

Impact No.	Impact	Level of Significance		Mitigation No.	Mitigation Measure	Monitoring Program
		Before Mitigation	After Mitigation			
3.3-14	Impacts related to construction and development of an on-site wastewater treatment system, water system, propane service, telephone and electrical systems.	Potentially Significant	Less than Significant		See Sections 3.5, 3.7, and 3.8 of Draft EIR and Section 3.4 of Revised Draft EIR.	See Sections 3.5, 3.7, and 3.8 of Draft EIR and Section 3.4 of Revised Draft EIR.
3.3-15	Impacts of the proposed water system on other water systems serving the Fish Camp Town Planning Area.	Less than Significant			None required.	None required.
3.3-16	Phasing of project improvements may have an adverse impact on public services.	Less than Significant			None required.	None required.
3.4-1	Potential to degrade surface water quality due to onsite disposal of treated wastewater effluent.	Potentially Significant	Less than Significant	#02R CUP Conditions #28 and #29	Effluent discharged from the WWTP to the effluent disposal system shall comply with California Title 22 Effluent Standards. This shall include adequate disinfection, denitrification, oxidization, clarification, coagulation and filtration suitable for unrestricted landscape irrigation. The wastewater treatment process shall meet the reliability requirements of Title 22. • Requirements of the mitigation rest with independent responsible agencies, which must certify compliance to the Planning Department.	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The Regional Water Quality Control Board and the Department of Health Services Office of Drinking Water will conduct inspections and monitoring. The Mariposa County Health Department will be the permitting authority for any new wells and/or well seals.

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				#03R CUP Condition #30	In order to prevent overloading of the subsurface disposal system, the winter subsurface disposal capacity shall be based on the maximum month average flow during the wet weather season (October – May) as determined by the County Environmental Health Department and Regional Water Quality Control Board.	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Final design plans will be submitted to Regional Water Quality Control Board and Mariposa County Health Department for review and confirmation of design assumptions and required capacity. Inspections and monitoring will be conducted by the Regional Water Quality Control Board and Mariposa County Health Department.
				#04R CUP Conditions #30 and #31	Leaching trenches shall be constructed to prevent fine soil migration into the drain rock. The subsurface disposal system shall be an engineered design, meeting approval of the Mariposa County Health Department and the Regional Water Quality Control Board and meeting the objectives stated above. A minimum 100 percent replacement area shall be set aside for use in the event of failure of the subsurface disposal system.	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The engineered subsurface disposal system design must be submitted to the Regional Water Quality Control Board and Health Department for approval prior to the commencement of wastewater system construction. The Regional Water Quality Control Board and County Health Department will conduct inspections and monitoring.
3.4-2	Potential to degrade groundwater quality	Potentially Significant	Less than Significant	#02R	Same as Mitigation Measure #02R (see Impact 3.4-1).	Same as Monitoring Program #02R (see Impact 3.4-1).

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	and groundwater supplies used for drinking water due to disposal of treated wastewater through subsurface disposal trenches.			CUP Conditions #28 and #29		
				#03R CUP Condition #30	Same as Mitigation Measure #03R (see Impact 3.4-1).	Same as Monitoring Program #03R (see Impact 3.4-1).
				#04R CUP Conditions #30 and #31	Same as Mitigation Measure #04R (see Impact 3.4-1).	Same as Monitoring Program #04R (see Impact 3.4-1).
				#06R CUP Condition #32	Groundwater shall be regularly monitored following commencement of operation of the leachfield system to ensure maintenance of water quality. In addition, background water quality data shall be obtained from the existing leachfield monitor wells (W-1, W-2, and W-3) to obtain baseline data on groundwater quality prior to submission to RWQCB for WDRs.	These measures will be included as conditions of approval of PUD 99-1 and CUP No. 267. The applicant will apply to RWQCB for WDRs and will receive the Order of the Regional Board with which the project must comply. The ongoing monitoring program will include monthly and annual written reports to be submitted to the RWQCB-Fresno office. Background monitoring will be completed prior to submission for WDRs.
				#07R	Water supply wells shall be constructed in accordance with minimum setback	This measure will be included as a condition of

