

Community
Development
Department

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Martinez, California 94553-0095

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Contra
Costa
County



FILED	Dennis M. Barry, AICP Community Development Director
	JUL 23 1998
S.L. WEIR, COUNTY CLERK CONTRA COSTA COUNTY	
BY <u>M. Coughrea</u> DEPUTY	
July 23, 1998	

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED
MITIGATED NEGATIVE DECLARATION

County Files #RZ983058, LP982030 & MS980006

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Department of Contra Costa County has prepared an initial study on the following project:

RODDY RANCH LLC (Applicant & Owner), County File #RZ983058: The applicant is requesting to rezone 2,161 acres of property from A-4 (Agricultural Preserve District) to A-20 (Exclusive Agricultural District).

RODDY RANCH LLC (Applicant & Owner), County File #LP982030: The applicant is requesting a land use permit to construct an 18 hole golf course on a 230 acre parcel including snack and maintenance facilities and parking areas.

RODDY RANCH LLC (Applicant & Owner), County File #MS980006: The applicant is requesting a parcel map to create an approximately 200 acre property and a remainder parcel, approximately 1,748 acres.

The subject property for the above referenced projects is located in eastern Contra Costa County, immediately south of the City of Antioch and 1½ miles west of the City of Brentwood and west of the intersection of Deer Valley Road and Balfour Road. (A-4) (ZA: M-22 & M-23) (CT 3551.02) (Parcel #'s: 007-010-028,-029; 057-060-011,-012; 075-190-007; 078-050-005; 057-070-001 thru -008)

Potentially significant impacts relating to geology, water quality, plant and animal life and cultural resources have been identified in the initial study. However, the applicant has agreed to mitigation measures that would reduce the impacts to a less than significant level.

A copy of the negative declaration and all documents referenced in the negative declaration may be reviewed in the offices of the Community Development Department, and Application and Permit Center at the McBrien Administration Building, North Wing, Second Floor, 651 Pine Street, Martinez, during normal business hours.

Office Hours Monday - Friday: 8:00 a.m. - 5:00 p.m.
Office is closed the 1st, 3rd & 5th Fridays of each month

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to *5:00 P.M., August 24, 1998*. Any comments should be in writing and submitted to the following address:

ARUNA BHAT
Community Development Department
Contra Costa County
651 Pine Street, North Wing, 4th Floor
Martinez, CA 94553

It is anticipated that the proposed Negative Declaration will be considered for adoption at a meeting of the East County Regional Planning Commission on Monday, September 14, 1998 at 7:00 P.M. The hearing is anticipated to be held at The Antioch City Council Chambers, Third and H Streets, Antioch. It is expected that the East County Regional Planning Commission will also conduct a hearing on the application at that same meeting.

Aruna Bhat
Senior Planner

cc: County Clerk's Office (2 copies)

AMB/df

**CONTRA COSTA COUNTY
ENVIRONMENTAL CHECKLIST FORM
(INITIAL STUDY)**

I. Background

- 1. Name of Proponent: Roddy Ranch LLC
- 2. Address and Phone Number of Proponent: P.O. Box 2228, Vallejo, CA 94592
707-562-4655
- 3. Date Checklist Submitted: July 21 1998
- 4. Name of Proposal: MS980006
LP982030
RZ 983058
- 5. Special Circumstances: None

II. Environmental Impacts

Quad Sheet: Antioch South, California, Latitude 37° 55', Longitude 121° 48'
 Parcel #: 007-010-028 & 029, 057-060-011 & 012, 075-190-007, 078-050-005,
 057-070-001, 002, 003, 004, 005, 006, 007, & 008
 Date of Site Visit: May 1998

Note: Panel numbers indicated below refer to 7.5 minute U.S.G.S. quadrangle map sheets located in the Community Development Department offices at 651 Pine Street 2nd floor, North Wing, Martinez, California 94553.

- 1. Earth. Could the proposal result in: S I
 - a. Unstable earth conditions or in changes in geologic substructures? X
 Project Description/Site Visit: N/A
 - b. Disruptions, displacements, compaction or over-covering of the soil? X

Project Description/Site Visit: The project proposes to grade portions of the slope area defining Horse Valley for golf course improvements and access. Total earthwork will result in balancing on-site approximately 600,000 cubic yards of cut and fill.

Preliminary Geologic Evaluation, prepared by: Terrasearch Inc., dated April 30, 1998, and Letter update, dated July 8, 1998

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| c. Change in topography or ground surface relief features? | — | <u>X</u> |
| Project Description/Site Visit
Same as 1.b. | | |
| d. The destruction, covering, or modification of any unique geologic or physical features? | — | <u>X</u> |
| Project Description/Site Visit
Sandstone outcrops found on the ridge immediately south of the proposed golf course will be avoided with the golf course construction. | | |
| e. Any increase in wind or water erosion of soils, either on or off the site? | — | <u>X</u> |
| Project Description/Site Visit
Same as 1.b. | | |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | — | <u>X</u> |
| Project Description/Site Visit
Same as 1.a. | | |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | — | <u>X</u> |
| Project Description/Site Visit
Same as 1.b. | | |
| U.S.G.S. Quad Overlay System No. <u>2, 3</u> | | |

See attached discussion on page 16.

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| 2. Air. Could the proposal result in: | | |
| a. Substantial air emissions or deterioration of ambient air quality? | — | <u>X</u> |
| Project Description/Site Visit
The project is exempt from BAAQMD permit requirements since the agency does not consider golf courses as a source of air pollution.. | | |

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| b. The creation of objectionable odors? | — | <u>X</u> |
| Project Description/Site Visit
Same as 2.a. | | |
| c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally? | — | <u>X</u> |
| Project Description/Site Visit
Same as 2.a. | | |
| 3. Water. Could the proposals result in: | | |
| a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters? | — | <u>X</u> |
| Project Description/Site Visit: N/A | | |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | — | <u>X</u> |
| Project Description/Site Visit
Construction of the golf course site improvements will minimally alter the natural drainage pattern, and will slightly increase the amount of impervious surface around the starter house area, parking lot, maintenance facilities, and cart path system. Ongoing aeration of the course may increase water absorption in selected areas. | | |
| Golf Course Grading, Routing Plans, and Operation Guidelines, prepared by JMP Golf Design Group, dated May 1998. Public Services and Infrastructure Study, prepared by McGill Martin Self, Inc., dated May 1998. | | |
| c. Alterations to the course or flow of flood waters? | — | <u>X</u> |
| Project Description/Site Visit
F.E.M.A. Flood Map - Panel # <u>060025 0350 B</u>
Flood Zone: <u>Portion of Remainder Parcel - Zone A</u>
<u>Golf Course Parcel - Zone C</u> | | |
| d. Change in the amount of surface water in any water body? | — | <u>X</u> |
| Project Description/Site Visit
Same as 3.a. | | |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen | | |

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or turbidity?

— X

Project Description/Site Visit

Golf course construction and operation could increase sediment runoff and increase herbicide, pesticide, and fertilizer levels in on-site and off-site surface water. With implementation of the Golf Course Guidelines and Best Management Practices during construction, this impact will be insignificant.

See attached discussion on page 19.

- f. Alteration of the direction or rate of flow of ground waters?

— X

Project Description/Site Visit

Same as 3.a.

- g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

— X

Project Description/Site Visit

An on-site water well for domestic use is proposed.

- h. Substantial reduction in the amount of water otherwise available for public water supplies?

— X

Project Description/Site Visit

Same as 3.a.

- i. Exposure of people or property to water-related hazards such as flooding or tidal waves?

— X

Project Description/Site Visit

See 3.c.

See attached discussion on page 19.

- 4. Plant Life. Could the proposal result in:

- a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?

— X

Project Description/Site Visit

The project will convert approximately 124 acres of non-native, annual grassland vegetation into a defined turfed golf course, landscaping, and featured pond areas. Since the site is surrounded by 32,000 acres of undeveloped land dominated by annual grasslands, this effect is not significant.

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Biological Resources of the Proposed Golf Course at the Roddy Ranch, prepared by Sycamore Associates, dated June 12, 1998, and Botanical Assessment of the Proposed Roddy Ranch Golf Course, June 19, 1998.

U.S.G.S. Quad Overlay System No. 6

- b. Reduction of the numbers of any unique, rare or endangered species of plants?

— X

Project Description/Site Visit

No special-status plants were found on the project site during 1998 surveys.

U.S.G.S. Quad Overlay System No. 5

- c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?

— X

Project Description/Site Visit

Same as 4.b.

U.S.G.S. Quad Overlay System No. 5, 6

- d. Reduction in acreage of any agricultural crop?

— X

Project Description/Site Visit

There are no agricultural crops grown on the property.

U.S.G.S. Quad Overlay System No. 6

See attached discussion on page 27.

- 5. Animal Life. Could the proposal result in:

- a. Change in diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?

— X

Project Description/Site Visit

Biological Resources of the Proposed Golf Course at the Roddy Ranch, prepared by Sycamore Associates, dated June 12, 1998. See pages 26 and 27 for additional reference reports prepared for the Proposed Roddy Ranch Golf Course.

U.S.G.S. Quad Overlay System No. 5

- b. Reduction of the numbers of any unique, rare or endangered

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species of animals?

Project Description/Site Visit

The project will not reduce the numbers of any unique, rare or threatened species. See attached discussion on pages 29 through 42.

U.S.G.S. Quad Overlay No. 5.

- c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? — X

Project Description/Site Visit

See attached discussion at pages 29 through 42.

- d. Deterioration to existing fish or wildlife habitat? — X

Project Description/Site Visit

See attached discussion at pages 29 through 42.

See attached discussion on Page 29.

6. Noise. Could the proposal result in:

- a. Increases in existing noise levels? — X

Project Description/Site Visit

- b. Exposure of people to severe noise levels? — X

Project Description/Site Visit

Same as 6.a.

7. Light and Glare. Could the proposal produce new light or glare? — X

Project Description/Site Visit

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8. Land Use.

- a. Could the proposal result in a substantial alteration of the present or planned land use of an area?

— X

General Plan Land Use Designation: Agricultural (AL)

- b. Will the proposal be consistent with existing zoning plans and other applicable land use controls?

— X

Project Description/Site Visit

The requested rezone from A-4 (Agricultural Preserves) to A-20 (Exclusive Agricultural District) that allows the golf course use is consistent with the General Plan and other surrounding non-Williamson Act agricultural parcels.

See attached discussion on page 42.

9. Natural Resources. Could the proposal result in an increase in the rate of use of any natural resources?

— X

Project Description/Site Visit

See attached discussion on page 42.

10. Risk of Upset. Could the proposal involve:

- a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset condition?

— X

Project Description/Site Visit

Operation of the golf course will involve the use and storage on-site of fungicides, insecticides, herbicides, and other associated chemicals.

Golf Course Operation Guidelines, prepared by JMP Golf Design Group, dated May 1998

- b. Possible interference with an emergency response plan or an emergency evacuation plan?

— X

Project Description/Site Visit

See attached discussion on page 43.

11. Population. Could the proposal alter the location, distribution, density, or growth rate of the human population of an area?

— X

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Project Description/Site Visit

12. Housing. Could the proposal affect existing housing, or create a demand for additional housing?

— X

Project Description/Site Visit

13. Transportation/Circulation. Could the proposal result in:

- a. Generation of substantial additional vehicular movement?

— X

Project Description/Site Visit

The traffic related to a golf course will primarily be during off-peak hours. Peak hour traffic generated by the golf course will not cause any adjacent improvements to exceed County Level of Service standards.

Traffic Impact Study, prepared by Abrams Associates, dated June 1998

- b. Effects on existing parking facilities, or demand for new parking?

— X

Project Description/Site Visit

The on-site parking will be adequate for daily golf course users and the project will not affect any existing parking facilities.

- c. Substantial impact upon existing transportation systems?

— X

Project Description/Site Visit

Same as 13.a.

U.S.G.S. Quad Overlay No. 14, 17

- d. Alterations to present patterns of circulation or movement of people and/or goods?

— X

Project Description/Site Visit

Same as 13.a.

U.S.G.S. Quad Overlay No. 14, 17

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| e. Alterations to waterborne, rail or air traffic? | — | <u>X</u> |
| Project Description/Site Visit: N/A | | |
| f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? | — | <u>X</u> |
| Project Description/Site Visit | | |
| Public Services and Infrastructure Study, prepared by McGill Martin Self, Inc., dated May 1998 | | |
| U.S.G.S. Quad Overlay No. <u>14, 17</u> | | |

See attached discussion on page 43.

- | | | |
|--|---|----------|
| 14. Public Services. Could the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas: | | |
| a. Fire protection? | — | <u>X</u> |
| Project Description/Site Visit | | |
| b. Police protection? | — | <u>X</u> |
| Project Description/Site Visit | | |
| c. Schools? | — | <u>X</u> |
| Project Description/Site Visit | | |
| d. Parks or other recreational facilities? | — | <u>X</u> |
| Project Description/Site Visit | | |
| e. Maintenance of public facilities, including roads? | — | <u>X</u> |
| Project Description/Site Visit | | |
| Public Services and Infrastructure Study, prepared by McGill Martin Self, Inc., dated May 1998 | | |
| f. Other governmental services? | — | <u>X</u> |
| Project Description/Site Visit | | |

See attached discussion on page 44.

15. Energy. Could the proposal result in:

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a. Use of substantial amounts of fuel or energy? Project Description/Site Visit	—	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? Project Description/Site Visit	—	<u>X</u>
16. Utilities. Could the proposal result in a need for new systems, or substantial alterations to the following utilities:		
a. Power or natural gas? Project Description/Site Visit Public Services and Infrastructure Study, prepared by McGill Martin Self, Inc., dated May 1998	—	<u>X</u>
b. Communications systems? Project Description/Site Visit Same as 16.a.	—	<u>X</u>
c. Local or regional water treatment or distribution facilities? Project Description/Site Visit Same as 16.a.	—	<u>X</u>
d. Sewer or septic tanks? Project Description/Site Visit Same as 16.a.	—	<u>X</u>
e. Storm water drainage? Project Description/Site Visit Same as 16.a.	—	<u>X</u>

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|---|----------|----------|
| f. Solid waste disposal? | — | <u>X</u> |
| Project Description/Site Visit
Same as 16.a. | | |
| g. Local or regional water supplies? | — | <u>X</u> |
| Project Description/Site Visit
Same as 16.a. | | |

See attached discussion on page 46 .

