

EXECUTIVE SUMMARY

Introduction

This Draft Environmental Impact Report (Draft EIR or EIR) has been prepared consistent with the California Environmental Quality Act (CEQA) for the proposed Granite Creek Precise Plan Project (Project). Its intent is to inform the public, regulatory agencies and the City of Madera (City) decision makers of the potential environmental impacts the proposed Project would have on environmental factors as specified in the CEQA Guidelines. This Draft EIR, in its entirety, addresses and discloses potential environmental effects associated with construction and operation of the proposed Project, including direct, indirect, and cumulative impacts to the environmental resources identified in the CEQA Guidelines environmental checklist. The City of Madera is the “Lead Agency” pursuant to CEQA and is responsible for the preparation and distribution of the Draft EIR.

CEQA Process

The City of Madera circulated a Notice of Preparation (NOP) of an EIR for the Project from April 21, 2025 through May 21, 2025 to trustee and responsible agencies, the State Clearinghouse (SCH #2025040849), and the public. Five agency comments on the NOP related to the EIR analysis were presented or submitted during the public review period. The NOP and written comments provided to the City during the 30-day public review period for the NOP are presented in Appendix A. A scoping meeting (conducted virtually via a “Zoom” meeting) was held on April 24, 2025.

The next step in the process is circulation of this Draft EIR which will be distributed to the public for review and comment for at least 45 days. This Draft EIR is organized as follows:

Executive Summary: Summarizes the analysis contained in the Draft EIR.

Chapter 1 – Introduction: Provides a brief introduction to CEQA and the scope/contents of the Draft EIR.

Chapter 2 – Project Description: Describes the Project in detail. Includes Project location, objectives, environmental setting and regulatory context.

Chapter 3 – Environmental Analysis: Contains the CEQA checklist. Each topic discusses environmental/regulatory setting, Project impact analysis, mitigation measures and conclusions.

Chapter 4 – Alternatives: Describes and evaluates alternatives to the Project. The proposed Project is compared to each alternatives and potential environmental impacts are analyzed.

Chapter 5 – Other CEQA Sections: Describes other required sections such as environmental effects that cannot be avoided, social effects, growth inducement, etc.

Appendices: Following the text of the Draft EIR, several appendices and technical studies have been included as reference material.

Project Location

The Granite Creek Plan Area (Plan Area) is generally located east of Road 23 between Avenue 14-1/2 and the Fresno River in unincorporated Madera County. The Plan Area is bound by Avenue 14-1/2 to the south, Road 23 to the west, the Fresno River to the north, and Road 24 to the east. The Plan Area consists of two (2) properties that total approximately 204 acres that are generally bound to the north by the Fresno River, to the south by Avenue 14-1/2, to the west by Road 23, and to the east by the Vineyard West Phase II Subdivision. The Plan Area is directly west of the city limits of the City of Madera and lies within the Urban Growth Boundary (UGB) and the Sphere of Influence (SOI) for the City of Madera. The Plan Area consists of two (2) parcels including Madera County Assessor's Parcel Numbers (APNs) 045-070-025 and a portion of 045-070-026. Figure 2-3 provides locational context with all proposed applications.

Project Description Summary

DR Horton (Applicant) requests an Annexation, General Plan Amendment, Pre-Zone, Precise Plan, Tentative Parcel Map, and Tentative Subdivision Map, which would allow for the development of the Granite Creek Precise Plan (proposed Project, Project, or Plan Area), as detailed in Figure 2-3. The Project consists of the following:

Annexation to annex approximately 313-acres of property located on the north side of Avenue 14-1/2 between Road 23 and Road 24 into the City of Madera. See Figure 2-4.

General Plan Amendment (GPA) to change the existing land use to a mix of uses, including residential, mixed use, commercial, open space, and public/semi-public uses as detailed in Figure 2-5. In 2009, the City of Madera adopted its current General Plan which designates the 204-acres of the Granite Creek Precise Plan Area (Plan Area) as Village Reserve (VR). The GPA will also remove the Village E Specific Policy that requires a permanent agricultural buffer where the westerly edge of the Village abuts the Growth Boundary. While only 60-acres of the Project is proposed for immediate development, a general plan amendment for 210-acres is proposed.

