

## **2.6 PROJECT CONSTRUCTION AND OPERATIONS**

### **2.6.1 Construction**

Construction for proposed project would include the Clubhouse, Lodge complex, snack shack, one additional residence on Lot 14, and residences or other permitted facilities on Lots 1-13. It would also include infrastructure to support and serve the proposed project, including installation of the water supply system, wastewater treatment system, stormwater management system, roads/encroachments, driveways, parking, underground utilities (telephone, electricity, and other communication conduits), lighting, and signage.

An 18-hole golf course had already been constructed prior to this application (see Section 2.3 above). However, analysis of the construction-related impacts for this project is based on a pre-golf course construction baseline.

#### **2.6.1.1 Golf Course and Remainder of Lot 14**

*Note: All information concerning development of the golf course, prior to application for the pending entitlements, has been provided by the applicant or applicant's representatives. Unless otherwise noted, the accuracy or completeness of this information cannot be confirmed by County staff.*

##### **2.6.1.1.1 Pre-application construction (already completed)**

The construction of Trinitas Golf Course began in 2001 with the staking and surveying of an area of approximately 20 acres. By the end of 2002, the acreage had been expanded to accommodate an 18-hole course that would eventually include approximately 95 acres of irrigated turf grass and a total of 116 acres. A boundary line adjustment occurred in 2003 that established the existing project site boundaries. Course construction occurred in conjunction with a year-round cattle-grazing operation until November of 2004. From 2001 to 2005, the following activities occurred:

- A. Clearing - Future turf grass areas were cleared of bushes, grass, light brush, and trees. Based on a comparison, by county staff, of aerial photographs of the project site taken by Calaveras County in 1998, 2002, 2004, and 2006, it is estimated that approximately 68 trees were removed. (Aerial photographs in Figure 2-2 and 2-3 show the project site pre- and post-golf course development.) Oak (*Quercus*) is the predominant tree species on the project site and in the project vicinity. Because a tree inventory was not completed prior to clearing of the property, it must be assumed that the majority of the trees removed were oaks.
- B. Grading/ Shaping – The course design generally follows the naturally topography of the property, limiting the amount of clearing and grading that appears to have initially occurred. Once cleared, tees, fairways, and greens complexes were graded and shaped. The applicant did not secure a grading permit from the Calaveras County Building Department. However, County records indicate the applicant was advised by Ray Waller, Chief Building Official, that such a permit was not required, as the work he

was doing was exempt under the Uniform Building Code 3306.2(1). This decision appears to have been based on statements by the applicant's engineer, Tom Jeffries, indicating that the grading only consisted of a small amount of cuts and fills in isolated locations within the boundaries of Mr. Neme's property. The work, as evidenced today, would not be considered exempt under the current Grading and Drainage Ordinance, Calaveras County Code §15.05.

- C. Erosion control - According to the applicant and statements made by his engineer, an erosion control plan was prepared and has been implemented, pursuant to a stormwater discharge permit (WDID 5S05C324970) issued by the California Central Valley Regional Water Quality Control Board (CCVRWQCB). There is no record of County review or approval of the proposed erosion control plan by the Calaveras County Building or Public Works Department and no oversight during construction by either department. However, Mr. Waller's records indicate that the applicant was instructed to comply with any conditions imposed by CCVRWQCB. The applicant's engineer, Mr. Jeffries, also indicated that, as of January 9, 2004, all disturbed ground had been seeded and blown with straw and straw waddles and hay bales were placed in areas where erosion and heavy storm runoff was likely to occur. A series of cobble rock dams were installed in creeks and along creek banks to retain silt that might otherwise have impacted the downstream waterways. None of the jurisdictional agencies [the Department of Fish and Game (CDFG), U.S. Fish and Wildlife Service (USFWS), and U.S. Army Corps of Engineers (USACE)] were aware of the project or have any record of consultation, site visits, or review of any project plans or documents prior to receipt of the Notice of Preparation for the current project application.
- D. Drainage - A series of drainage ditches were constructed in the summer of 2003 to direct seasonal and irrigation runoff to holding ponds and seasonal streams. The banks were lined with concrete and native cobble rocks to prevent erosion and provide structural integrity. A series of concrete and cobble dams were installed to retain silt and create small retention areas throughout the drainage network. No streambed alteration permit or wetlands mitigation plan was secured from CDFG or USFWS prior to work in streambeds or drainages.
- E. Irrigation and Infrastructure - From July 2004 to April 2005, an automated irrigation system was installed. This included trenching and installation of 90,000 feet of pipe, ranging in size from 1.25 inches to 10 inches in diameter, and associated electrical wire. Nine hundred cubic yards of sand was imported to bury irrigation lines installed in the rocky landscape.
- F. Cart paths/bridges- Forty thousand linear feet of concrete cart paths, averaging 6-8 feet in width, were constructed, along with 10 arched culvert bridges, throughout the 116-acre layout.
- G. Greens Construction- Nineteen putting greens were constructed. Trench tailings were spread throughout the golf course as mounds and fill material for tee boxes, and a total of 720 tons of 3/8" pea gravel and 2400 tons of screened sand were imported to the site. The source of this or other materials provided from an off-site location is not known.

- H. Course Finishing - Once the irrigation was set in place and functioning, 95 acres of irrigated land was tilled and power-raked to remove rocks and debris. Final finish work was done with tractors and hand rakes. Nine hundred additional tons of sand was imported to cover some fairway areas. Thirty-two acres of Bermuda sprigs were cultivated into the 32 acres of fairway areas and 3 acres of bent grass was seeded in the putting greens at a rate of 44 pounds per acre. Two hundred pounds of 15-15-15 fertilizer and 400 pounds of rye and fescue seed per acre were added to 45 acres of the project.

#### **2.6.1.1.2 Proposed additional golf course amenities**

Based on the project description, the following additional construction would occur on Lot 14, following approval of the proposed project:

- A. Construction of a permanent 400 square foot retail food service facility, with unisex bathroom, adjacent to the pond and the 7<sup>th</sup> and 8<sup>th</sup> tee. Soil disturbance and removal of vegetation would occur within and immediately adjacent to the structure's footprint and within any areas trenched for utilities, disturbed by well drilling activities, or cleared for pedestrian/golf cart access.
- B. Construction of a single family residence. The size, footprint, and exact location of the proposed residence are not available. Soil disturbance and removal of vegetation would occur within and immediately adjacent to the structure's footprint, beneath access road/driveway, and within any areas trenched for utilities.
- C. Construction of the Clubhouse, Lodge, and related facilities and infrastructure (see below)

#### **2.6.1.2 Clubhouse**

Construction of the proposed Clubhouse complex would include the following elements, along with associated infrastructure and parking components (see § 2.6.1.5 below):

- A. A multi-level commercial structure, approximately 18,000 square feet in size. The main structure would be constructed approximately 1,200 feet south of the project's northern boundary, adjacent to Ospital Road. The design would be similar to the elevations shown in Figure 3.1-1.
- B. Outdoor patios, walkways, and landscaping.
- C. Storage facility for golf carts.

Construction would require 100% disturbance of soil and removal of all vegetation within the footprint and in the immediate vicinity of the primary structure, to an average depth of 4-8 feet, deeper for any subsurface/basement design components, and within any areas trenched for utilities or cleared for patios, walkways, or pedestrian/golf cart access.

#### **2.6.1.3 Lodge**

Construction of the proposed Lodge complex would include the following elements, along with associated infrastructure and parking components (see § 2.6.1.5 below):