17. Human Health. Could the proposal result in:
- | | | |
|---|---|----------|
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | — | <u>X</u> |
| Project Description/Site Visit: Operation of the golf course will involve the use of pesticides, herbicides, and raw water. | | |
| Golf Course Operation Guidelines, prepared by JMP Golf Design Group, dated May 1, 1998 | | |
| b. Exposure of people to potential health hazards? | — | <u>X</u> |
| Project Description/Site Visit
Same as 17.a. | | |

See attached discussion on page 47.

18. Aesthetics. Could the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?
- | | | |
|---|---|----------|
| | — | <u>X</u> |
| Project Description/Site Visit
Both Empire Mine Road and Deer Valley Road are designated Scenic Routes by the County General Plan. | | |
| U.S.G.S. Quad Overlay No. <u>14</u> | | |

See attached discussion on page 47.

19. Recreation. Could the proposal result in an impact upon the quality or quantity of existing recreational opportunities?
- | | | |
|--------------------------------|---|----------|
| | — | <u>X</u> |
| Project Description/Site Visit | | |
20. Cultural Resources.

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- a. Could the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?

— X

Project Description/Site Visit

The golf course development will not disturb prehistoric or historic sites.

Cultural Resources Assessment Report prepared by: William Self Associates, dated April 1998, and Letter update, dated July 6, 1998

- b. Could the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?

— X

Project Description/Site Visit

Same as 20.a.

- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

— X

Project Description/Site Visit

Same as 20.a.

- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

— X

Project Description/Site Visit

Same as 20.a.

See attached discussion on page 49.

21. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

— X

Project Description/Site Visit

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- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

— X

Project Description/Site Visit
Same as 21.a.

- c. Does the project have potential impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of these impacts on the environment is significant.)

— X

Project Description/Site Visit
Same as 21.a.

- d. Does the project have environmental effects which could cause substantial adverse effects on human beings, either directly or indirectly?

— X

Project Description/Site Visit
Same as 21.a.

III. Discussion of Environmental Evaluation.

Based on the foregoing review, the project will not result in any potentially significant environmental impacts.

IV. Determination.

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

—

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

X

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I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

7/23/98
Date

Aruna Bhat
Signature

Reviewed By:

Aruna Bhat
Senior Planner, Contra Costa County
Community Development Department

***Additional Information to Environmental Checklist
including Discussion of Impacts and Proposed Mitigations***

Project Description

The Roddy Ranch Golf Course project is located in eastern Contra Costa County immediately south of the City of Antioch and 1½ miles west of the City of Brentwood. See Exhibit 1 for location and Exhibit 2 for Regional Context. The project evaluated by this environmental document includes the rezoning of ten parcels (the entire 2,161 acre Roddy Ranch) from the existing A-4 (Agricultural Preserves) to A-20 (Exclusive Agricultural District); a Parcel Map creating one 200±-acre Parcel and a Remainder Parcel; and the request for a Land Use Permit to construct a golf course. See Table A for a breakdown of properties affected by each action. In addition, The East Contra Costa Irrigation District (ECCID) and Local Agency Formation Commission (LAFCO) will use this environmental document as responsible agencies for annexation of the golf course project to the ECCID Service Area.

The Rezone requested from A-4 to A-20 is in conformance with the General Plan designation of Agricultural Lands (AL). Properties surrounding the ranch which are also not under Williamson Act Contracts, have been similarly rezoned by the County upon contract expiration. See Exhibit 3 for Zoning and Williamson Contract Status of Surrounding Properties.

The Parcel Map (Exhibit 4) and Land Use Permit is requested in order to construct and operate an 18-hole daily fee golf course. The Remainder Parcel will be used for continued ranching activities associated with the Roddy Ranch. The golf course will total 230± acres by utilizing a portion of two 20-acre parcels that are a part of the A-20 rezoning proposal. The golf course project includes the course, non-illuminated practice and range areas, starter house with snack facilities within a pre-manufactured building (1,500 square feet), mid-course refreshment stand, cart storage (5,000 square feet), maintenance and cleaning facilities (6,000 square feet) within a pre-manufactured building, parking area, entry driveway and associated landscaping, septic system, and irrigation water storage (water features), pumping and pipeline facilities, and electric and phone service relocation. See Exhibit 5 for facility location and Table B for building and site areas.

The golf course project also proposes to construct a non-potable water lateral on Fairview Avenue and Balfour Road from East Contra Costa Irrigation District's (ECCID) main canal. See Exhibit 6. An existing unused non-potable waterline within Balfour Road may be utilized, if feasible. In addition to the lateral, a pump station will be installed at the ECCID main canal and on the project site.

The project proposes to balance on-site (within the golf course project area) approximately 600,000 cubic yards of cut and fill to grade the golf course improvements as described, including the access driveway, the golf cart paths, starter shack, and safety improvements (four feet of pavement widening) at the entry on Deer Valley Road. See Exhibit 7.

The Roddy Ranch is located west of the intersection of Deer Valley Road and Balfour Road, and south of Empire Mine Road in Eastern Contra Costa County. See Exhibit 8. There are two existing residences and several ancillary structures in Deer Valley associated with the working ranch. The ranch is characterized by two west to east running valleys - Horse Valley in the north and Deer Valley in the south - and two ridges - a minor ridge to the north and a major ridge to the south. The northern ridge (adjacent to where the golf course is proposed) is characterized as gently rolling. As with the southern major ridge, the minor ridge has a steep south facing slope. The ranch topography varies from relatively flat within the valleys to nearly 3:1 on the south facing slopes. Overall, the elevations across the proposed golf course range from an elevation of 530 feet on Hole No.5 to 290 feet on Hole No.14. The ranch is within the Marsh Creek watershed (Drainage Areas 104, 105, and 107) and ultimately drains northeasterly towards the San Joaquin River. The golf course is primarily within Drainage Area 104.

The proposed golf course has been sited north of the minor ridge defining Horse Valley. All existing trees are proposed to be incorporated into the golf course design. See Exhibit 8.

The City of Antioch's Sand Creek Specific Plan Area (SCSP) is located to the north of the Roddy Ranch. The SCSP covers 2,700 acres and includes housing and commercial uses. The City of Brentwood's Special Planning Areas "G" & "H" (SPA G&H) are located to the east of the Roddy Ranch. SPA G&H plans include annexation to the City of Brentwood, and housing and commercial uses on 850 acres. See Exhibit 2. A mixture of large parcels and ranchettes located within the unincorporated County area characterize the lands to the south of the Roddy Ranch. Large tracts of private land under Williamson Act Contract and the East Bay Regional Park District's Black Diamond Mines Regional Preserve are located to the west of the Roddy Ranch.

1. GEOLOGY/EARTH

Surface Soils

The soil types within the site have been mapped by the Soil Conservation Service (1977). Most of the site (the up-slope and middle sections) have "Briones loamy sand", which has low shrink-swell potential and moderate to high erosion hazard. Some of the lower (northeasterly) sections of the site contain "Altamont clay", which has high shrink-swell potential and slight to moderate erosion hazard. Fingers of "Rincon clay loam" extend up from the bottom of Horse Valley. This unit has moderate shrink-swell potential and slight erosion hazard.

The lack of clay binder makes the Briones loamy sand susceptible to erosion if left bare. There

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are no landslides found within the site. Two areas of accelerated erosion on the western edge of the site were found that could require attention during design and construction to reduce the amount of erosion.

Seismic Activity

The project site is located in the seismically active East Bay area. No faults are known to traverse the site nor is it located within an Aliquist-Priolo Special Studies Zone. However, there are several faults within the regional vicinity that could cause seismic ground shaking at the site. The Antioch Fault is the nearest potentially active fault located one mile to the northeast. This fault is estimated to have a repeat time of greater than 10,000 years.

Graded Slopes

Several County policies and ordinance sections address the issue of grading on slopes of 26% or greater. These policies generally apply to "significant ridgelines" and "open hillsides" which are "to be protected through implementing zoning measures and other appropriate actions" (Zoning Section 82-1.016). Development on hillsides with a grade of 26% is discouraged and considered unsuitable for types of development that require extensive grading or other land disturbance (General Plan policies 8-14, 8-67, 9-11, 10-24, 10-29). Figure 10-7 of the General Plan shows the areas of the County with slopes of 26% or greater and indicates that the south side of the ridge between Horse and Deer Valleys is over 26%. This area is not a part of the golf course project.

The golf course has been sited in an area with varying slopes up to greater than 26%. Less than 5% of the golf course site is greater than 26%. Approximately 60% of this 5% will be graded, and those are isolated areas that provide short transitions within flatter terrain and are not visually dominant. See Exhibit 7. More than half of the golf course site contains less than 15% slope.

The County finds that the proposed grading does not conflict with the above mentioned policies for the following reasons:

1. The golf course is not located on or below a significant ridgeline.
2. The general topography of the golf course after grading can be characterized as similar to the existing topography and be contoured into the existing hillside. No sharp or unsightly transitions are proposed or required.

3. The portion of the golf course lands that are greater than 26% are minimal and represent small transitioned areas.
4. The steeper portions of the golf course lands which are proposed to be graded are not visually dominant as they are lower than the ridgeline and interspersed among non-graded areas and graded areas with flatter slopes.

Discussion of Evaluation

The project proposes to balance on-site approximately 600,000 cubic yards of cut and fill for the golf course, including the parking area, the starter house, cart storage, the maintenance facilities, and the access driveway. In the area of grading, the topsoil will be stripped, stockpiled on-site, and replaced. Proposed off-site improvements to Deer Valley Road at the access driveway, and the construction of the ECCID lateral line along Fairview Avenue and Balfour Road will require very minor localized grading. Grading activities on the golf course site will expose the soil and could result in construction related short-term increases in erosion and sedimentation in the project area. However, implementation of standard erosion control techniques in design and construction, such as hydroseeding graded areas, silt fencing, and straw bales to prevent sediment runoff, will reduce potential impacts to less than significant.

Based on the data and conclusions of the Preliminary Geologic Evaluation, prepared by Terrasearch (April 30, 1998) and Letter update (July 8, 1998), the project's impact to geologic substructures and exposure of people to geologic hazards is considered insignificant. The activity of grading soils with moderate erosion hazard, the physical change to topography by grading of the site, and the construction related potential exposure of soils, the impact to soils could be significant. However, the County finds that compliance with the County Grading Ordinance, NPDES requirements, requirement for an in-depth geotechnical investigation, and incorporation of the following Mitigations will reduce the impact to less than significant.

Mitigations

- 2a. An in-depth geotechnical investigation shall be undertaken prior to completion of final design. Prior to issuance of any grading permits or building permits, a geotechnical report with site specific recommendations for grading design and construction shall be prepared and submitted to the County for review and approval. Recommendations for slope stability, erosion, and sedimentation control shall be detailed in the report and included in the construction documents.

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- 2b. There shall be no grading operations allowed within or immediately adjacent to the surface waters on the project site. These areas shall be protected by the installation of temporary construction fencing.
- 2c. Silt fencing shall be installed at selected locations around the perimeter of the project to prevent siltation of off-site water courses. Silt fencing shall also be installed, where runoff leaves the sites, within the project area in drainage swales that drain to on-site water courses.

3. WATER

Absorption Rates, Drainage Patterns, and Surface Runoff

The proposed golf course will minimally alter the natural drainage pattern and amount of impervious surface. Currently, the site is undeveloped and used for cattle ranching. Under current conditions, the percent of impervious area of the golf course site is near zero with a runoff coefficient of 0.30. After development, the impervious area will increase only slightly (4% of the total golf course parcel) and the runoff coefficient is expected to remain the same for all practical purposes. Any increase in runoff will be insignificant considering the large area of the watershed(s) and the small amount of impervious surface created by the ancillary golf course facilities, parking, and access driveway.

Of the total golf course project area of 230 acres, about 175 acres are proposed to be graded for the 18-hole golf course, parking, maintenance, and starter area. The preliminary design of the golf course maximizes the use of the natural terrain and the proposed surface grading maintains the present drainage patterns. Graded areas will generally be flatter than existing which will increase the infiltration, likely improving the long-term absorption rate of the turf areas. This grading will cause minor local alteration of the direction and quantity of runoff from the site. A minor diversion of storm water to a different drainage area may take place. Approximately one acre of the parking area lies in Drainage Area 105, with the remainder of the golf course area in Drainage Area 104. Final design could result in the drainage of this one acre being diverted to Drainage Area 104.

Flood Waters

Contra Costa County was mapped by the Federal Emergency Management Agency (FEMA) in 1987, as part of the National Flood Insurance Program. The resulting flood insurance rate map indicates no flood hazard in the golf course area.

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Water Quality

The proposed golf course could affect water quality both during construction and ongoing operations. Implementation of current County standards for erosion control and the NPDES Best Management Practices will reduce sedimentation impacts to less than significant for both construction and operation. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to issuance of grading permits. The following erosion and sedimentation controls are typical of the types that will be detailed in the project design as part of the Erosion Control Plan, as well as incorporated into the project's SWPPP.

Soil Stabilization Controls

Soil stabilization controls shall be implemented on all freshly graded slopes immediately following completion of the grading activity.

Straw and Tack Treatment: Graded slopes on the site shall be hydroseeded. A mixture of annual and perennial grass seed and mulch will be applied using hydroseeding.

Watering for Dust Control: Care shall be taken to sprinkle areas of exposed soil, as necessary, during windy periods. Only the minimum amount of water shall be used; no runoff shall result from this practice.

Erosion and Sediment Controls

Perimeter Silt Fence: A silt fence shall be installed around the perimeter of the project wherever runoff could leave the site. The filter fabric used in the silt fence shall be sized in accordance with the conditions at the site.

Velocity Control (Straw Bale) Dikes: Temporary barriers consisting of straw bales staked across the slope shall be used to reduce flow velocities and allow sediments to drop out. The velocity control dikes will be used to slow runoff on project driveways during construction.

Diversion Berms: Temporary diversion berms shall be constructed on site soils to divert sediment-laden runoff from the graded areas into the silt basins.

All controls shall be constructed in accordance with the California Storm Water Best Management Practice Handbook for Construction Activity.