It should be noted while the annexation area includes approximately 313 acres of property, the Plan Area only includes the approximately 204 acres bounded by the Fresno River to the north, Road 24 to the east, Avenue 14 ½ to the south, and Road 23 to the west. The reasoning for this is because detailed neighborhood planning, in this case, the Granite Creek Precise Plan, is only required for Village Reserve Areas outlined in the General Plan Land Use Element. The area to the north of the river has General Plan land use designations of Open Space, Low Density Residential and Village Mixed Use. Therefore, this Granite Creek Precise Plan is not required or necessary for planning the area north of the river. The area north of the river will, however, be included in the annexation and pre-zone applications as required by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Pre-Zone to zone approximately 313-acres of property consistent with existing City of Madera zone districts. Proposed zoning includes approximately: 5.48 acres of P-D (Planned Development) (1500), 35.35 acres of P-D (3000), 105.44 acres of P-D (4500), 18.27 acres of P-D (6000), 10.06 acres of C-1 (Light Commercial), 15.19 acres of C-N (Neighborhood Commercial), 22.34 acres of PF (Public Facilities), 18.73 acres of RCO (Resource Conservation and Open Space), and 85.59 acres of Unclassified zoning (Fresno River) as shown on Figure 2-6.

Precise Plan. The Precise Plan would be adopted as a planning and regulatory document that is to guide the development of the Granite Creek Plan Area. The Precise Plan must, as required by law, be consistent with the City's adopted General Plan. As a regulatory document, similar to the City's Zoning Ordinance of the City's Municipal Code, which specifies process, procedures, and measurable standards where applicable throughout the City, the proposed Precise Plan will serve as the regulatory ordinance (i.e., process, procedures, and standards) specific to only the development of the Plan Area. Upon adoption the Plan would prevail over the City's Zoning Ordinance specific to development within the Plan Area. As a governing document regulating development of the Plan Area, the Precise Plan, where applicable, will be required to be compliant with the City's Municipal Code.

Tentative Subdivision Map to subdivide the approximately 60-acre parcel into 345 residential lots ranging in size from 4,500 square feet to 10,723 square feet (sf.). Approximately 60 acres of the 20-acre Plan Area is proposed for immediate residential development. The 60-acre site is proposed to be developed with 345 residential lots at approximately 6.1 dwelling units per acre and with a 1.19-acre out lot for development as a park area along with streets, lighting, and outer landscape areas to accommodate sidewalk and trail areas. The 60-acre residential development is located entirely on APN 045-070-025 and will be built over three (3) phases of development beginning at the south end of the parcel closest to Road 14-1/2. See Figure 2-3.

Project Assumptions

Although the only immediate physical development proposed by the Project includes the 60-acre TSM as described previously, this environmental document analyzes the potential buildout of the Project site, using reasonable assumptions so that future development described in the Precise Plan can tier from this EIR pursuant to CEQA Guidelines Section 15168(C)(1) and 15168(d) for evaluations of environmental issues associated with later activities/subsequent projects. Depending on the final design of future physical development, additional project specific CEQA review may be required as determined by the City through the entitlement review and approval process.

The proposed density, intensity, acreage, and realistic maximum development potential (housing units or square footage) of the Project are summarized in Table 2-2. Build out of the Granite Creek Plan Area is limited to a maximum of 1,542 residential dwelling units and approximately 612,235 square feet over approximately 204 acres. Proposed development beyond these limitations may require additional environmental review. The number of residents at full build out is estimated at 5,119 based on an average household size of 3.32. Nearly 60% of the proposed Project area is planned for residential uses, followed by 40% planned for employment uses including commercial and mixed use, and the remaining for public institutional (K-8 School Site), open space, and roadways.

Currently, there are no development plans to develop the 109 acres north of the Fresno River included in the proposed annexation and pre-zone entitlements, as described under the General Plan Amendment heading earlier in this section. Of the 109 acres, approximately 18 acres are developable and will be pre-zoned PD-6000 (see Figure 2-6). Any development north of the Fresno River; however, is not a part of the Project and will undergo separate environmental review when a development application is submitted to the City. For Project analysis purposes, it is estimated that full buildout will occur over a ten year period.

Refer to Chapter Two – Project Description for the full description of the Project.

Project Objectives

In accordance with CEQA Guidelines Section 15124(b), the following are the City of Madera’s Project objectives:

- To provide housing opportunities with a range of densities, styles, sizes and values that will be designed to satisfy existing and future demand for quality housing in the area.
- To assist the City in meeting its state-mandated Regional Housing Needs Allocation of 5,910 total units for the 2024-2032 planning period, by providing up to 1,542 new residential units, thereby contributing to the City’s Housing Element goals and supporting the City’s obligation to maintain an adequate inventory of sites suitable for residential development.
- To locate residential units in close proximity to employment centers and commercial services to reduce vehicle miles traveled and support regional greenhouse gas reduction goals.
- To provide a sense of community and walkability within the development through the use of street patterns, a park, landscaping and other Project amenities.
- To create a pedestrian-friendly environment with integrated trail systems and bicycle infrastructure to provide recreational opportunities near the Fresno River.
- To phase development and infrastructure to respond to marked demand while requiring infrastructure and public facilities necessary to serve the Project’s needs.
- To develop a mix of retail, commercial, and civic uses in an area planned for development, to create a lively “sense of place,” and provide a fiscally neutral or positive impact on the City.

