



3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

PROJECT LOCATION AND SURROUNDING USES

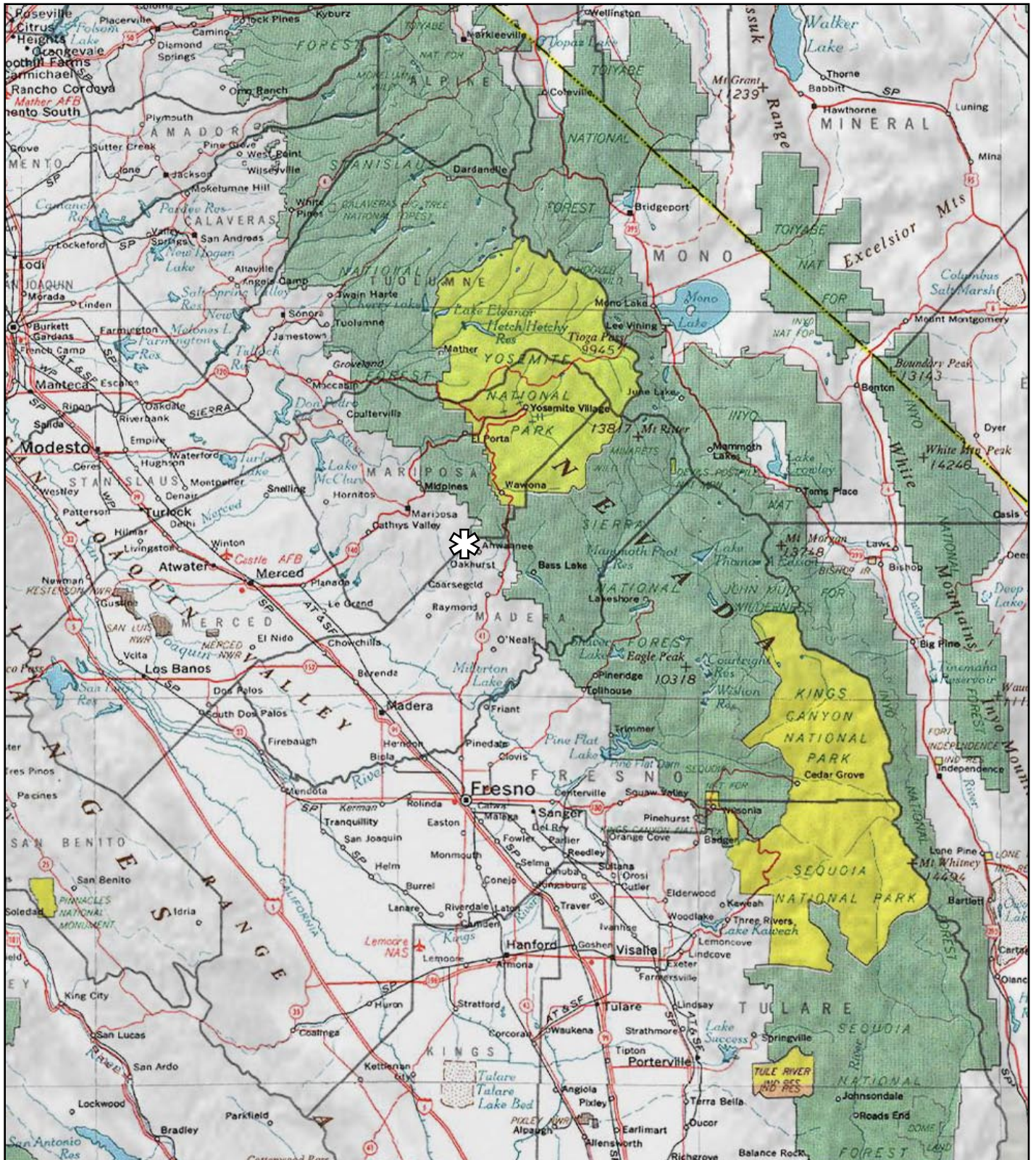
The project site is located in the unincorporated area of eastern Madera County, California near the western border of Mariposa County (refer to Exhibit 3-1, *Regional Vicinity*). The project site is within a transitional area, between the rolling foothills and mountain ranges of the Sierra Nevada Mountains. The project area is included in the east ½ of Section 31, most of Sections 32 and 33, and a portion of the west ½ section 34 of Township 6 South, Range 21 East, and northwest ¼ section 4 and northeast ¼ of Section 5 of Township 7 South, Range 21 East, Mount Diablo Base and Meridian on the Bass Lake 15 minute USGS Quadrangle. Generally, the project area is located in proximity to State Route (SR) 49 and Harmony Lane, approximately 2.5 miles west of SR-41, near Oakhurst. SR-41 provides access to and from the Fresno metropolitan area, to the foothills and mountains of Madera County, traverses through the communities of Coarsegold and Oakhurst and is the major southern route into Yosemite National Park. The project area is situated along Opah Drive, approximately 0.75 miles north of its intersection with Harmony Lane (refer to Exhibit 3-2, *Site Vicinity*).

The project area consists of approximately 487 acres proposed for residential uses and water storage facilities. The site is located adjacent to the Sierra Meadows Golf Course, which is an existing 18-hole golf course situated on approximately 142 acres. The golf course has been in operation since 1987 and includes a clubhouse, restaurant, pool and associated amenities. As of Fall 2004, approximately 58 residential sites have been developed adjacent to the golf course.

Exhibit 3-3, *Aerial Photograph*, shows the project site and surrounding vicinity. As illustrated in Exhibit 3-3, the surrounding area generally consists of undisturbed foothill woodland vegetation on varying topography. Numerous dirt roads and trails meander through the adjacent foothills. Land use designations for the surrounding area, as well as the proposed project area, are pursuant to the County's General Plan and the Ahwahnee/Nipinnawasee Area Plan (Area Plan). Land use designations in each of these planning documents are consistent for both the proposed project area and the surrounding area.

