



8.0 INVENTORY OF MITIGATION MEASURES

LAND USE AND RELEVANT PLANNING

Madera County General Plan

- 5.1-1 Refer to Mitigation Measures outlined in Sections 5.2 through 5.10 of this EIR.

Ahwahnee/Nipinnawasee Area Plan

- 5.1-2 Refer to Mitigation Measures outlined in Sections 5.2 through 5.10 of this EIR.

Madera County Zoning Ordinance

- 5.1-3 No mitigation measures are recommended.

Cumulative Impacts

- 5.1-4 No mitigation measures are recommended.

AESTHETICS/LIGHT AND GLARE

Construction-Related Aesthetic/Light And Glare Impacts

- 5.2-1a Construction equipment staging areas shall be located away from existing residential uses and appropriate screening (i.e., temporary fencing with opaque material), used to buffer views of construction equipment and material, when feasible. Staging locations shall be indicated on project Final Development Plans and Grading Plans and are subject to review and approval of Madera County. Compliance with this measure is subject to periodic field inspection by Madera County Staff.
- 5.2-1b All construction-related lighting associated with the construction of new roadways and the installation of utilities shall be located and aimed away from adjacent residential areas. Lighting shall use the minimum wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to Madera County for review concomitant with Grading Permit applications for the subdivision of the lots.

Site Character

- 5.2-2 No mitigation measures are recommended.

Area Viewshed

- 5.2-3 No mitigation measures are recommended.



Long-Term Light And Glare Impacts

5.2-4 Prior to final structural approval, the following design features shall be incorporated into applicable building plans:

- Project elevations and materials of proposed structures and facilities shall not produce excessive glare.
- All security light fixtures and standards shall be either shielded or directed away from neighboring properties and streets. Exposed bulbs shall not be permitted. All new installation fixtures shall have glare control shields.
- The type and location of lighting standards and the intensity of lighting shall be approved by Madera County Engineering and General Services Department, Building Division.

Cumulative Impacts

5.2-5 No mitigation measures are recommended.

TRAFFIC AND CIRCULATION

Year 2025 Traffic Analysis

5.3-1 The Project Applicant's pro-rata share payment to the area-wide circulation improvements shall pay for the project's fair share contribution to the identified roadway improvement as follows:

- Harmony Lane/SR-49: Modify eastbound SR-49 approach from one left-turn lane and one through lane to consist of one left-turn lane and two through lanes. The additional eastbound through lane should be a minimum of 200 feet in length plus taper lengths in accordance with Caltrans design standards. Implementation of this mitigation measure should be coordinated with Caltrans District 6 staff.

Safety Hazards And Emergency Access

5.3-2 No mitigation measures are recommended.

Cumulative Impacts

5.3-3 No mitigation measures are recommended.



AIR QUALITY

Short-Term (Construction) Emissions

5.4-1a Construction of the Project requires the implementation of a dust control plan as set forth under Regulation VIII, *Fugitive PM10 Prohibitions of the San Joaquin Valley Air Pollution Control District*. The following mitigation measures, in addition to those required under Regulation VIII, shall be implemented to reduce fugitive dust emissions associated with the Project:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, 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 six 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 wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)
- 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.
- Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.
- Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.



- Asphalt-concrete paving shall comply with San Joaquin Valley Air Pollution Control District Rule 4641 and restrict the use of cutback, slow-cure and emulsified asphalt paving materials.
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.

5.4-1b The following measures shall be implemented by the construction contractor to minimize construction exhaust emissions:

- Heavy construction equipment shall be property tuned and maintained to reduce emissions. Construction equipment shall be fitted with the most modern emission control devices. The construction manager shall monitor compliance with the measure and is subject to periodic inspection by the City.
- The Contractor shall install or utilize the extent feasible construction equipment incorporating catalyst equipped engines and/or tier II engines.
- Require vapor control from the transfer of fuel from the fuel truck to vehicles both during construction and subsequent operations.
- Diesel powered equipment shall be located as far away as possible from sensitive land uses. Specifically, diesel compressors, pumps and other stationary machinery shall be located to the extent feasible, away from sensitive receptors.
- Construction equipment shall be shut off to reduce idling when not in direct use for extended periods of time.