Summary of Environmental Impacts

As described in Chapter 3, it was determined that all impacts were either less than significant, or could be mitigated to a less than significant level with the exception of the following:

- **Aesthetics** – Degrade existing site character (project and cumulative level)
- **Air Quality** – Conflict with Air Quality Plan / Exceed criteria pollutant thresholds / Expose sensitive receptors to substantial pollutant concentrations (project and cumulative level)

Even with the mitigation measures described in Chapter 3, Environmental Setting, Impacts, and Mitigation Measures, of this Draft EIR, impacts in these issue areas would be significant and unavoidable.

Summary of Project Alternatives

CEQA Guidelines Section 15126.6 requires the consideration of a range of reasonable alternatives to the proposed Project that could feasibly attain most of the objectives of the proposed Project. This Draft EIR analyzed the following alternatives:

- **No Project Alternative:** Under this Alternative, the Project would not be constructed and the site would remain in agricultural production.
- **Alternate Locations Alternative:** Under this Alternative, the Project would be developed on a different site of similar size and scale.
- **Reduced (50%) Footprint and Density Project Alternative:** Under this Alternative, the Project would be reduced by 50% (overall site acreage, residential units, commercial acreage, and recreational facilities).
- **Increased Residential and Decreased Commercial Development Alternative:** Under this Alternative, residential development would be increased and commercial development would be decreased.
- **Decreased Residential and Increased Commercial Development Alternative:** Under this Alternative, residential development would be decreased and commercial development would be increased.

See Chapter 4 – Alternatives for a full description of potential environmental impacts associated with each alternative.

Mitigation Monitoring and Reporting Program

State law requires that a public agency adopt a monitoring program for mitigation measures that have been incorporated into the approved Project to reduce or avoid significant effects on the environment. The purpose of the monitoring program is to ensure compliance with environmental mitigation during Project implementation and operation. Since there are potentially significant impacts requiring mitigation associated with the Project, a Mitigation Monitoring and Reporting Program will be included in the Project's Final EIR, a draft of which is included herein on the following pages.