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				CUP Conditions #33 and #34	requirements from the subsurface disposal area as recommended in the Uniform Plumbing Code, California Well Standards, and County ordinance. Water wells shall meet all requirements and standards of the California Department of Water Resources for wellhead protection. Wells located downgradient of the subsurface disposal system shall be constructed with cement grout sanitary seals extending to a confining layer of unfractured bedrock (or to a minimum depth of 50 feet) to isolate the upper groundwater from drinking water obtained from deep fractured rock. Existing septic systems on the project site shall be removed or abandoned in accordance with County ordinance.	approval of PUD 99-1 and CUP No. 267. The Regional Water Quality Control Board and the Department of Health Services Office of Drinking Water will conduct inspections and monitoring. The Mariposa County Health Department will be the permitting authority for any new wells and/or well seals.
3.4-3	Construction of leachfields, tertiary effluent tanks and leachfield access road may result in removal of a significant number of trees on the project site.	Potentially Significant	Less than Significant	#08R  CUP Conditions #35 and #36	Prior to any leachfield trench or related facilities excavation or grading, locations of all excavations and grading shall be marked clearly for inspection by Mariposa County Health Department personnel and the RWQCB. This field inspection shall be coordinated with the tree removal and replacement plan described in Mitigation Measure #41. Wherever feasible, the tree removal and replacement plan shall provide for the retention of all trees 6 inches or greater in diameter at breast height. Where trees 6 inches or greater in diameter at breast height are removed they shall be replaced on the perimeter of the leachfield area with similar varieties at a ratio of three trees planted for each tree removed. The tree removal and replacement plan shall	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The Regional Water Quality Control Board and the County Health Department will conduct initial inspections. The tree removal plan will be submitted to the Planning Director who shall inspect the tree removal area before and after excavation and system operation to ensure maximum retention of mature trees.

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					specifically assess the survivability of remaining trees following excavation and utilization of the leachfields for effluent disposal. In the event survivability of remaining trees is assessed to be less than 90 percent, additional compensatory plantings shall be made on the perimeter of the leachfield area. All plantings shall be performed under the direction of a landscape architect or certified arborist.	
3.4-4	Potential to degrade surface water quality and violate water quality standards due to runoff from project parking lots, roadways, snow removal, deicing agents and similar features and activities. Runoff could potentially affect water quality in Big Creek, adding sediment, hydrocarbons and other pollutants.	Potentially Significant	Less than Significant	#09R  CUP Condition #37	The project developer shall design, install and maintain onsite pollutant control measures during project construction and operation as required to ensure NPDES compliance, receipt of State Water Resources Control Board Construction Activity Storm Water Permits, and to comply with Mariposa County Erosion and Sedimentation Policies for Construction Activities and the Topography and Soil Erosion requirements of the Fish Camp Town Planning Area Specific Plan. If pollutant control measures require the placement of structures in "waters of the United States," Clean Water Act Section 404 and Section 401 permits shall be obtained from the U.S. Army Corps of Engineers and RWQCB, respectively. Compliance shall include Best Management Practices and preparation of a Stormwater Pollution Prevention Plan (SWPP), including some or all of the following: sedimentation/detention ponds, silt fences, special inlet structures and hydroseeding. Parking lot and roadway drainage shall be	Portions of the measure that are within the jurisdiction of the County will be included as a condition of approval of PUD 99-1 and CUP No. 267. Inspections for compliance with County requirements shall be performed by the County Building Department during construction. The project developer and contractor will also be required to obtain State permits prior to the commencement of construction. Storm Water Pollution Prevention Plans and project drainage facilities design must be approved and permits issued by the Regional Water Quality Control Board. For those matters not within the jurisdiction of the County, the Regional Water Quality

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					<p>directed away from Big Creek and into the onsite pollutant control facilities. In addition, standards for discharge have been proposed by RWQCB as set forth below. Final discharge standards will be established by the RWQCB as a responsible agency during consideration of the SWPP and approval of plans.</p> <ol style="list-style-type: none"> <li>1. Discharges to Big Creek from any project source shall be free of suspended material in concentrations that cause nuisance or adversely affect beneficial uses. Noncompliance with this requirement will be determined when the discharge causes turbidity in Big Creek to increase more than:                         <ol style="list-style-type: none"> <li>a. 1 Nephelometric Turbidity Unit (NTU) when background turbidity is between 0 and 5 NTU.</li> <li>b. 20 percent when background turbidity is between 5 and 50 NTU.</li> <li>c. 10 NTU when background turbidity is between 50 and 100 NTU.</li> <li>d. 10 percent when background turbidity is greater than 100 NTU.</li> </ol> </li> <li>2. Monitor turbidity in discharges to Big Creek, and in Big Creek upstream and downstream from the point of discharge to Big Creek at least twice during significant rainfall events and at least weekly from November through June, and at least monthly from July through October, and submit the results</li> </ol>	<p>Control Board and/or other agencies with regulatory jurisdiction will have responsibility for inspection and monitoring.</p>