5.4-1c The construction contractor shall adhere to SJVAPCD District Rule 4641 (*Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations*) to reduce emissions during asphalt paving activities. This rule applies to the manufacture and use of cutback asphalt, slow cure asphalt and emulsified asphalt for paving and maintenance operations.

5.4-1d The construction contractor shall adhere to the SJVAPCD District Rule 4601 (*Architectural Coatings*) to limit volatile organic compounds from architectural coatings. This rules specifies architectural coatings storage, clean up and labeling requirements.

Long-Term (Operational) Emissions

5.4-2a The project shall incorporate the installation of EPA-certified wood burning stoves or fireplaces. If this is not feasible, then the installation of a ceramic coating on the honeycomb inside a catalytic combustor shall be



utilized or the use of natural gas fireplaces may be used as a feasible alternative. The project shall also comply with SJVAPCD District Rule 4901 (*Wood Burning Fireplaces and Wood Burning Heaters*).

- 5.4-2b Prior to development of the Sewer Treatment Plant and Water Treatment Plant, the Applicant shall submit the plans and specifications to the SJVAPCD Small Business Assistance Office for review to determine what specific permitting requirements are necessary (if any).

Conformity With Air Quality Attainment Plan

- 5.4-3 No mitigation measures are required.

Cumulative Impacts

- 5.4-4 Refer to Mitigation Measures 5.4-1a through 5.4-1d.

NOISE

Short-Term Construction Noise And Vibration Impacts

- 5.5-1a Construction activities shall be limited to the hours of 7:00 a.m. and 8:00 p.m. Monday to Saturday and prohibited on Sundays and Federal Holidays.
- 5.5-1b All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, to the satisfaction of the County Engineer.
- 5.5-1c Stationary construction shall be placed such that emitted noise is directed away from sensitive noise receptors, to the satisfaction of the County Engineer.
- 5.5-1d Stockpiling and staging areas shall be located as far as practical from noise sensitive receptors during construction activities, to the satisfaction of the County Engineer.
- 5.5-1e If blasting is required during construction of the reservoir, a qualified geophysical firm, approved by Madera County, shall monitor noise and vibration levels during blasting activities. The geophysical firm shall ensure that vibration due to blasting during reservoir construction is limited to a peak particle velocity of 0.2 inches per second (in/sec) at the nearest sensitive receptor (i.e., residence). If vibration measurements indicate at any time that vibration due to blasting at any sensitive receptor has exceeded a peak particle velocity of 0.2 in/sec, the geophysical firm shall cease blasting and immediately notify Madera County. A mitigation plan shall then be developed by the geophysical firm to achieve compliance with the maximum allowable peak velocity. The plan shall be reviewed and approved by Madera County.



Long-Term Noise Impacts

- 5.5-2 No mitigation measures are recommended.

Stationary Noise

- 5.5-3 Noise levels emanating from Heating/Ventilation/Air Conditioning (HVAC) units, the water treatment plant and the sewer treatment plant shall comply with the Madera County General Plan Policy 7.A.5, which sets exterior control noise limits.

Cumulative Impacts

- 5.5-4 No mitigation measures are recommended.

BIOLOGICAL RESOURCES

Foothill Woodland Vegetation

- 5.6-1a Prior to the onset of construction activities, the Project Applicant shall contract with an Arborist to complete a tree survey in the developable area focused on landmark trees. Upon completion of the survey, the arborist will submit a tree survey map of landmark trees that may be disturbed during development. If no landmark trees are found, no further studies are necessary. The survey map shall be reviewed and approved by Madera County.
- 5.6-1b Pursuant to Mitigation Measures 5.6-1a, if landmark trees are found during the tree survey that must be removed during construction activities, then a landmark tree mitigation and monitoring plan shall be prepared by an arborist and subject to review and approval by Madera County.

Habitat For Common Wildlife

- 5.6-2 No mitigation measures are recommended.

Special-Status Plant Species

- 5.6-3 No mitigation measures are recommended.