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Air Quality				
<p>AIR-1:</p> <p>Consistent with San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII (Fugitive PM₁₀ Prohibitions), the following controls shall be required for all future construction projects within the Project area and implemented at the construction site during construction:</p> <ul style="list-style-type: none"> • All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant or covered with a tarp or other suitable cover or vegetative ground cover. • All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. • All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. • When materials are transported off site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least 6 inches of freeboard space from the top of the container shall be maintained. • All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient 	Project Applicant	Prior to issuance of grading or building permits	City of Madera	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)</p> <ul style="list-style-type: none"> Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. 				
<p>AIR-2:</p> <p>Prior to issuance of building permits, the City of Madera shall review and approve project design details and specifications to demonstrate implementation of the following emission reduction measures. The applicant shall incorporate the measures, as applicable to the proposed land use(s) indicated in parentheses below, into final project design. These measures shall be made enforceable as conditions of approval and shall be verified by the City prior to issuance of certificates of occupancy. Implementation of the following measures, where applicable to the proposed land use(s) based on the parentheses below, are considered to be effective in reducing criteria pollutant emissions generated by the Project:</p> <p>A. Transportation and Circulation Measures (All Land Uses)</p> <ul style="list-style-type: none"> Traffic Calming and Vehicle Speed Reduction. Project roadway designs shall include at least two traffic-calming features per roadway segment, such as narrowed travel lanes (≤ 10 feet for local streets), speed tables or platforms, curb bulb-outs, chicanes, or raised intersections, consistent with City engineering standards. 	Project Applicant	Prior to issuance of building permits	City of Madera	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> • Pedestrian and Bicycle Connectivity. The project shall provide continuous pedestrian sidewalks on both sides of all internal streets, separated from travel lanes by landscaping or on-street parking where feasible. Bicycle facilities shall be provided in accordance with City standards or the latest Caltrans Highway Design Manual, as applicable. • Safe and Direct Access. Pedestrian and bicycle access routes from public rights-of-way, transit stops, and parking areas to building entrances shall be physically separated from vehicular travel lanes and shall not be obstructed by walls, berms, excessive slopes, or discontinuous pathways. • Parking Lot Pedestrian Circulation. For land uses that include public parking lot(s), parking areas shall include clearly marked pedestrian pathways connecting parking stalls and transit facilities to building entrances. Pathways shall be a minimum of 6 feet wide, landscaped or shaded with trees or canopies providing at least 50 percent shade coverage within 15 years of project approval. • Carpool, Vanpool, and Rideshare Incentives. For land uses that include public parking lot(s), a minimum of 5 percent of on-site parking spaces shall be designated as preferential parking for carpool, vanpool, or rideshare vehicles and shall be located within the closest parking row to primary building entrances and clearly signed. <p>B. Building Energy and Electrification Measures (Residential and Non-Residential)</p> <ul style="list-style-type: none"> • All-Electric Development Requirement. All new buildings shall be designed and constructed as all-electric, with no 				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>natural gas infrastructure (including piping, meters, or combustion appliances).</p> <ul style="list-style-type: none"> • If the applicant demonstrates to the City’s satisfaction that full electrification is infeasible, the project shall implement equivalent or greater criteria pollutant and greenhouse gas emission reductions through a combination of the following measures, subject to City approval: <ul style="list-style-type: none"> ○ Install on-site solar photovoltaic systems sized to offset 100 percent of the projected annual electricity demand attributable to gas-powered end uses; ○ Install battery energy storage systems to support peak-load reduction; and/or ○ Incorporate other City-approved design features that achieve equivalent emission reductions, quantified using accepted modeling methods. • Energy Efficiency Standards. All buildings shall exceed the Title 24 Building Energy Efficiency Standards by a minimum of 20 percent, as demonstrated through energy compliance documentation submitted with building permit applications. • Efficient Appliances and Water Heating. All appliances shall be ENERGY STAR–certified, where available, and all water heating systems shall consist of high-efficiency electric heat pump water heaters. <p>C. Renewable Energy and Site Design Measures (All Land Uses)</p> <ul style="list-style-type: none"> • On-Site Solar Energy Generation. The project shall maximize on-site solar energy generation by installing photovoltaic systems on rooftops and/or carport structures. Solar 				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>installations shall utilize all feasible roof area not constrained by shading, structural limitations, or code requirements.</p> <ul style="list-style-type: none"> • Sustainable Site Design. Buildings shall incorporate energy-efficient design features, including optimal site orientation, light-colored roofing and paving materials with a minimum solar reflectance index (SRI) of 75 for roofs and 50 for pavements, and the strategic placement of deciduous shade trees and windbreak trees to reduce heating and cooling demands. <p>D. Materials, Coatings, and Construction-Related Measures (All Land Uses)</p> <ul style="list-style-type: none"> • Low-VOC Coatings. All interior and exterior paints, coatings, and finishes shall contain no more than 10 grams per liter of VOCs, excluding water and exempt compounds. <p>E. Landscaping and Water Efficiency Measures (All Land Uses)</p> <ul style="list-style-type: none"> • Water-Efficient Landscaping. Landscaping shall comply with the Model Water Efficient Landscape Ordinance (MWELo) and shall utilize drought-tolerant plant species, high-efficiency irrigation systems, and soil moisture sensors to minimize water use and associated energy demand. 				
<p>AIR-3:</p> <p>The City shall require all development within the Granite Creek Precise Plan Area that is subject to Rule 9510 to provide to the City Rule 9510 approval documentation, which would include Construction Clean Fleet</p>	Project Applicant	Prior to the issuance of grading permits	City of Madera	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
paperwork for such projects making construction clean fleet commitments, prior to issuance of grading permits.				
Biological Resources				
<p>BIO-1: Burrowing Owl Pre-Construction Surveys</p> <p>Preconstruction surveys following the methodology described in the 2012 Staff Report on Burrowing Owl Mitigation (2012 Staff Report) shall be conducted the survey season immediately prior to prior to any development or ground-disturbance activities associated with the Project. Please note that the 2012 Staff Report necessitates multiple surveys the survey season prior to ground-disturbance activities.</p>	Project Applicant	Prior to issuance of grading or building permits	City of Madera and CDFW	
<p>BIO-2: Burrowing Owl Avoidance Buffer</p> <p>Should a BUOW or known BUOW den (active or inactive) be detected, either during pre-construction surveys or construction activities, a no-disturbance buffer, as outlined in the 2012 Staff Report on Burrowing Owl Mitigation (2012 Staff Report) ¹ and identified below, shall be implemented prior to and during any ground-disturbing activities. These buffers shall also be implemented for both wintering and breeding BUOW.</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW	

¹ California Burrowing Owl Consortium (CBOC). 1997. Burrowing Owl Survey Protocol and Mitigation Guidelines. Pages 171–177, in Lincer, J. L. and K. Steenhof (editors). 1997. The Burrowing Owl, its Biology and Management. Raptor Research Report Number 9.

