations. Negative terminations (discharge) are not eligible for cash out of sick leave. An employee has the option to convert 100% of the remaining sick leave upon retirement to CalPERS service credit.

3. Family Sick Leave

Sick Leave may be used up to the limit of forty-eight hours each calendar year:

3.1. For the diagnosis, care, or treatment of an existing health condition or preventative care for an employee's family member, including:

3.1.1. Child (including a biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis.)

3.1.2. Spouse or Registered Domestic Partner

3.1.3. Parent (including biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child.)

3.1.4. Grandparent

3.1.5. Grandchild.

3.1.6. Sibling.

3.2. To obtain any relief or services related to being a victim of domestic violence, sexual assault, or stalking including the following with appropriate certification of the need for such services:

3.2.1. A temporary restraining order or restraining order.

3.2.2. Other injunctive relief to help ensure the health, safety or welfare of themselves or their children.

3.2.3. To seek medical attention for injuries caused by domestic violence, sexual assault, or stalking.

3.2.4. To obtain services from a domestic violence shelter, program, or rape crisis center as a result of domestic violence, sexual assault, or stalking.

3.2.5. To obtain psychological counseling related to an experience of domestic violence, sexual assault, or stalking.

3.2.6. To participate in safety planning and take other actions to increase safety from future domestic violence, sexual assault, or stalking, including temporary or permanent relocation.

Such leave is a part of Sick Leave accrual, not in addition to, the 12 days (96 hours) of Sick Leave earned per year. All conditions and restrictions placed by the City upon the use by an employee of sick leave for himself or herself shall apply to the use by an employee of sick leave to attend to an illness of his or her identified family member.

All other provisions for use of Sick Leave by the employee also apply to Family Sick Leave use. This includes, but is not limited to, the Sick Leave section of the Personnel Rules and Regulations.

4. Administrative Leave

In recognition of the fact that Employee is expected to work all reasonable hours necessary to accomplish assigned tasks he will be credited with five days (40 hours) of Administrative Leave at the beginning of each fiscal year. This leave may not be carried over or cashed out and shall be taken under the same conditions as vacation leave. It is recognized that such time is not intended to provide an hour for hour or greater leave

for actual hours worked over those scheduled, but is a benefit in recognition of duty requirements.

Because this agreement is effectuated mid-fiscal year, and Employee was credited with Administrative Leave on July 1, 2024, for the 2024-25 Fiscal Year, the next credit of Administrative Leave will be July 1, 2025.

5. Holidays

The following (8) hour days are established as holidays with pay: New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day: Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, and Christmas Day.

The parties agree that the following half days (4 hours) are established as partial holidays with pay: Good Friday and the last work day prior to Christmas or New Year's Day.

The parties agree that to be eligible to receive a paid holiday, the employee must be in a paid status on the scheduled work day either immediately preceding the identified holiday or on the scheduled work day immediately following the identified holiday.

In addition to the City observed holidays outlined above, Employee will receive floating holiday leave hours. Said leave hours shall be credited to the employee on July 1 of each fiscal year, may not be carried over or cashed out, and shall be taken under the same conditions as vacation leave. Employees with 5-9 years of full time continuous service with the City of Madera as of July 1 of each year shall be credited with 20 hours of floating holiday leave. Employees with 10 or more years of full time continuous service with the City of Madera as of July 1 of each year shall be credited with 40 hours of floating holiday leave.

Because this agreement is effectuated mid-fiscal year, and Employee was credited with floating holiday leave on July 1, 2024, for the 2024-25 Fiscal Year, the next credit of floating holiday leave will be July 1, 2025.

6. Holiday Closure

Employee will receive the same Holiday Closure benefit as that received by employees represented by the Mid Management Employee Group.

C. Disability, Health, and Life Insurance

Employer will provide term life insurance for Employee in the amount of $50,000 which includes accidental death and dismemberment (AD&D) coverage. Employer also will provide dependent life in the amount of $5,000 and Long Term Disability Insurance, which provides salary replacement benefits.

Employer agrees to provide a monthly health benefit allowance for the employee to purchase health insurance (including medical, dental and vision coverage of the Employee and family) through an IRS Section 125 Cafeteria Plan. The benefit plans offered by Employer and the monthly benefit allowance received by Employee from Employer will be equal to the benefit plans offered to and monthly benefit allowance received by employees represented by the Mid Management Employee Group.

Medicare - 1.45% Employer's contribution matched by an Employee contribution of 1.45% of Employee's salary for mandated Medicare coverage.

D. Retirement

The City participates in the CalPERS retirement system. Employee will be placed on the appropriate miscellaneous plan consistent with CalPERS membership requirements. The Employee will pay all of the Employee Contribution for the plan in pre-tax dollars under IRS Code 414(h)(2).

Employee previously paid a portion of salary through a pre-tax salary reduction towards the Employer Contribution to CalPERS. Effective the first whole pay period beginning on or after December 3, 2024, Employee will no longer contribute towards the Employer Contribution to CalPERS and Employer will pay the CalPERS Employer Contribution for the applicable retirement plan.

The Employee will also be responsible for the Employee's Contribution for the 1959 Survivor's Benefit.

E. Bereavement Leave

Employee is allowed an additional three (3) days leave per fiscal year in the event of death of any of the following members of the employee's family: spouse, child, parent or grandparent.

F. Retiree Paid Health Insurance

City will allow Employee to continue to participate in the City health plan offerings (medical, dental, and vision) at the retiree's expense until age 65 or when eligible for Medicare, whichever comes first. Both retiree and dependent coverage are available under this program. An administrative fee in an amount equal to two percent (2%) of the insurance premiums will be charged to the retiree for the City to process the benefit. In the event the administrative fee increases, retiree shall pay the higher fee. If, in the future, the City no longer offers the same insurance carrier/plan the retiree and his or his spouse will be eligible to purchase insurance coverage under the new plan. Coverage must be selected upon retirement; no lapse in coverage will be allowed under this provision. If retiree chooses not to participate or chooses to terminate participation, retiree may not seek coverage under the City health plan at a later date.

G. Deferred Compensation

Effective December 3, 2024, Employer agrees to contribute an amount equal to four point two percent (4.2%) of Employee's gross salary into a 457 Deferred Compensation Plan, with the four point two percent (4.2%) rounded to the nearest penny each pay period.

H. Other

The Council shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of the City Manager, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City of Madera Municipal Code or any other law.

Section 7: TERMINATION

The City Manager is an at-will employee and serves at the will and pleasure of the Council and may be terminated at any time by a majority vote of the City Council.

Section 8: DUES AND SUBSCRIPTIONS

Employer agrees, to the extent it is financially able, to budget for and to pay for professional dues and subscriptions of Employee necessary for his continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional participation, growth, and advancement, and for the good of the Employer.

Section 9: PROFESSIONAL DEVELOPMENT

A. Employer hereby agrees, to the extent it is financially able, to budget for and to pay for travel and subsistence expenses of Employee for professional and official travel, meetings, and occasions adequate to continue the professional development of Employee and to adequately pursue necessary official functions for Employer, including but not limited to such other national, regional, state and local governmental groups and committees thereof which Employee serves as member.

B. Employer also agrees, to the extent it is financially able, to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes and seminars that are necessary for his professional development and for the good of the Employer.

Section 10: INDEMNIFICATION

In addition to that required under state and local law, Employer shall defend, hold harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as City Manager. Employer will compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon.

Section 11: BONDING

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

Section 12: CONFLICT OF INTEREST

A. Employee shall not engage in any business or transaction or have a financial or other personal interest or association, direct or indirect, which is in conflict with the proper discharge of official duties or would tend to impair independence of judgment or action in the performance of official duties. Personal interests, distinguished from financial interests, include an interest as arising from blood or marriage relationships or close business, and personal or political affiliations.

B. Employee shall also comply with the conflict of interest provisions of the California Government Code and any conflict of interest code applicable to the City Manager's employment.

C. Employee is responsible for submitting to the City Clerk the appropriate Conflict of Interest Statements (including Form 700) at the time of appointment, annually thereafter, and at the time of separation from position.

Section 13: NOTICES

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

Employer: City Council, City of Madera, 205 West 4th Street, Madera, CA 93637

Employee: On file with the Human Resources Department

Alternately, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 14: REDUCTION OF BENEFITS

Employer shall not at any time during the term of this Agreement reduce the salary, compensation or other financial benefits of Employee, except to the degree of such reduction across-the-board for all Employees of the Employer.

Section 15: GENERAL PROVISIONS

A. The text herein shall constitute the entire and fully integrated Agreement between the parties and no promise, representation, warranty or covenant not included in this Agreement has been relied upon by any party hereto.

B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of the Employee; however, this Agreement is not assignable by either party.

C. This Agreement shall become effective commencing December 3, 2024.

D. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable by a court of law, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect. This Agreement shall be construed under California law. No waiver of any term or condition of the Agreement shall be considered a continuing waiver thereof.

IN WITNESS WHEREOF, the City of Madera has caused this Agreement to be signed and executed on its behalf by its City Council, and duly attested by its City Clerk, and the City Manager has signed and executed this Agreement, both in duplicate, the day and year first above written.

EMPLOYEE

By: _____
Arnoldo Rodriguez

CITY OF MADERA

By: _____
Santos Garcia, Mayor

ATTEST

By: _____
Alicia Gonzalez, City Clerk

APPROVED AS TO LEGAL FORM

By: _____
Shannon L. Chaffin, City Attorney

CITY OF MADERA INCORPORATED March 27, 1907 CALIFORNIA

Return to Agenda

REPORT TO CITY COUNCIL

Approved by:

Joseph Hebert

Joseph Hebert, Parks & Community Services Director

Arnoldo Rodriguez

Arnoldo Rodriguez, City Manager

Council Meeting of: February 4, 2026

Agenda Number: D-3

SUBJECT:

Consultant Services Agreement with Westwood Professional Services, Inc., for Sunset Park Design and Engineering Services

RECOMMENDATION:

Adopt Resolutions:

1. Adopt a Resolution awarding a Consultant Services Agreement with Westwood Professional Services, Inc. under Request for Qualifications 202425-29 Sunset Park Design & Engineering Services for $174,405
2. Amending the Fiscal Year 2025/26 Budget, approving related expenditure line items for the execution of the Consultant Services Agreement with Westwood Professional Services, Inc.