Land uses surrounding the Project site include the following:

- North/Northeast: The Ahwahnee Country Club Estates Subdivision (Ahwahnee Estates) is located to the northeast of the project site. The Ahwahnee Estates have been subdivided into rural residential lots, similar to those of the proposed project, and are designated for Very-Low Density Residential (VLDR) uses (minimum one (1) acre parcel size) in the Area Plan. The VLDR designation allows for. Buildout currently continues in the Ahwahnee Estates on a lot-by-lot basis. At the northerly most portion of the project area (northwest of the Ahwahnee Estates), the land is designated for Rural Estate Residential (RER) uses (minimum parcel size of five (5) acres).



Source: National Geographic Holdings (www.topo.com).

* - Project Site



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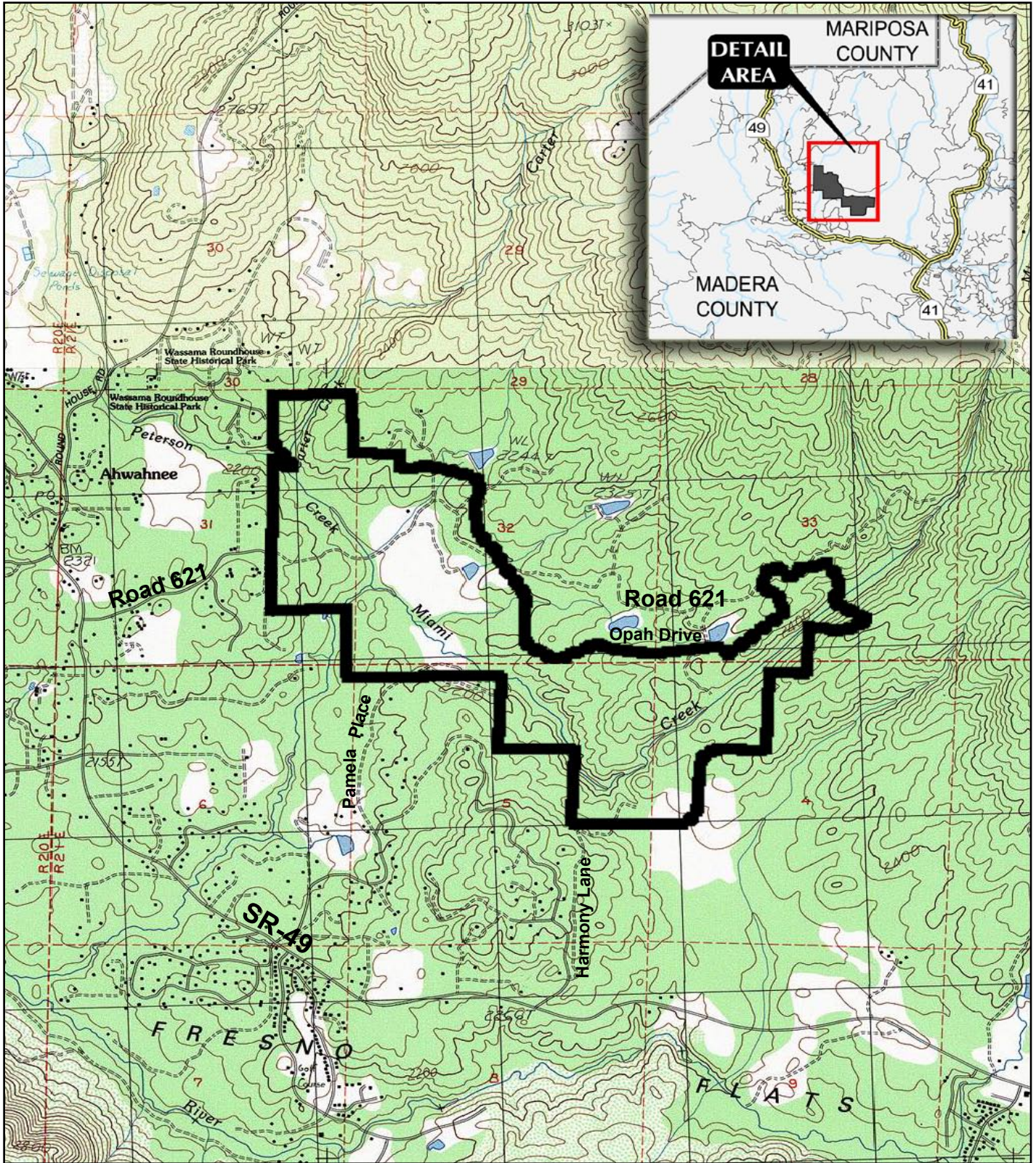


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ENVIRONMENTAL IMPACT REPORT
 SIERRA MEADOWS ESTATES SUBDIVISION
Regional Vicinity



Source: National Geographic Holdings (www.topo.com).