Mitigation Measure		Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)																							
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BIO-3:	<p>Burrowing Owl Take Authorization</p> <p>If a BUOW or known BUOW den (active or inactive) is detected, and the no-disturbance buffers outlined in the Staff Report are not feasible, consultation with CDFW shall occur to discuss how to implement the Project and avoid take. If take cannot be avoided, take authorization through the acquisition of an ITP, pursuant to Fish and Wildlife Code section 2081 subdivision (b) is necessary to comply with CESA.</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW																								
BIO-4:	<p>Swainsons Hawk Surveys Prior to Construction</p> <p>Preconstruction surveys following the methodology developed by the SWHA Technical Advisory Committee shall be conducted within the survey season immediately prior to construction.</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW																								
BIO-5:	<p>Swainsons Hawk Avoidance Buffer</p> <p>If Project-specific earth-moving activities will take place during the SWHA nesting season (i.e., March 1 through September 15),</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW																								

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>and active SWHA nests are present, a minimum ½-mile no-disturbance buffer shall be delineated and maintained around each nest, regardless of whether it was detected by surveys or observed incidentally. These buffers shall remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival, to prevent nest abandonment and other take of SWHA as a result of Project activities.</p>				
<p>BIO-6: Swainsons Hawk Take Authorization</p> <p>If an active SWHA nest is detected during Project-related earth-moving activities, and a ½-mile no-disturbance buffer is not feasible, consultation with CDFW shall occur to discuss how to implement the Project and avoid take. If take cannot be avoided, take authorization through the acquisition of an Incidental Take Permit (ITP), pursuant to Fish and Wildlife Code section 2081 subdivision (b) is necessary to comply with CESA.</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW	
<p>BIO-7: Protect Crotch’s Bumble Bee</p> <p>A qualified biologist shall conduct a site survey to document all potential nesting sites for the CBB, which include all small mammal burrows, perennial bunch grasses, thatched annual grasses, brush piles, old bird nests, dead trees, and hollow logs. If potentially suitable habitat is identified, a qualified biologist shall conduct focused surveys for CBB, and their requisite habitat features following the methodology outlined in the</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species. If surveys indicate the presence or potential presence of CBB, consultation with the CDFW shall be conducted for guidance on the development of mitigation measures such as take avoidance, minimization, and mitigation. If take cannot be avoided, take authorization through the acquisition of an ITP, pursuant to Fish and Wildlife Code section 2081 subdivision (b) is necessary to comply with CESA.</p>				
<p>BIO-8: Protect California Tiger Salamander</p> <p>A qualified biologist shall conduct a robust habitat assessment of the Project site and Project vicinity, including an appropriate habitat assessment buffer, to determine whether suitable breeding or dispersal habitat may be present for the CTS prior to earth-moving activities. If it is determined that suitable habitat is present, a qualified biologist shall conduct protocol-level surveys in accordance with the U.S Fish and Wildlife (USFWS) “Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander” (USFWS CTS Protocol). If surveys indicate the presence or potential presence of CTS, consultation with the CDFW shall occur for guidance on the development of mitigation measures such as take avoidance, minimization, and mitigation. If take cannot be avoided, take authorization through the acquisition of an ITP, pursuant to Fish and Wildlife Code section 2081 subdivision (b) is necessary to comply with CESA.</p>	<p>Project Applicant</p>	<p>Prior to issuance of grading permits</p>	<p>City of Madera and CDFW</p>	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>BIO-9: Protect American Badger</p> <p>A qualified biologist shall assess the presence or absence of AMBA by conducting a focused field survey in all areas of potentially suitable habitat prior to earth moving activities. If surveys indicate the presence or potential presence of AMBA, consultation with the CDFW shall occur for guidance on mitigation measures such as avoidance, minimization, and mitigation.</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW	
<p>BIO-10: Protect Northwestern Pond Turtle</p> <p>Prior to the commencement of earth moving activities, a qualified biologist shall conduct focused surveys for WPT within the northern portion of the Project site and within areas of suitable habitat within the Project vicinity as part of the biological technical studies conducted in support of the DEIR. If surveys indicate the presence or potential presence of WPT, consultation with the CDFW shall occur for guidance on the development of mitigation measures such as take avoidance, minimization, and mitigation.</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW	
<p>BIO-11: Protect Western Spadefoot</p> <p>A qualified biologist shall conduct focused surveys to identify presence of WESP on the Project site prior to any earth moving activities. If these surveys indicate the presence or potential presence of WESP, consultation with the CDFW shall occur for guidance on surveys and mitigation measures such as avoidance, minimization, and mitigation.</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>BIO-12: Protect Valley Elderberry Longhorn Beetle</p> <p>A qualified biologist shall conduct a habitat assessment on the Project site and the immediate surrounding vicinity prior to any earth moving activities to determine if there is habitat suitable to support VELB. If it is determined that suitable habitat is present, consultation with CDFW and USFWS shall occur for guidance on surveys and mitigation measures such as avoidance, minimization, and mitigation.</p>	Project Applicant	Prior to issuance of grading permits	City of Madera and CDFW	