Potential operation impacts include runoff of pesticides, herbicides, and fertilizers, as well as

sediment runoff from over-irrigation. In the absence of appropriate precautions, the concentration of pesticides, herbicides, and fertilizers in on-site or off-site water features could have a negative impact on plant and animal life. The project applicant has provided a "Golf Course Operation Guidelines for the Roddy Ranch Golf Course", dated May 1998, included as part of the application submitted, describing the management approach that will be employed at the Roddy Ranch to reduce environmental impacts. These guidelines include the following:

"Planning and Design

Throughout the planning and design process, numerous programs will be implemented to ensure minimal negative effects to the environment. These can be summarized as follows:

- *Design that maximizes the use of the natural terrain and, therefore, minimizes the earthwork.*
- *Limited grading on the steeper areas of the golf course corridor.*
- *Surface grading that maintains present drainage patterns.*
- *The use of numerous catch basins that will decrease runoff velocity. Approximately 115 acres of runoff water will be directed to the irrigation storage ponds for reuse.*
- *A landscape planting plan based on the selection of native plant material and the use of low maintenance grasses that are suitable to the area which will minimize the use of chemicals yet still provide quality playing conditions.*
- *State of the art irrigation system composed of a computer controlled irrigation system. This will allow watering by low uniform application rates and frequent repeat cycles to allow for improved infiltration. Also, the system will be governed by a weather station that will shut off the irrigation system during adverse or unnecessary watering conditions, such as high wind conditions or in the event of unanticipated rain.*

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- *The irrigation system will be equipped with a fertigation system. The use of a fertigation system will provide for the micro feeding of necessary plant nutrients to the turf. This will decrease the runoff/leaching potential that can result from the application of granular fertilizer.*
- *Greens that will be built to USGA recommendations which will ensure a high quality growing environment resulting in decreased chemical usage. Tees will also be built to modified USGA recommendations. For all other disturbed areas, existing topsoil will be stripped, stockpiled, and then reused.*
- *Employment of a Golf Course Superintendent who is experienced working with sensitive environmental areas.*

Goals of Management Operations

Several goals and objectives will be achieved once construction of the project is completed and normal golf course operations are underway. These goals and objectives are:

- *Practice water conservation by watering on an as-needed basis as determined by site weather data.*
- *Protect native and re-established natural habitats by minimizing the extent of turfgrass areas and re-establishing native vegetation in out of play areas that are disturbed.*
- *Periodically monitor effects to the environment and decrease or eliminate operations, as necessary, to correct any negative impacts to the environment.*
- *Use grass mowing methods that will eliminate the need to haul grass clippings off-site and that will also recycle nutrients in the clippings back into the turfgrass ecosystem.*

Ongoing Management Practices for the Golf Course

The strategy being proposed for future maintenance of the golf course is decidedly a "minimalist" approach. This is a philosophy based on information that turf is actually healthier when it is not provided with as much nitrogen or watered as frequently as previously thought necessary.

One of the key tools that a golf course manager utilizes to achieve a healthier turf is Integrated Pest Management (IPM). IPM integrates pest identification with appropriate non-polluting cultural, biological, and chemical control measures in those areas where

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the problem has exceeded acceptable threshold limits. This is determined by "scouting" the course and taking a periodic assessment of disease, insect, and weed levels and determining select areas that require control measures. IMP stresses a curative approach rather than broad non-selective preventative measures. This reduces any possible harm to the environment and also saves considerable money that would have been spent on broad based chemical applications. In combination with natural buffer zones, the goal is to affect no degradation to the environment.

The four steps of IMP implementation are:

- 1. Monitor all areas and identify specific areas that have potential pest problems.*
- 2. Set tolerance levels for pest populations (i.e., pest levels at which a degradation in turf quality is likely to occur).*
- 3. Taking appropriate action by applying tactics (cultural, biological, and chemical) that will alleviate the identified problem.*
- 4. Assessment and evaluation of the results of the control measures and possible adjustments to the program methods. Periodic inspection of the project to review and assess the current cultural practices and how they are affecting the environment.*

Identification of Fertilizers and Pesticides to be used in the Golf Course Operation

Fertilizers will be applied at very low rates by the following means:

- The use of fertilizers that are documented to be very slow release and environmentally safe, such as those manufactured by the Scotts Company.*
- The use of soluble fertilizers applied through the irrigation fertigation system. The actual amounts of nutrients applied are measured in the parts per million range.*
- The use of natural organic sources.*

In general, fertilizer is typically applied when the grass is actually growing in small repeated applications that will deliver approximately one pound of actual nitrogen per month to the greens, and one pound of actual nitrogen every six to eight weeks to all other maintained areas of the golf course.

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Periodic monitoring of the soil profile will be done to determine the nutrient levels available to the turfgrass, and correspondingly the actual amount of supplemental nutrients that should be applied, thereby reducing the possibility of over application of fertilizers.

Pesticides are divided into the following three main groups:

1. Herbicides

A post-emergent herbicide, such as Trimec, may be used to control broadleaf weeds. Trimec is composed of 2,4-Dichlorophenoxyacetic acid, 2-(2-methyl-4-chlorophenoxy) and diacamba (3,6-dichloro-o-anisic acid).

However, due to the very aggressive nature of the proposed grasses and the very low height of mowing that will occur on these grasses, the use of herbicides on a regular basis is not anticipated.

2. Insecticides

In the proposed golf course area, grubs and leaf eating surface worms are the most common insect pests. Grubs are controlled by the use of Dursban, which is composed of chlorpyrifos [O-O-diethyl O-(3,5,6-tri-chloro-2-pyridinyl) phosphorothioate. However, only under unusually severe outbreak conditions will a chemical application for insect control be made.

In 1997, a new group of insecticides, called Growth Regulators (IGRs) became available. This group of insecticides imitates the growth hormone of the target insect and accelerates the growth of the pupae stage which results in death. IGRs will preclude the need of chemicals to control many insect species.

3. Fungicides

Typically, the main diseases on turf grasses in this area are brown patch, dollar spot, and leaf rust. These diseases are controlled on an as needed basis using a broad spectrum fungicide, such as Daconil or Benomyl DG. The active ingredient for Benomyl DG is benomyl [methyl 1-(butylcarbamoil)-2-benzimidazolecarbamate] and for Daconil the active ingredient is chlorothalonil (tetrachloroisophthalonitrile).

The golf course playing area (greens, tees, fairways, and roughs) will be seeded with new

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varieties of grasses developed for their resistance to diseases and pests. The regular and extensive use of pesticide chemicals is not anticipated. Chemicals will be applied as needed, based on monitoring of the problem area. All chemicals that will be used shall adhere to prevailing regulations.

Methods of Application

Fertilizers will be applied through the irrigation system or spread mechanically/manually by calibrated spreaders. The irrigation system will be controlled by a weather station that will shut down the irrigation system during periods of rain or excessive wind conditions.

All pesticides will be applied through calibrated spraying rigs.

Time of Application

Chemical applications will be scheduled when the application will be effectively absorbed by the target plant and will avoid application during rainy periods.

Requirement and Qualifications of the Golf Course Superintendent

A Certified Golf Course Superintendent, who is experienced in the prudent and economic use of chemicals, will be employed. Additionally, all maintenance chemicals shall be prepared, handled, and applied by licensed person(s) in accordance with all prevailing regulations.

Irrigation Ponds

Irrigation ponds will be approximately eight feet deep, be lined and experience high turnover rates, and will be drawn down frequently to minimize or avoid undesirable growth. Pond water quality will be periodically monitored to test for accumulations of chemicals that are detrimental to the environment."

Groundwater

A domestic water well will be established on-site to serve the needs of the ancillary golf course facilities. The Horse Valley groundwater basin will be the source of water for the well. The entire 1,840-acre basin has similar soils, vegetation, and climatic conditions. Based on Hydrogeologic Evaluation, Horse Valley Estates, prepared by Harding Lawson Associates (HLA) (November 5, 1984), the recharge area is about 1,640 acres of the total 1,840-acre basin. In an average year of 2.8 inches (0.23-foot) of recharge, there is 383 acre-feet of recharge by infiltration of

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precipitation. The aquifer is estimated to have 350 acres of surface area and an average saturated thickness of 25 feet. HLA assumed an average specific yield of 15% would provide approximately 1,300 acre-feet of storage in the aquifer. The average annual production of the on-site groundwater well will be far below the natural recharge of the aquifer, and thus is considered an insignificant change to the quantity and rate of flow of ground water.

Amount of Water Use

The East Contra Costa Irrigation District (ECCID) has indicated an available supply of non-potable water to meet the irrigation needs of the golf course project. The project's annual 600 to 800 acre-feet has been included in ECCID's irrigation water supply master planning studies. See Utilities, Section 16, for more information.

Discussion of Evaluation

As a standard requirement of the project, the applicant will be responsible for preparing and submitting to the Public Works Department a Storm Water Pollution and Prevention Plan (SWPPP) in conformance with the California NPDES (National Pollution Discharge Elimination System) General Permit for storm water discharges associated with construction activity and ongoing operations. The SWPPP will address methods to reduce the amount of pollutants contained in storm water runoff during construction of the project. In addition to the SWPPP, the applicant will prepare an Erosion Control Plan that adheres to the requirements of the Regional Water Quality Control Board (RWQCB) and the County Grading Ordinance. The Golf Course Operation Guidelines, prepared by JMP, dated May 1998, addresses on-site potential pollutants to on-site drainage runoff sources. Best Management Practices will be implemented to address storm water quality and control for the operation of the golf course. Based on the above requirements and Mitigations below, the County finds that the project's impact to water quality will be insignificant. However, to ensure that any such potential effect is minimized, all surface runoff from the irrigated golf course areas shall be collected and conveyed to the on-site ponds and tested prior to release to downstream water courses. Discharged water shall follow along the existing natural drainage courses. This overland flow, along grass lined swales of 1,600 linear feet and 2,200 linear feet, will allow for additional filtering for improved water quality before discharged waters reach the nearest aquatic habitat site. See Exhibit 9. The following mitigation measures will reduce any impact to an insignificant level:

Mitigation Measures

- 3a. A NPDES program shall be developed for County review and approval (by August 13, 1998) prior to public hearing.

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- 3b. Pond construction and maintenance criteria and a management program shall be submitted to the County for review and approval by August 13, 1998. Construction criteria and management plan shall specifically address control and removal of unwanted vegetation growth.
- 3c. All drainage from maintained golf course turf areas shall be directed to the irrigation ponds in order to capture runoff for water quality testing.
- 3d. A final "Golf Course Operation Guidelines" shall be submitted for the review and approval of the County prior to issuance of any grading permits. These "Guidelines" shall include site-specific performance standards and shall address the management of irrigation, pest control, weed control, and turf fertilization.
- 3e. A Water Quality Management Plan shall be prepared with the assistance of a hydrologist specializing in water quality management. The Plan shall specify performance standards and a monitoring program. Baseline studies shall be conducted. Water quality within the on-site irrigation ponds and water well, and off-site downstream wetland and pond area within the Roddy Ranch shall be periodically tested for changes in water quality that could adversely affect plant and animal life. If adverse changes are detected (standards are exceeded), then management practices shall be adjusted accordingly, i.e., new pest control methods shall be instituted. A contingency plan for treatment shall be described.

4. PLANT and 5. ANIMAL LIFE

Overview

The proposed project site is situated within 32,000 acres of surrounding non-native grasslands in eastern Contra Costa County. Adjacent lands are also privately owned and managed primarily for cattle ranching. Biological resources within the golf course site include plant and animal species associated with the annual grasslands habitat. However, no special-status species were found during surveys and assessments conducted between March and June 1998.

Although the proposed golf course project would result in conversion of annual grassland habitat to golf course facilities, this conversion is not considered a significant impact to the breeding, migration, dispersion, or foraging habitats of biological resources in the region because the 230-acre project is located within the context of 32,000 acres of undeveloped land dominated by annual grasslands. See Exhibit 2.

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The applicant has performed the following surveys for special-status plant, animal, and invertebrate species in the proposed golf course site:

- Special Status Amphibian and Reptile Habitat Assessment
- Site Assessment for California Red-Legged Frog
- Botanical Assessment
- Letter Report from H. T. Harvey & Associates dated June 19, 1998, addressing Invertebrates, the Berkeley Kangaroo Rat, the San Joaquin Kit Fox, the Burrowing Owl, Birds, and the California Horned Lizard
- Preliminary Wetlands Delineation and Jurisdictional Determination for the Roddy Ranch (May 18, 1998) and Addendum (June 17, 1998)
- Letter Report regarding Special Status Bats (July 1998)
- San Joaquin Kit Fox, Preliminary Report, Roddy Ranch (July 1998)

PLANT LIFE

Vegetation Communities

Vegetation on the project site is dominated by non-native grassland, supporting a few scattered blue oak and hop trees. Riparian vegetation is absent in the proposed project site, but a single clump of willows is present at the side of Deer Valley Road, south of the proposed golf course, which will not be disturbed.

Special-Status Plant Species

Based on a review of the California Natural Diversity Database for the Antioch South and Brentwood U.S.G.S. quads and a summary of special-status plant species, recorded in Contra Costa County, a total of 36 special-status plant species were determined to have the potential for occurring in the project region. Site-specific surveys for special-status plants were performed during the spring of 1998, and no special-status plant species were detected within the proposed golf course envelope. The presence of any of the target special-status plant species is considered unlikely. A summer survey will be necessary to confirm the absence of all special-status plant species (see mitigation measure 4a below).

Special-Status Natural Communities (e.g. wetlands)

Areas of wetlands or other "waters of the United States" subject to the jurisdiction of the U.S. Army Corps of Engineers (ACOE) within the proposed golf course site include approximately 420 square feet of freshwater marsh wetland habitat and three isolated sections of unvegetated drainage features that convey water during the rainy season. See Exhibit 7. The applicant has

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conducted a formal delineation of these ACOE jurisdictional areas, and the ACOE has certified that delineation in a letter dated June 29, 1998. Each of these areas, as well as all trees on the project site, are indicated on the proposed routing and grading plans. All of these features, including the trees, will be completely avoided during project grading and construction, and thus will not be affected by the project. Accordingly, no permit will be required from the ACOE under Section 404 of the federal Clean Water Act. Likewise, no streambed alteration agreement with the California Department of Fish and Game is required under Section 1603 of the Fish and Game Code.

Impacts

Non-native annual grassland vegetation is prevalent in the vicinity of the proposed project. The alteration of 230 acres of this habitat for a golf course does not create a significant impact to special-status plants or special-status natural communities. However, one final summer survey is required to confirm that no special-status plant species exist on the site. All existing trees within or adjacent to the proposed project site are proposed to remain, and therefore would not be impacted by the project.

Mitigations

- 4a. The applicant shall perform a final special-status plant survey in late/early August 1998, and report the findings to the County. If special-status plants are found during the survey, the applicant shall (1) avoid grading in impacted areas, or (2) collect, propagate, plant, and monitor during establishment, special-status plants at a location to be agreed upon with the County. The relocated plant area shall be managed as a plant conservation area and be equal in size to the area impacted by grading.