SUMMARY:

The City owns approximately one acre of undeveloped property located on the north side of Sunset Avenue, between Westberry Boulevard and Liberty Lane. The subject site was designated for open space as part of the subdivision development to the north in 2007.

On April 7, 2025, the City released Request for Qualifications (RFQ) 202425-29 for Sunset Park Design & Engineering Services. On May 5, 2025, the City received 6 statements of qualification from interested contractors vying for the opportunity to provide the professional design and engineering services for Sunset Park.

After evaluation of the statements, staff is recommending awarding RFQ 202425-29 to Westwood Professional Services, Inc. (Westwood) in the amount of $174,405.

DISCUSSION:

As mentioned, the City owns undeveloped property located on the north side of Sunset Avenue, between Westberry Boulevard and Liberty Lane. Since its designation as open space, as part of the neighboring subdivision, staff recommends moving forward with preparation of plans for a park.

This park differentiates itself from the recently built, or soon-to-be-built, new parks in the City, in that this park space is not being funded by a grant, rather Sunset Park is proposed to be funded by Development Impact Fees (DIF). There would be no grant performance timelines, funding guidelines, or funding restrictions associated with the park development and the precise costs is unknown until a design is prepared.

On September 18, 2024, staff brought before Council an informational report summarizing the intent to proceed with the development of Sunset Park. The following steps at the time included contracting out professional design and construction services to bring the park to fruition. Staff committed to returning to the Council with updates as the project progresses and as contracts are prepared for consideration.

On April 7, 2025, the City released RFQ 202425-29 for Sunset Park Design & Engineering Services. The scope of work/services to be requested would include tasks such as:

- Development of conceptual plans based on community feedback for desired amenities.
- Surveying and documenting existing conditions for environmental purposes.
- Site design preparation.
- Finalizing a final design concept.
- Producing Engineer's Estimates of probable construction costs.
- Producing bid-ready engineering drawings and specifications, incorporating industry best practices and standards.
- Assistance through bidding and construction phases of the project.

A unique aspect of this RFQ, compared to request for design services of parks funded by grants, is that the selected firm would be committing to helping to lead and gather community feedback on the park design. The consultant will facilitate community meetings to discuss potential design amenities, investigate existing conditions, and garner consensus on the project by the community. The consultant will then refine aspects of the project into two feasible conceptual design alternatives, cost estimates for those conceptual designs, summarize ongoing maintenance expenses, garner consensus on preferred alternative, and provide an update to Council. This aspect will ensure the community, and Council, will be involved in a more personalized manner throughout the design process of the park.

Regarding RFQ 202425-29, the bid documents were published on Monday, April 7, 2025. The RFQ requested statements from licensed professional consultant firms, experienced in architecture and engineering, who demonstrate that they possess the knowledge and organizational,

functional, and technical capabilities to provide design and engineering services for the creation of a park.

On May 5, 2025, the City received 6 statements of qualification from interested contractors.

Review Process

The Procurement Manager reviewed the 6 qualifications statements initially for compliance with requirements, completeness, and responsiveness. A committee of City staff independently reviewed the proposals submitted.

The committee members' evaluation included reviewing the following criteria, per RFQ process:

- Overall Experience and Qualifications in Park Design and Construction-Related Projects – Maximum points of 25
- Experience and Availability of Key Personnel – Maximum points of 25
- Quality of Understanding and Project Approach- Maximum points of 25

From these categories, the total score and ranking of each firm were provided and sent to the Procurement Manager by each of the independent reviewers. The Procurement Manager completed the reference checks. References carried a maximum point total of 25 points.

The 6 proposals evaluated listed in Table 1, along with their weighted totals & rank:

Table 1: *Firms Submitting Statement of Qualification*

Name of Firm	Rank	Weighted Total
Westwood Professional Services, Inc.	1	78.10
QK Inc.	2	71.90
Gates & Associates	3	70.53
Interwest Consulting Gorup, Inc.	4	63.73
Melton Design Group	5	63.50
4Creeks	6	61.23

With Westwood ranked as the most qualified firm, staff proceeded to negotiate with the firm for the service fees. The final negotiated amount for services was set at $174,405.

Westwood was ranked the highest by the review committee out of the 6 proposals, representing the best value for the City. The firm would bring the following value to the City:

- Established in 1972, Westwood is a full-service, multi-disciplinary professional design and engineering firm providing services to public and private clients.
- With over 1,900 staff members located across the United States and registrations in most states, Westwood is recognized as one of the top design and engineering firms in the country.

- In California, Westwood currently employs over 95 professionals with offices in Fresno, Merced, Modesto, and Pleasanton.
- Westwood has been able to support public parks and recreation projects in Madera and the greater Fresno area since 2015, with experience on more than 100 projects.
- Local experience includes Centennial Park, Knox Park, the Frank Bergon Senior Center Fence Installation, McNally Park Basketball Courts, Madera Sidewalk Improvements, Valley Children's Hospital Park, and over 15 parks and recreation spaces for the City of Fresno.
- Their statement of qualification presented a clear understanding of the project scope and what is being asked of them.

Westwood is a firm that the City has previously and currently works with. It is to be noted that, during prior and current agreements with Westwood, they have performed satisfactorily and without issues. They are punctual, complete work as requested, and work closely with the City, communicating and responding to inquiries promptly.

FINANCIAL IMPACT:

Funding for the design and construction of Sunset Park will be sourced from DIF funds. The current available balance of the DIF fund is $4.2M; although nearly $3M is encumbered. This funding will cover the costs associated with the design phase and, subsequently, the construction of the park; however, DIF may not be used for ongoing park maintenance.

It should be noted that while the City has recently been proactive in enhancing its open spaces, the vast majority of funding for these projects has been secured through grants rather than DIF.

Table 2 shows a breakdown of encumbered DIF totals for various park projects.

Table 2: *Development Impact Fees (DIF) Balance & Projects*

Capital Improvement Projects – Parks	Total
Sunset Park (estimate; to be designed)	$620,000
Tozer Park (City must match State grant)	$356,640
Rancho Santa Fe (estimate; pending receipt of final invoice)	$1,068,435
Pecan Park (estimate; pending receipt of final invoice)	$286,081
Taubert Park (additional funds to cover construction costs)	$303,389
Total Encumbered	**$2,634,545**
Balance as of Jan. 2026	$4,267,297

The cost of actual construction services for Sunset Park will be determined based on findings from the design phase, community feedback, and available funds. Once the design is complete, the anticipated expenditure is expected to align with the costs of similar parks and amenities developed over the past months.

ALTERNATIVES:

Staff has carefully considered the statements of qualifications received for the project. An alternative course of action involves rejecting all statements. This could potentially lead to several consequences that need to be taken into account.

Rebidding the project introduces uncertainties that may impact the project's overall cost. There is a possibility of receiving higher proposals or encountering a lack of additional bids in a subsequent bidding process. This scenario could prolong the timeline for selecting a consultant, which extends the timeframe to design and construct Sunset Park.

ATTACHMENTS:

1. Adopt a Resolution awarding a Consultant Services Agreement with Westwood Professional Services, Inc. under Request for Qualifications 202425-29 Sunset Park Design & Engineering Services for $174,405
    a. Exhibit 1 – Consultant Services Agreement
2. Amending the Fiscal Year 2025/26 Budget, approving related expenditure line items for the execution of the Consultant Services Agreement with Westwood Professional Services, Inc.
    a. Exhibit A - Budget Amendment

ATTACHMENT 1

Resolution Awarding a Consultant Services Agreement with Westwood Professional Services, Inc. under Request for Qualifications 202425-29 Sunset Park Design & Engineering Services for $174,405

Exhibit 1 – Consultant Services Agreement

RESOLUTION NO. 26 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING RESOLUTION AWARDING A CONSULTANT SERVICES AGREEMENT WITH WESTWOOD PROFESSIONAL SERVICES, INC. UNDER REQUEST FOR QUALIFICATIONS 202425-29 SUNSET PARK DESIGN & ENGINEERING SERVICES FOR $174,405

WHEREAS, the City of Madera released a Request for Qualifications (RFQ) 202425-29 calling for Sunset Park Design and Engineering Services; and

WHEREAS, the RFQ No. 202425-29 was released on April 7, 2025; and

WHEREAS, the RFQ No. 202425-29 was duly noticed and published accordingly; and

WHEREAS, there were 6 responsive statements of qualifications received as of May 5, 2025; and

WHEREAS, the 6 bids were evaluated for completeness and responsiveness; and

WHEREAS, Westwood Professional Services, Inc. submitted the most responsive, responsible, and complete proposal at $174,405; and

WHEREAS, the City wishes to enter into a Consultant Services Agreement with Westwood Professional Services, Inc. for the design and engineering services of Sunset Park.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA HEREBY finds, orders, and resolves as follows:

1. The above recitals are true and correct.
2. The City Council of the City of Madera does hereby accept the six statements of qualification received for this project, finds that Westwood Professional Services, Inc. is the most responsive and responsible bidder, and awards a consultant contract for the RFQ 202425-29 Design and Engineering Services for Sunset Park in the amount of$174,405. Said contract is attached hereto as Exhibit 1.
3. This Resolution is effective immediately upon adoption.

****

Exhibit 1 – Consultant Services Agreement

AGREEMENT FOR CONSULTANT SERVICES
BETWEEN
CITY OF MADERA
AND
WESTWOOD PROFESSIONAL SERVICES, INC.

This Agreement for Design and Engineering Services for Sunset Park, Request for Qualifications (RFQ) No. 202425-29 ("Agreement") is made and entered into this 4th day of February 2026, between the City of Madera, a municipal corporation of the State of California, hereinafter called **"CITY",** and Westwood Professional Services, Inc. hereinafter called **"CONSULTANT."**

RECITALS

WHEREAS, CITY plans to obtain Design and Engineering Services for Sunset Park, ('Project'); and

WHEREAS, CONSULTANT is qualified and certified to provide the required professional design and engineering services and is knowledgeable of the principals and practices of the industry associated with design and engineering; and

WHEREAS, CITY desires to enter this Agreement with CONSULTANT for such professional design and engineering services.