<p>BIO-13: Protect Wildlife from Artificial Lighting</p> <p>The following measures shall be implemented to all light fixtures within 400 feet of the Fresno River Corridor, and as depicted on site plans submitted for City review during the entitlement process:</p> <ul style="list-style-type: none"> • All light fixtures should be shielded and directional, directing light strictly downward to the ground. • Cool blue or bright white lights shall be replaced with warmer tones, such as yellow or amber, ideally below 3,000 Kelvins. • The lowest wattage or lumen output necessary for the task shall be used. • Light fixtures shall be mounted as low to the ground as possible to minimize the distance light travels through the environment while still ensuring safety. 	Project Applicant	During Site Plan Review prior to issuance of permits	City of Madera and CDFW	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>BIO-14: Protect nesting birds.</p> <p>All ground-disturbing activities shall occur during the bird non-nesting season (September 16 through February 14); however, if ground-disturbing or vegetation-disturbing activities must occur during the breeding season (February 15 through September 15), a qualified biologist shall conduct pre-activity surveys for active nests no more than 10 days prior to the start of ground or vegetation disturbance to maximize the probability that nests that could potentially be impacted are detected. The survey shall cover a sufficient area around the Project site to identify nests and determine their status. A sufficient area means any area potentially affected by the Project. A qualified biologist shall also conduct a survey to establish a behavioral baseline of all identified nests. Once construction begins, a qualified biologist shall continuously monitor nests to detect behavioral changes resulting from the Project. If behavioral changes occur, construction work causing that change shall halt and consultation with CDFW shall occur for additional avoidance and minimization measures. If continuous monitoring of identified nests by a qualified biologist is not feasible, a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors shall be identified. These buffers shall remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or on-site parental care for survival. Variance from these no-disturbance buffers is possible when there is compelling biological or ecological reason to do so, as determined by the qualified</p>	<p>Project Applicant</p>	<p>Prior to issuance of grading permits</p>	<p>City of Madera and CDFW</p>	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>biologist, such as when the construction areas would be concealed from a nest site by topography. A qualified biologist shall advise and support any variance from these buffers and notify CDFW in advance of implementing a variance.</p>				
Cultural Resources				
<p>CUL – 1: The following measures shall be implemented:</p> <ul style="list-style-type: none"> • Before initiation of construction or ground-disturbing activities associated with the Project, the City shall require all construction personnel to be alerted to the possibility of buried cultural resources, including historic, archeological and paleontological resources; • The general contractor and its supervisory staff shall be responsible for monitoring the construction Project for disturbance of cultural resources; and • If a potentially significant historical, archaeological, or paleontological resource, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains or trash deposits are encountered during subsurface construction activities (i.e., trenching, grading), all construction activities within a 100-foot radius of the identified potential resource shall cease until a qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) forms. The archaeologist shall determine whether the item requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the item is determined to be significant under California Environmental Quality Act, the 	<p>Project Applicant</p>	<p>Ongoing during earth-moving activities</p>	<p>City of Madera</p>	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>archaeologist shall recommend feasible mitigation measures, which may include avoidance, preservation in place or other appropriate measure, as outlined in Public Resources Code section 21083.2. City of Madera shall implement said measures.</p>				
<p>CUL – 2:</p> <p>City of Madera will incorporate into the construction contract(s) a provision that in the event a fossil or fossil formations are discovered during any subsurface construction activities for the proposed Project (i.e., trenching, grading), all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the City of Madera, who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code section 21083.2.</p>	Project Applicant	Ongoing during earth-moving activities	City of Madera	
Geology & Soils				
<p>GEO – 1</p> <p>The Project proponent shall retain a registered geotechnical engineer to prepare a design level geotechnical analysis prior to the issuance of any grading and/or building permit. The design-level analysis shall address site preparation measures and foundation design requirements of the Project. The design-level analysis shall be prepared to the satisfaction of the City of</p>	Project Applicant	Prior to issuance of grading permits	City of Madera	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>Madera. Final design-level Project plans shall be designed in accordance with the approved geotechnical analysis. This shall include certification of engineered fills and subgrade preparation through monitoring of earthwork and compaction testing by a geotechnical engineer during construction.</p>				
<p>GEO – 2</p> <p>In order to reduce on-site erosion due to construction and operation, an erosion control plan and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site preparation, construction, and post-construction periods by a registered civil engineer or certified professional. The erosion control plan shall incorporate best management practices consistent with the requirements of the National Pollution Discharge Elimination System (NPDES). The erosion component of the plan must at least meet the requirements of the SWPPP required by the Central Valley RWQCB. If earth disturbing activities are proposed between October 15 and April 15, these activities shall be limited to the extent feasible to minimize potential erosion related impacts. Additional erosion control measures may be implemented in consultation with the City of Madera. Prior to the issuance of a grading permit, any Project developer within Plan area shall submit detailed plans to the satisfaction of the City of Madera. The components of the erosion control plan and SWPPP shall be monitored for effectiveness by the City of Madera. Erosion control measures shall include at minimum, but may not be limited to, the following:</p>	<p>Project Applicant</p>	<p>Prior to issuance of grading or building permits and during construction</p>	<p>City of Madera</p>	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> i. Limit disturbance of soils and vegetation disturbance removal to the minimum area necessary for access and construction; ii. Confine all vehicular traffic associated with construction to the right-of-way of designated access roads; iii. Adhere to construction schedules designed to avoid periods of heavy precipitation or high winds; iv. Ensure that all exposed soil is provided with temporary drainage and soil protection when construction activity is shut down during the winter periods; and v. Inform construction personnel prior to construction and periodically during construction activities of environmental concerns, pertinent laws and regulations, and elements of the proposed erosion control measures. 				
Hazards & Hazardous Materials				
<p>HAZ-1</p> <p>Soil sampling, per California Department of Toxic Substances Control (DTSC) <i>Interim Guidance for Sampling Agricultural properties (August 7, 2008)</i>² shall be conducted prior to the issuance of grading permits to identify the amounts of OCPs in the soil. If present, OCPs requiring further analysis, per DTSC consultation, are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Should these OCPs be present, soil remediation shall be conducted until levels are reduced per DTSC guidelines prior to issuance of grading permits. Additionally, if any level of</p>	Project Applicant	Prior to issuance of grading or building permits	City of Madera	

