MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 14, 2014	**Agenda Item No.: 1**
Project Description: Consider an Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11.	
Project Location: Valley Greens Drive, Carmel	**APN:** 157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, and 157-031-026-000
Planning File Number: PLN140126	**Owner:** Green Meadows Inc/Quail Lodge Inc **Agent:** Lombardo & Associates
Planning Area: Carmel Valley Master Plan	**Flagged and staked:** No
Zoning Designation: O-D-S-RAZ (Open Space with Design Control, Site Plan Review and Residential Allocation Zoning Overlays)	
CEQA Action: Mitigated Negative Declaration	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

1) Adopt a Mitigated Negative Declaration; and
2) Approve the Administrative Permit (PLN140126), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
3) Adopt a Mitigation Monitoring and Reporting Plan.

PROJECT OVERVIEW:

The project consists of an Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11. The project will require approximately 49,054 cubic yards of grading (26,671 cubic yards cut, 22,383 cubic yards fill). Approximately 4,287 cubic yards of cut will be exported to the nearest landfill. The renovation of the golf course will take approximately five months, with most of the grading to occur within the first 60 days.

Due to the potential impacts to biological resources, an Administrative Permit is required (Chapter 21.45, Site Review Overlay ('S') regulations, of the Monterey County Zoning Ordinance). Since the golf course includes water features, has been established for approximately 50 years, and is located near the Carmel River, special-status species may utilize the water features as habitat. Potential impacts to biological resources are, however, considered less-than-significant with the recommended mitigation measures. The recommended mitigation measures require monitoring by a qualified professional biologist, a pre-construction survey of the site and all water features, training of all personnel, and implementation of a Pond Management Plan after renovation activities have ceased (see **Condition No. 21, Exhibit C** for mitigation language).

Pursuant to Section 15064 of the CEQA Guidelines, a Mitigated Negative Declaration (MND) was prepared (**Exhibit G**) and circulated from June 24, 2014 to July 24, 2014 (State Clearinghouse #2014-061060). The MND identifies potential impacts to aesthetics, air quality, biological resources, greenhouse gas emissions, and hydrology/water quality. Eight comments were received regarding the MND. The comments do not, however, alter the conclusions in the Initial Study and Mitigated Negative Declaration.

Staff recommends that the Zoning Administrator adopt the Mitigated Negative Declaration, approve the Administrative Permit, and adopt a Mitigation Monitoring and Reporting Plan.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District
- California Coastal Commission
- Regional Water Quality Control Board, District 3

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Planning, RMA-Environmental Services, Water Resources Agency, and Monterey County Environmental Health Bureau have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) pursuant to the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 08-338). This application involves the potential to raise significant land use issues (aesthetics, biology, and neighborhood character). The LUAC recommended approval of the project subject to recommended changes involving the development of a habitat management plan and environmental analysis. A copy of the LUAC minutes is attached to the report (**Exhibit E**).

Note: The decision on this project is appealable to the Planning Commission.

Daniel Lister, Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
August 12, 2014

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Department of Fish and Wildlife (CDFW); John Ford, RMA Services Manager; Daniel Lister, Project Planner; Green Meadows Inc, Owner; Lombardo & Associates, Agent; The Open Monterey Project (Molly Erickson); Land Watch (Amy White); Interested Parties: Summer Emmons, Jason Retterer, Trinh Retterer, Larry Silver, Bruce Suezaki, Gillian Taylor; Planning File PLN140126

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: • Conditions of Approval and Mitigation Monitoring and Reporting Program • Site Plan
	Exhibit D	Vicinity Map
	Exhibit E	Carmel Valley Land Use Advisory Committee Minutes
	Exhibit F	Mitigated Negative Declaration with Technical Reports
	Exhibit G	Comments on Mitigated Negative Declaration

This report was reviewed by John H. Ford, RMA-Services Manager.