Special-Status Invertebrate Species

Valley Elderberry Longhorn Beetle

- 5.6-4 As VELB habitat exists on the project site and if elderberry shrubs in the Project area cannot be avoided, consultation with USFWS shall be required. If feasible, the Project shall be revised to avoid removal of or indirect impacts to elderberry shrubs. Typically, the USFWS requires a 100-foot setback from the outer dripline edge of each shrub; however, this



setback may be reduced substantially depending on the site design. If shrubs cannot be avoided, a mitigation plan prepared by a qualified biologist and subject to review and approval by the USFWS, which must include one or more of the following, shall be implemented:

- Obtain credits at an approved mitigation bank; or
- Implement an onsite mitigation and monitoring plan that includes transplantation of the shrub and planting of elderberry seedlings. Specific transplanting procedures shall be included in the plan and shall follow the measures outlined in the USFWS *General Compensation Guidelines for the Valley Elderberry Longhorn Beetle* (July 1999). All transplanting shall occur during the shrub's dormant season (November through mid-February). Elderberry seedlings shall be planted for all shrubs with stems measuring one inch or greater at ground level that are transplanted or destroyed. Elderberry seedlings shall be planted in an approved mitigation location and shall follow mitigation ratios (seedlings per shrub disturbed) outlined in the USFWS *General Compensation Guidelines for the Valley Elderberry Longhorn Beetle* (July 1999). Ratios are based on location (riparian vs. non-riparian), stem diameter at ground level, and presence or absence of exit holes of affected elderberry shrubs and range from 1:1 to 8:1.

Special-Status Amphibian/Reptile Species

California Horned Lizard

5.6-5 No mitigation measures are recommended.

California Red-Legged Frog

5.6-6 No mitigation measures are recommended.

Foothill Yellow-Legged Frog

5.6-7 No mitigation measures are recommended.

Western Pond Turtle

5.6-8 No mitigation measures are recommended.

Special-Status Bird Species

5.6-9a If Project construction is proposed during breeding season (February through August), a focused survey for raptors and their nests shall be conducted in the Project area within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on the Project site. The survey shall be reviewed and approved by Madera County and/or CDFG. If no active nests are identified during the



surveys or if Project construction is proposed to occur during the non-breeding season (September through January), no further mitigation would be required. If active nests are identified in the Project area during the focused surveys, Mitigation Measure 5.6-9b shall be implemented.

- 5.6-9b Pursuant to Mitigation Measure 5.6-9a, if active nests are identified in the Project area during the focused surveys for raptors, no construction activities shall take place within a certain distance of raptor nests (to be determined under consultation) with CDFG, until the young have fledged. Trees containing nests that must be removed as a result of Project implementation shall be removed during the non-breeding season (September through January). Madera County and/or CDFG shall monitor and enforce Mitigation Measure 5.6-9b.

Special-Status Bat Species

- 5.6-10 No mitigation measures are recommended.

Sensitive Habitats

Valley Foothill Riparian Habitat

- 5.6-11a Prior to issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream.
- 5.6-11b To ensure impacts to Valley foothill riparian habitat is minimized, during grading plan review by Madera County, the County shall ensure that the buffer around riparian habitats is widened to encompass the entire riparian corridor and provides a 50-foot buffer from the canopy edge as per Madera County General Plan - Policy 5.D.4.
- 5.6-11c During construction activities within 100 feet of riparian habitats, such as the construction of road crossings, valley foothill riparian habitat that is not proposed for removal shall be protectively fenced in the areas where construction activity will directly impact the habitat. This fence shall be maintained until all construction activities are completed.
- 5.6-11d Riparian vegetation removed as part of construction activities shall be replaced at a 3:1 (3 new acres per one lost acre) mitigation ratio, per Madera County General Plan - Policy 5.D.6.

Jurisdictional Waters of the U.S.

- 5.6-12a Based upon the jurisdictional waters of the U.S. delineation, an impact/fill map shall be submitted to the Corps with the appropriate Section 404 permit application. A Section 401 Water Quality certification or waiver also is required.



- 5.6-12b Any jurisdictional waters that would be lost or disturbed shall be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines and the Madera County General Plan (Policy 5.D.2). Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the Corps.
- 5.6-12c Prior to issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the Project Applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.

Wildlife Movement Corridors

- 5.6-13 No mitigation measures are recommended.