NOW, THEREFORE, in consideration of the promises and mutual agreements herein, CITY and CONSULTANT agree as follows:

AGREEMENT

1. SERVICES OF CONSULTANT:

CONSULTANT will provide professional design and engineering services as set forth herein in connection with the Project. Said work to be performed pursuant to this agreement is more particularly described in the Scope of Work.

2. SCOPE OF WORK:

CONSULTANT shall provide the professional architectural and engineering management services as set forth in **Exhibit A, "Proposal of Service,"** dated July 28, 2025, attached hereto and incorporated herein by reference.

CONSULTANT accepts full responsibility for the scope of services provided by sub-consultants necessary for delivery of the project. CONSULTANT shall comply with applicable City of Madera design standards and requirements as directed by the CITY and applicable State and Federal requirements.

3. PROGRESS MEETINGS:

CONSULTANT shall communicate and meet with CITY staff at project progress meetings at intervals mutually agreed to between CITY and CONSULTANT to verify, refine and complete the project requirements and review the progress of the project. Such meetings shall be as set forth in the Scope of Work which is attached and incorporated by reference as **EXHIBIT A**.

4. **CITY'S OBLIGATIONS:**

The CITY shall provide the CONSULTANT with the following:

a. Provide a Project Manager to work with CONSULTANT;

b. Review all submittals timely;

5. COMPENSATION:

The total compensation for the work tasks itemized in **EXHIBIT A, "Proposal of Services, Section E. Fee Proposal,"** attached hereto and incorporated herein by reference is $174,405.

CITY and CONSULTANT agree on the rates shown in **EXHIBIT A** and agree that they will remain in effect until the date of expiration of Agreement indicated in Section 11. It is understood and agreed by both parties that all expenses incidental to CONSULTANT'S performance of services, including travel expenses, are included in the basic fee shown in **EXHIBIT A**.

6. **PAYMENT:**

Payments for all undisputed portions of each invoice as provided for hereunder shall be made within 30 days of receipt and approval of CONSULTANT'S monthly invoices for the work performed specified herein. CONSULTANT'S invoice shall specify the billed hours and hourly

rates for each employee classification. The sub-consultants work shall be included on CONSULTANT'S invoice with a copy of the sub-consultant's invoice attached. A report on summary of costs to date for each component of the work shall accompany the invoice. This summary shall also estimate the percentage of the work completed for each component and the balance remaining in each component.

7. EXTRA SERVICES:

CITY agrees to pay CONSULTANT for extra services not contemplated hereunder as set forth in the Scope of Work or for such services as may be specifically requested by CITY through the Project Manager in writing and agreed to by CONSULTANT for an agreed-to fixed fee or hourly rate of compensation or for necessary expenses over that listed in the Budget; provided, however, the Project Manager authority is limited to expenditures not to exceed the amount of $174,405.

8. AUDITS AND INSPECTIONS ACCESS:

CONSULTANT shall, upon reasonable notice and at any time during regular business hours, and as often as CITY may deem necessary, make available to the CITY or its authorized representative for examination, all of its books, records, and data with respect to matters covered by this Agreement. CONSULTANT shall permit CITY to audit and inspect all invoices, materials, payrolls, records of personnel, conditions of employment, and other data relating to matters covered by this Agreement.

9. LIABILITY INSURANCE:

Consultant shall obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in **Exhibit B, "Insurance Requirements,"** attached hereto and incorporated herein by this reference. All insurance policies shall be subject to City approval as to form and content. Consultant shall provide City with copies of required certificates of insurance upon request.

The provision will survive expiration or termination of this Agreement.

10. OWNERSHIP OF DOCUMENTS:

All original papers, documents, reports, drawings, and other work product of CONSULTANT are instruments of service. All reports and legal documents shall include the professional's registration number and be stamped, signed, and dated. All instruments of service shall, upon payment in full to CONSULTANT, become the property of the CITY whether the project for which they are prepared is executed or not. CONSULTANT shall be permitted to retain copies, including reproducible copies, of the instruments of service for information and reference. The instruments of service shall not be used by the CONSULTANT on other projects, except by agreement in writing by the CITY. In the event the CITY reuses such instruments of service, CONSULTANT shall be released and held harmless by the CITY from any and all liability, including legal costs and attorneys' fees, with respect to the reuse of such instruments of service.

Reuse of documents for any purpose other than as intended under this Agreement shall be at CITY'S sole risk. CITY shall indemnify CONSULTANT for any damages incurred as a result of such reuse, including use of incomplete documents.

11. TIME OF COMPLETION:

A. Based on an agreed upon Notice to Proceed date, CONSULTANT shall complete the work as shown in **EXHIBIT A,** which is attached and incorporated herein by reference.

B. CONSULTANT shall not be held responsible for delays caused by CITY review or by reasons beyond CONSULTANT'S control. Also, CONSULTANT shall not stop his work, including work unrelated to any extra services request, unless it can be shown that the project work cannot proceed while a claim or request for extra services is being evaluated.

C. CONSULTANT shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the project. Failure of CONSULTANT to comply with the above time schedule by more than fourteen (14) calendar days, unless the delay

is not attributable to CONSULTANT or is attributable to CITY, is sufficient cause to terminate this Agreement, at the option of CITY, in accordance with Section 12.

D. CONSULTANT shall complete all services required under this Agreement and this Agreement on or before December 31, 2026 ('Expiration Date'). The term may be extended by the City Manager in writing, if extension limited to term only, and if mutually agreed to at least 30-days in advance of expiration, for a period not to exceed one additional six-month extension. Any extension requiring increased compensation will require approval by the City Council.

12. TERMINATION OF AGREEMENT:

A. This Agreement may be terminated at any time by either party upon fifteen (15) calendar days written notice. In the event the Agreement is terminated by either party, CONSULTANT shall be compensated for services performed to the date of termination based upon the compensation rates and subject to the maximum amounts payable agreed to together with such additional services performed after termination which are authorized by the CITY representative to wind up the work performed to date of termination.

B. CITY may immediately suspend or terminate this Agreement in whole or in part by written notice where, in the determination of CITY, there is:

1. An illegal use of funds by CONSULTANT.
2. A failure by CONSULTANT to comply with any material term of this Agreement.
3. A substantially incorrect or incomplete report submitted by CONSULTANT to CITY.

In no event shall any payment by CITY or acceptance by CONSULTANT constitute a waiver by such party of any breach of this Agreement or any default which may then exist on the part of either party. Neither shall such payment impair or prejudice any remedy available to either party with respect to such breach or default. CITY shall have the right to demand of CONSULTANT the repayment to CITY of any funds disbursed to CONSULTANT under this Agreement which, as determined by the appropriate court or arbitrator, were not expended in accordance with the terms of this Agreement.

13. APPROVAL:

CITY will give reasonably prompt consideration to all matters submitted by CONSULTANT for approval to the end that there will be no significant delays in CONSULTANT'S program of work. An approval, authorization or request to CONSULTANT given by CITY will only be binding upon CITY under the terms of this Agreement if in writing and signed on behalf of CITY by a CITY representative or designee.

14. HOLD HARMLESS:

Indemnity for Professional Liability: When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, and hold harmless but shall not defend CITY and any and all of its officials and employees from and against any and all losses, liabilities, damages, costs, and expenses, including reasonable legal counsel's fees and costs but only to the extent caused by the negligent act, errors, and omission of the Consultant (and its Subconsultants) under this Agreement. Consultant (and its Subconsultants) are responsible for such damages, liabilities and costs on a comparative basis of fault between the Consultant (and its Subconsultants) and the CITY in the performance of professional services under this Agreement. Consultant shall not be obligated to indemnify CITY for its own negligence or for the negligence of others.

Indemnity for Other Than Professional Liability: Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend, and hold harmless CITY, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or CITY for which Consultant is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Consultant.

15. RESPONSIBILITY FOR OTHERS:

CONSULTANT shall be responsible to CITY for its services and the services of its subconsultants. CONSULTANT shall not be responsible for the acts or omissions of other parties engaged by CITY nor for their construction means, methods, techniques, sequences, or procedures, or their health and safety precautions and programs.

16. CONFLICT OF INTEREST:

Prior to City's execution of this Agreement, Consultant shall complete a City of Madera Conflict of Interest Disclosure Statement. Said Statement is attached hereto as Exhibit C and incorporated herein by reference. During the term of this Agreement, Consultant shall have the obligation and duty to immediately notify City in writing of any change to the information provided by Consultant on **Exhibit C, "Disclosure of Conflict of Interest,"** attached hereto and incorporated herein by reference.

Consultant shall not employ or retain the services of any person while such person either is employed by City or is a member of the City Council, any City commission, board, committee, or similar City body. This requirement may be waived in writing by the City Manager if no actual or potential conflict is involved.

Consultant shall comply with all applicable laws, rules, regulations, and professional canons/requirements governing avoidance of impermissible client conflicts, including without limitation the requirements of the California Political Reform Act (Government Codes Section 87100 et seq.) and the regulations of the Fair Political Practices Commission concerning disclosure and disqualification (2 California Code of Regulations Section 18700 et seq.).

Consultant represents and warrants that as of the effective date hereof, he/she/they represents no client whose interests are adverse to the City's.

This Section 16 shall survive expiration or termination of this Agreement.

PROFESSIONAL RESPONSIBILITY:

CONSULTANT shall be obligated to comply with applicable standards of professional care in the performance of the Services. CONSULTANT recognizes that opinions relating to environmental, geologic, and geotechnical conditions are based on limited data and that actual conditions may vary from those encountered at the times and locations where the data are obtained, despite the use of due professional care.

17. PARTIES BOUND BY AGREEMENT:

This Agreement shall be binding upon CITY, CONSULTANT, and their successors in interest, legal representatives, executors, administrators and assigns with respect to all covenants as set forth herein. CONSULTANT shall not subcontract, assign, or transfer any of the work except as otherwise provided for in this agreement.