EXHIBIT A
PROJECT INFORMATION FOR PLN140126

Project Title:	Green Meadows Inc.	**Primary APN:**	157-031-001
Location:	Valley Greens Drive, Carmel Valley	**Coastal Zone:**	No
Applicable Plan:	Carmel Valley Master Plan	**Zoning:**	O-D-S-RAZ
Permit Type:	Administrative Permit	**Plan Designation:**	Open Space
Environmental Status:	Mitigated Neg. Dec.	**Final Action Deadline:**	9/30/2014
Advisory Committee:	Carmel Valley LUAC		

Project Site Data:

Lot Size:	143.3ac	**Grading (cubic yards):**	49,054
Proposed Structures:	None		

Resource Zones and Reports:

Environmentally Sensitive Habitat:	Yes
Erosion Hazard Zone:	Low
Geologic Hazard Zone:	II
Archaeological Sensitivity Zone:	High
Fire Hazard Zone:	Low

Other Information:

Water Source:	Riparian Rights/ Cal-AM	**Fire District:**	Monterey County Regional
Sewage Disposal:	Septic	**Tree Removal (Count/Type):**	None

EXHIBIT B
PROJECT DISCUSSION

The project consists of the renovation to the Quail Lodge Golf Course; located along Valley Greens Drive in Carmel Valley. The renovation includes:

a. The removal and/or alteration to eight water features (ponds) on the golf course. Three water features, located near Holes #15, #16 and #17, will be removed and will either become landscaped features or part of the cart path area. Five water features, located near Holes #5, #14, #15, and #18, will be reconstructed with new liners, edge treatment and aeration. The reconstruction includes the size reduction of three ponds near Holes #14, #15, and #18. Overall, the water features will be reduced from approximately 4.88 acres to 2.69 acres. The grading amount required for the alteration of the water features will be approximately 11,009 cubic yards of cut, and 13,346 cubic yards of fill.
b. A swale contour will be added through Holes #1, #2, and #3. The grading amount required for the swale design will be approximately 15,056 cubic yards of cut, and 3,822 cubic yards of fill.
c. Hole #10 will be shortened and Hole #11 will be lengthened. The grading amount required for the modification to Holes #10 and #11 will be approximately 603 cubic yards of cut, and 1,637 cubic yards of fill. Approximately 16.38 acres of existing turf will be replaced with drought-tolerant native landscaping.
d. Bunkers and tees will be removed, rebuilt or constructed through the entire golf course (Hole #1 thru #18). 22 existing bunkers will be removed, 40 existing bunkers will be rebuilt, and 25 new bunkers will be made. The total square footage of bunkers is to remain relatively the same. The bunker renovation will require approximately 1,500 tons of imported sand.
e. The cart path areas will be improved. Relocation of the cart path will occur near Holes #2, #3, #5, #8, #12, #15, #16, and #17.
f. A new and efficient irrigation system will be installed after all grading operations are complete.

The project requires approximately 49,054 cubic yards of grading (26,671 cubic yards cut, 22,383 cubic yards fill). Approximately 4,287 cubic yards of cut will be exported to the nearest landfill. The renovation of the golf course will take approximately five months, with most of the grading to occur within the first 60 days.

The project is located within a Site Plan Review ("S") Zoning Overlay District, which requires an Administrative Permit, a discretionary entitlement, in areas where natural resources may be disturbed by development (Chapter 21.45 of the Monterey County Zoning Ordinance). The project was originally submitted as a Design Approval (PLN130837), which is the appropriate process from minor projects within a "S" District. However, due to the proposed renovation being located in an area rich in natural resources (visual, biological, floodplain), an Administrative Permit was determined to be required.