ANIMAL LIFE

Potentially Occurring Special-Status Animal Species

Special-status wildlife species have potential to use habitats that are present in the project vicinity. Prior to site-specific surveys, species considered to have a moderate or high potential to occur within or immediately adjacent to the proposed project included:

AMPHIBIANS: the California Red-Legged Frog, the California Tiger Salamander, the Western Spadefoot, the Foothill Yellow-Legged Frog

REPTILES: the Western Pond Turtle, the California Horned Lizard, the Alameda Whipsnake

AVIAN SPECIES (NESTING HABITAT): the Northern Harrier, the White-Tailed Kite, the Golden Eagle, the Burrowing Owl, the California Horned Lark, the Loggerhead Shrike

MAMMALS: the San Joaquin Kit Fox, the Berkeley Kangaroo Rat, Small-Footed Myotis, Townsend's Western Big-Eared Bat, Pallid Bat, Long-Eared Myotis, Fringed Myotis, Long-Legged Myotis, the Yuma Myotis, the Western Mastiff Bat.

INVERTEBRATES: Curved-Foot Hygrotus Diving Beetle, Molestan Blister Beetle, and *Helminthoglypta nickliniana bridgesi*.

These species, and their occurrence or absence from the project site, are discussed below:

California Red-Legged Frog

The California red-legged frog (RLF) is listed as a "threatened" species under the federal Endangered Species Act. While not listed as threatened or endangered under the California Endangered Species Act, it is a California "protected amphibian" (Section 40.00 and Section 40.10, Title 14 CCR). The California Department of Fish and Game considers the RLF to be a Species of Special Concern.

As reported by the applicant's biological consultants, RLF utilize different habitats during each life stage and over the course of the year. It breeds in still or slow-moving aquatic habitats, including coastal lagoons, marshes, ponds, and backwater portions of streams. Large egg masses are attached to emergent vegetation, generally between December and March. Larvae hatch 6 to 14 days after fertilization and metamorphosis occurs four to seven months after hatching. During the non-breeding season, RLF may inhabit a variety of upland and aquatic habitats, and individuals may travel considerable distances between breeding habitats and other habitats during the rainy season. Adult RLF are known to occupy ephemeral bodies of water, including streams and springs, during the non-breeding season. They may take refuge in small mammal burrows, leaf litter, or other moist areas during periods of inactivity to avoid desiccation. RLF have been shown to forage in upland habitats during spring and summer rains. Sycamore Associates, *Site Assessment for California Red-Legged Frog (Rana Aurora Draytonii) at the Proposed Roddy Ranch Golf Course* (June 19, 1998)(pp. 3-4).

The applicant performed a site assessment for RLF at and in the vicinity of the proposed golf course site in spring 1998, according to current, non-binding guidelines issued by the U.S. Fish and Wildlife Service (February 1997). All habitat within one mile of the proposed project was assessed, as well as current RLF locality records. A search of the California Natural Diversity Data Base revealed five records of RLF presence within five miles of the proposed project. All of these locations are at least 1.5 miles from the proposed golf course site. In March 1998, RLF

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were observed at a pond located approximately 700 feet north of the northern boundary of the proposed golf course, outside the boundaries of the golf course on the other side of Empire Mine Road. See Exhibits 9 and 10. The applicant also assessed habitat conditions at 12 ponds and two ephemeral streams (Deer Creek and Horse Creek) on the Roddy Ranch which are within one mile of the proposed golf course. The two streams were determined not to provide breeding habitat. Of the 12 ponds, seven appeared to be the most potentially suitable for RLF. All are located between 1,400 and 5,500 feet from the golf course site. Sycamore Associates, pp. 7-8.

No actual or potential aquatic RLF habitat will be affected by the project. There are no aquatic habitats suitable for RLF on-site. None of the actual or potentially suitable aquatic RLF habitats will be directly affected by project grading, and none of these off-site locations will be indirectly affected by runoff from the golf course site. Refer to Section 3, Water Quality. Consequently, there is no actual or potential RLF breeding habitat within the project site, and no actual or potential breeding habitat outside of the project site, which will be affected by the project. Also, no RLF have been observed on the project site. Therefore, the only potential impact of the project on RLF would be if any RLF associated with the actual and potential breeding locations noted above happened to be temporarily foraging, sheltering, or dispersing on the project site at the time of construction (such activities would not be prevented following construction of the golf course). However, given the abundance of upland habitats adjacent to the off-site actual and potential RLF aquatic habitats which will not be disturbed by the project and which provide ample potential foraging, sheltering, and dispersal areas, the likelihood that RLF will be foraging, sheltering, or dispersing on the project site at the time of construction is low. Thus the likelihood of the project having any effect on RLF is low.

Nevertheless, to ensure that any potential effect is minimized, the following mitigation measures have been identified (in addition to the water quality mitigation measures in Section 3 that will prevent any indirect adverse effects on aquatic habitats). Based on the site-specific survey work, and these mitigation measures, the County finds that the project will not reduce the number or restrict the range of the RLF, and will not otherwise result in a significant impact to the RLF.

Mitigations

- 5a. A qualified biologist shall survey the project site for the presence of RLF immediately prior to the start of grading, and shall be on-site during rainy periods during grading operations. If the biologist observes RLF on-site, grading in the area of occurrence shall be halted. The applicant shall notify the County and contact USFWS for consultation. If no RLF are found, scalp all vegetation off the entire golf course site, prior to construction, to eliminate any cover that could be used by RLF during potential dispersal and foraging.

- 5b. Following one preconstruction survey, all vegetation with the exception of the trees, shall be scalped from the site to eliminate any potential dispersal and foraging.
- 5c. The perimeter of the project site shall be flagged, prior to grading, to ensure that grading does not extend beyond the project boundary and thereby affect off-site aquatic habitats.
- 5d. Install and maintain orange construction fencing around perimeter of golf course. Any dispersing RLF would not become trapped, but would be able to pass through the fencing. Lack of cover on the golf course site will make it inhospitable to potentially dispersing and foraging RLF.
- 5e. No water shall be allowed to pool or pond during grading or other phases of construction to prevent the creation of potential breeding or non-breeding aquatic habitat.
- 5f. No barriers to potential dispersal and movement of RLF through the golf course site, such as long high walls, shall be constructed.
- 5g. Golf course ponds shall be surveyed for the presence of RLF and predators annually by a qualified biologist. If RLF are found, the USFWS shall be contacted and consultation under Section 7 or 10 of the Endangered Species Act shall be initiated.
- 5h. A RLF and CTS Predator Control Plan shall be developed and implemented to prevent bullfrogs and other RLF/CTS predators from colonizing the golf course lakes and migrating to potential RLF/CTS breeding sites outside of the golf course. Golf course ponds shall not be stocked with species predatory to RLF, such as bullfrogs and mosquito fish. The golf course ponds shall not be drained during the spring or early summer.
- 5i. A Water Quality Management Plan to prevent golf course runoff from adversely affecting potential RLF breeding sites off-site shall be developed and submitted for the review and approval of the County.

California Tiger Salamander

The California tiger salamander (CTS) is not listed as threatened or endangered under either the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). The CTS is a "Candidate" for potential future listing under the ESA. The California Department of Fish and Game considers the CTS to be a Species of Special Concern, and it is a California "protected amphibian" (Section 40.00 and 40.10 Title 14 CCR).

As reported by the applicant's biological consultant, generally speaking CTS inhabit grassland and oak savanna habitats in the valleys and low hills of central and coastal California. Adults spend

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most of their lives underground, typically in burrows of ground squirrels and other animals. During winter rains, adults emerge to court and breed in aquatic habitats, such as vernal pools and semi-permanent, quiet waters. Developing embryos hatch in 1-2 weeks and continue to develop for three to four months. Following transformation, juveniles then seek refuge, typically in mammal burrows, in which they remain until the following winter's rains. CTS have been located up to $\frac{3}{4}$ of a mile or more from the nearest breeding sites. Sycamore Associates, *Special-Status Amphibian and Reptile Habitat Assessment at the Proposed Roddy Ranch Golf Course* (June 19, 1998)(pp. 6-7).

There is no actual or potential breeding habitat within the project site for CTS due to the absence of suitable aquatic features. However, the species is known to breed in six locations in the vicinity of the golf course site, within between 1,300 feet and 5,500 feet of the boundary of the golf course site. Three of these ponds (identified by Sycamore as Nos. 4, 5, and 6) are in the northeast corner of the Ranch, between 1,300 and 2,400 feet from the northeast boundary of the golf course site. See Exhibit 7. Pond No. 3 is located near the northern boundary of the Ranch, 1,900 feet from the northwest corner of the golf course site. Pond No. 16 is located near the southwest corner of the Ranch, 4,800 feet from the southerly border of the golf course site. Pond No. 1 is located near the northwest corner of the Ranch, 5,500 feet from the northwest corner of the golf course site. CTS are also known to exist 1,300 feet north of the northerly boundary of the golf course site, across Empire Mine Road. Sycamore Associates, p. 10. See Exhibit 10.

None of the known CTS breeding locations, or any additional potential CTS breeding locations will be affected by the proposed project. There are no actual or potential breeding locations on-site, none of the actual or potentially suitable CTS aquatic habitats off-site will be directly affected by project grading, and none of those off-site locations will be indirectly affected by runoff from the golf course site (refer to Section 3, Water Quality). Also, no CTS have been observed on the project site. There is no reliable way of determining the location of CTS in upland areas during the dry season. Therefore, the only potential impact of the project on CTS would be if any CTS associated with the actual and potential off-site breeding locations noted above happened to be in underground burrows on portions of the golf course site at the time of grading and the loss of upland over summering habitat in the proposed golf course, deemed insignificant due to the abundance of adjacent upland habitat unaffected by the project. Abundant areas of potential CTS upland habitat immediately adjacent to these off-site breeding locations will not be affected by the proposed project.

To ensure that any potential impact on CTS is minimized, the following mitigation measures have been identified (in addition to the water quality mitigation measures in Section 3, which will prevent any indirect adverse effects on aquatic habitats). Based on the site specific survey work, and these mitigation measures, the County finds that the project will not have a significant impact on CTS.

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Mitigations

- 5j. Prior to grading, the applicant shall survey those areas of the project site nearest CTS breeding locations for the presence of burrows and other features that may provide potential over summering habitat for CTS. Those features, and similar features located between the locations and the breeding locations, but beyond the golf course boundary, shall be mapped and submitted for the review and approval of the County. The applicant may be withheld from grading until the 1998-1999 rainy season begins and any CTS which may be present are given an opportunity to move from dry season habitats to off-site aquatic breeding habitats. Before the beginning of the rainy season, in September, scalp all vegetation from the golf course site to eliminate any cover potentially suitable for use by CTS.
- 5k. A qualified biologist shall survey these areas of the project site periodically during grading, including during rainy periods, to determine whether any CTS present on-site have migrated to off-site ponds. No grading shall occur in areas where CTS are observed.
- 5l. Exclusion of CTS from the grading envelope could safely be implemented through either of two alternatives. Construction of a permanent one-way curb barrier around the perimeter of the golf course site prior to grading would prevent CTS from migrating onto the site while permitting CTS to leave the site. A second alternative would involve the construction of a temporary two-way barrier, (i.e., low silt fencing buried below ground level). A temporary barrier would require the regular placement of debris or shelters on the project side of the fence that would provide cover for CTS migrating outward. Cover sites would need to be monitored regularly during the rainy season; captured CTS would then need to be relocated to suitable habitat nearby.
- 5m. A qualified biologist in possession of a scientific collector's permit from CDFG will monitor the golf course site during grading between September and December. Any CTS that are exposed during grading, or are found traversing the site shall be placed in a moist cooler and taken to ground squirrel or pocket gopher holes outside of the golf course site near ponds 5 or 6.

- 5n. Cover habitat shall be created near ponds 5 and 6 (see Exhibit 9) prior to golf course construction. Cover habitat shall be constructed through the placement of piles of large woody debris and/or rocks in upland areas surrounding these ponds.
- 5o. A permanent curb barrier shall be constructed around the perimeter of the golf course to prevent movement of CTS onto the golf course site following construction and to prevent colonization of the golf course ponds by CTS.
- 5p. Prior to issuance of a grading permit, a Water Quality Management Plan to prevent golf course runoff from affecting potential CTS breeding sites off-site shall be submitted for the review and approval of the County.
- 5q. Gopher, ground squirrel, and other rodent control within the golf course shall be limited to trapping; no rodenticides shall be used.

Other Amphibians and Reptiles

Five other special-status amphibians and reptiles were considered to have a potential of occurring at the proposed golf course site, but none were found during habitat surveys on the site. These five species are each discussed briefly below:

California Horned Lizard

The California horned lizard is not listed as threatened or endangered under either the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). The California Department of Fish and Game considers it to be a Species of Special Concern. As reported by the applicant's biological consultant, the lizard occupies a variety of open habitats including coastal scrub, oak savanna and grasslands. The species appears to be restricted to localized populations because of its close association with loose soils that have a high sand content. They feed primarily on native ants. Sycamore Associates, Special-Status Amphibian and Reptile Habitat Assessment at the proposed Roddy Ranch Golf Course (June 19, 1998). Both Sycamore, and H.T. Harvey & Associates (using herpetologist Dr. Mark Jennings) have assessed the project site with respect to horned lizards on behalf of the applicant. At Sycamore's recommendation, Harvey surveyed the project site both for suitable habitat and any evidence of horned lizard presence, and found the habitat to be marginal due to the compact clay soil and the scarcity of native ants. No sandy soils are present on or immediately adjacent to the golf course site, and no horned lizards or evidence of site usage was found. H. T. Harvey & Associates, Letter Report to Sycamore Associates (June 22, 1998). Based on this information, the County finds that the proposed project will not have a significant impact on this species.

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Western Spadefoot

The Western spadefoot is not listed as threatened or endangered under either the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). The California Department of Fish and Game considers it to be a Species of Special Concern and the U.S. Fish and Wildlife Service considers it to be a Special Concern species. As reported by the applicant's biological consultant, this toad inhabits the Central Valley and adjacent foothills, as well as the central and south coastal regions of California. Adults are almost entirely terrestrial and prefer grassland habitats, though they utilize seasonal wetlands for breeding. They feed primarily on insects. Adults and recently metamorphosed juveniles aestivate in underground burrows they construct themselves. There are no recent or historical records of the Western spadefoot in Contra Costa County. Also, no Western spadefoot larvae were observed during aquatic sampling performed outside of the proposed golf course site but within the boundaries of the Roddy Ranch. (There is no suitable aquatic habitat on the golf course site itself). As a result, Sycamore concluded that this species has a low potential to inhabit the proposed golf course site, and recommended that no further survey work be conducted. Sycamore Associates, Special-Status Amphibian and Reptile Habitat Assessment at the proposed Roddy Ranch Golf Course (June 19, 1998). Based on this information, the County finds that the proposed project will not have a significant impact on this species.