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					<p>of turbidity (monitoring to the Regional Water Board in accordance with a monitoring and reporting program issued by the Regional Water Board's Executive Officer.</p> <p>3. If some or all of the existing constructed channels remain after project implementation, retain a California registered civil engineer or geologist to:</p> <ul style="list-style-type: none"> <li>a. Assess at least once yearly in October the extent to which sediments have accumulated in the channels and the sidewall integrity of these channels,</li> <li>b. Evaluate the potential for the channels to discharge accumulated sediments to Big Creek, especially during periods of high flow,</li> <li>c. Certify that the channels do not pose a threat to water quality in Big Creek for sediment discharges or, if this is not possible, a work plan and implementation schedule for modifications that ensure that sediment discharges from channels do not pose a water quality threat, and</li> <li>d. Submit the results of the assessment to the Regional Water Board within 60 days following their completion in accordance with a monitoring and reporting program issued by the Regional</li> </ul>	

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					Water Board's Executive Officer. 4. Submit a work plan and implementation schedule for Regional Water Board's Executive Officer consideration for corrective measures should the discharge from constructed channels draining Big Meadow cause turbidity in Big Creek to exceed that stipulated in Item 1.	
3.4-5	Creation or contribution of runoff water that could potentially exceed the capacity of existing or planned stormwater drainage systems due to development of the proposed project.	Potentially Significant	Less than Significant	#10R CUP Condition #38	The project developer shall design, install and maintain onsite runoff attenuation facilities with sufficient capacity to reduce 100-year project stormwater runoff rates to those currently generated by the project site.	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Project plans will be submitted to the Public Works Department, which will review plans and inspect the installation of required facilities for compliance with this measure.
3.4-6	Potential flood hazard to existing or proposed structures on the project site and existing residences east of Big Creek due to development of the proposed project.	Potentially Significant	Less than Significant	#10R CUP Condition #38	Same as Mitigation Measure #10R above (see Impact 3.4-5).	Same as Monitoring Program for #10R above (see Impact 3.4-5).
3.4-7	Potentially significant environmental effects associated with construction of new storm drainage facilities due to development of the proposed project.	Less than Significant			None required.	None required.



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3.4-8	Potential lack of a safe, adequate domestic water supply to serve the proposed project and existing development.	Potentially Significant	Less than Significant	#11R CUP Condition #39	The project developer shall provide an on-site water storage tank or tanks adequate to meet project water demands consistent with standards contained in the most recently adopted Uniform Fire Code. The required storage volume shall be a minimum of 410,000 gallons.	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Final water tank specifications will be determined during final project design by the State Department of Health Services Office of Drinking Water and the Mariposa County Fire Department. The Office of Drinking Water of the State Department of Health Services and the Fire Department will conduct inspections and monitoring.
				#12R CUP Conditions #40, #41 and #42	Each well serving the proposed project shall be equipped with a recording flow meter to enable record keeping of the well's future performance output. Provisions for sampling and for sounding water levels shall be made for each well. Monthly static and pumping water levels shall be measured and recorded at each well site and selected wells around the facility during the peak demand months (May through October). During the winter months (November through April) data shall be collected bi-monthly.	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Off-site wells to be monitored and sampling protocols will be selected in consultation with the State Department of Health Services Office of Drinking Water. Monitoring and reporting will be submitted to the Office of Drinking Water.

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				#13R CUP Condition #43	The potable water supply from on-site wells shall meet the current parameters of California Drinking Water Standards or shall be treated to meet those standards. Wells serving the project site shall provide corrosion control treatment, such as zinc orthophosphate solution feeders.	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Monitoring and reporting in compliance with State Drinking Water Standards will be submitted to the Office of Drinking Water.
				#13RA CUP Condition #44	The project owner shall be required to ensure continuous supply of water for domestic purposes to Block D property owners, until the earlier of: a) A separate written agreement is achieved with a majority of the Block D property owners which establishes assurances of continued water supply satisfactory to such Block D owners; or b) A certificate of public convenience and necessity is issued by the California Public Utilities Commission (PUC) to the then existing owner of the water system that presently benefits the Block D property owners, which certificate and related PUC regulatory jurisdiction shall establish continued delivery of water to the Block D owners, on terms and conditions as shall be established by the PUC; or c) The Block D property owners establish arrangements with the	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Monitoring will be conducted by the Planning Department.