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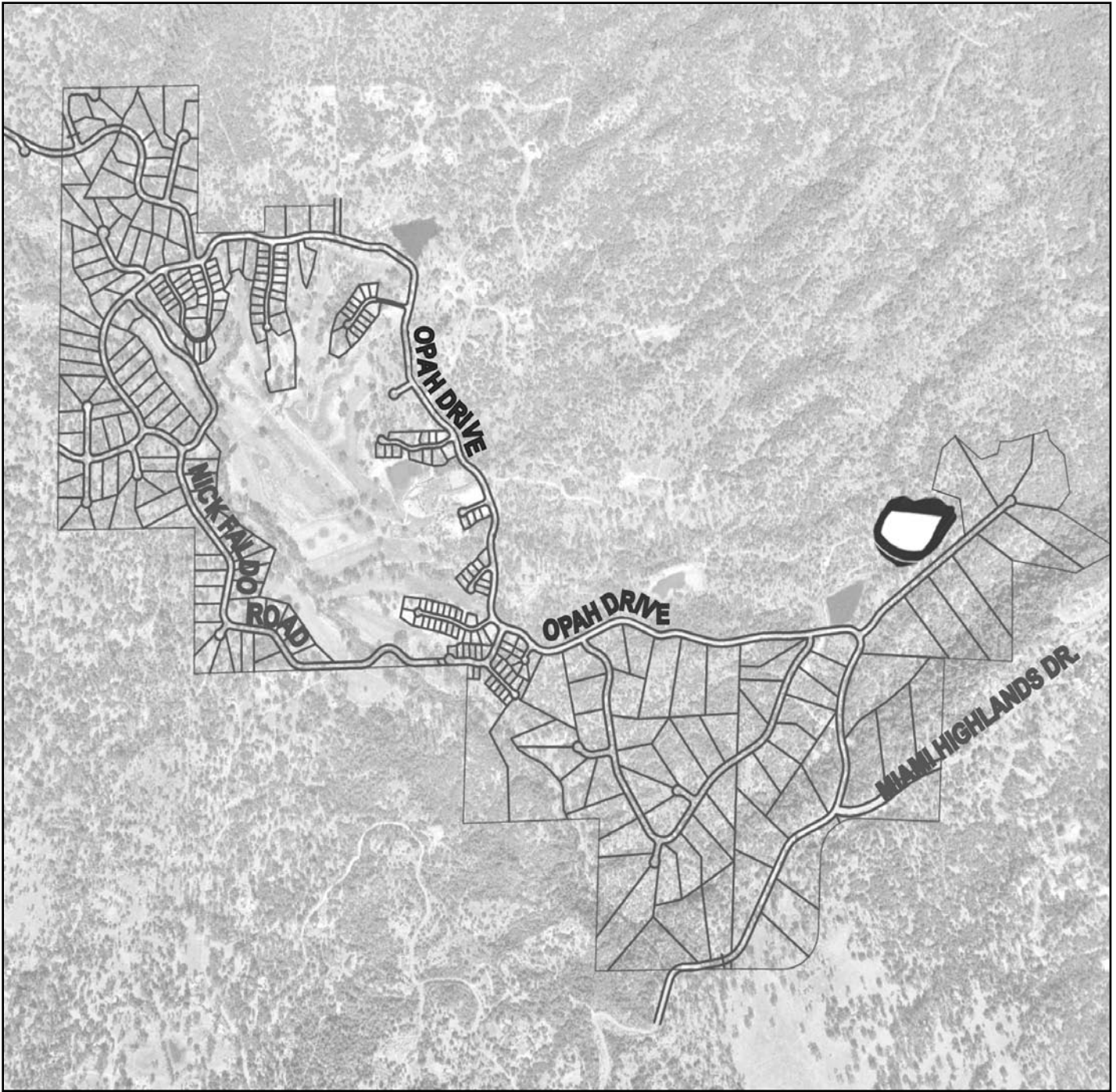
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ENVIRONMENTAL IMPACT REPORT
SIERRA MEADOWS ESTATES SUBDIVISION
Site Vicinity

Exhibit 3-2



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ENVIRONMENTAL IMPACT REPORT
SIERRA MEADOWS ESTATES SUBDIVISION
Aerial Photograph



- East: Open Space (OS), RER and Agricultural Residential (AR) uses (minimum parcel size of ten (10) gross acres). Typical open space uses include agriculture, golf courses and utility easements. To the immediate east of the golf course and north of Opah Drive is a Recreational Vehicle (RV) Park, which currently (as of Fall 2004) provides 54 RV spaces with full hook-ups, including six (6) rental cabins. The RV Park has a conditional use permit (CUP) for up to 600 RV sites. An additional 100 spaces have been rough graded to accommodate expansion. Onsite amenities include showers, laundry rooms and a small 1,600 square foot (sf) recreational building. Additionally, to the east of the southeasterly portion of the project site is the Miami Creek Estates. The Miami Creek Estates is developed on the south side of Miami Creek. The Area Plan designates the Miami Creek Estates area for RER uses.
- West: Rural Residential (RR) land uses (two and one-half (2.5) acre minimum lot sizes).
- South: Agricultural Exclusive (AE) (minimum parcel size for AE uses is 36 acres), AR and Public Institutional (PI) uses. The PI designation provides for institutional uses such as schools, hospitals, libraries, government offices and facilities, churches, parks, etc.

Exhibit 3-3 illustrates that the adjacent lands to the north, west and south of the project area, designated for residential uses, have not been built-out and consist primarily of undeveloped, vacant land.

OVERVIEW OF EXISTING CONDITIONS

The proposed project area incorporates a variety of terrain types, including flat mesas, ridgelines, stream courses and associated valleys, and moderately to very steep terrain along the fairly narrow canyon at the northern end of Carter Creek. The project area is located at elevations ranging from approximately 1,600 feet to 2,500 feet, with terrain that varies from very level to steeply sloping (greater than 30 percent slope). The project area generally has a south to southwesterly sloping aspect. Slopes average between 15 and 30 percent in the project area. Slopes vary from three (3) percent or less in the large alluvial valley, to over 30 percent in the north and northeast along the southern reach of Miami Creek, as well as in other locations onsite locally elsewhere (refer to Section 5.8, *Geology and Soils*).

There are two perennial creeks located within the project boundaries. Miami Creek enters the project site from the east and generally traverses the southern boundary of the project site. Carter Creek enters the project site near the northwesterly portion of the project area and the two creeks converge at the existing golf course. In addition, there are several small ponds within the project area. The existing ponds are described in Section 3.3, *Project Characteristics*, of this document. The project site is within the upper Fresno River watershed. Downstream from the project vicinity is Hensley Lake, a flood control reservoir operated by the Army Corps of Engineers.



The project area is in a relatively undisturbed (except for grazing and the stock ponds) foothill woodland vegetation and wildlife community. As previously stated, the project site is within a transitional area between the rolling foothills and mountain ranges of the Sierra Nevada Mountains. Habitat types occurring on the project site include foothill woodland, open water, riverine, riverine seasonal wetland, seasonal marsh, urban, and valley foothill riparian. Section 5.6, *Biological Resources*, of this document provides a detailed description of the existing onsite biological resources. Disturbed developed areas in the project vicinity include uses and facilities associated with the Sierra Meadows Golf Course, stock ponds and local roadways.

As previously stated, the project site is within the boundaries of the Ahwahnee/Nipinnawasee Area Plan. The Area Plan consists of approximately 37 square miles, generally centered near the intersection of SR-49 and Road 600. The Area Plan utilizes both the 1980 Oakhurst-Ahwahnee Growth Management Plan objectives and the 1995 Madera County General Plan policies as a foundation or framework on which to build more specific community development proposals for future growth in this area.