Foothill Yellow-Legged Frog

The Foothill yellow-legged frog is not listed as threatened or endangered under either the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). The California Department of Fish and Game considers it to be a Species of Special Concern and the U.S. Fish and Wildlife Service considers it to be a Special Concern species. As reported by the applicant's biological consultant, this frog inhabits the Coast Range and the western Sierra Nevada foothills. It lays egg masses during the spring in small to medium sized streams with cobble-sized substrate. Metamorphosis occurs between July and September, thus requiring perennial streams or at least water courses that flow during that time of year. There are no streams on the golf course site, and none of the streams on the remainder of the Roddy Ranch have cobble-sized substrate or flow into late summer. Therefore, there is no breeding habitat on or adjacent to the project site. Thus, Sycamore concluded that this species has a low potential to inhabit the proposed golf course site, and recommended that no further survey work be conducted. Sycamore Associates, Special-Status Amphibian and Reptile Habitat Assessment at the proposed Roddy Ranch Golf Course (June 19, 1998). Based on this information the County finds that the proposed project will not have a significant impact on this species.

Alameda Whipsnake

The Alameda whipsnake is listed as threatened under both the ESA and CESA. As reported by the applicant's biological consultant, it inhabits the hills east of San Francisco Bay and west of the

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Central Valley in Alameda and Contra Costa counties. Optimal habitat appears to consist of open-canopied sage scrub on south facing slopes with rocky outcroppings, rodent burrows and an abundance of lizards. No suitable habitat for the whipsnake is present on or within 500 feet of the proposed golf course site, although suitable habitat is present elsewhere on the Roddy Ranch, along the ridge south of Deer Valley. Thus, Sycamore concluded that this species has a low potential to inhabit the proposed golf course site, and recommended that no further survey work be conducted. Sycamore Associates, Special-Status Amphibian and Reptile Habitat Assessment at the proposed Roddy Ranch Golf Course (June 19, 1998). Based on this information, the County finds that the proposed project will not have a significant impact on this species.

Western Pond Turtle

The Western pond turtle is not listed as threatened or endangered under either the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). The California Department of Fish and Game considers it to be a Species of Special Concern. As reported by the applicant's biological consultant, it ranges from western Washington to northern Baja California, mostly west of the Sierra Nevada-Cascade crest. It primarily inhabits permanent water sources including ponds, rivers and streams. The species can move overland in response to fluctuating water level. In addition, it can over-winter (not true hibernation, but a period of low activity) on land or in water. Eggs are laid in shallow nests in open, grassy areas near water bodies. There are no existing permanent water sources on the proposed golf course site, and no Western pond turtles were observed during the aquatic sampling of ponds elsewhere on the Roddy Ranch. Given the lack of aquatic habitat on the proposed golf course site and distance between permanent water sources and the proposed project, Sycamore concluded that this species has a low potential to inhabit the proposed golf course site. No further survey work was recommended. Sycamore Associates, Special-Status Amphibian and Reptile Habitat Assessment at the proposed Roddy Ranch Golf Course (June 19, 1998). Based on this information, the County concludes that the proposed project will not have a significant impact on this species.

Avian Species

As reported by the applicant's biological consultant, for a number of bird species present in the general vicinity of the proposed project, the project site does not contain suitable nesting habitat. These bird species are Cooper's hawk, merlin, ferruginous hawk, short-eared owl, tricolored blackbirds, long-billed curlew, and mountain plover. Six special-status birds were considered to have potential for nesting within or adjacent to the proposed golf course site and surveys for nests were recommended: northern harrier, white-tailed kite, golden eagle, burrowing owl, California horned lark, and loggerhead shrike. Sycamore Associates Biological Resources of the Proposed Golf Course at the Roddy Ranch, dated June 12, 1998. During surveys conducted in June 1998, no special-status bird species were detected nesting in the trees or on the ground on the project

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site or within a 200-foot zone surrounding the project site. In addition, no suitable burrows for Burrowing owls were present on the project site, or within the same 200-foot zone. See Letter Report from H. T. Harvey dated June 19, 1998. Based on this information, the County concludes that the proposed project will not have a significant impact on these species.

San Joaquin Kit Fox

The San Joaquin kit fox (SJKF) is listed as a threatened species under the California Endangered Species Act and as an endangered species under the federal Endangered Species Act.

As reported by the applicant's biological consultants, the SJKF was once widely distributed throughout the San Joaquin Valley and adjacent foothills. The first documentation that SJKF were present in Contra Costa County was not published until the early 1970s. Further investigation subsequently confirmed the presence of SJKF in the foothills and valleys of the Interior Coast Range from Los Banos north to the Byron region. They have been observed as far north as Black Diamond Mines Regional Park. SJKF are known to occur in grasslands in the northern part of their range. Habitat components important for SJKF survival include available refugia habitat (i.e., den sites) and prey. SJKF in the northern portion of their range depend largely on dens that have been dug by other species, notably California ground squirrel and American badger. SJKF in the north feed primarily on California ground squirrels, as well as other small mammals (including voles, rabbits, hares, etc.), birds and insects. Thus, moderate to high quality SJKF habitat in this region supports a relatively abundant ground squirrel population with an overall relatively abundant prey base. Resident or breeding populations of SJKF are not expected to inhabit a site that is lacking either a sufficient prey base or refugia habitat. Coyote is a primary predator of SJKF. Sycamore Associates, *Biological Resources of the Proposed Golf Course at the Roddy Ranch* (June 12, 1998); H.T. Harvey and Associates, *San Joaquin Kit Fox, Preliminary Report, Roddy Ranch* (July 1998).

Consistent with the voluntary survey protocol for SJKF developed by the U.S. Fish and Wildlife Service (April 1997), the consultant performed an early evaluation of the suitability of the project site to support SJKF. First, the consultant reviewed all known sightings of the SJKF within a 10-mile radius of the project site. A total of 20 sightings have occurred within this 10-mile radius since 1972. Fifteen of those sightings occurred nearly six miles east of the project site, in the Altamont Hills between Byron Hot Springs and Old Vasco Road. Two sightings from Round Valley (1988 and 1992) are approximately 5.2 miles from the project site, and one sighting on Marsh Creek Road is 3.8 miles southwest of the project site. The closest sightings are three (1992 - 1997) in Black Diamond Mines Regional Park, 2.4 miles northwest of the project site.

Second, the consultant performed a detailed site evaluation of the 230-acre golf course site and a 250-foot buffer surrounding the project site. Walking transects 15-30 m apart were conducted in

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June 1998, to determine the location and distribution of any potential dens. Burrows were measured, and then mapped if they measured four inches by four inches or greater in diameter. Burrow size, shape, orientation, location, sign (tracks and scat), and mound were described in field notes. Evidence of potential prey populations were also noted. This field work yielded the following results. One potential den was located on the project site. This den appeared unused as no animal sign was present and no digging was apparent. A camera station was set up on June 16, 1998, and operated for ten consecutive nights. No animals were detected during this operation. Little or no rodent activity or potential prey was observed on-site. Ground squirrels and their burrows were absent from the site. One black-tailed hare was observed in the southeast corner of the site. Also, coyote-sized scat and one coyote were detected on-site. Coyotes are not only a potential competitor of the SJKF, but they are also known to prey on SJKF. Based on this work, the applicant's consultant concluded that the project site has low potential to support resident SJKF due to the lack of potential dens and ground squirrel colonies. The probability of SJKF denning on-site is low to non-existent. Kit fox could possibly use the site for limited foraging. The site is situated in an area of grasslands between two areas where SJKF have been detected (Black Diamond Mines Regional Park and sites to the south and southeast of the project site). Thus, there is the potential that the project site could provide a movement corridor. However, additional on-site surveys would probably do little to assess the value of the site for any potential inter-population movements across the site.

To ensure that any potential impact to the SJKF is minimized, the following mitigation measures have been identified. Based on the site-specific field work, these mitigation measures, and the fact that the golf course would not prohibit SJKF movement across the site nor would it otherwise constitute a significant reduction in potential inter-population movement areas given the size of the project in relation to the many thousands of acres of grassland which surround it, the County finds that the project will not reduce the number or restrict the range of the SJKF, and will not otherwise result in a significant impact to the SJKF.

Mitigations

- 5s. Preconstruction surveys shall be conducted no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities or any project activity likely to impact the San Joaquin kit fox.

- 5t. An employee education program shall be conducted for any project that has expected impacts to kit fox or other endangered species (in this case, burrowing owls, red legged frogs, and badgers).
- 5u. Project related vehicles shall observe a 20-mph speed limit in all project areas, except on County roads and State and Federal highways. Night time construction is prohibited. Off-road traffic outside of designated project areas shall be prohibited.
- 5v. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of the project, all excavated, steep-walled holes or trenches more than two-feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals.
- 5w. All construction pipes, culverts, or similar structures with a diameter of four-inches or greater that are stored at a construction site for one or more overnight periods should be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in anyway. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity.
- 5x. All food related trash items, such as wrappers, cans, bottles, and scraps shall be disposed of in a closed container and removed at least once a week from a construction or project site.
- 5z. No firearms shall be allowed on the project site.
- 5aa. To prevent harassment, mortality of kit foxes, or destruction of dens by dogs or cats, no pets shall be permitted on project sites.
- 5bb. Use of rodenticides and herbicides in project areas shall be restricted.
- 5cc. If SJKF are observed on-site, grading in the area of occurrence shall be halted and the County notified. CDFG and USFWS shall be consulted.

Berkeley Kangaroo Rat

The Berkeley kangaroo rat is not listed as threatened or endangered under either the ESA or CESA. The U.S. Fish and Wildlife Service considers it to be a Special Concern species. As reported by the applicant's consultant, this species inhabits grassland, coastal scrub and blue oak/digger pine woodlands. It historically inhabited the Berkeley Hills, Livermore Valley, and Mount Diablo regions. A survey of the proposed golf course site by the applicant's biological

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consultant in June 1998, determined that no habitat suitable for the Berkeley kangaroo rat exists on site due to the predominance of clay soils and tall grasses; kangaroo rats typically burrow in more friable or sandy soils. Also, no indications of kangaroo rat presence were observed. H.T. Harvey & Associates, Letter Report to Sycamore Associates (June 22, 1998). Based on this information, the County concludes that the proposed project will not have a significant impact on this species.

Bat Species

The project site is within the known range of the following bat species, none of which are listed as threatened or endangered under the California Endangered Species Act or the federal Endangered Species Act, but which the California Department of Fish and Game considers to be a Species of Special Concern ("SSC"), or which it has proposed to be considered as a Species of Special Concern ("PSSC"), or which the U.S. Fish and Wildlife Service considers to be a Special Concern species ("SC"). These species, and their designations by the two wildlife agencies, are as follows: Western mastiff bat (SSC, SC), Pallid bat (SSC), Townsend's big-eared bat (SSC, SC), Western red bat (PSSC), Small-footed myotis (SC), Long-eared myotis (SC), Fringed myotis (SC), Long-legged myotis (SC), and Yuma myotis (SC). The project site is also within the known range of the following additional bat species: Mexican free-tailed bat, Big brown bat, Hoary bat, California myotis, and Western pipistrelle.

The applicant's biological consultant visited the project site and surrounding areas on three days in June 1998. Both the project site and selected areas immediately adjacent thereto were evaluated for potential bat roost sites (e.g., rock crevices, caves, hollows, and rafter joints and enclosed attics in buildings) and foraging areas (e.g., water sources, concentrations of trees, and grasslands). Acoustic surveys were also used to detect the ultrasonic foraging calls of bats. Mist nets were also employed at a stock pond to capture flying bats in foraging areas.

The results of this field work are as follows. First, potential roosting areas consist of sandstone outcrops, mature trees, and buildings. The sandstone outcrops were deemed unsuitable as they were too vulnerable to predators. Blue oak and eucalyptus trees on-site contain possible roosting habitat. Several buildings contain roosting habitat and evidence (guano) of bat use. Second, the stock pond near the intersection of Deer Valley and Empire Mine Roads offers the best foraging habitat. Other potential foraging areas include tree clusters. Third, California myotis, Mexican free-tailed bat, and Western red bat were observed.

No special status bats were detected on the site. One bat species, which has been proposed for special status (Western red bat), was detected at a pond located outside of the project site. Since no trees or buildings will be removed as part of the golf course project, roosting habitat will not be affected. Ponds which serve as actual and potential foraging areas will not be affected by the project. Based on the site-specific survey work, and the fact that no trees or buildings will be removed by the project and water quality in off-site ponds will not be affected, the County finds that the project will not have a significant impact on these bat species.

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Invertebrates

Three invertebrate species considered by the U.S. Fish and Wildlife Service to be Special Concern species are known to occur in the region. They are (1) curved foot Hygrotus diving beetle, (2) Molestan blister beetle, and (3) Helminthoglypta mickliniana bridgesi. The applicant's biological consultant surveyed the project site for these three species and concluded that there is no suitable habitat for these three invertebrates on the project site. H.T. Harvey & Associates, Letter Report to Sycamore Associates (June 22, 1998). Based on this information, the County finds that the proposed project will not have a significant impact on these species.

8. LAND USE AND PLANNING

Discussion of Evaluation

The Roddy Ranch operates cattle grazing in and around the home, located off Chadbourne Road in Deer Valley. The 18-hole golf course proposed along the south side of Horse Valley has been designed to have minimal impact to the working cattle ranch.

Per Contra Costa County's General Plan and A-20 zoning permit, a recreational facility, such as a golf course, may be allowed by issuance of a Land Use Permit in Agricultural Lands (AL) designated areas. This golf course provides growth and maintenance of the County's quality of life by providing needed recreational opportunities.

The project includes a request to rezone the property from A-4 (Agricultural Preserve District) to A-20 (General Agriculture). The A-4 designation reflects the previous Williamson Act on the property, which expired in 1992. Properties surrounding the ranch which are also not under the Williamson Act Contract have been similarly rezoned by the County upon contract expiration. The proposed Rezoning and the 18-hole golf course development are both consistent with the existing land uses and pattern of development in the area. See Exhibit 3.