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					Yosemite Alpine Community Service District, or other purveyors having all necessary governmental permits, for alternative domestic water supply sources.	
3.4-9	Potential lack of an adequate water supply for landscape irrigation and water features for the proposed project.	Less than Significant			None required.	None required.
3.4-10	Potential drawdown of off-site wells on properties in the vicinity of the project site due to pumping from wells on the project site to serve the proposed project.	Less than Significant			None required.	None required.
3.4-11	Potential lack of adequate fire flow to serve the project site.	Potentially Significant	Less than Significant	#11R CUP Condition #39	Same as Mitigation Measure #11R above (see Impact 3.4-8).	Same as Monitoring Program for #11R above (see Impact 3.4-8).
				#12R CUP Conditions #40, #41, and #42	Same as Mitigation Measure #12R above (see Impact 3.4-8).	Same as Monitoring Program for #12R above (see Impact 3.4-8).
3.4-12	Construction of wastewater treatment facilities within the 100-year flood elevation of Big Creek may potentially affect water quality or may impede	Less than Significant			None required.	None required.

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3.4-13	or redirect flood flows. Potential existence of a groundwater contaminant plume or groundwater contamination under the project site.	Less than Significant			None required.	None required.
3.4-14	Swimming pool drainage may have an adverse impact on operation of the wastewater treatment and disposal system and water quality.	Potentially Significant	Less than Significant	#14R CUP Condition #45	Interior and exterior pools shall be drained on alternating annual schedules and discharged to the wastewater treatment plant. Drainage of pools shall be conducted in the fall after the high occupancy season, when excess capacity exists in the treatment plant. The drainwater shall be dechlorinated and metered into the water reclamation plant over an extended period of 1 to 2 week duration and shall be diluted and mixed with influent wastewater in the flow equalization basin.	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Written notice of annual pool drainage shall be given to the Mariposa County Health Department prior to commencement of drainage. Monitoring shall be performed by the County Health Department and RWQCB.
3.4-15	Mariposa County has identified a problem with in-county capacity for disposal of biosolids removed in the treatment process.	Potentially Significant	Less than Significant	#15R CUP Condition #46	Biosolids from the project shall be hauled to State certified out-of-county biosolids disposal or reuse site unless, and until, the Mariposa County Health Department finds that there is adequate in-county capacity for reuse or disposal.	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Copies of shipping manifests for all biosolids disposal activity shall be provided to the County Health Department. Any subsequent authorization of in-county disposal shall be the responsibility of the County Health Department. Monitoring shall be performed by the County Health Department and

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3.4-16	Phasing of project improvements may have an adverse impact on water quality.	Less than Significant			None required.	RWQCB. None required.
3.5-1	Air quality impacts related to construction activities, including excavation and grading operations, construction vehicle traffic and wind blowing over exposed earth. These activities will affect local air quality at various times during the build-out period of the project due to exhaust emissions and fugitive particulate matter emissions. The dry climate of the area during the summer months, combined with the fine, silty soils of the region, create a high potential for dust generation.	Potentially Significant	Less than Significant	#31 CUP Condition #47	<p>The following measures shall apply to construction-related activities for the proposed project:</p> <ul style="list-style-type: none"> <li>• Alternatives to open burning of vegetative material on the project site shall be used whenever possible. Suitable alternatives are chipping, mulching, or conversion to biomass fuel.</li> <li>• Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction.</li> <li>• All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or violation of an ambient air standard. Watering shall occur at least twice daily, with complete site coverage.</li> <li>• All areas (including unpaved roads) with vehicle traffic shall be watered or have a dust palliative applied as necessary for stabilization of dust emissions.</li> <li>• All on-site vehicle traffic shall be</li> </ul>	These measures will be included as a condition of approval of PUD 99-1 and CUP No. 267. The project developer will include these measures in all construction contracts. Inspections and monitoring will be conducted by the Planning Department and the Mariposa County Air Pollution Control District.

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					<p>limited to a speed of 15 mph on unpaved roads.</p> <ul style="list-style-type: none"> <li>• All land clearing, grading, earth moving or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.</li> <li>• All inactive portions of the construction site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, non-toxic soil stabilizers shall be applied (according to manufacturers' specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours). Acceptable materials that may be used for chemical soil stabilization include petroleum resins, asphaltic emulsions, acrylics, and adhesives that do not violate Regional Water Quality Control Board or California Air Resources Board standards.</li> <li>• Paved streets adjacent to construction sites shall be swept or washed at the end of each day, or as required to remove excess accumulations of silt and/or mud that may have resulted from activities at the construction site.</li> <li>• All material transported off-site shall either be sufficiently watered or securely covered to prevent public nuisance.</li> </ul>	