The Ahwahnee/Nipinnawasee area contains no public transportation routes or facilities. Therefore, the area is dependent on private automobile and truck access. Bike and pedestrian facilities are absent in the Ahwahnee/Nipinnawasee area, in part because of the area's steep terrain. Opah Drive is the main roadway arterial through the proposed project site. The majority of Opah Drive was constructed approximately 15 years ago as a local road to serve the Sierra Meadows Golf Course and Ahwahnee Country Club Estates Subdivision. Currently, Opah Drive is paved to a point just west of Wallu Lane.

3.2 BACKGROUND AND HISTORY

This section identifies previously prepared County documentation, including environmental clearance and planning documentation, for the proposed project site, as well as residential developments in the project vicinity. Also, a discussion regarding the Water Location Notice that appropriates surface water rights of Miami Creek to the proposed project is referenced.

SHADOW RIDGE ESTATES ENVIRONMENTAL IMPACT REPORT

In 1980, Buada Peck Associates prepared the Shadow Ridge Estates Environmental Impact Report (EIR). The Shadow Ridge Estates project area encompassed the vast majority of the proposed project area, with the exception of a small area near Miami Creek. The Shadow Ridge Estates Project area included approximately 1,660 acres to be developed with 693 residential lots. Development of the project area would include paved access roads, a golf course and clubhouse, a community water system with water supplied from surface waters of Miami Creek, and a commercial area for use by area residents. Section 1.6, *Incorporation by Reference*, of this EIR, provides a listing of impacts analyzed in the Shadow Ridge Estates EIR.



AHWAHNEE COUNTRY CLUB ESTATES

On February 27, 1990, the County Board of Supervisors approved the tentative subdivision map and rezoning for the Ahwahnee Country Club Estates Subdivision located adjacent to the northeast portion of the Sierra Meadows project area. The subdivision would create 218 residential lots in four phases (Phase I – 80 lots, Phase II – 58 lots, Phase III – 43 lots, and Phase IV – 37 lots). In addition, the subdivision created two (2) recreational lots, a golf course and an RV Park, along with three (3) outlots for future development. The rezoning conducted as a part of this subdivision changed the zoning designations from RM (Rural, Mountain), and ARE-40 (Agricultural, Rural, Exclusive-40 Acre) to the RRS (Residential, Rural, Single Family), RRS-2 (Residential, Rural, Single Family-2 Acre), RRS-2½ (Residential, Rural, Single-Family – 2½ Acre), RRS-5 (Residential, Rural, Single-Family – 5 Acre) and OS (Open Space) designations.

On June 18, 1991, the County Board of Supervisors approved the recordation of the final map for the Ahwahnee Country Club Estates. Phase I included development of 58 residential lots on 123 acres, a 144 acre golf course and a 366 acre recreational park. Phase I of this subdivision also created three outlots for future development in preparation of Phases II, III, and IV. Phase I of the Ahwahnee Country Club Estates Subdivision recorded, however, the other phases proposed for the subdivision were never established.

MIAMI CREEK ESTATES

On October 8, 1991, the County Board of Supervisors approved a tentative map and rezoning application for the Miami Creek Estates Subdivision. The subdivision was proposed in four phases and proposed to divide 320 acres into 64, five (5) acre lots. An EIR was prepared as a part of this project, which covered all four phases. This subdivision would cover a portion of land originally proposed for the Ahwahnee Country Club Estates Subdivision, which were not developed. The following describes the four phases:

- Phase I: Phase I of the Miami Creek Estates Subdivision was approved for recordation by the County Board of Supervisors on October 19, 1993. This final map divided 317 acres into 21, three (3) acre single-family residential lots and two outlots. Outlot A would be used for water and the 248 acre Outlot B would be reserved for future development. Outlot B would be subdivided later as Phase II, creating residential lots as well as additional outlots for future development.
- Phase II: On February 27, 1996, the County Board of Supervisors approved for recordation the final subdivision map for Miami Creek Estates, Phase II. This phase divided the 248-acre Outlot B from Phase I into a total of eight (8) single-family residential lots and four (4) outlots. Outlot C reserved 76.62 acres, Outlot D reserved 59.37 acres, Outlot E reserved 57.47 acres and Outlot F reserved 38.17 acres. All outlots in this phase were reserved for future development. This map was considered under the EIR conducted for the entire Miami Creek Estates subdivision. A portion of this subdivision (northwest side) was altered as a result of Lot Line Adjustment #2001-18.



- Phase III: On August 12, 1997, the County Board of Supervisors approved recordation of the final map for ten (10) lots within Phase III. The land divided in this phase was obtained from the 78.62 acre Outlot C of Phase II. This phase included nine (9) single-family residential lots and one (1) outlot. The proposed subdivision for Miami Creek Associates II includes a portion of lot 38 of the final map for Phase III (APN #057-562-019). This map was considered under the EIR conducted for the entire Miami Creek Estates Subdivision. A portion of this subdivision (northwest side) was altered as a result of Lot Line Adjustment #2001-18.
- Phase IV: On October 20, 1998, the Board of Supervisors approved recordation of the final subdivision map for the Miami Creek Estates Subdivision. Phase VI divided 38.17 acres from Outlot F of Phase II into nine (9) single-family residential lots. This map was considered under the EIR conducted for the entire Miami Creek Estates subdivision.

Lot Line Adjustment 2001-18, completed on June 4, 2002, modified property boundaries and created the current configuration of the subject property for Phases II and III of the Miami Creek Associates Subdivision. Lot Line Adjustment 2002-26, currently in progress, would further amend the property boundaries for the proposed Miami Creek Associates Subdivision. As a condition of approval, Lot Line Adjustment 2002-26 must be completed before the final subdivision map for Miami Creek Associates can be recorded.

The Miami Creek Associates Subdivision, currently in process, would create a three (3) lot subdivision. Parcel One would consist of 158 acres and Parcel Two would consist of 38.68 acres. The proposed subdivision would cover a portion of the lands previously proposed for the Ahwahnee Country Club Estates Subdivision. This phase was dropped after the development of Phase I for Ahwahnee Country Club Estates Subdivision. The west and northwest portion of this project is zoned as Open Space (OS), which was previously established by the Ahwahnee Country Club Estates Subdivision, in conjunction with a wildlife conservation easement required as a condition of approval through the California Department of Fish and Game (CDFG). The OS zoning for the protection of this easement would remain if the project is approved and the remainder of the project's lands are rezoned to ARE-40/MHA (Agricultural, Rural, Exclusive-40 Acre/Manufactured Housing Architectural Review Overlay) District. An EIR was not required for this project.