² California Department of Toxic Substances Control. Interim Guidance for Sampling Agricultural Properties (Third Revision). August 7, 2008. <https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>. Accessed February 2026.

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>arsenic is present, further analysis and sampling shall meet Human Health Risk Assessment NOTE NUMBER 3, DTSC-SLs approved thresholds.³ If arsenic levels do not meet the approved thresholds, remedial action shall take place to reduce levels below thresholds prior to issuance of grading permits..</p>				
Hydrology and Water Quality				
<p>HYD-1</p> <p>In order to reduce on-site erosion due to Project construction and operation, an erosion control plan and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site preparation, construction, and post-construction periods by a registered civil engineer or certified professional prior to the issuance of grading permits. The erosion control plan shall incorporate best management practices consistent with the requirements of the National Pollution Discharge Elimination System (NPDES). Erosion control measures shall include at a minimum, but not limited to the following:</p> <ul style="list-style-type: none"> i. Limit disturbance of soils and vegetation disturbance removal to the minimum area necessary for access and construction; ii. Confine all vehicular traffic associated with construction to the right-of-way of designated access roads; iii. Adhere to construction schedules designed to avoid periods of heavy precipitation or high winds; 	<p>Project Applicant</p>	<p>Prior to issuance of grading permits</p>	<p>City of Madera</p>	

³ California Department of Toxic Substances Control. Human and Ecological Risk Office. June 2020, revised May 2022. <https://dtsc.ca.gov/ecological-risk-assessment-hero/>. Accessed February 2026.