9. NATURAL RESOURCES

Discussion of Evaluation

The Roddy Ranch site lies within the East Contra Costa Irrigation District (ECCID) historic service area. On July 14, 1998, the Board of Directors for ECCID authorized the initiation of annexation proceedings to bring the golf course parcel into their current Water Service Area Boundary. ECCID operates under a State Water Permit and is supplied water from the California Water Project, whose source of supply is the Sacramento Delta River System. ECCID also operates and utilizes wells to supplement the supply. ECCID has indicated in a commitment letter, dated April 30, 1998, that it has available non-potable water supply to serve the Roddy Ranch Golf Course under its current State permit allocation.

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The annual 600-800 acre-feet of water required to serve the golf course is proposed to be delivered via a new lateral along Fairview Avenue and Balfour Road, from ECCID's main canal located off of Fairview Avenue. An existing, unused, non-potable waterline may be utilized as part of the proposed extension. See Exhibit 6.

The Contra Costa County General Plan encourages the use of non-potable water for landscape areas as a supplement to existing water supplies. In addition, the County General Plan goals direct the identification and assistance in development of opportunities for expanded uses of non-potable water resources.

The golf course project will result in an increase in the beneficial use of this natural resource as directed by the General Plan. The County finds that the availability and use of non-potable water from ECCID makes this impact less than significant.

10. RISK OF UPSET

Discussion of Evaluation

Operation of the golf course may involve the daily or periodic use and storage of solvents, fuels, herbicides, insecticides, fungicides, and other associated chemicals. The presence of these types of chemicals requires regulation and review by the County's Health Services Department, Hazardous Materials Section. A hazardous materials questionnaire has been submitted to the Hazardous Materials Section. In a letter dated May 7, 1998, the Hazardous Materials Section has responded that a Business Plan and Hazardous Waste Plan are required to be submitted within 30 days after opening for business.

The County finds that, through the implementation of the Golf Course Operation Guidelines for the Roddy Ranch and requirements of the Hazardous Materials Section of the County Health Services Department, the impacts related to risk of exposure will be brought to a level considered less than significant.

13. TRANSPORTATION/CIRCULATION

Vehicular Movement and Safety

The development of the golf course will add approximately 650 average daily trips, including 42 A.M. peak hour trips and 60 P.M. peak hour trips to the area. The project would not generate 100 or more peak hour trips, and is, therefore, below the threshold that would require a Measure "C" traffic impact study for the Contra Costa Transportation Authority (CCTA). When the project traffic is added to the existing background traffic, all roadway capacity conditions remain

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at Level of Service "A".

The project is subject to a traffic impact mitigation fee imposed by the County. These funds are used for regional transportation projects in eastern Contra Costa County.

The County will require safety improvements at the intersection of Deer Valley Road and the new entrance drive, per the Traffic Study dated June 1998. The safety improvements will include signs, striping, and minor roadway widening to allow for safe entry to and exit from Deer Valley Road. Widening of Deer Valley Road to allow for left-turn channelization on into the project is not proposed due to the low number of peak hour trips projected. The exit from the project onto Deer Valley Road would operate with little or no delay with stop sign control.

Parking Facilities

The project will require 120 parking spaces on days of peak demand at the course. All of these spaces will be provided on-site. This project will not cause any alterations to present patterns of circulation or movements of people and/or goods, to waterborne, rail, or air traffic, or increase in traffic hazards to motor vehicles, bicycles, or pedestrians.

Discussion of Evaluation

The development of the proposed project will result in a minor increase to traffic volumes and frequencies of trips within the general area. The traffic generated by implementation of the proposed project would be attributed to golfers, maintenance/golf course employees, commercial trucking for deliveries, and trash collection. Implementation of the proposed project would not alter or prevent emergency access into the project area. It is anticipated that during construction activities, all roads would remain open and accessible for emergency vehicles.

Based on the Traffic Report by Abrams and Associates, dated June 1998, the County finds that the project's impact to traffic circulation and safety is insignificant.

14. PUBLIC SERVICES

Fire Protection

The East Diablo Fire Protection District (EDFPD) provides fire protection, emergency medical, and hazardous materials response service. Station 52 is located 5.6 miles away at 3981 Walnut Boulevard in Brentwood, and is responsible for providing initial fire response to the project site. Another station, Station 54, is located three blocks away from Station 52. The fire response time to the project from Station 52 is currently 11 minutes, according to Richard Ryan of the Contra Costa Fire Protection District, and is considered adequate in this non-urban area to serve the golf course needs.

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The Contra Costa County Fire Protection District (CCCFFPD) reviews land use plans for compliance with fire protection guidelines for all buildings and development in Contra Costa County. The District requires buffers or other design modifications to minimize exposure of development to wild land fire danger. The CCCFFPD will require building and/or on-site fire hydrants, as needed. Water storage facilities (tank or pond) will be required to provide required fire flows. The County finds that the project's impact to fire protection is considered insignificant.

Police Protection

The golf course would receive law enforcement service from the Contra Costa County Sheriff's Department (CCCSD) for non-traffic related offences. The project site is within the service area of CCCSD's Delta substation, and is considered adequately staffed to provide for the golf course law enforcement needs. Golf courses are exempt from the requirement to annex to the P-6 police service district. Instead the project will be required to pay an impact fee. This County wide police service district provides funding for non-traffic related law enforcement service only. This project's impact to police protection is considered insignificant.

The California Highway Patrol (CHP) provides law enforcement for traffic related offences in the unincorporated areas of the county. Staffing levels in the area restrict patrol activities on unincorporated County roadways. The CHP is currently limited to responding to traffic accidents and enforcing repeat violations of traffic laws reported by local residents. The County finds that the project's impact to police protection is considered insignificant.

Schools

The Roddy Ranch is in the Liberty Union High School District and the Brentwood Elementary School District. A golf course does not affect or increase attendance levels, school facilities, or other child care needs in the County. The County finds that the project's impact to schools is considered insignificant.

Parks or Other Recreational Facilities

According the Market and Financial Analysis of the Roddy Ranch Golf Course, prepared by Economic Research Associates (April 1998), the San Francisco Bay Area is one of the worst supplied regions in the country for public golf. The golf course will complement both the desires of the County General Plan to provide additional recreational opportunities to its residents, and the market need for a public course located in this area of the County. (Based on a market supply ratio for the primary market area which is a 25-minute drive). The County finds that the project's impact to parks is considered insignificant.

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Maintenance of Public Facilities

The County finds that the proposed project effect on the maintenance of public facilities is considered insignificant because the golf course does not exceed any level of service or require additional or alteration to governmental services currently provided, except for non-potable water infrastructure. Further discussion of this item, as well as electricity, natural gas, communications, solid waste, potable water, sewer, and storm drainage can be found in Utilities, Section 16.

16. UTILITIES

Power, and Communications Systems

Pacific Gas and Electric (PG&E), and Pacific Bell have existing facilities with adequate capacity near the site along Deer Valley Road and Empire Mine Road. Both companies are capable of providing service to the golf course and have provided "will serve" letters dated April 21, 1998 (PG&E) and April 23, 1998 (PacBell). The County finds that this project's impact to power and communication systems is insignificant.

Local or Regional Water Treatment and Distribution

Groundwater will be the source of domestic water for the golf course ancillary facilities. The water system will consist of a privately built well on a concrete slab with its associated pump, storage tank, and piping. A sustainable quantity of groundwater was originally found by the Hydrogeological Evaluation, prepared by Harding Lawson Associates (November 1984), and therefore, this impact is considered insignificant. Bottled water will also be available for drinking and no need is identified for further municipal water service or extensions.

Irrigation water will be provided by the East Contra Costa Irrigation District (ECCID) via a proposed lateral on Fairview Avenue and Balfour Road, from the main canal. See Exhibit 6. The golf course is within the area of water rights for ECCID and is proposed to be annexed into the Irrigation District. ECCID has indicated an available supply of untreated water to meet the irrigation needs of the golf course project. In addition to construction of the lateral extension to the golf course site, a pump station will be installed at the ECCID canal. The County finds that the impact of the non-potable waterline on cultural and biologic resources is considered less than significant.

Sanitary Sewer

On-site septic systems will be used for wastewater disposal. Design, construction, and maintenance of the system will be in accordance with the Contra Costa County Health Services. The County finds no significant impact to sanitary sewer systems.

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Storm Drain

The golf course project is within the Contra Costa Flood Control and Water Conservation District (CCCFC&WCD) Drainage Areas 104 and 105. Both drainage areas are within the Marsh Creek Drainage Basin.

The CCCFC&WCD considers golf courses to be open space for the purpose of calculating drainage impacts and does not collect drainage fees because the increase in runoff is considered insignificant. The golf course project will not be subject to fee collection requirements or downstream drainage improvements. The County finds that the golf course's impact on storm water drainage is considered insignificant. See discussion under Section 3.

Solid Waste Disposal

Contra Costa County (CCC) would be responsible for providing landfill space. CCC contracts with several private hauling companies to provide solid waste collection services to the developed portions of the County.

The project's landfill needs will be served by the CCC Keller Canyon landfill located in Pittsburg. At this time, the facility estimates it has capacity for the next 60-70 years. The project proposes to incorporate on-site composting for much of its golf course waste. This on-site program will complement the County's efforts towards the same by diverting yard wastes from landfills and composting to create fertilizers. The County finds that the project's impact on solid waste disposal systems is considered insignificant.

17. HUMAN HEALTH

Discussion of Evaluation

Operation of the golf course may involve the daily or periodic use of herbicides, insecticides, fungicides, fertilizers, and raw water. Posting of signs will deter users from direct contact with the water features. The storage and use of these chemicals creates a risk of exposure, but does not specifically create a health hazard. Further discussion of this item can be found in Risk of Upset, Section 10.

18. AESTHETICS

Discussion of Evaluation

The easterly edge of Roddy Ranch runs along Deer Valley Road, which has been designated as a

County rural recreational route. Both Deer Valley Road and Empire Mine Road are considered Scenic Routes by the County General Plan. The proposed golf course will be consistent in enhancing the scenic corridor by providing a major recreational amenity.

The golf course is approximately 230 acres. Of this area, approximately 124 acres is dedicated to the maintained golf playing area which is identified as three acres of putting greens, three acres of tees, and approximately 40 acres of fairway. Primary and secondary roughs will comprise approximately 78 acres. The remainder of the golf course, approximately 105 acres, will be left undisturbed or revegetated with natural grasses requiring little or no maintenance.

In order to maintain the scenic potential of the site, the project incorporates design features that maximize the use of the natural terrain and minimizes the earthwork required to create the golf course. The County's review of the grading plans confirms that grading is limited on the steeper portions of the site and landscaping will be designed to blend the project into the existing landscape. A coordinated landscape theme for the golf course and project entryway will be incorporated.

The proposed golf course will be consistent in maintaining the scenic corridor by including design features for this recreational amenity. The County finds that, based on construction and design considerations, the project's impact on aesthetics is considered insignificant.

20. CULTURAL RESOURCES

Discussion of Evaluation

The Cultural Resources Assessment Report for the Roddy Ranch Golf Course Project, prepared by William Self Associates (April 1998), was prepared to identify resources listed on or eligible for listing on either the National Register of Historic Places (36 FR 800) or the California Register of Historic Resources, and in compliance with applicable provisions of the California Environmental Quality Act Guidelines, Appendix K.

The record search conducted at the Northwest Information Center at Sonoma State University indicated that some of the Roddy Ranch lands adjoining the project area had been surveyed in 1984, resulting in recording of two historic archaeological sites (CA-CCO-496H and CCO-497H). Neither of the two sites, nor any of the previous survey was contained within the proposed golf course or access road areas.

The archaeological surveys of the Roddy Ranch, conducted as part of the golf course project, resulted in the relocation and reevaluation of the two previously recorded historic sites, and the discovery and recording of three new historic archaeological properties. All three sites are located outside the area of direct impact.

7/21/98

Site CA-CCO-496H is within 200 feet of the access driveway and proposed waterline. Artifacts from this site could extend into this area warranting observation during construction. Based on the Cultural Resources Assessment Report and the mitigation below, the County finds that the projects impact to Cultural Resources will be insignificant.

Mitigations

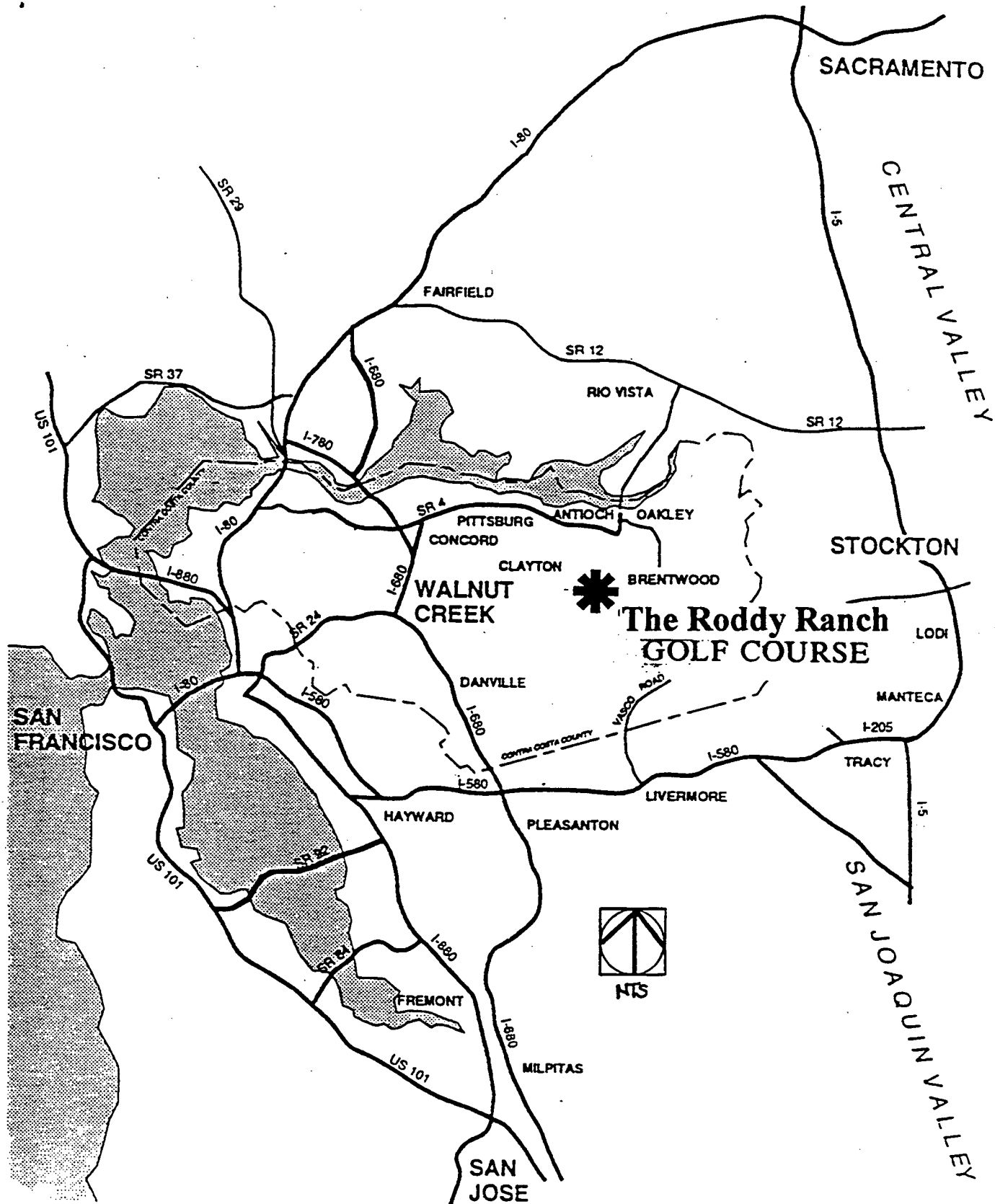
- 20a. All grading and trenching within 500 feet of Site CA-CCO-496H shall be monitored by a qualified archaeologist, or until such time during grading and trenching that the archaeologist determines that monitoring is no longer necessary.