WATER LOCATION NOTICE

The rights to water from Miami Creek are referenced in a Water Location Notice filed with the County of Madera on September 18, 1893 by Mr. Edwin J. Leonard. Mr. Leonard intended to divert the water by means of a dam and ditch for purposes of watering livestock and general domestic and household purposes on his ranch. The Water Location Notice is recorded in Volume 1 of Water Rights page 15 et seq. of Madera County Records.



3.3 PROJECT CHARACTERISTICS

The proposed Sierra Meadows Estates Planned Residential Development (PRD) Project involves buildout of 315 single-family residential lots and necessary infrastructure to support the development. The project would include one (1) water reservoir facility with a storage capacity of 210 acre-feet to supplement the existing 93 acre-feet of water storage in three existing ponds to store a total of approximately 309 acre-feet of water. Additional project features include onsite water and wastewater treatment plants. The project would be developed in a total of twelve (12) phases on approximately 487 acres (refer to Section 3.5, *Phasing*). Lots would range in size from 7,000 square feet (sf) to just over six (6) acres. Exhibit 3-4, *Site Plan and Phasing Map*, illustrates the site plan and the construction phasing for the proposed project. Landscape and fencing would be placed at the discretion of the individual property owners and would not be provided by the Project Applicant.

Grading would be required for residential lots, the roadway system and the water reservoir facilities. Typical construction of the residential lots would include cut and fill areas to provide a level building pad area. The smaller lots would consist of a greater ratio of graded area to undisturbed area when compared to the larger lots. For example, lots designated for Low Density Residential (LDR) uses would be almost entirely graded to accommodate the building pad. These lots would range in size from 7,000 sf. to one (1) acre. In contrast, a typical lot designated for Rural Estate Residential (RER) land uses would be a minimum of five (5) acres and would include a building pad of approximately 0.5 acres (21,000 sf.). Thus, these lots would consist of a minimum of approximately 4.5 acres of undisturbed area. Overall, the project design would maintain a relatively even balance of total cut and fill materials and minimize the amount of cut material that would be necessary to transport offsite.

Numerous roadways would be constructed throughout the development. Opah Drive would be extended in the southeastern portion of the project area to accommodate the residential lots in Phase I of the proposed project. Also, Opah Drive would be extended to connect with Pine River Road, which is offered for dedication to the County, terminating just west of the proposed project area. The connection to Pine River Road would require the dedication of approximately 0.54 acres of right of way from a non-related property owner. Generally, roadways built in phases serving lots of less than one (1) acre would be built to a Class V standard, while the remaining roads would be built to a Class III standard (refer to Section 5.3, *Traffic and Circulation*). The design of the roadway system would provide two points of access to the project site. Harmony Lane to Opah Drive would provide the main point of access from SR-49. Opah Drive would access the property at the eastern and southern project boundaries. The secondary point of access would be from County Road 628 and Pine River Road. Pine River Road would access the project area at the northwestern-most portion of the project area. Additionally, there is the potential that Miami Highlands Drive would be extended as part of a subdivision of the Miami Creek Estates, which would provide a third point of access to the project site. No gates along the roadways are proposed.



The project would include two (2) off-street parking spaces per residential lot within the project area and would not include walkways, horse paths or sidewalks. These features are not included due to the extent of open space in the surrounding area and in response to the Ahwahnee/Nipinnawasee Area Plan, which emphasizes retaining a rural atmosphere in the area.

SUMMARY OF DEVELOPMENT TYPES

The project proposes 315 single-family residential dwelling units at full build-out. Included in the planned housing mix are the following development types:

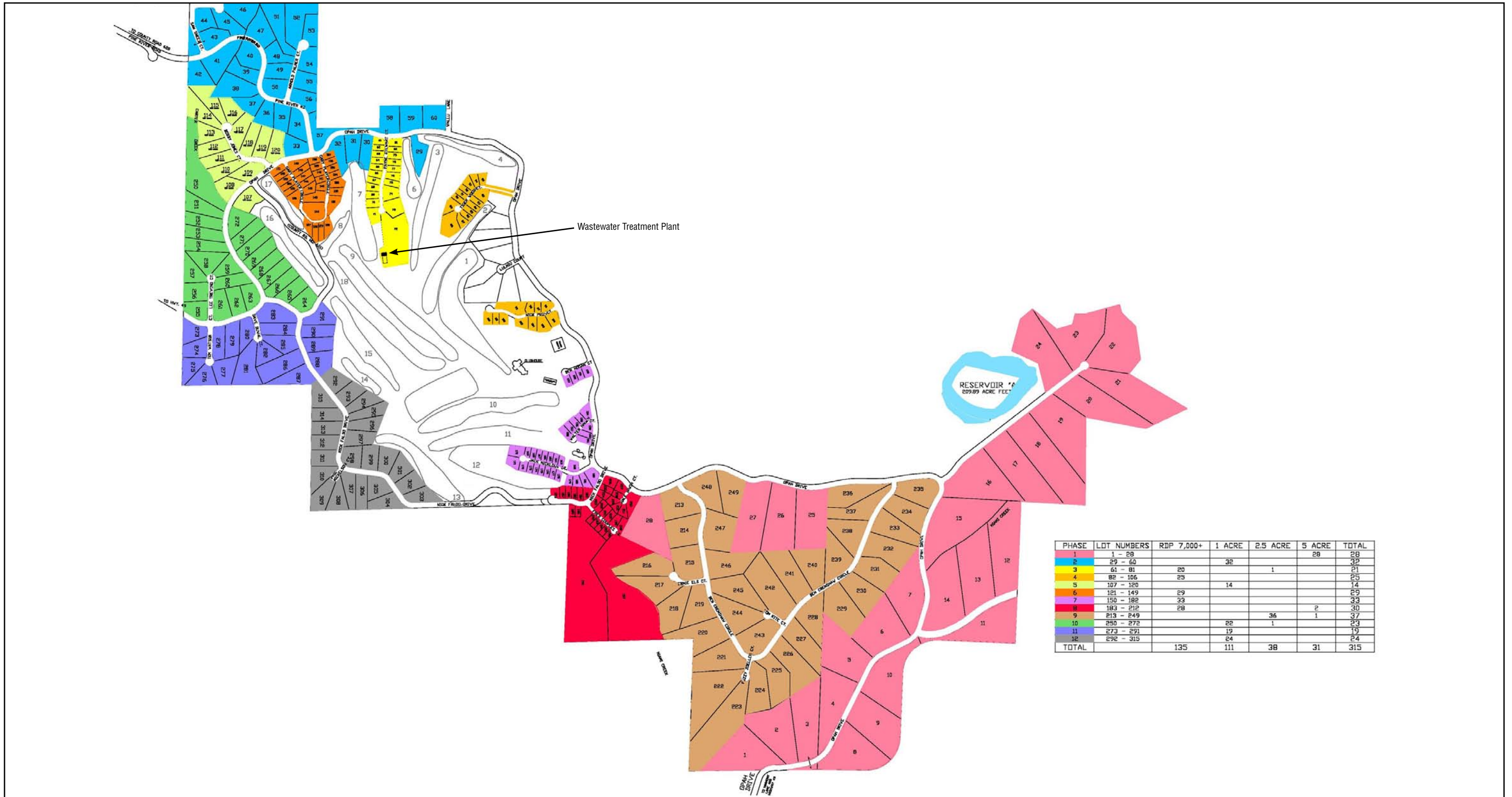
- Low Density Residential (LDR) (Minimum Lot Size 7,000 sf.): This residential type is planned to occupy 135 lots. The lots would be sold with a single-family home constructed on the lot.
- Very Low Density Residential (VLDR) (Minimum Lot Size 1-acre): This residential type is planned to occupy 111 lots. The lots would be sold “as is” with utilities (water and sewer) stubbed out at the property line.
- Rural Residential (RR) (Minimum Lot Size 2½ - acres): This residential type is planned to occupy 38 lots. The lots would be sold “as is” with utilities (water and sewer) stubbed out at the property line.
- Rural Estate Residential (RER) (Minimum Lot Size 5-acres): This residential type is planned to occupy 31 lots. All 28 lots in Phase I would have a self-contained septic system on the lot and community water.

Section 5.1, *Land Use*, of this document provides a detailed description of each of these land use designations.

WATER AND WASTEWATER SYSTEMS

The proposed project would be included within Madera County Maintenance District Number (No.) 46, which currently does not provide water and wastewater services to the project site. The existing obligation of the Maintenance District includes 105 lots for single-family homes, the RV Park and the Sierra Meadows Golf Course clubhouse facility. Water is provided to these consumers from a series of wells, storage tanks, and pump stations. The primary water delivery line is an 8-inch water main in Opah Drive.

Water Rights for the Sierra Meadows property include riparian rights, pre-1914 appropriative rights, groundwater rights, and permitted appropriative rights to Miami Creek. These existing water rights are currently used for golf course irrigation. Applications for additional appropriative rights are pending before the California State Water Resources Control Board. Together with Sierra Meadows’ existing appropriative rights, these applications seek the right to divert from Miami Creek and various unnamed streams up to 309 acre-feet seasonally to storage in three existing ponds and a new reservoir. The maximum amount of water to be diverted under all permitted and pending appropriative rights for both direct diversions and diversions



Source: Nolte Associates, Inc., February 17, 2004.



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ENVIRONMENTAL IMPACT REPORT
 SIERRA MEADOWS ESTATES SUBDIVISION
Site Plan and Phasing Map



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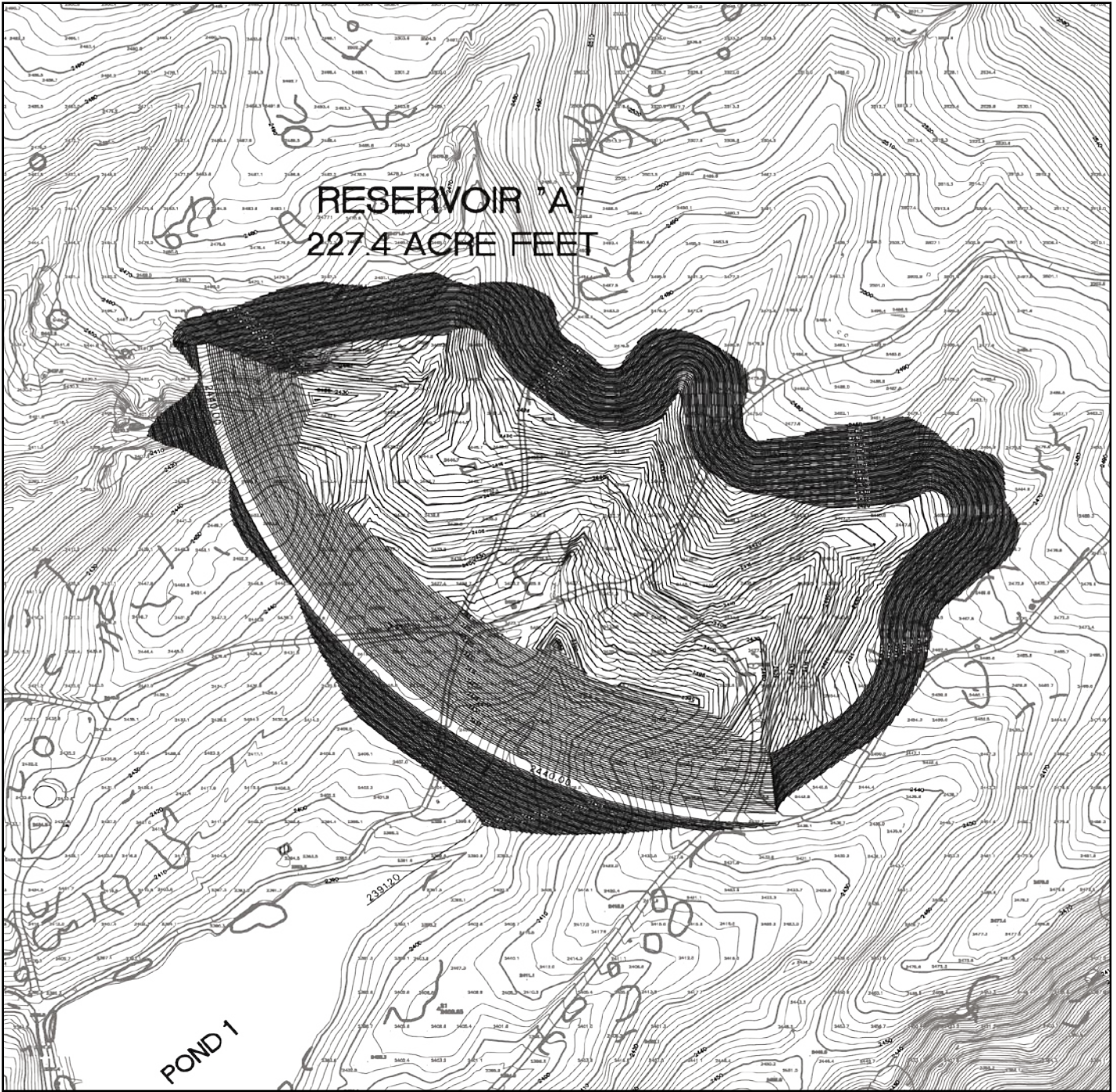
to storage would not exceed 591 acre-feet seasonally. The maximum rate of diversion from Miami Creek for both direct diversions and diversions to storage would not exceed 1.33 cubic feet per second (or approximately 860,000 gallons per day) under all permitted and pending appropriative rights.