Cumulative Impacts

- 5.6-14 No mitigation measures are recommended.

CULTURAL RESOURCES

Archaeological/Historical Resources

- 5.7-1a An archaeologist and/or a Native American Monitor appointed by Madera County shall conduct periodic inspections of the project site during earth removal or disturbance activities related to rough grading and other excavation for foundations and utilities. The inspections schedule shall be determined by the County of Madera prior to issuance of a grading permit. If any earth removal or disturbance activities result in the discovery of cultural resources, the project proponent’s contractors shall cease all earth removal or disturbance activities in the vicinity and immediately notify the County selected archaeologist and/or Native American Monitor, who shall immediately notify the County. The County selected archaeologist will have the power to temporarily halt or divert the excavation equipment in order to evaluate any potential cultural material. The County selected archaeologist shall evaluate all potential cultural findings in accordance with standard practice, the requirements of the Madera County General Plan, and other applicable regulations. Consultation with the Native American Heritage Commission and data/artifact recovery, if deemed appropriate, shall be conducted.
- 5.7-1b Potential impacts to sites C-MAD-623, -625, -626, -629, -634 and -635 shall be avoided with implementation of the following treatment options:

Treatment Option #1: The first choice of treatment is to preserve the sites intact by means of an impact avoidance strategy. Impact avoidance and site preservation are compatible with the proposed residential



development since surface indicators are generally minimal and most casual passers-by would not recognize surface features at these sites as evidence that buried cultural material is also present. Preservation could be achieved by locating proposed residential structures, driveways, associated outbuildings, utilities, and access roads in such a way as to avoid directly impacting these sites.

In order to ensure impact avoidance and site preservation, and to ensure that the sites are not inadvertently affected or impacted during construction, the boundaries of the sites shall be clearly identified as “impact avoidance zones” on all project and development maps, and the sites temporarily flagged at the time of construction. If construction activity is to occur within approximately 25-30 feet of the mapped site boundaries, and/or if construction involves large pieces of equipment near either site, then the preservation/site areas shall also be temporarily fenced during the construction period.

Treatment Option #2: If preservation “as is” cannot be ensured by adopting a preservation plan detailed above, then those specific attributes and qualities which may render these prehistoric sites significant per CEQA shall be further specified through formal archaeological data collection work. At a minimum, such data collection work (archaeological testing) shall include excavation of a sample of cultural material sufficient to evaluate site and midden depth, age and make-up of the components of the sites, and characterization of artifactual and midden constituents in terms of major data categories present. The overall objectives of any such data collection work shall be to identify those research questions for which the sites contain relevant information, with the research questions representing those presently being expressed by the body of professional archaeologists in the region. Any such data collection program shall culminate in a professional report of findings that contains explicit recommendations for any mitigative-level data recovery work that might be justified or warranted on the basis of the specific findings of the testing program and the proposed level of project effects.

Paleontological Resources

5.7-2 No mitigation measures are recommended.

Burial Sites

Refer to Mitigation Measure 5.7-1a. The following mitigation measure is also recommended.

5.7-3 In the event human remains are discovered during grading/ construction activities, work shall cease in the immediate area of the discovery and the Project Applicant shall comply with the requirements and procedures set forth in Section 5097.98 of the Public Resources Code, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by



the Native American Heritage Commission to be the “most likely descendent.”

Cumulative Impacts

5.7-4 No mitigation measures are recommended.

