

square foot private residence. There is also an approximately 12 acre olive orchard on the site as well as one reservoir and a portion of a second reservoir which cover approximately 9 acres. The project site is bordered by Ospital Road to the west and two adjoining agricultural preserves to the east along with other privately owned property to the north, east and south. North, east, and south of the property are areas of similar quality to the project site; that is, oak woodland and undeveloped grassland that is currently used for rural single-family residential development and grazing. A golf tee associated with the Trinitas golf course was constructed on an adjacent 60 acre parcel and will be removed. This 60 acre parcel is not part of this project and will not be utilized in association with the golf course.

The construction of Trinitas Golf Course began in 2001 with the staking and surveying of a golf course covering 20 acres. By the end of 2002, the design was expanded into an 18-hole course that would cover approximately 95 acres of irrigated turf grass. The course construction was occurring in conjunction with a year round cattle grazing operation until November of 2004. Cultivation of the olive trees at the onsite orchard was also occurring. During the course of construction from 2001 - 2005 the following activities occurred:

- 1) Clearing - Future turf grass areas were cleared of bushes, grass, light brush, and some scrub trees. Approximately 5-7 acres of the 95 acres total had heavy brush and a few trees (less than 20). Based upon a review of aerial photographs prior to construction of the golf course, it is estimated that approximately 8-10 of the trees removed were oak trees. Since the course was designed to lay into the naturally open areas of the property most areas required little clearing.
- 2) Grading/ Shaping - Once cleared, tees, fairways, and greens complexes were graded and shaped.
- 3) Erosion control/Drainage- Based on recommendations from the civil engineer and the County Building Department, an erosion control plan was prepared and implemented, pursuant to the storm water discharge permit, (WDID 5S05C324970), from the State of California. All graded and open soil areas were seeded and blown with straw. A series of cobble rock dams were pushed up in creeks to insure proper retention of silt running off of the property. Straw waddles and hay bales were placed in areas where erosion and heavy storm runoff was likely to occur.

A series of drainage ditches were constructed in the summer of 2003 to direct 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 habitat areas throughout the drainage network.

- 4) Irrigation- From July 2004 - April of 2005 an automated irrigation system was installed. This involved trenching and installation of 90,000 ft of pipe, ranging in size from 1.25 inches to 10 inches and associated electrical wire. 900 cubic yards of backfilling sand was imported to bury irrigation lines installed in the rocky landscape. Trench tailings were spread throughout the golf course as mounds and fill material for tee boxes.

- 5) Cart paths/bridges- 40,000 linear feet of concrete cart paths were installed along with 10 arched culvert bridges that run through the 95-acre layout.
- 6) Greens Construction- 19 putting greens were constructed. A total of 720 tons of 3/8" pea gravel and 2400 tons of screened sand were imported to the site for this phase of the project. A grading permit was not required for construction of the golf course based on finding of exemption by the Building Official under the Uniform Building Code 3306.2(1).
- 7) Pre Plant- 95 acres of irrigated land were tilled and power raked to remove rocks and debris. Final finish work was done with tractors and hand rakes. 900 tons of sand was imported to cover some fairway areas that needed additional topsoil. 200 pounds of 15-15-15 fertilizer and 400 pounds of rye and fescue seed per acre were added to 45 acres of the project. 32 acres of Bermuda sprigs was 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 lbs per acre.

As shown in the background section above, the golf course was under construction between 2001 and 2005, so that by the time the Notice of Preparation (NOP) was circulated for public review in December 2005, the golf course had already been built. The County, acting as the CEQA lead agency, determined that the existing golf course was the baseline condition since CEQA Guidelines Section 15125(a) state that an EIR must include a description of the physical environmental conditions in the vicinity of the project at the time the Notice of Preparation is published. This is what would normally constitute the baseline conditions; however, after receiving comments on the previously circulated Draft EIR and considering that the course was constructed in a zoning district (AP) that does not allow golf courses, the Calaveras County Board of Supervisors, after a noticed public hearing on the baseline and acting as the Lead Agency, determined that pre-golf course conditions should be evaluated as the baseline for the purposes of the environmental analysis. The County has also determined that golf courses are not a permitted conditional, secondary, accessory or a supporting use under a Williamson Act contract or in the AP zoning district. The County disagrees with statements in the previously circulated DEIR that County staff made determinations that construction of the golf course was legal.

2.3 Proposed Action

The project applicant proposes approval and development of a project known as The Ridge at Trinitas. The project will require the following Calaveras County approvals:

- Rezone from AP (Agricultural Preserve) to REC-X-PD (Recreation-Existing Parcel Size-Planned Development)
- Tentative Subdivision Tract Map (TSTM)
- Conditional Use Permit (CUP) for the Lodge Facilities
- Administrative Use Permits for Special Events under 1,000 persons