18. COMPLETE AGREEMENT OF PARTIES:

This Agreement, including attachments incorporated herein by reference, represents the entire Agreement and understanding between the parties. Any modifications of this Agreement shall be in writing and signed by authorized representatives of the parties. One or more waivers of any term, condition or covenant by either party shall not be construed as a waiver of any other term, condition, or covenant.

19. ASSIGNMENT WITH APPROVAL:

It is understood that neither party shall assign, sublet, subcontract, or transfer its rights or obligation under this Agreement without the prior express, written consent of the other party.

20. INDEPENDENT CONTRACTOR:

In performance of the work, duties and obligations assumed by CONSULTANT under this Agreement, it is mutually understood and agreed that CONSULTANT, including any and all of CONSULTANT'S officers, agents and employees will, at all times, be acting and performing as an

independent contractor, and shall act in an independent capacity and not as an officer, agent, servant, employee, joint venture, partner, or associate of CITY. Furthermore, CITY shall have no right to control or supervise or direct the manner or method by which CONSULTANT shall perform its work and function. However, CITY shall retain the right to administer this Agreement so as to verify that CONSULTANT is performing its obligations in accordance with the terms and conditions hereof. CONSULTANT and CITY shall comply with all applicable provisions of law and the rules and regulations, if any, of governmental authorities having jurisdiction over the subject matter hereof.

Because of its status as an independent contractor, CONSULTANT shall have absolutely no right to employment rights and benefits available to CITY employees. CONSULTANT shall be solely liable and responsible for providing to, or on behalf of, its employees all legally required employee to others unrelated to CITY or to this Agreement.

21. GOVERNING LAW:

Any controversy or claim arising out of, or relating to, this Agreement which cannot be amicably settled without court action shall be litigated either in the appropriate State court for Madera County, California, or as appropriate in the U. S. District Court for the Eastern District of California, located in Fresno, CA. The rights and obligations of the parties and all interpretations and performance of this Agreement shall be governed in all respects by the laws of the State of California.

22. AMENDMENTS:

Any changes to this Agreement requested either by CITY or CONSULTANT may only be affected if mutually agreed upon in writing by duly authorized representatives of the parties hereto. This Agreement shall not be modified or amended or any rights of a party to it waived except by such in writing.

23. COMPLIANCE WITH LAWS AND WAGE RATES:

CONSULTANT shall comply with all Federal, State, and local laws, ordinances, regulations, and provisions applicable in the performance of CONSULTANT'S services. CONSULTANT may use professional practices and standards regarding the interpretation of these laws.

Wherever reference is made in this Agreement to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards or codes current on the effective date of this Agreement shall apply, unless otherwise expressly stated.

24. CONSULTANT'S LEGAL AUTHORITY:

Each individual executing or attesting this Agreement on behalf of CONSULTANT hereby covenants and represents: (i) that he or she is duly authorized to execute or attest and deliver this Agreement on behalf of such corporation in accordance with a duly adopted resolution of the corporation's board of directors and in accordance with such corporation's articles of incorporation or charter and by-laws; (ii) that this Agreement is binding upon such corporation; and (iii) that CONSULTANT is a duly organized and legally existing corporation in good standing in the State of California.

25. NOTICES:

Any and all notices or other communications required or permitted by this Agreement or by law to be served on or given to either party to this Agreement by the other party shall be in writing, and shall be deemed duly served and given when personally delivered to the party to whom it is directed or any managing employee or that party or, in lieu or personal service, when deposited in the United States mail, first class postage prepaid, addressed as follows:

CITY OF MADERA	**CONSULTANT**
City of Madera	Westwood Professional Services, Inc.
Att: Arnoldo Rodriguez 205 W. 4th Street	Att: Chad Kennedy 1165 Scenic Drive, Suite A

Madera, CA 93637	Modesto, CA 95350
Phone: 559-661-5400	Phone: (209) 571-1765
Email: arodriguez@madera.gov	Email: chad.kennedy@westwoodps.com

26. SOLE AGREEMENT:

This instrument constitutes the sole and only agreement between CONSULTANT and CITY respecting the Project and correctly sets the obligations of the CONSULTANT and CITY to each other as of this date. Any agreements or representations respecting the above project, not expressly set forth in this instrument are null and void.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

* * * * * * * * * * * *

CITY OF MADERA
a municipal corporation

By: _____
Cecelia K. Gallegos, Mayor

Date: _____

ATTEST:

By: _____
Alicia Gonzales, City Clerk

APPROVED AS TO FORM

By: _____
Shannon L. Chaffin, City Attorney

CONSULTANT

By: _____

_____
Taxpayer I.D. Number

Date: _____

Date: _____

Exhibits:
Exhibit A – Proposal of Service
Exhibit B – Insurance Requirements for Consultants
Exhibit C – Disclosure of Conflict of Interest

EXHIBIT A
PROPOSAL OF SERVICE

Consultant shall perform to the satisfaction of City, in accordance with this Agreement, the Services described below. All references to "Westwood Professional Services," "Westwood Professional Services, Inc.," "design team," "we," "us" or "our" shall refer to "Consultant." "Deliverables" are obligations of Consultant to deliver to the City, and "Tasks" are obligations of the Consultant to perform as described. Forecasts and the schedule of project deliverable timelines are obligations to complete as set out in this Scope of Services contingent upon requested data and documents being provided by the City within a reasonable period of time, and subject to timing at the City's discretion as noted in the Project Schedule. Timelines may be subject to any extensions of time granted in writing by the City's Director of Parks at the Director's sole discretion given at the request of Consultant for unforeseen delays. Time is of the essence for the purposes of this Agreement.

Westwood

CITY OF MADERA

Proposal of Services

Sunset Park Design and Engineering Services

July 28, 2025

A. Refined Scope of Services

Project Understanding

Madera is a growing, diverse community with a need for additional green, recreational spaces that will benefit users of all ages by promoting holistic healthy activities. Sunset Park, a proposed neighborhood park, is planned for development on an approximately 1-acre parcel located at the intersection of Sunset Avenue, Liberty Lane, and Westberry Boulevard. The City is committed to proactively engaging the community in the design process and plans to host at least two public meetings to gather inputs from local residents and potential park users. The project has an approved total budget of $725,000 as part of the City's FY 2024–2025 Capital Improvement Plan, which includes $150,000 for professional services, $25,000 for environmental service, and $550,000 for construction contracts.

The neighborhood includes single-family homes, senior living, a daycare, and Lincoln Elementary School. Surrounded on three sides by open roadway, the site enjoys good visibility. The north side residences are separated by a sound wall, some of which have swimming pools. **Careful consideration will need to be given to the design of this perimeter park edge for screening and safety. Pedestrian walkability and easy access from the adjacent bus stop, and bicycle routes are all important design considerations also.**

Scope of Services Statement

PROJECT KICK-OFF/SITE ANALYSIS/DATA COLLECTION & REVIEW

TASK 01

This task will involve gathering, reviewing, and assessing existing data and reports relative to the project and conducting necessary investigations and analyses required to identify key project issues that could impact or be impacted by the project including:

TASK 1.1 CITY KICK-OFF MEETING

We will meet with the City to review programming options at a location of the City's choice. This may include a site walk at the City's discretion. The following typical items will be discussed:

- Introduce City staff and project partners to the design consulting team.
- Review key objectives of the project, the scope of services, deliverable expectations, the project schedule, and broad milestones.
- Confirm project parameters and limits of work.
- Obtain and review existing record drawings, utility information, City standard specifications and details, and other available materials.
- Establish a broad meetings schedule.
- Establish communication channels with all parties involved.
- Review the available construction budget and contingencies.
- Review vendor options available through the National Cooperative Purchasing Alliance, allowing for consideration of procurement of preferred products at lower prices than typically available through normal purchasing processes.

TASK 1.2 SCHEDULE UPDATES

Samir (as Project Manager) will create an overall schedule for the project, identifying milestones such as project submittals and meeting dates, including coordination time with the City and design team. This schedule will be updated at each phase of work and communicated to the City.

TASK 1.3 TOPOGRAPHIC SURVEY AND UTILITY RESEARCH AND MAPPING

Surveying services in support of this project will include topographic surveying of the existing site, hardscape, and on-site and off-site utilities as needed for points of connection. Surveyors will locate and document surface-visible utility features and improvements, such as signs, utilities, drainage structures, lights, USA markings. We will review data available including existing maps, GIS data, as built and improvement plans from utility operators. With this information, surveyors will show existing subsurface infrastructure with the project limits. A base file in AutoCAD will be provided to the design team for use in preparing a site base.

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PROJECT KICK-OFF/SITE ANALYSIS/DATA COLLECTION & REVIEW

TASK 01

TASK 1.4 GEOTECHNICAL INVESTIGATIONS

Subsurface exploration may be provided including three to four borings and laboratory soils testing. A geotechnical report summarizing the results and providing recommendations may be prepared, providing valuable information for use in engineering of various park components such as shade structures, restroom building, walkways, soil infiltration information or sports courts recommendations.

TASK 1.5 SITE ANALYSIS & REVIEW EXISTING DATA

This task will begin with a site visit to assess the existing conditions firsthand and to photo-document the current state of the site. We will conduct a thorough analysis of existing elements to inform and guide the design direction. This will include evaluating factors such as access, prevailing winds, sun angles, soil types, local demographics, established circulation patterns, as-built drawings, and existing utilities.

TASK 1.6 PRELIMINARY SITE ASSESSMENT REPORT

A brief report will be prepared to document the findings and analysis discovered in previous tasks.

DELIVERABLES

- Preliminary Site Assessment Report
- Topographic Survey

PUBLIC OUTREACH/CONCEPTUAL DESIGN

TASK 02

PUBLIC OUTREACH

After the data gathering, geotechnical investigations, and the topographic survey work is complete, the team will prepare for an initial public meeting to gather initial inputs on program elements that the community desires for this park. Once the broad program is established and confirmed with the City, we will commence efforts towards generating two (2) conceptual designs for the park. This task will also include close collaboration, reviews, and discussions with the City as the design progresses. The scope of work in this phase would include:

TASK 2.1 PUBLIC MEETING PREPARATION

Prepare public meeting materials such as imagery for various amenities, and site furnishing options, planting and theming imagery. Meet with the City to review contents prior to presenting at the public meeting.