GEOLOGY AND SOILS

Slope Stability

Residential Development

- 5.8-1a Where cut slopes are planned, they shall be excavated primarily within granitic bedrock materials at inclinations not exceeding 1.5:1 (horizontal to vertical). A qualified engineering geologist shall conduct periodic inspections and compaction testing during excavation of cut slopes.
- 5.8-1b Fill slopes shall be constructed with engineered fill at inclinations no steeper than 2:1. A qualified geotechnical specialist shall conduct periodic inspections and compaction testing during placement of fill slope areas.
- 5.8-1c Adequate structural setbacks for homes and septic systems from the steep natural slopes adjacent to Miami and Carter Creeks shall be established per the findings of the leach field suitability study (refer to Mitigation Measure 5.8-4a). Structural setbacks shall be in compliance with all applicable Madera County Development Code and/or Uniform Building Code setback requirements. The design and locations of all on-site septic systems shall be approved by the Madera County Environmental Health Department.
- 5.8-1d Surface drainage shall be directed away from steep natural slopes adjacent to Miami and Carter Creeks.
- 5.8-1e Prior to issuance of Grading Permits, the Project Applicant shall fund site-specific geologic analysis/studies that includes 1) quantitative geotechnical analysis of collapsible and/or liquefaction-prone soils; 2) a design level geotechnical engineering report; 3) a design-level engineering geology report; and 4) analysis of seismically induced seiching. Pending the results of the geologic analysis/studies, site-specific design-level measures shall be developed to address issues relating to slope stability, collapsible and/or liquefaction-prone soils, including alluvial soils, and seiching.
- 5.8-1f If the housing pads expose a combination of competent bedrock and loose soil, to achieve a uniform foundation for a home, the entire pad shall be over excavated a minimum of three feet and replaced with compacted fill.



Reservoir Construction

Refer to Mitigation Measure 5.1-B. The following mitigation measures are also recommended:

- 5.8-1f The Project Applicant shall fund design-level geotechnical studies that focus on the various geotechnical and hydrologic aspects for the safe design and construction of the dams. These studies would include, but are not be limited to, an evaluation of the quantity and engineering properties of on-site soils and bedrock materials necessary for construction of the dams, dam foundation characteristics, hydrogeologic conditions within the reservoirs and beneath the dams, hydrology calculations of dams and reservoir, modeling of the potential changes in groundwater levels, and stability of interior and exterior slopes of the reservoir, etc. The information generated from the geotechnical design-level study shall be forwarded to the California Department of Water Resources Division of Safety of Dams for their review and comment prior to the issuance of Grading Permits by Madera County.
- 5.8-1g Test excavations using a D9 bulldozer with ripper shanks shall be performed to evaluate the depth to which the granite can be readily excavated by typical construction equipment.
- 5.8-1h A seepage analyses shall be performed during the actual design phase for the project to determine if a chimney drain is required in addition to a blanket drain at the base of the embankment.

Groundwater

- 5.8-2 To preclude any significant leakage beneath the dam, a “cut-off trench” shall be constructed within the foundation of the dam, if necessary, pending the hydrogeologic findings of the design-level studies referenced in Mitigation Measure 5.8-1f.

Soil Erosion

- 5.8-3a Upon completion of grading for each lot, a protective vegetative cover shall be established in all disturbed areas via planting and/or seeding followed by placing a temporary protective cover, such as jute netting, mulch, hay or other non-erodable form of ground cover, until a vegetative cover is established.
- 5.8-3b Surface drainage shall be diverted from cut and fill slopes via brow ditches, collected in ditches with relatively shallow gradients, and provide a means to inhibit sediment runoff into natural drainages until such time as a protective vegetative cover effectively mitigates further soil erosion. Energy dissipating devices shall be placed in drainages subject to increased runoff.



- 5.8-3c Grading shall attempt to minimize the area of disturbance and be avoided near natural springs.
- 5.8-3d Prior to the issuance of Grading Permits, the Project Applicant shall post a Soil Stabilization and Revegetation Bond for the estimated cost of soil stabilization and revegetation of the grading site, for submittal and approval by the Madera County Department of Engineering and General Services.

Sewage Disposal

- 5.8-4a Prior to issuance of Grading Permits, a detailed study of leach field suitability shall be conducted for on-site sewage disposal systems. The study shall investigate and evaluate all the factors involved in individual sewage disposal system utilization, including soil types and their depths, permeability, slopes, the locations of springs and depth to seasonal groundwater, drainage, effluent volume, and setbacks to watercourses and other features. The study shall be reviewed and approved by the Madera County Environmental Health Department.
- 5.8-4b A testing program for coliform bacteria and other possible pollutants shall be established for all on-site wastewater systems, per the approval of the Madera County Environmental Health Department. The testing program shall include monitoring of surface water quality in Miami and Carter Creeks and/or groundwater supplies, pending County discretion.