The average annual flow in Miami Creek is approximately 5,300 acre-feet. However, drought conditions have the potential to reduce the annual flow in the creek. For example, in 1977, the worst drought year in recent history, the annual flow was reduced to 625 acre-feet. Thus, to supplement the water supply during the summer months and/or drought conditions, the project would include approximately 309 acre-feet of water storage: 210 acre-feet in one (1) 210-acre-foot reservoir and 99 acre-feet in three existing ponds. The water reservoir and ponds would be filled primarily during the winter months by diverting water from Miami Creek. Exhibit 3-5, *Proposed Water Reservoir and Associated Facilities*, illustrates the location and size of the proposed water reservoir and associated facilities. Water would be diverted from Miami Creek and transported to the proposed reservoir and the three (3) existing ponds via a series of open ditches.

Following the approval of subdivision, the water available in Miami Creek, 0.5 cubic feet per second, if less, the total flow would be allowed to flow downstream at all times. Also, to supplement the water supply from Miami Creek, water could be obtained from the available groundwater supply from the Sierra Meadows and Maintenance District wells, which provide approximately 300 gpm of water.

The structure of how water will be provided to the Sierra Meadows Estates subdivision would be negotiated between the Madera County Board of Supervisors and the Project Applicant. Currently, the Project Applicant has identified two potential options regarding water distribution management and operations.

First, a “contract in perpetuity” with Madera County could be established that would give the Sierra Meadows Estates community first rights to a certain quantity of water, with the surplus being retained for use on the golf course and other legally permitted uses, as determined by the State Water Resources Control Board. The contract should be enforceable by the County, to ensure that delivery of available water under the written agreement. It is possible to structure the contractual agreement with the County in such a manner to provide water for the Sierra Meadows Estates, Ahwahnee Country Club Estates and the homes in the Miami Country Club Estates, which are currently served by Maintenance District No. 46. Combining the water sources available to the Sierra Meadows Estates with the groundwater wells operated by the County would substantially reduce the present concerns about servicing the existing residents in both the Miami Highlands Estates and Ahwahnee Country Club Estates. Beyond the structure of the contract itself, the County would be able to test the validity of the water consumption assumptions at various phases of project development progress. If the County becomes concerned about water adequacy, it could put constraints on the latter phases of the project or withhold approval completely on the final tract map. This would give the County flexibility in assuring the community that domestic water needs are met.



Source: Nolte Associates, Inc., March 9, 2004.



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ENVIRONMENTAL IMPACT REPORT
SIERRA MEADOWS ESTATES SUBDIVISION
**Proposed Water Reservoir
and Associated Facilities**



Alternatively, the Project Applicant could form a “mutual water company” that owns both the water rights as well as all infrastructure (including the proposed water and wastewater treatment plants, as described below) and sell the water to the homeowners at cost (including operations, maintenance, depreciation and capital reserves). If a mutual water company is formed, a contract operator with sufficient experience would be hired to ensure that operations meet County water quality and supply requirements.

At full buildout, including the proposed project, Maintenance District No. 46, would include 420 dwelling units, the golf course and the clubhouse facility. Each residence would have an average water demand of 1,584 gallons per day (gpd), for internal and external uses. The total water demand at full buildout of Maintenance District No. 46 would be approximately 994 acre-feet annually. During drought years, the golf course irrigation can be reduced by as much as 50 percent during the summer months, which would reduce the total annual demand to 817 acre-feet.

The proposed project would include a surface water treatment plant. A conventional package treatment plant would be used that would consist of a factory-assembled unit made of either carbon steel, aluminum or stainless steel. The dimensions of the plant would be approximately ten (10) feet wide by 32 feet in length and ten (10) feet high.

A community sewer system would be provided for 287 residential lots within development Phases 2 to 12, which would include the construction of a wastewater treatment plant (WWTP). The 28 residential lots within development Phase 1 would have onsite wastewater systems (e.g., septic tank with leachfield). The estimated amount of wastewater generated by the proposed project (287 residences) would be approximately 86,100 gallons per day. The construction of the wastewater treatment plant would occur in several phases. The initial phase would include construction of a treatment plant with a capacity to handle approximately 140 homes. The remaining phases of the treatment plant would be built when additional homes are constructed to maintain adequate capacity for all phases of the development. The WWTP would be located approximately 400 ft. beyond the end of the cul-de-sac on Payne Stewart Court, near the 16th fairway on the existing golf course (southern portion of Lot 72). The treated effluent would be used to irrigate the golf course. During winter months, when irrigation is limited due to rainy conditions, the treated effluent would be stored in holding ponds on the golf course. The total annual treated effluent generated at full buildout would be approximately 95 acre-feet. The stored treated effluent would normally be used during the summer to supplement the irrigation demands of the golf course.