TASK 2.2 PUBLIC MEETINGS

Present amenity options and themes for the park to the public in two (2) separate meetings. Gather inputs from the community, which are then collated and documented.

TASK 2.3 CITY REVIEW MEETING

Meet with the City to review public inputs and options for the final park design.

TASK 2.4 CONCEPTUAL DESIGN

Following site analysis, the design team will prepare two (2) revised conceptual designs based on the original concept plan, including information regarding amenities and material options for new walks and social gathering areas, play surfacing and play equipment, site furnishings, and structures in the project. Stormwater management locations and utility tie-ins will be considered. City selected materials for play equipment and park elements will be incorporated into the space.

PUBLIC OUTREACH/CONCEPTUAL DESIGN

TASK 02

TASK 2.5 CONCEPT RENDERINGS

Preliminary Renderings for each of the two concepts will be prepared.

Awesome Spot Playground | Modesto, CA

Awesome Spot Playground | Modesto, CA

DELIVERABLES

- Final Conceptual Park Plan with Supporting Documentation Such As Preliminary Renderings and Cost Estimates

TASK 2.6 PRELIMINARY COST ESTIMATES

A Rough Order of Magnitude (ROM) style of cost estimate will be prepared for each of the two conceptual designs to aid in decision-making. Pricing available through National Cooperative Purchasing Alliance (NCPA) may be included as well.

TASK 2.7 PUBLIC OUTREACH #2 (OPTIONAL)

Present the two concept plans to the community in a public forum. Westwood will prepare updated presentation materials suitable to support this effort. This could be an supplemented online survey or polling on the City's website, if needed.

TASK 2.8 PRESENTATION MEETING

Meet with the City to review the two final concept plans and gather feedback.

PUBLIC OUTREACH/CONCEPTUAL DESIGN

TASK 02

TASK 2.9 FINAL CONCEPT PLAN (REFINED)

The design team will finalize the chosen concept plan and refine the associated cost estimate. The Final Conceptual Site Plan will include:

- Conceptual layout with location of key amenities, considering adjacencies as needed.
- Conceptual grading including stormwater management strategies.
- Conceptual planting, with general size and type of plant material noted, including trees.

TASK 2.10 SCHEDULE UPDATE

The project schedule will be updated, if needed, and distributed to the City and the design team.

TASK 2.11 FINAL SUBMITTAL

The design team will gather the documents and provide a final conceptual design submittal package to the City in desired formats.

DESIGN DEVELOPMENT TO 50% COMPLETION

TASK 03

Upon City approval and acceptance of the conceptual design and associated costs, the team will commence with the design development phase of the project. The design development package includes drawings to convey general engineering and design concepts. This phase of work **shall refine the design and identify key construction systems and methods for landscape, civil engineering, and electrical engineering elements and materials, as well as critical coordination issues.** This task would also include regular coordination and discussions with the City, with key tasks during this phase including:

DELIVERABLES

- Design Development PS&E Set

TASK 3.1 PREPARATION OF DESIGN DEVELOPMENT PLANS

Design development plans will include:

- Cover Sheet
- Existing Conditions and Demolition Plans
- Grading, Drainage, Utility, and Signage Plan
  - » Involves coordination of the site design with civil engineering/ grading design and documentation. Civil engineers will review and collaborate closely on final design. Stormwater management strategies will also be documented.
- Site Features and Finishes Plans providing product and vendor information
- Planting Plan including species and sizes
- Irrigation Plan including hydrozones and equipment
- Exterior Lighting Plans and Details
  - » Involves proposed electrical service and assisting with coordination with PG&E as applicable. Preliminary light fixture selections and layouts will be included.
- Construction Details
  - » Involves the inclusion of construction, planting, and irrigation details including City standard details where appropriate. Identification of key project specific details will also be reflected in the package.

TASK 3.2 DESIGN TEAM COORDINATION MEETING

This task would involve close team coordination and updating information and drawings among different disciplines.

TASK 3.3 SITE LIGHTING PHOTOMETRIC STUDY

This task involves modeling the site lighting and creating a two-dimensional photometrical analysis map.

TASK 3.4 TECHNICAL SPECIFICATIONS

A list of anticipated outline technical specification sections will be prepared.

DESIGN DEVELOPMENT TO 50% COMPLETION

TASK 03

TASK 3.5 COST ESTIMATE
A detailed cost estimate will be prepared, reflecting the refinements achieved during the development of the design and engineering in this phase.

TASK 3.6 QA/QC
The internal Quality Control Manager will thoroughly review the plans and specifications and recommend further coordination items for the design team.

TASK 3.7 SCHEDULE UPDATE
The project schedule will be updated, if needed, and distributed to the City and the design team.

CONSTRUCTION DOCUMENTS (90% & 100% PS&E)

TASK 04

Upon City approval and acceptance of the design development package and associated costs, the team will commence with the final construction documents phase of the project. This will include routine information normally required by governing agencies and preparation of final plans, specifications, construction details and cost estimates for permitting and bidding. The scope of work will include two packages: 90% construction documents (with draft technical specifications), and 100% documents (including final technical specifications).

90% PS&E

TASK 4.1 CITY MEETING
This phase will begin with a meeting with city staff to review City comments on the Design Development submittal.

TASK 4.2 DESIGN TEAM COORDINATION MEETING
This task will involve team coordination and updating information per design team manufacturers or vendors coordination.

TASK 4.3 PLANS PREPARATION
Prepare design construction documents to a 90% level of completion. The key deliverables during this phase will include:

- Cover Sheet
- General Notes and Conditions
- Existing Conditions and Demolition Plan
- Utility Plan
- Grading and Drainage Plan
- Signage Plan
- Site Features and Finishes Plan
- Horizontal Control Plan
- Irrigation Plan and Water Use Calculations
- Planting Plan
- Electrical Engineering and Site Lighting Plans:
  - New electrical service and assistance with coordination with PG&E.
  - Site lighting plans for the park site.
- Construction Details
- Updated Construction Quantities and Estimates

Note: Erosion Control Plans, Storm Water Pollution Plan (SWPPP), and NPDES permit coordination are not currently included and assumed to be provided by the Contractors.

CONSTRUCTION DOCUMENTS (90% & 100% PS&E)

TASK 04

TASK 4.4 DRAFT TECHNICAL SPECIFICATIONS
Prepare draft technical specifications for City review and comments.

TASK 4.5 COST ESTIMATE
The detailed cost estimate will be updated reflecting the refinements achieved during the further development of the design and engineering.

TASK 4.6 QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)
The internal Quality Control Manager will thoroughly review the plan set and specifications and recommend further coordination items for the design team.

TASK 4.7 SCHEDULE UPDATE
The project schedule will be updated, as needed, and distributed to the City and the design team.

100% PS&E

TASK 4.8 CITY STAFF MEETING
This phase would begin with a staff conference to respond to and address comments on the 90% PS&E submittal so the documents can be finalized.

TASK 4.9 DESIGN TEAM COORDINATION MEETING
This task would involve coordinating and updating information and drawings among different disciplines.

TASK 4.10 FINAL PLAN PREPARATION
100% Level of Completion—Key deliverables during this phase will include:

- Cover Sheet
- Notes and Conditions
- Existing Conditions and Demolition Plan
- Utility Plan
- Grading and Drainage Plan
- Signage Plan
- Site Features and Finishes Plan
- Horizontal Control Plan
- Irrigation Plan and Water Use Calculations
- Planting Plan
- Electrical Engineering Plan including:
  - » Proposed electrical service and assistance with coordination with PG&E.
  - » Site lighting plans for the entire site.
  - » Title 24 calculations.
  - » Power to the irrigation controller.
- Construction details

TASK 4.11 FINAL TECHNICAL SPECIFICATIONS
Prepare final technical specifications for City review and comment.

TASK 4.12 COST ESTIMATE
The detailed cost estimate will be updated reflecting the refinements achieved during the further development of the design and engineering.

TASK 4.13 QUALITY ASSURANCE/QUALITY CONTROL
The internal Quality Control Manager will thoroughly review the plan set and specifications and recommend any outstanding final coordination items for the design team.

DELIVERABLES

- **Construction Documents 90% Submittal to Include:** Drawings, Technical Specifications, Bid Items and Engineer's Estimates
- **Construction Documents 100% Submittal/Bid Set to Include:** Final Drawings, Technical Specifications, Bid Items and Engineer's Estimates

CONSTRUCTION DOCUMENTS (90% & 100% PS&E)

TASK 04

TASK 4.14 SCHEDULE UPDATE

The project schedule will be updated, if needed, and distributed to the City and the design team.

TASK 4.15 100% CONSTRUCTION DOCUMENTS/BID PACKAGE

Considering final review and any plan check comments from staff, the design team will revise the construction documents, and furnish signed reproducible copies of the bid documents (plans, technical specifications, and final estimates) ready for reproduction and binding for bidding. The bid package will include:

- Final Stamped and Signed Plans
- Final Stamped and Signed Technical Specifications (Front End Specifications to be Prepared by City Staff)
- Engineer's Estimate
- Bid Items and Bid Descriptions

BIDDING AND CONSTRUCTION SUPPORT ALLOWANCE

TASK 05

During the bidding and construction phases of work, the team will provide design support including assisting the City's Construction Project Manager in responding to requests for information (RFI) from the contractors, as well as review of submittals called for in the bid documents. The design team, including landscape architects, electrical, and civil engineers, will also visit the site periodically to review the progress of the work and quality of construction and determine if the construction is proceeding in accordance with the project design intent and construction documents. The design team may also recommend to the City the rejection of any contractor work failing to conform to the contract documents. Key tasks during this phase will include:

TASK 5.1 BIDDING AND CONSTRUCTION SUPPORT

This task would support as-needed assistance for items like pre-bid meeting coordination, issuance of addenda, review of shop drawings, RFIs, and submittals and periodic site visits during construction.

*In the event the hourly allowance is exhausted, the contract for this task will need to be extended for continued support.