TABLE A

PARCEL DATA

Parcel	APN	Area (acres)	Rezone	Use Permit	Parcel Map
"A" 79PM18	007-010-025	20	Yes		
	007-010-027	20	Yes		
"1" 296PM48	057-070-001	20	Yes	Portion	
"2" 296PM48	057-070-002	20	Yes	Portion	
"3" 296PM48	057-070-003	20	Yes		
"4" 296PM48	057-070-004	28	Yes		
"5" 296PM48	057-070-005	22	Yes		
"6" 296PM48	057-070-006	22	Yes		
"7" 296PM48	057-070-007	20	Yes		
"8" 296PM48	057-070-008	20	Yes		
"R" 296PM48	007-010-028	594	Yes	Portion	Yes
	007-010-029	138	Yes	Portion	Yes
	057-060-011	147	Yes	Portion	Yes
	057-060-012	325	Yes	Portion	Yes
	075-190-007	424	Yes		Yes
	078-050-005	320	Yes		Yes
TOTAL		2,161			

TABLE B		
BUILDING AND SITE AREA DATA		
	Approximate Dimensions (Feet)	Approximate Area (Square Feet)
Buildings		
Starter House / Snack Shack	24 x 60	1,500
Cart Storage	70 x 70	5,000
Maintenance Building	60 x 100	6,000
Total Building Area		12,500
Site Areas		
Maintenance Yard	140 x 240	27,000
Parking and Associated Landscape	330 x 350	115,000

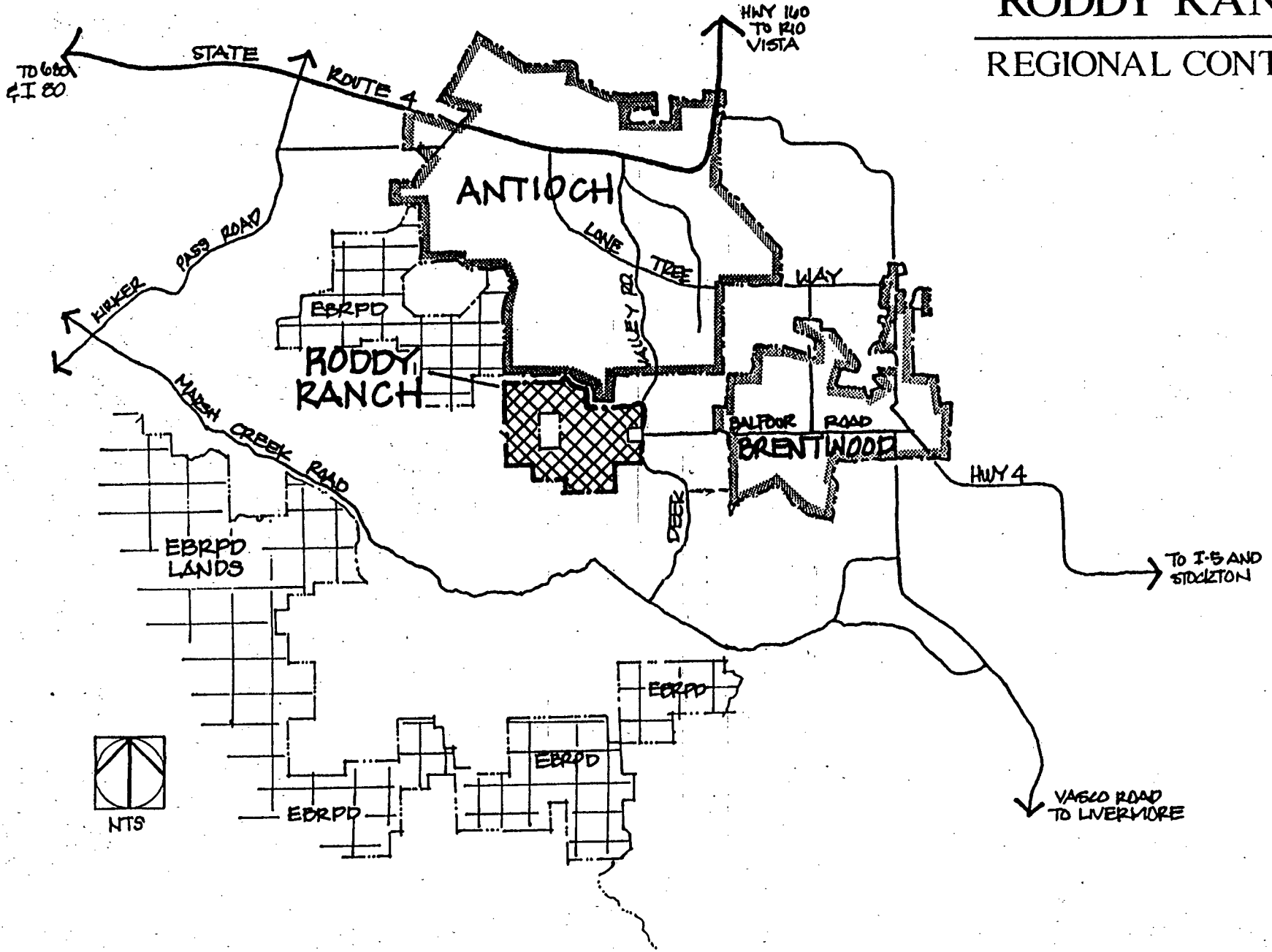


REGIONAL LOCATION

EXHIBIT 1

RODDY RANCH

REGIONAL CONTEXT

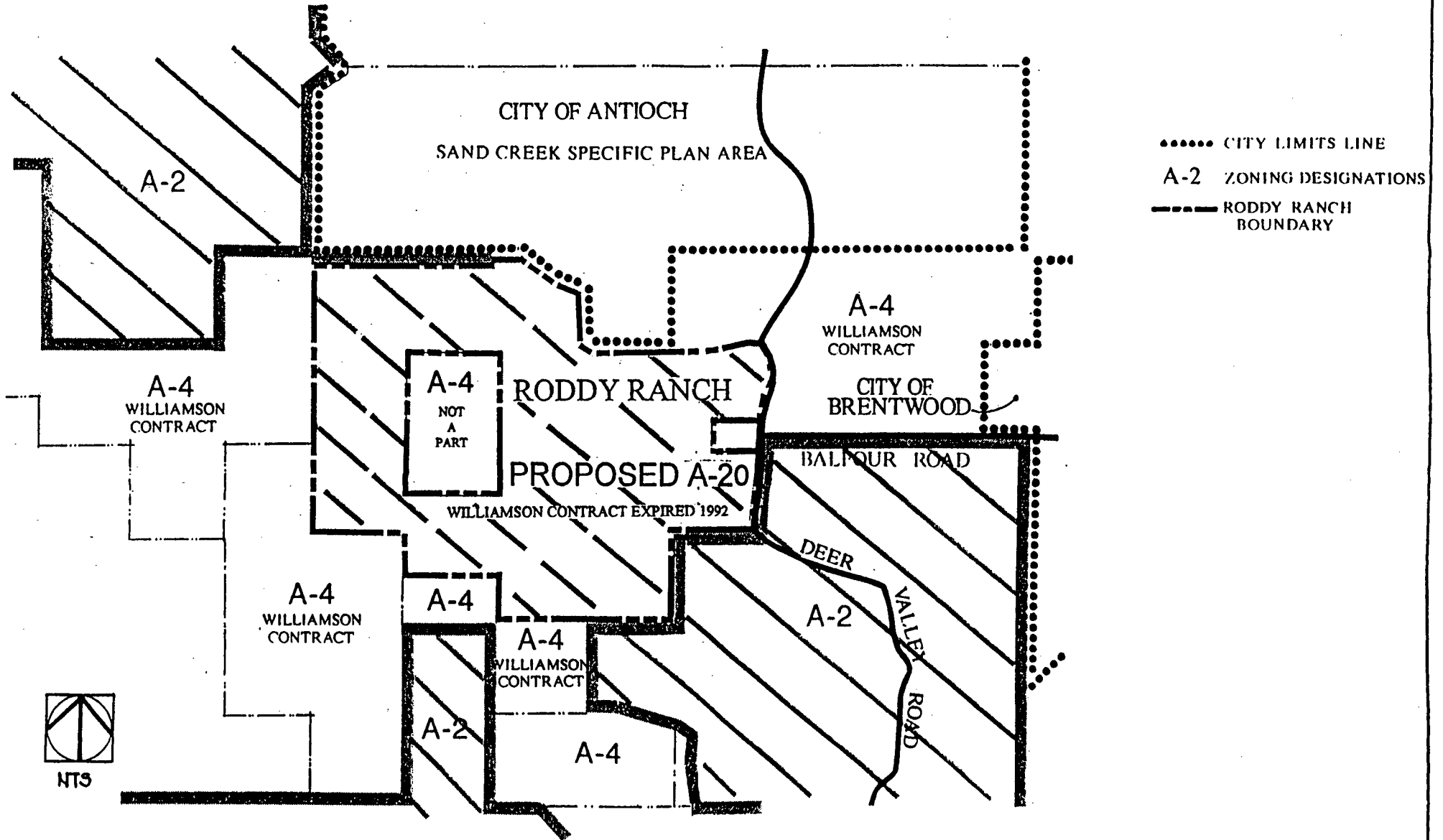


DATE: JULY 1998

EXHIBIT 2

RODDY RANCH

EXISTING ZONING

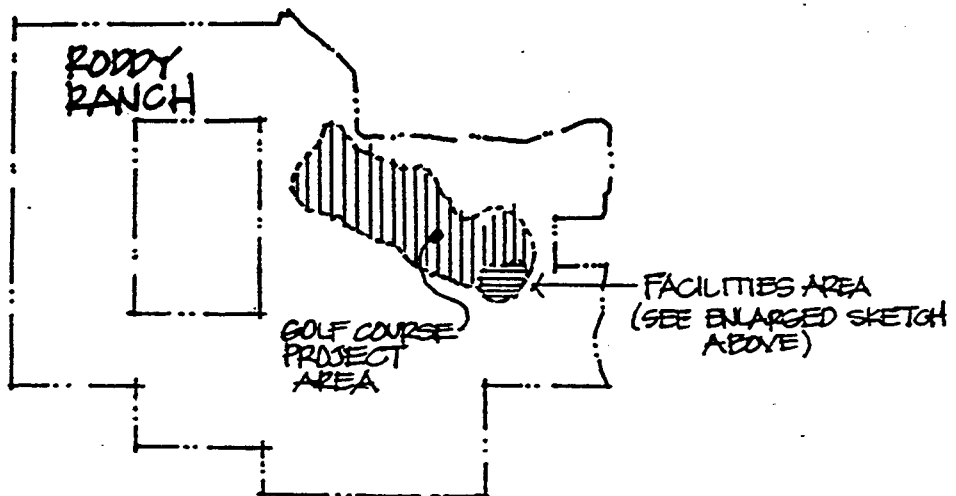
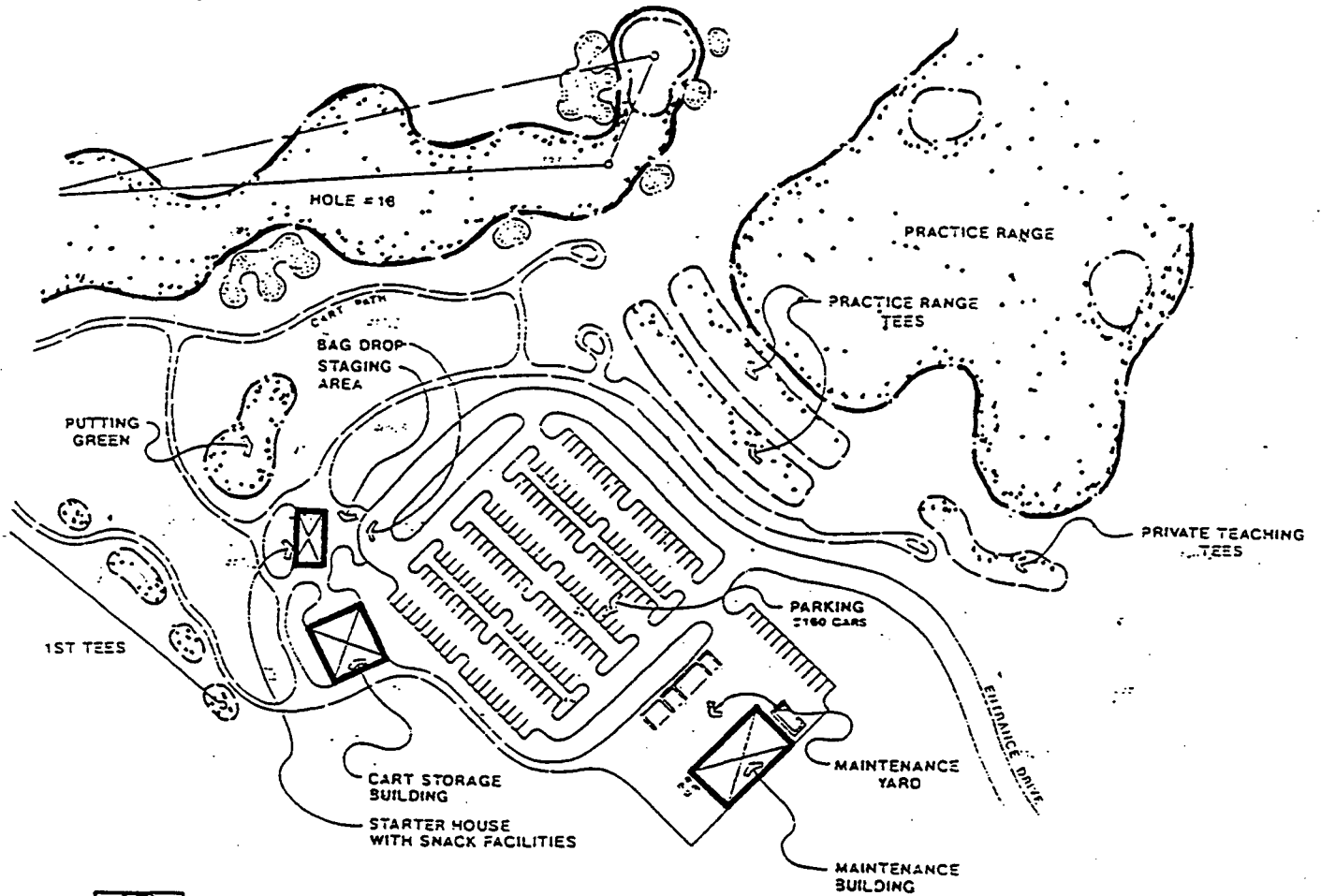