Collapsible And/Or Liquefaction-Prone Soils

- 5.8-5 Refer to Mitigation Measure 5.8-1e. No additional mitigation measures are required.

Ground Shaking

- 5.8-6 Refer to Mitigation Measure 5.8-1e. No additional mitigation measures are required.

Cumulative Impacts

- 5.8-7 No mitigation measures are recommended.

HYDROLOGY AND DRAINAGE

Drainage

- 5.9-1 No mitigation measures are recommended.

Hydrology

- 5.9-2 No mitigation measures are recommended.



Flooding

- 5.9-3 The Project Applicant shall obtain a conditional Letter of Map Revision and Letter of Map Revision from FEMA for the proposed construction with the mapped floodplain.

Water Quality – Construction

- 5.9-4a The Project Applicant shall prepare and submit a Notice of Intent to comply with the Construction General Permit to the California State Water Resources Board.
- 5.9-4b The Project Applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) per requirements of the Construction General NPDES Permit.

Water Quality – Long-Term

- 5.9-5 The Project Applicant shall prepare and implement all applicable Caltrans guidelines, as deemed appropriate by the County, to address post-construction water quality management.

Cumulative Impacts

- 5.9-6 No mitigation measures are recommended.

PUBLIC SERVICES AND UTILITIES

Fire Protection

- 5.10-1a In addition to development impact fees imposed on a per dwelling unit basis, the Project Applicant shall pay impact fees (per California Government Code Section 66000 et. seq. (AB 1600)) to provide for the expansion of existing facilities, equipment and staffing for a permanent, full-time career fire fighter at Ahwahnee Station No. 16. This fee shall be determined through an agreement between the Project Applicant and the Madera County Fire Department in cooperation with the California Department of Forestry and Fire Protection.
- 5.10-1b Fire flows shall be a minimum of 1,000 gallons per minute at 20 residual pounds per square inch (psi) for two hours duration, per Appendix IIIA and 901.3 of the Uniform Fire Code.

Police Protection

- 5.10-2 No mitigation measures are recommended.

Schools

- 5.10-3 No mitigation measures are recommended.



Libraries

- 5.10-4 No mitigation measures are recommended.

Recreation

- 5.10-5 The Project Applicant shall be required to dedicate land and/or pay park dedication fees to ensure the funding for the acquisition and development of 2.9 acres of improved parkland. The fees are to be set by Madera County to provide for a level of funding that meets the actual costs to provide for all of the public parkland and park development needs generated by the proposed project.

Roadway Maintenance

- 5.10-6a Opah Drive shall be improved to conform to Madera County and/or Caltrans Highway Design Manual standards pertaining to horizontal and vertical site distance and structural strength requirements. Prior to final map approval, the Madera County Road Department shall review and approve the proposed improvements to Opah Drive.
- 5.10-6b An engineering study shall be conducted for all of Maintenance District No. 46 to determine the maintenance assessment per lot required for proper road maintenance. The study shall be reviewed and approved by the Madera County Road Department prior to final map approval. In accordance with the findings of the study, an election shall be requested by the Road Department pursuant to Proposition 218 to adjust the annual road maintenance assessment, which would be adjusted annually for inflation based upon the construction cost index.

Wastewater

Refer to Mitigation Measures 5.8-4a and 5.8-4b. The following mitigation measure is also recommended:

- 5.10-7 The project shall include a Waste Water Treatment Plant (WWTP) that has a minimum treatment capacity of 130,000 gallons per day. Recycled water from the WWTP shall be used for irrigation of the golf course only.

Water

- 5.10-8 The project shall include a water reservoir that has a minimum operational/usable capacity of 210 acre-feet. The design and operational capacity of the reservoir shall be reviewed and approved by Madera County and the California Department of Water Resources Division of Safety of Dams (DSOD).

Solid Waste

- 5.10-9 No mitigation measures are recommended.



Electricity

- 5.10-10 Prior to final map approval, Madera County in cooperation with Pacific Gas and Electric (PG&E), shall verify that the site plan provides for unrestricted utility access and does not include easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.

Natural Gas

- 5.10-11 No mitigation measures are recommended.

Cumulative Impacts

- 5.10-12 No mitigation measures are recommended.