DELIVERABLES

- Field Reports, Submittal Reviews, RFI Responses, and Addenda

PLAYGROUND SAFETY INSPECTIONS

TASK 6

Westwood can provide additional services that are not specifically requested in the RFP but may be desired by City staff at a later date. These include:

OPTIONAL TASK 6.1 PERFORM PLAYGROUND SAFETY INSPECTIONS

Westwood's in-house CPSIs (Certified Playground Safety Inspectors) are trained to perform playground inspections for safety hazards and ensure that they satisfy current national industry standards set by the American Society for Testing and Materials (ASTM) and the Consumer Product Safety Commission (CPSC). Services that may be provided at City's request are inspection of the playground and issuance of one report.

Kat Lewis, PLA, CPSI, one of our Certified Playground Inspectors, is seen here completing a playground audit. We **closely evaluate fall zones, safety surfacing, coordination with grading, trip hazards, accessible paths of travel, and risks/hazards in every inspection.**

C. Project Schedule

General Schedule & Key Milestones

The schedule shown below is a preliminary schedule with deliverables based on the project understanding and scope. It may be revised pending specific dates and needs of the City of Madera once the project commences.

Task 1 Project Kick-Off/ Site Analysis/Data Collection & Review

MONTH 1

- Kick-Off Scoping Meeting With the City
- Schedule Refinement and Work Plan Strategy for Project Completion
- Conduct Site Analysis and Site Investigations
- Topographical Survey
- Perform Geotechnical Engineering Investigations

- Kick-Off Meeting with City Staff
- Project Progress Meetings
- Final Schedule/Work Plan
- Topographical Survey
- Geotechnical Investigations Preliminary Site Assessment Report

Task 2 Public Outreach/ Conceptual Design

MONTHS 2–3

- Create Public Outreach Materials and Facility Public Meetings
- Develop Conceptual Site Design Options
- Develop Final Site Design and 3D Renderings
- Develop Preliminary Cost Estimates for Selected Conceptual Site Design

- Public Meetings
- Refined Site Plan and 3D Renderings
- Preliminary Cost Estimate and Quantities
- Presentation Meeting

Task 3 Design Development (50% Design)

MONTHS 4–5

- Incorporate Staff Comments into 50% Drawings
- Develop Construction Documentation, Details, and Specifications to Realize Built Project
- Update Cost Estimates for the Construction/ Delivery of Site Items
- Conduct Regular Meetings with City

- 50% Drawings
- 50% Estimates and Quantities
- Technical Specifications TOC
- Updated Project Schedule
- 50% Submittal Meeting and Review with City

Task 4 90% and 100% Design

MONTHS 6-8

- Incorporate Staff Comments Into 90% & 100% Drawings
- Update Cost Estimates for the Construction/ Delivery of Site Items
- Incorporate Staff Comments into 100% Drawings
- Formally Submit Plans to City
- Conduct Regular Meetings with City

- 90% & 100% Drawings
- 90% & 100% Estimates and Quantities
- Technical Specifications Final
- Updated Project Schedule
- 90% & 100% Submittal Meeting and Review with City

Task 5 Bid Package & Construction Oversight

MONTH 9

- Develop Final Bid Package
- Pre-Bid Meeting Guidance and Management Through Bidding Process
- Respond to RFIs and Issue Addenda
- Construction Management through Completion/Opening
- Punch Walk

As Needed Assistance For:

- Pre-Bid Meeting Agenda & Minutes
- Submittal & RFI Responses
- Plan Revisions
- Pre-Construction Meeting Minutes
- Site Observation Memos
- Supplemental Instructions
- As-Built Drawings

E. Fee Proposal

			Westwood Professional Services																		
		Tasks	Principal (Chad Kennedy)	Senio Civil Engineer (Kristen Scheidt)	Engineer 1 (Nick Villalobos)	Engineering Tech (Gilbert Gomez)	Senior Landscape Architect 2 (Samir Khanna)	Senior Landscape Architect 2 (Karen Folsom)	Landscape Architect 2 (Wanyi Song)	Landscape Designer 1 (TBD)	Senior Electrical Engineer (Doug Mutcher)	Electrical Tech (TBD)	Senior Land Surveyor (Scott Roberts)	Senior Surveyor 2 (TBD)	Surveyor 2 (TBD)	Survey Crew 2-man (Prevailing Wage) (TBD)	Admin (TBD)	Geotechnical Engineer (Zac Crawford, ENGEO)	Reimbursables & Reproduction Costs	Hours, Total	Task Subtotal	Task Total Fee
			$330.00	$275.00	$160.00	$110.00	$230.00	$210.00	$190.00	$150.00	$305.00	$110.00	$250.00	$190.00	$190.00	$230.00	$120.00					
TASK/DESCRIPTION																						
TASK 1 - PROJECT KICK-OFF/SITE ANALYSIS/DATA COLLECTION & REVIEW			**1**	**1**	**1**	**0**	**8**	**0**	**13**	**6**	**3**	**1**	**9**	**4**	**30**	**8**	**0**			**155**	**$43,750.00**	**$47,680.00**
	Task Timeline: Week 1 - Week 4, Duration: 1 Month																					
1.1	M	City Kick-Off Meeting					1		1		1								$500.00	3	$1,225.00	$1,300.00
1.2		Schedule Updates					2													2	$460.00	$460.00
1.3		Topographic Survey & Utilities Research & Mapping					1		2				9	4	30	8				54	$11,160.00	$11,160.00
1.4		Geotechnical Investigations																70		70	$25,700.00	$29,555.00
1.5		Site Analysis & Review Existing Data		0.5	0.5				6		1	1								9	$1,772.50	$1,772.50
1.6		Preliminary Site Assessment Report	1	0.5	0.5		4		4	6	1									17	$3,432.50	$3,432.50
TASK 2 - PUBLIC OUTREACH/CONCEPTUAL DESIGN			**1.5**	**0.5**	**0**	**0**	**22**	**2**	**40**	**52**	**5**	**12**	**0**	**0**	**0**	**0**	**0**			**135**	**$24,857.50**	**$24,932.50**
	Task Timeline: Week 5 - Week 12, Duration: 2 Months																					
2.1		Public Meeting Preparation								8									$500.00	8	$1,700.00	$1,775.00
2.2	M	Public Outreach #1 - Public Meetings					6		6											12	$2,520.00	$2,520.00
2.3	M	City Review Meetings					1		2											3	$610.00	$610.00
2.4		Two Conceptual Designs	1	0.5			4		8	4	2	4								23.5	$4,557.50	$4,557.50
2.5		Conceptual Renderings & 3D's					2		4	12										18	$3,020.00	$3,020.00
2.6		Preliminary Cost Estimates					1	1	2	4	1	2								11	$1,945.00	$1,945.00
2.7	Op	Public Outreach #2 - Survey (Optional)					*1*		*1*	*8*										10	$1,620.00	$1,620.00
2.8	M	Presentation Meeting					1		1	4										6	$1,020.00	$1,020.00
2.9		Final Concept Plan (Refined)	0.5				1	1	4	8	1	2								17.5	$3,090.00	$3,090.00
2.10		Schedule Update					1			2										3	$530.00	$530.00
2.11		Final Submittal					4		12	2	1	4								23	$4,245.00	$4,245.00
TASK 3 - DESIGN DEVELOPMENT/CDS TO 50% COMPLETION			**2.5**	**10**	**20**	**20**	**5.5**	**4**	**29**	**38**	**7.5**	**17**	**0**	**0**	**0**	**0**	**0**			**153.5**	**$26,947.50**	**$27,022.50**
	Task Timeline: Week 13 - Week 20, Duration: 2 Months																					
3.1		Preparation of Design Development Plans	1	2	8	16	2		24	32	4	12							$500.00	101	$16,780.00	$16,855.00
3.2	M	Design Team Coordination Meeting		2	4		1		1		1									9	$1,915.00	$1,915.00
3.3		Site Lighting Photometric Study	1								1	2								4	$855.00	$855.00
3.4		Technical Specifications List		2	4						0.5	1								7.5	$1,452.50	$1,452.50
3.5		Cost Estimate	0.5	2	4	4			4	6	0.5	2								23	$3,827.50	$3,827.50
3.6		QA/QC		2			2	4			0.5									8.5	$2,002.50	$2,002.50
3.7		Schedule Update					0.5													0.5	$115.00	$115.00
TASK 4 - CONSTRUCTION DOCUMENTS (90% & 100% PS&E)			**3**	**25**	**45**	**56**	**24**	**6**	**66**	**57**	**10.5**	**30**	**0**	**0**	**0**	**0**	**4**			**326.5**	**$56,577.50**	**$56,652.50**
	Task Timeline: Week 21 - Week 32, Duration: 3 Months																					
4.1	M	90% PS&E City Meeting					5		5		1									11	$2,405.00	$2,405.00
4.2	M	90% PS&E Design Team Coordination Meeting		1			1		1		1	1								5	$1,110.00	$1,110.00
4.3		90% PS&E Plan Preparation	1	6	16	32	2		8	32	2	16							$500.00	115	$17,710.00	$17,785.00
4.4		90% PS&E Draft Technical Specifications		2	6		1		8		1	2					4			24	$4,265.00	$4,265.00
4.5		90% PS&E Cost Estimate		1	4	4	2		8	8	0.5	1								28.5	$4,797.50	$4,797.50
4.6		90% PS&E QA/QC		4				2			1									7	$1,825.00	$1,825.00
4.7		90% PS&E Schedule Update					1													1	$230.00	$230.00
4.8	M	100% PS&E City Meeting					1		1											2	$420.00	$420.00
4.9	M	100% PS&E Design Team Coordination Meeting		2	1		1		1		0.5	0.5								6	$1,337.50	$1,337.50
4.10		100% PS&E Plan Preparation	1.5	4	12	16	1		8	16	1.5	4								64	$10,322.50	$10,322.50
4.11		100% PS&E Final Technical Specifications		2	2		1		8			4								17	$3,060.00	$3,060.00
4.12		100% PS&E Cost Estimate		1	2	4	1		8		0.5	0.5								17	$2,992.50	$2,992.50
4.13		100% PS&E QA/QC		1			2	4	2		0.5									9.5	$2,107.50	$2,107.50
4.14		100% PS&E Schedule Update					1													1	$230.00	$230.00
4.15		100% PS&E 100% Construction Documents/Bid Package	0.5	1	2		4		8	1	1	1								18.5	$3,765.00	$3,765.00
TASK 5 - BIDDING AND CONSTRUCTION SUPPORT			**0.5**	**4**	**6**	**0**	**24**	**0**	**24**	**4**	**4**	**14**	**0**	**0**	**0**	**0**	**0**			**80.5**	**$16,165.00**	**$16,240.00**
5.1		Bidding & Construction Support Allowance (Pre-Bid Meeting, Prepare Bid Addenda as Needed, Pre-Construction Meeting, Submittals and Shop Drawings, RFIs and Change Orders, Site Observation Reviews and Prepare Field Reports etc.	0.5	4	6		24		24	4	4	14							$500.00	80.5	$16,165.00	$16,240.00
TOTAL HOURS			**8.5**	**40.5**	**72**	**76**	**83.5**	**12**	**172**	**157**	**30**	**74**	**9**	**4**	**30**	**8**	**4**	**70**	**$2,500.00**	**851**		
TOTAL COSTS			**$2,805**	**$11,138**	**$11,520**	**$8,360**	**$19,205**	**$2,520**	**$32,680**	**$23,550**	**$9,150**	**$8,140**	**$2,250**	**$760**	**$5,700**	**$1,840**	**$480**	**$25,700**				
SUB TOTAL (Includes 15% mark-up on subconsultant/reimbursables)			**$2,805**	**$11,138**	**$11,520**	**$8,360**	**$19,205**	**$2,520**	**$32,680**	**$23,550**	**$9,150**	**$8,140**	**$2,250**	**$760**	**$5,700**	**$1,840**	**$480**	**$29,555**	**$2,875**			**$172,527.50**
OPTIONAL TASK 6 - PLAYGROUND SAFETY INSPECTIONS																				**7**	**$1,840.00**	**$1,877.50**
6.1	Op	Playground Safety Inspections (Optional)	1				1	4	1										$250.00	7	$1,840.00	$1,877.50
TOTAL OPTIONAL HOURS			**1**	**0**	**0**	**0**	**1**	**4**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		**7**		
TOTAL COSTS			**$330**	**$0**	**$0**	**$0**	**$230**	**$840**	**$190**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**				
GRAND TOTAL W/OPTIONAL TASK (Includes 15% mark-up on subconsultant/reimbursables)			**$330**	**$0**	**$0**	**$0**	**$230**	**$840**	**$190**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$288**			**$174,405.00**