DATE: JULY 1998
#953.2

EXHIBIT 3

RODDY RANCH

FACILITIES PLAN

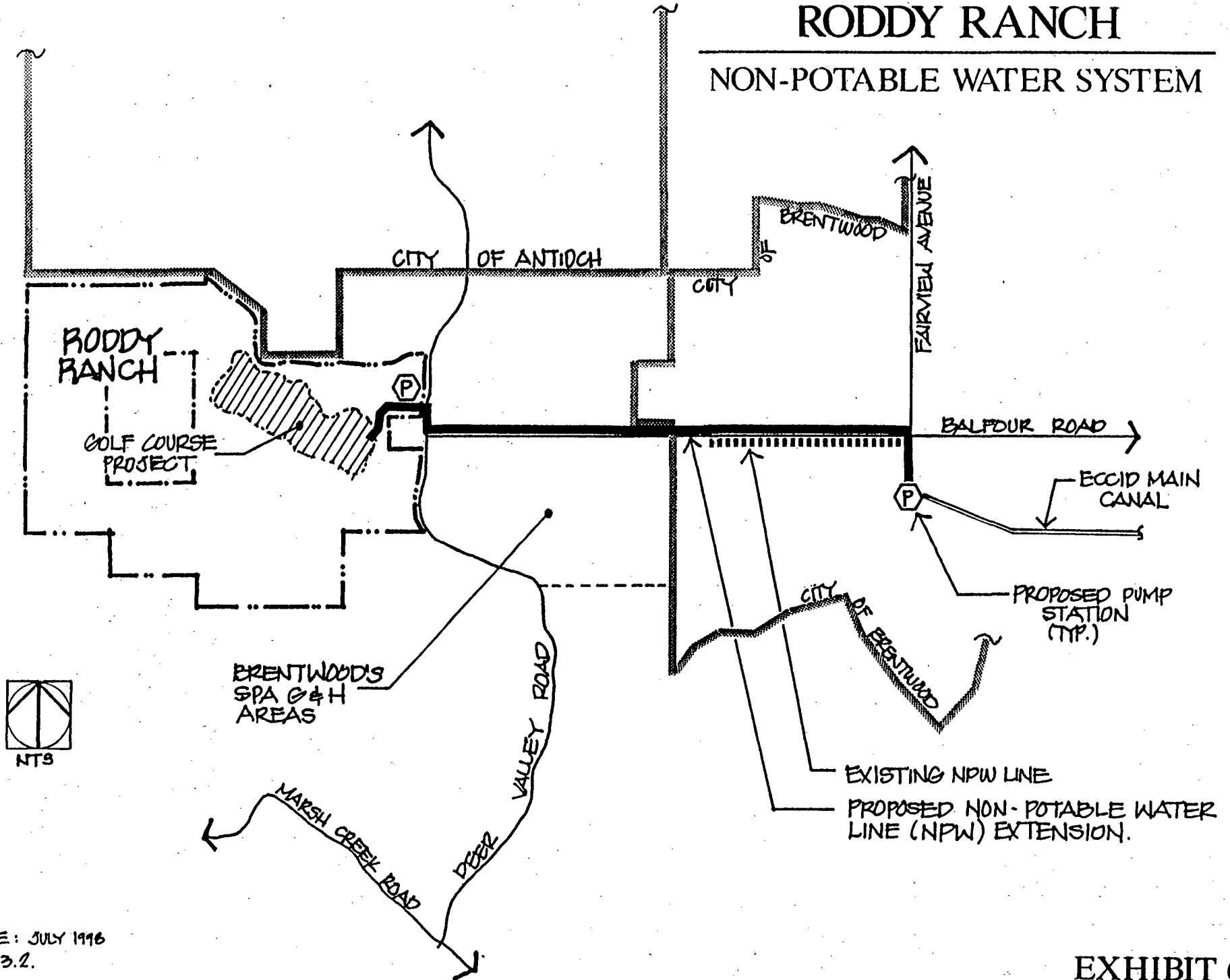


DATE: JULY 1978
953.2

EXHIBIT 5

RODDY RANCH

NON-POTABLE WATER SYSTEM



DATE: JULY 1996
#953.2.

EXHIBIT 6

RODDY RANCH

GRADING & SLOPES

EMPIRE MINE ROAD

GOLF COURSE ENVELOPE

ACCESS DRIVEWAY

DEER VALLEY ROAD

BALFOUR ROAD

NOT A PART



NTS

RODDY RANCH GOLF COURSE PROPOSED GRADING

GOLF COURSE AREA	520,000 cu.yds.
STARTER HOUSE, PARKING LOT, & MAINTENANCE AREA	70,000 cu.yds.
ACCESS DRIVEWAY	10,000 cu.yds.
<hr/>	
TOTAL CUT & FILL BALANCE FOR THE SITE:	600,000 cu.yds.

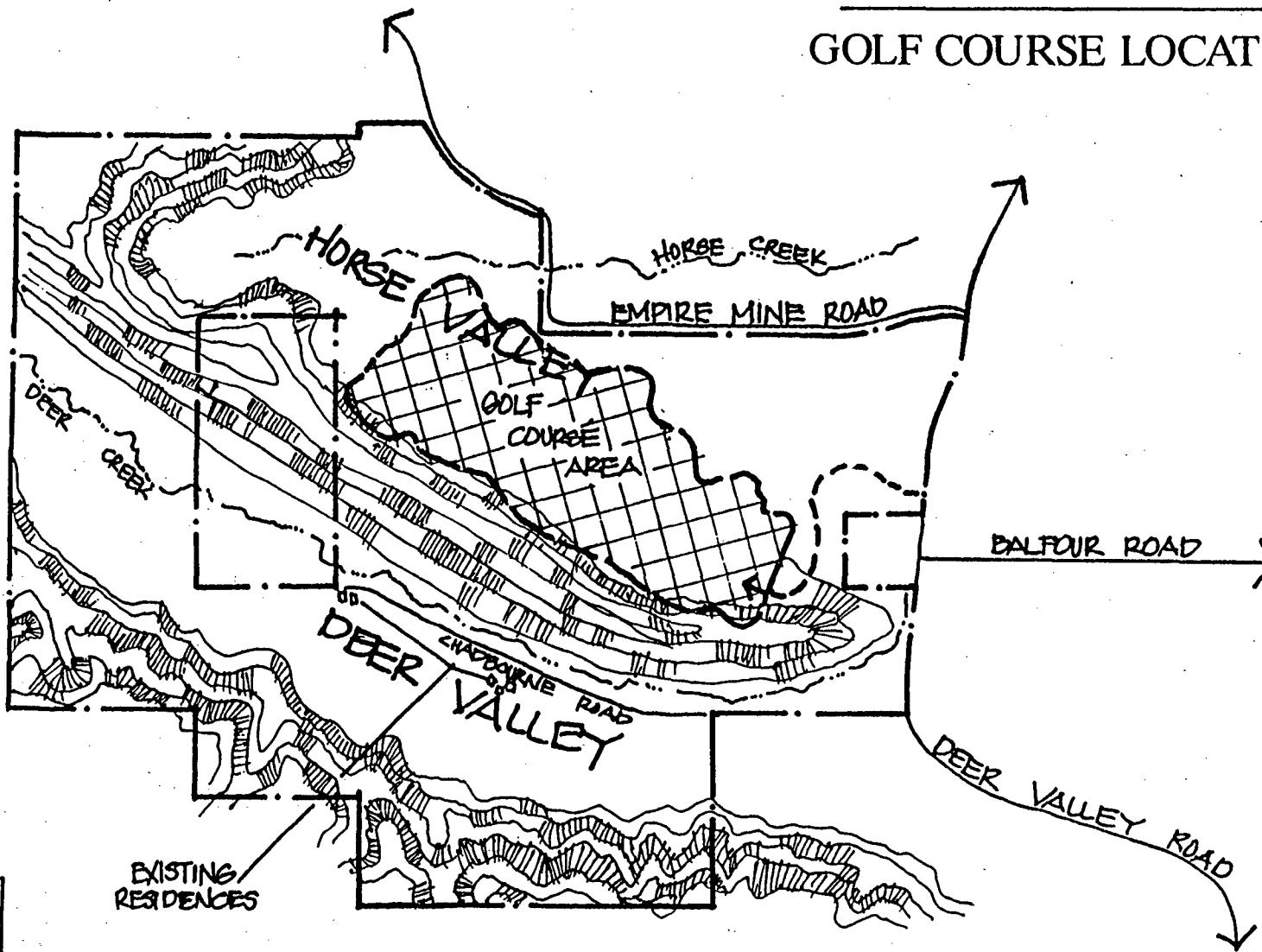
- NON-GRADED AREAS
- GRADED AREAS LESS THAN 26%
- GRADED AREAS GREATER THAN 26%

DATE: JULY 1998
988.2

EXHIBIT 7

RODDY RANCH

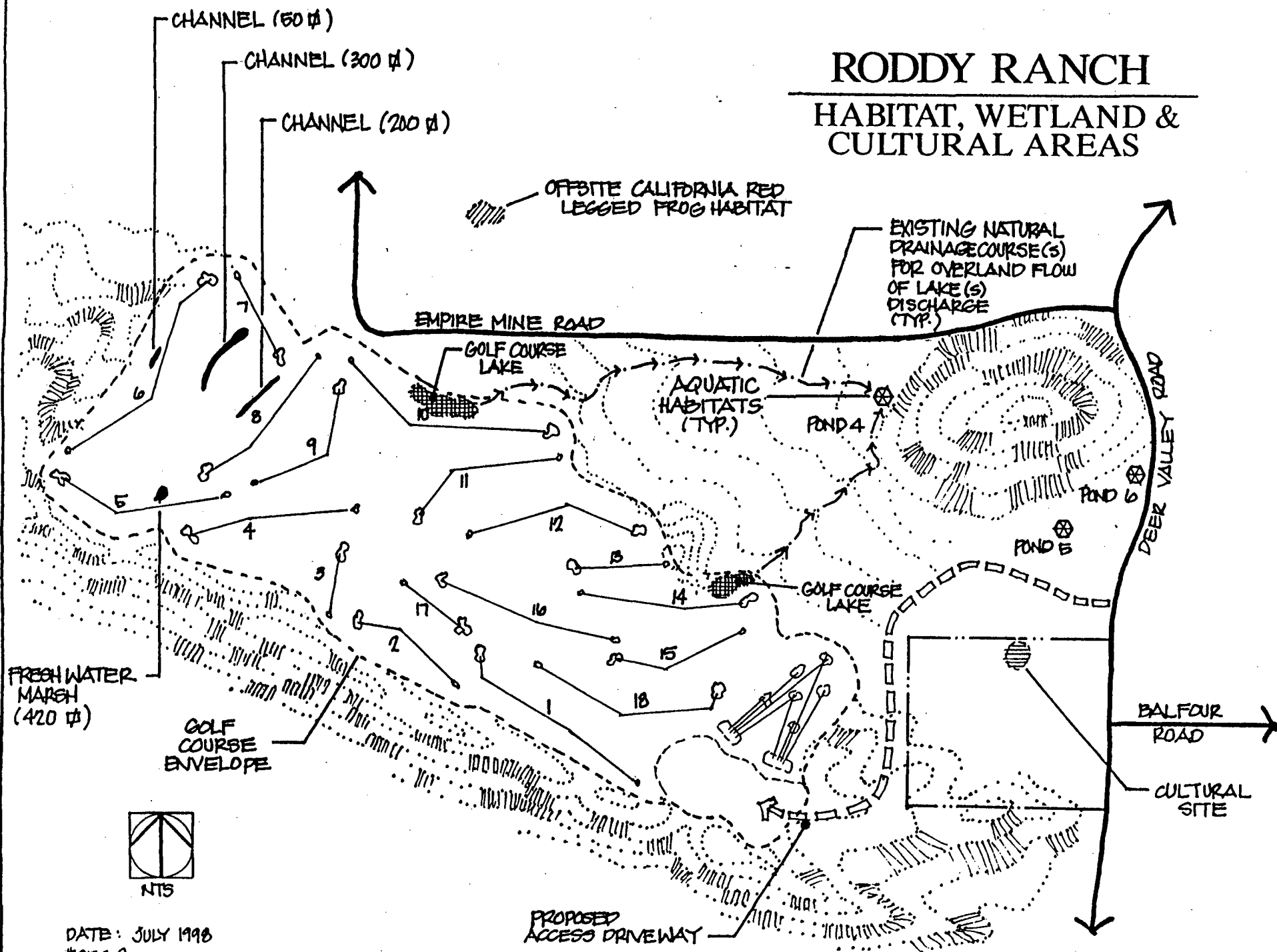
GOLF COURSE LOCATION



DATE: JULY 1998
#963.2

RODDY RANCH

HABITAT, WETLAND & CULTURAL AREAS



NTS

DATE: JULY 1998
#953.2

EXHIBIT 9