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>iv. Ensure that all exposed soil is provided with temporary drainage and soil protection when construction activity is shut down during the winter periods; and</p> <p>v. Inform construction personnel prior to construction and periodically during construction activities of environmental concerns, pertinent laws and regulations, and elements of the proposed erosion control measures.</p> <p>The erosion component of the plan shall at least meet the requirements of the SWPPP required by the Central Valley RWQCB. Additional erosion control measures shall be implemented in consultation with the City of Madera. Prior to the issuance of any permit, the Project proponent shall submit detailed plans to the satisfaction of the City of Madera for approval. The components of the erosion control plan and SWPPP shall be monitored for effectiveness by the City of Madera.</p>				
Noise				
<p>NOI - 1:</p> <p>Prior to issuance of building permits for development or redevelopment of future existing structures within the Light Commercial or Neighborhood Commercial Zones, the City of Madera will require a detailed acoustical study to be prepared by a certified professional to document potential impacts to onsite and offsite noise-sensitive land uses (as determined by the City of Madera’s General Plan and Municipal Code thresholds) as follows: When specific uses within the Light Commercial or</p>	Project Applicant	Prior to issuance of building permits	City of Madera	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>Neighborhood Commercial Zones are proposed that could result in a potential noise-related conflict between a commercial or other stationary noise source and existing or proposed noise-sensitive receptor, an acoustical analysis shall be required by the City of Madera that quantifies Project-related noise levels and recommends appropriate mitigation measures to achieve compliance with the City’s noise standards. When the study indicates that potential impacts will be in exceedance of the City of Madera’s standards, projects shall be required to incorporate mitigation such as increased setbacks, sound walls, equipment enclosures, site design, and enhanced building materials to quantifiably reduce impacts to levels below the City of Madera standards. Development that cannot incorporate mitigation to reduce impacts to acceptable City of Madera standards shall not be approved. Evidence of compliance with this mitigation measure shall be provided to the City of Madera prior to issuance of building permits.</p>				
<p>NOI - 2:</p> <p>The following best management practices shall be applied during all Project construction and shall be required by the City as conditions of approval for the construction of all development projects:</p> <ul style="list-style-type: none"> • All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source. • Noise-producing equipment shall not be operating, running, or idling while not in immediate use by a construction contractor. 	Project Applicant	During Construction	City of Madera	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> • All noise-producing construction equipment shall be located and operated, at the greatest possible distance from any noise-sensitive land uses. • Locate construction staging areas at the greatest possible distances from any noise-sensitive land uses. • Ensure that all general construction related activities are restricted to between the hours of 6:00 a.m. and 8:00 p.m., consistent with the City’s Noise Ordinance • Designate a “disturbance coordinator” at the City, at the expense of the Project contractor, who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem. 				
<p>NOI - 3:</p> <p>For Project components involving new sensitive receptors (residential land uses) within the cumulative 70 dB Ldn noise contours of adjacent roadway segments, the City of Madera shall require construction of block walls to achieve noise attenuation to below the City’s noise thresholds. The City of Madera Municipal Code provides standards for the construction of block walls, within the City of Madera. Standard wall heights permitted by the City of Madera range between 6-foot to 8- foot in height. Depending on the height and geometric relationship</p>	Project Applicant	Prior to issuance of building permits	City of Madera	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>between the roadway and the receiver location, walls of this height range would be typically expected to provide between approximately 6-7 dB of noise attenuation. While specific wall height requirements would generally be determined once final lot layout designs and elevations are known, wall heights of up to 8 feet will be sufficient to mitigate traffic noise within all proposed residential land uses, to below the City’s acceptable maximum noise exposure levels allowed. Evidence of compliance with this mitigation measure shall be provided to the City of Madera prior to issuance of building permits.</p>				
Transportation				
<p>TRA-1: Prior to the issuance of construction or building permits, the City shall require as a condition of approval for any future development within the Plan Area that the Project developer(s) shall comply with General Plan policies CI-1, CI-4, CI-5, CI-6, CI-7, CI-11, CI-12 and CI-22.</p>	Project Applicant	Prior to issuance of grading permits	City of Madera	
<p>TRA-2: Prior to the issuance of building permits, the City shall require as a condition of approval for any future development within the Plan Area that the Project developer(s) shall:</p> <ol style="list-style-type: none"> 1. Prepare and submit a Construction Traffic Control Plan to City of Madera for approval. Implement the approved Construction Traffic Control Plan during construction. The Construction Traffic Control Plan shall be prepared in accordance with both the California Department of Transportation Manual on Uniform Traffic Control 	Project Applicant	Prior to issuance of building permits	City of Madera	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>Devices and Work Area Traffic Control Handbook and shall include at minimum, but not be limited to, the following issues:</p> <ul style="list-style-type: none"> a. Timing of deliveries of heavy equipment and building materials; b. Directing construction traffic with a flag person; c. Placing temporary signing, lighting, and traffic control devices if required, including, but not limited to, appropriate signage along access routes to indicate the presence of heavy vehicles and construction traffic; d. Ensuring access for emergency vehicles to the project site; e. Temporarily closing travel lanes or delaying traffic during materials delivery, transmission line stringing activities, or any other utility connections; f. Maintaining access to adjacent property; and, g. Specifying both construction-related vehicle travel and oversize load haul routes, minimizing construction traffic during the AM and PM peak hour, distributing construction traffic flow across alternative routes to access the project sites, and avoiding residential neighborhoods to the maximum extent feasible. 				