EXHIBIT B
INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification of City, and prior to commencement of Work, Consultant shall obtain, provide, and continuously maintain at its own expense during the term of the Agreement, and shall require any and all Subcontractors and Subconsultants of every Tier to obtain and maintain, policies of insurance of the type and amounts described below and in form satisfactory to the City.

Minimum Scope and Limits of Insurance

Consultant shall maintain limits no less than:

- $2,000,000 **General Liability** (including operations, products and completed operations) per occurrence, $4,000,000 general aggregate, for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. Coverage shall be at least as broad as Insurance Services Office (ISO) Commercial General Liability coverage form CG 00 01. General liability policies shall be endorsed using ISO form CG 20 10 that the City and its officers, officials, employees, and agents shall be additional insureds under such policies.
- $2,000,000 **Automobile Liability** combined single limit per accident for bodily injury or property damage at least as broad as ISO Form CA 00 01 for all activities of Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles. Automobile Liability policies shall be endorsed to provide that the City and its officers, officials, employees, and agents shall be additional insureds under such policies.
- **Worker's Compensation** as required by the State of California and $1,000,000 **Employer's Liability** per accident for bodily injury or disease. Consultant shall submit to the City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of the City, its officers, agents, employees, and volunteers.
- $1,000,000 **Professional Liability (Errors & Omissions)** per claim and in the aggregate. Consultant shall maintain professional liability insurance that insures against professional errors and omission that may be made in performing the Services to be rendered in connection with this Agreement. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement, and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this Agreement. The cost of such insurance shall be included in Consultant's bid.

Maintenance of Coverage

Consultant shall procure and maintain, for the duration of the contract, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by Consultant, its agents, representatives, employees,

subcontractors or subconsultants as specified in this Agreement.

Proof of Insurance
Consultant shall provide to the City certificates of insurance and endorsements, as required, as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by the City prior to commencement of performance. Current evidence of insurance shall be kept on file with the City at all times during the term of this Agreement. Agency reserves the right to require complete, certified copies of all required insurance policies, at any time.

Acceptable Insurers
All insurance policies shall be issued by an insurance company currently authorized by the Insurance commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and a Financial Size Category Class VII (or larger), in accordance with the latest edition of Best's Key Rating Guide.

Waiver of Subrogation
All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against the City, its elected or appointed officers, agents, officials, employees, and volunteers, or shall specifically allow Consultant, or others providing insurance evidence in compliance with these specifications, to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against the City and shall require similar written express waivers and insurance clauses from each of its subconsultants or subcontractors.

Enforcement of Contract Provisions (non estoppel)
Consultant acknowledges and agrees that any actual or alleged failure on the part of the Agency to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City, nor does it waive any rights hereunder.

Specifications not Limiting
Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

Notice of Cancellation
Consultant agrees to oblige its insurance agent or broker and insurers to provide to the City with thirty (30) calendar days' notice of cancellation (except for nonpayment for which ten (10) calendar days' notice is required) or nonrenewal of coverage for each required coverage.
Self-insured Retentions

Any self-insured retentions must be declared to and approved by the City. The City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City's Risk Manager.

Timely Notice of Claims
Consultant shall give the City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional Insurance
Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgement may be necessary for its proper protection and prosecution of the Work.

EXHIBIT C
DISCLOSURE OF CONFLICT OF INTEREST

		YES*	NO
1	Are you currently in litigation with the City of Madera or any of its agents?	☐	☐
2	Do you represent any firm, organization or person who is in litigation with the City of Madera?	☐	☐
3	Do you currently represent or perform work for any clients who do business with the City of Madera?	☐	☐
4	Are you or any of your principals, managers or professionals, owners or investors in a business which does business with the City of Madera, or in a business which is in litigation with the City of Madera?	☐	☐
5	Are you or any of your principals, managers, or professionals, related by blood or marriage to any City of Madera employee who has any significant role in the subject matter of this service?	☐	☐
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?	☐	☐
* If the answer to any question is yes, please explain in full below.			

Explanation: _____

_____

_____

_____

_____

_____

_____

_____
Signature

_____
(name)

_____
(address)

_____
(city state zip)

ϒ Additional page(s) attached.

ATTACHMENT 2

Resolution Amending the Fiscal Year 2025/26 Budget, approving related expenditure line items for the execution of the Consultant Services Agreement with Westwood Professional Services, Inc.

RESOLUTION NO. 26 -____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA AMENDING THE FISCAL YEAR 2025/26 BUDGET, APPROVING RELATED EXPENDITURE LINE ITEMS FOR THE EXECUTION OF THE CONSULTANT SERVICES AGREEMENT WITH WESTWOOD PROFESSIONAL SERVICES, INC.

WHEREAS, the City Council previously approved Operating City-wide Budget for 2025/26 Fiscal Year; and

WHEREAS, the City wishes to enter into a Consultant Services Agreement with Westwood Professional Services, Inc. for the design and engineering services of Sunset Park; and

WHEREAS, an amendment to the City's Adopted Budget for the 2025/26 Fiscal Year, listed in Exhibit A, attached hereto, is necessary to account for related expenditures pertaining to the execution of the contract, totaling $174,405.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA finds, orders, and resolves as follows:

1. The above recitals are true and correct.
2. The appropriations for the items listed in Exhibit A, attached hereto, are approved.
3. A signed copy of this Resolution shall be placed on file in the office of the Director of Financial Services, who shall prepare the necessary entries to reflect budget changes identified in the City's accounting system.
4. This Resolution is effective immediately upon adoption.

*****

EXHBIT A
CITY OF MADERA

Budget Appropriations: Res. 26-_____

Budget Transfer & Amendment for Fiscal Year 2025/26

FUND	ORG CODE	OBJECT CODE	DESCRIPTION	(+)	(-)
Budget Transfer					
PARKS DIF					
	40880000	6800	Developer Reimbursment		$ 174,405
	40880000	8200	Transfer Out	174,405	
				$ 174,405	**$ 174,405**
Budget Amendment					
PARKS GRANTS					
	41096364	4355	Transfer-In		$ 174,405
	41096364	7050	Construction/Infrastructure	174,405	
				$ 174,405	**$ 174,405**

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REPORT TO THE MADERA CITY COUNCIL

MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

Council Meeting of: February 4, 2026
Agenda Number: E-1

To: Honorable Mayor and City Councilmembers

From: Kristina Gallagher, Executive Director
Madera County Economic Development Commission

SUBJECT:

City contribution towards the Madera County Economic Development Commission (EDC) for Fiscal Year (FY) 2026/27 in the amount of $194,268.22

RECOMMENDATION:

The EDC recommends the City Council (Council) adopt a minute order approving the 2026/27 Basic Service Level Budget as submitted.

SUMMARY:

The City, along with the County of Madera and the City of Chowchilla, established a Joint Powers Authority (JPA) in 1968 to create an agency with the expressed purpose of attracting and establishing industry in the region. The EDC is seeking funding to continue with its core mission for the upcoming fiscal year.

DISCUSSION:

History & Board Composition

The EDC was created by the County of Madera and the cities of Madera and Chowchilla through a JPA in 1968. On an annual basis, the EDC approaches each respective agency and outlines budget needs and contribution amounts. In an effort to identify needs, EDC staff works collaboratively with its Board of Commissioners, comprised of 13 members from local chambers, industry and public utility to plan the upcoming year's strategy and efforts. Budget needs are more narrowly defined by the EDC Executive Committee, which is comprised of 5 of the 13 aforementioned Board of Commissioners.