Section 5.10, *Public Services and Utilities*, of this document provides detailed information and data on water supply and demand and wastewater treatment.

3.4 PROJECT OBJECTIVES

The objectives for the Sierra Meadows Project are as follows:

- Develop a single-family residential subdivision consisting of 315 single-family homes on lots ranging from 7,000 sf. up to five (5) acres on approximately



487 acres of land. Approximately 135 of the lots (7,000 sf. each) would be sold with custom homes while the remaining 180 lots would be sold “as is” with utility connections stubbed out at the property line;

- Create a project with land use designations that are consistent with the Ahwahnee/Nipinnawasee Area Plan;
- Capitalize on aesthetic and view features including the Sierra Meadows Golf Course and the Sierra Nevada Mountains.
- Provide a wastewater system, including a wastewater treatment plant, that would utilize the treated effluent from the wastewater treatment plant to irrigate the 142 acre golf course;
- Provide a 100 foot riparian setback area along both Carter Creek and Miami Creek onsite in order to protect habitat conditions;
- Provide a roadway system with 60 feet of dedicated public right-of-way that allows access to all lots and ingress/egress to the project site from two routes of travel, with direct access to SR-49. Opah Drive would be extended to provide a continuous through road connecting SR-49 and Pine River Road;
- Provide a potable water system by construction and implementation of a water treatment plant to treat the Miami Creek water supply and provide additional water wells; and
- The existing golf course would not be modified as part of this project.

3.5 PHASING

It is anticipated that the proposed project would be built in twelve (12) phases. Residential construction would not begin until after recordation of the Final Subdivision Map. The anticipated construction time frame for each phase are shown in Table 3-1, *Project Phasing*, below.

**Table 3-1
Project Phasing**

Phases	Anticipated Construction Start Date	Number of Homes
1, 2 & 3	6 months after approval of the Final Map	81
4, 6	24 months after approval of the Final Map	54
7,8 & 9	36 months after approval of the Final Map	100
11, 12	48 months after approval of the Final Map	43
5 & 10	60 months after approval of the Final Map	37



Phases 1, 2 and 3. The initial three phases would include the development of 81 homes to be constructed six months after approval of the Tentative Tract Map. Phase 1 consists of areas located in the southeastern portion of the project site near Opah Drive and Ben Crenshaw Circle. Phases 2 and 3 would be located within the northern portion of the project area. Phase 2 would include the construction of a proposed water tank located to the east of Carter Creek. The majority of development in Phase 2 would occur along Pine River Road and Arnold Palmer Court. Phase 3 would occur along Payne Stewart Court.

Phases 4 and 6. Phases 4 and 6, located in the northern portion of the project area, would include the development of 54 homes to be constructed 24 months after approval of the Tentative Tract Map. Phase 4 would include homes to be developed on Tiger Woods Court and Nick Price Court, while Phase 6 would include homes along Gary Player Circle.

Phases 7, 8 and 9. Phases 7, 8 and 9 would include the development of 100 homes to be constructed 24 months after approval of the Tentative Tract Map. The three phases would be located in the southern portion of the property area. Phase 7 would include the development of homes along Jack Nicklaus Court, Ben Hogan Court and Walter Hagen Court. Phase 8 would include homes constructed along Nick Faldo Drive, Hale Irwin Court and Fred Couples Court. Phase 9 would construct homes along Ben Crenshaw Circle and associated residential streets.

Phases 11 and 12. Phases 11 and 12 would include the development of 43 homes to be constructed 36 months after approval of the Tentative Tract Map. These phases would involve an area located in the eastern portion of the project site. The majority of homes would be located along Nick Faldo Drive, with additional homes being constructed along Tom Watson Court and Dave Duval Court.

Phases 5 and 10. Phases 5 and 10 would include the development of 37 homes to be constructed 60 months after approval of the Tentative Tract Map. These phases would involve an area located in the eastern portion of the project site. Homes would be constructed along Opah Drive, Bobby Jones Court and Lee Trevino Court.

3.6 AGREEMENTS, PERMITS AND APPROVALS

Madera County is the Lead Agency for the proposed project and has discretionary authority over the primary project proposal. To implement this project, the Project Applicant would need to obtain various permits/approvals, including, but not limited to:

Madera County

- General Plan and Ahwahnee/Nipinnawasee Area Plan Amendments – Application submitted to Madera County on January 18, 2002. The General Plan and Area Plan Amendments affect approximately 245 acres. The following describes the proposed land use designation changes:
 - Rural Residential (RR) to Very-Low Density Residential (VLDR) = 39.6 acres



- VLDR to Low Density Residential (LDR) = 5.4 acres
 - Open Space (OS) to LDR = 21.2 acres
 - Rural Estate Residential (RER) to LDR = 3.5 acres
 - RR to LDR = 3.7 acres
 - OS to RER = 41.9 acres
 - OS to RR = 10.4 acres
 - RR to RER = 119.9 acres
- Zone Change – Approximately 374 acres of land would be rezoned. The following describes the proposed zoning changes:
 - Residential, Rural, Single Family District (2½ acres) (RRS 2½) to Residential, Urban, Single-Family District (RUS) = 40.7 acres
 - RRS 2½ to RRS (1 acre) = 20.6 acres
 - Agricultural, Rural, Exclusive, Forty Acre District (ARE-40) to RRS = 123.9 acres
 - ARE-40 to RRS-5 (five acres) = 120.8 acres
 - Open Space (OS) to RRS 5 = 68.1 acres
 - Special District Formation or Expansion – to be determined by the County.
 - Approval of Tentative and Final Subdivision Maps.

Other Agencies

- California Department of Fish and Game
 - 1602 Permit: Streambed Alternation Permit
- Army Corps of Engineers
 - 404 Permit
- Regional Water Quality Control Board
 - Section 401 Permit
 - Section 402 NPDES Permit
 - Waste Discharge Permit
- Any other approvals deemed necessary during the entitlement process

Coordination with adjacent jurisdictions, agencies and utility companies referenced in Section 1.5 of this EIR may also be required.