Role of the EDC

The EDC, in partnership with the City, works tirelessly on:

1. Attracting new businesses, particularly job creation
2. Assisting existing businesses to expand, including identifying and providing loans
3. Retention of existing businesses that are seeking and relocating outside of the region
4. Serving as a liaison between the City and businesses

As part of these efforts, the EDC:

- Attends trade shows, mission trips and conferences
- Communicates with corporate site selectors to identify needs
- Highlights local business on social media and electronic newsletter
- Identifies key personnel at public utility companies (e.g. PG&E, AT&T, Comcast)
- Generates data on market conditions
- Attends ribbon cuttings, ground breakings, and networking events
- Keeps website updated to reflect new listings and updates on new developments
- Develops and maintains on-going relationships with State and Federal elected officials
- Provides legislative updates as they relate to economic development

Additionally, EDC is actively working on attracting other businesses; however, due to confidential guidelines, specific details cannot be shared at this time.

Table 1: *Highlights*		
North Fork Mono Casino	Madera County Food Bank	Ultra Gro
Madera Community Hospital	Imperial Jewelry	La Belle Medical Spa
7-Eleven Travel Center/Truck Stop	California Custom Processing	Freedom Industrial Park
King Husein School	Camerena Health	WHSE Partners

California Central Valley EDC

While the EDC represents the JPA agencies, it is also part of a six-county wide economic consortium, the California Central Valley Economic Development Corporation (CCVEDC). Nationally recognized, the CCVEDC supports the EDC by connecting key decision-makers, generating proprietary research and data, and organizing site tours with corporate site selectors. Membership provides EDC access to CCVEDC's prospects and leads.

Regional EDC

Worth noting is that EDC also serves on a county-wide basis for several agencies, organizations and programs, including:

A. The Eastern Madera County Foundation
B. Workforce Development Board of Madera County
C. The Greater Madera County Industrial Association
D. Recycling Market Development Zone (Zone administrator working with CalRecyle and Madera County businesses that use recycled materials to prevent adding to the landfill)
E. The Madera County and City of Madera Revolving Loan Fund programs
F. MCEDC acted as a partner with the County of Madera on their CARES Act Funding and ARPA Funding for the Microbusiness Grant programs

The EDC is also a leader in promoting Madera with ongoing press releases, social media, blogs, the Real Estate Update, Annual Report and the MCEDC Marketing Packet.

Current Request

The proposed total budget for Fiscal Year (FY) 2026/27 is $475,448.40 for the MCEDC. The contribution amounts are proportionally based on population. Sponsorships to the EDC vary annually, in FY 2024/25, the EDC received $15,000 in event sponsorships between the Economic Summit and the State of the County. Additionally, in FY 2024/25 MCEDC received $10,000 in sponsorship funds from PG&E. PG&E notified MCEDC that for FY 2025/26, they will be sending $10,000. While the sponsorships do help fill in gaps in the Basic Service Level Budget, they are not a steady source of funding, vary annually and are used as a rainy day fund or for backfilling funding gaps for events.

For the upcoming year, EDC staff, along with the Board of Commissioners, determined the following contribution amounts:

Table 2: *Contribution Amounts*

	County	City of Madera	Chowchilla	**Total**
Contribution	$241,337.61	$194,268.22	$39,842.58	**$475,448.40**
Population %	50.76%	40.86%	8.38%	**100%**

The FY 2026/27 Basic Service Level Budget reflects a $346.29 decrease over the FY 202/26 budget. Per the JPA agreement, each jurisdiction contributes a pro-rated share of the EDC Basic Service Level Budget based on population. The EDC conducts an annual review of the most recent population numbers from the State of California Department of Finance (DOF).

The City of Madera experienced a 117 decrease in population, resulting in a slight decrease in its proportional share. According to the DOF data, the City of Madera population represents 40.86 % of the County's population. This equates to $194,268.22 for the 2026/27 fiscal year, a decrease of $346.29 from the previous year. Table 3 provides an overview of the City's contribution for the last several years, including the proportional share from the City.

Table 3: *The City's Contribution Amounts and Proportional Share*

	$ contribution	Population % of the County
FY 2026/27	$194,268.22	40.86%
FY 2025/26 (current)	$194,614.51	41.77%
FY 2024/25	$186,081.37	41.44%
FY 2023/24	$181,437.86	41.83%
FY 2022/23	$179,428.99	41.75%

It should also be noted that the EDC has experienced slight increases in its operational expenses, including salary adjustments, increases in insurance and overhead expenses.

FINANCIAL IMPACT:

This request will have an impact on the General Fund in the amount of $194,268.22. While this request is being made as the City is preparing its FY 2026/27 Annual Operating budget, it is done so given that the current JPA agreement states the following on Page 7 of the contract: "One PARTY may withdraw from the Agreement, if written notice of withdrawal is given to the other PARTIES by March 1 of any given year."

ATTACHMENTS:

1. Exhibit A: Summary of Staff Time
2. Exhibit B: EDC Projected Budget

Summary of Staff Time

EXHIBIT A

*Based on population

	County of Madera	City of Madera	City of Chowchilla	TOTAL
Business Assistance/Office Manager	50.76%	40.86%	8.38%	100%

** 5% to CDBG

Business Assistance/Office Manager						**CDBG 5%
Salary	$65,515.58	$31,592.92	$25,431.18	$5,215.70	$62,239.80	$3,275.78
Retirement	$4,913.67	$2,369.47	$1,907.34	$391.18	$4,667.99	$245.68
Employer Taxes	$5,011.94	$2,416.86	$1,945.48	$399.00	$4,761.34	$250.60
Workers Comp.	$350.00	$168.78	$135.86	$27.86	$332.50	$17.50
Medical	$21,474.22	$10,355.30	$8,335.65	$1,709.56	$20,400.51	$1,073.71
Dental	$500.00	$241.11	$194.09	$39.81	$475.00	$25.00
Vision	$100.00	$48.22	$38.82	$7.96	$95.00	$5.00
Life/LTD	$350.00	$168.78	$135.86	$27.86	$332.50	$17.50
		$47,361.44	$38,124.28	$7,818.93	$93,304.64	$4,910.77
Business Development/Mkting Manager						
Salary	$53,812.50	$27,315.23	$21,987.79	$4,509.49	$53,812.50	
Retirement	$4,035.93	$2,048.64	$1,649.08	$338.21	$4,035.93	
Employer Taxes	$4,116.66	$2,089.62	$1,682.07	$344.98	$4,116.66	
Workers Comp	$300.00	$152.28	$122.58	$25.14	$300.00	
Medical	$15,406.52	$7,820.35	$6,295.10	$1,291.07	$15,406.52	
Dental	$350.00	$177.66	$143.01	$29.33	$350.00	
Vision	$75.00	$38.07	$30.65	$6.29	$75.00	
Life/LTD	$300.00	$152.28	$122.58	$25.14	$300.00	
		$39,794.12	$32,032.85	$6,569.64	$78,396.61	
Executive Director						
Salary	$148,511.96	$ 75,384.67	$ 60,681.99	$ 12,445.30	$148,511.96	
Retirement	$11,138.40	$ 5,653.85	$ 4,551.15	$ 933.40	$11,138.40	
Employer Taxes	$11,361.17	$ 5,766.93	$ 4,642.17	$ 952.07	$11,361.17	
Workers Comp	$2,500.00	$ 1,269.00	$ 1,021.50	$ 209.50	$2,500.00	
Medical	$20,285.62	$ 10,296.98	$ 8,288.70	$ 1,699.93	$20,285.62	
Dental	$500.00	$ 253.80	$ 204.30	$ 41.90	$500.00	
Vision	$100.00	$ 50.76	$ 40.86	$ 8.38	$100.00	
Life/LTD	$600.00	$ 304.56	$ 245.16	$ 50.28	$600.00	
		$98,980.55	$79,675.84	$16,340.76	$194,997.15	
		$186,136.11	$149,832.97	$30,729.33	$366,698.40	

EDC Projected Expenses (Exhibit B)		County of Madera	City of Madera	City of Chowchilla	TOTAL
Staff Salaries/Other Compensation		134,292.82	108,100.96	22,170.48	264,564.26
Staff Benefits/Taxes		51,843.29	41,732.01	8,558.84	102,134.14
Subtotal		186,136.11	149,832.97	30,729.33	366,698.40
Operating Expenses % to be applied		50.76%	40.86%	8.38%	100%
Audit	5,700	2,893.32	2,329.02	477.66	5,700.00
Auto Expense/Travel	3,500	1,776.60	1,430.10	293.30	3,500.00
Conference/Training	3,500	1,776.60	1,430.10	293.30	3,500.00
Staff Expense	2,500	1,269.00	1,021.50	209.50	2,500.00
Insurance/Surety Bonds	2,350	1,192.86	960.21	196.93	2,350.00
Office Supplies	2,000	1,015.20	817.20	167.60	2,000.00
Office Rent	26,000	13,197.60	10,623.60	2,178.80	26,000.00
Organizational Dues	1,500	761.40	612.90	125.70	1,500.00
Postage	250	126.90	102.15	20.95	250.00
Newsletter	2,000	1,015.20	817.20	167.60	2,000.00
Printing	250	126.90	102.15	20.95	250.00
Publications/Directories	1,700	862.92	694.62	142.46	1,700.00
Repairs/Maintenance	3,500	1,776.60	1,430.10	293.30	3,500.00
Telephone	3,500	1,776.60	1,430.10	293.30	3,500.00
Utilities	5,300	2,690.28	2,165.58	444.14	5,300.00
Commission Expense	200	101.52	81.72	16.76	200.00
Equipment Rental	3,000	1,522.80	1,225.80	251.40	3,000.00
Marketing	42,000	21,319.20	17,161.20	3,519.60	42,000.00
	108,750.00	55201.5	44435.25	9,113.25	108,750.00
TOTAL Fiscal Year 26/27		241,337.61	194,268.22	39,842.58	475,448.40
		County of Madera	**City of Madera**	**City of Chowchilla**	

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Madera City Council Meeting
February 4, 2026
Agenda Item E-2

E-2 Selecting Recipient for February Proclamation

Recommendation: Request for Council's Selection of a Recipient for the Proclamation Recognizing Black History Month (Report by Alicia Gonzales)

There is no written report for this item.