Project Issues

The main issue of the project is the removal of the water features. The renovation to the water features will reduce the water used to fill each feature. Eight of the 10 are approximately 50 years in age and require significant repair. The project proposed the removal of three water features and the alteration and repair of five of the water features. Early in the process, staff received correspondence from neighbors and interested parties that did not want the water features to be removed because they are considered visually pleasing and provide habitat to

animals and birds. Correspondence also expressed concerns that the water features were being pumped dry prior to the approval of the project. Upon review, the majority of the water features were naturally drying up due to repairs required to the water features. Because the project involved the potential to raise significant land use issues (aesthetics, biology, and neighborhood character), the project was referred to and reviewed by the Carmel Valley Land Use Advisory Committee (LUAC). The LUAC recommended approval of the project subject to an environmental document being prepared and the development and implementation of a habitat management plan for the water features.

The Carmel River, which bisects the golf course, is known to provide habitat to California Tiger Salamander, California Red-Legged Frogs, and Western Pond Turtles, which are identified as rare and endangered species by the California Department of Fish and Wildlife, as well as migratory birds. Because the water features are located near the Carmel River and have been established on the golf course for approximately 50 years, special-status species may potentially utilize the water features as habitat. Therefore, the renovation of the golf course has the potential to impact biological resources. An initial biological assessment, dated November 18, 2013, acknowledges the golf course's proximity to mapped areas where species-status species may frequent, but also states that due to the lack of vegetation around the features, the active management of the golf course, and to the abundance of predators in the water features, such as bullfrogs and mosquito fish, it is unlikely that special-status species utilize the ponds; and therefore, alteration and removal of the water feature would not impact biological resources. Correspondence was received from the California Department of Fish & Wildlife (CDFW) disagreeing with the assessment. CDFW required an aquatic survey, or that the biologist prepares an assessment recognizing the potential impact to biological resources and recommend mitigation measures to minimize potential impacts (See **Exhibit F** for biological assessment and comment from CDFW). Additional biological assessments were submitted on February 13, 2014, March 3, 2014, and June 17, 2014 that provide mitigation measures to minimize impacts of the renovation project on biological resources.

Environmental Review

Pursuant to Section 15064 of the CEQA Guidelines, a Mitigated Negative Declaration (MND) was prepared and circulated from June 24, 2014 to July 24, 2014 (**Exhibit F**). The MND identifies potential impacts to aesthetics, air quality, biological resources, greenhouse gas emissions, and hydrology/water quality. Potential impacts to aesthetics, air quality, greenhouse gas emissions, and hydrology would temporarily occur during renovation activities, and therefore are considered less-than-significant. Potential impacts to biological resources are considered less-than-significant with mitigation measures. The mitigation measures require monitoring by a qualified professional biologist. The monitoring includes a pre-construction survey of the site and all water features, training of all personnel, and implementation of a Pond Management Plan after renovation activities have ceased (see **Condition No. 21, Exhibit C** for mitigation language). Eight comments were received regarding the MND (**Exhibit G**). The comments do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.

The comments received are summarized, as follows:

- Three letters were received from neighbors recommending the approval of the project.
- A letter from the State Clearinghouse was received stating that no comments were received from State agencies (CDFW).
- One letter received from the Environmental Health Bureau requests that Section II of the MND, Description of project and Environmental Setting, identify that there are septic system leach field easements on Fairways no. 3, 7, 12, and 14, and that no buildings or

subsurface improvements, such as sand traps, can be placed within the easements. The addition of the sentence provided by Environmental Health Bureau is informational and does not alter the analysis or conclusion of the MND, so does not require recirculation of the document (Section 15162 of the CEQA Guidelines).

- One letter received from the Water Resources Agency requests minor language additions regarding the Carmel River floodplain to Section II (Description of project and Environmental Setting) and Section IV.9 (Hydrology/Water Quality) of the MND. The addition information does not alter the analysis or conclusion of the MND, so does not require recirculation of the document (Section 15162 of the CEQA Guidelines).
- Two comments were received expressing concerns regarding the renovation of the golf course. The concerns and staff's response are as follows:
    - Potential traffic impacts related to the renovation work.
        - Upon review of the project with RMA – Public Works, it was determined that during renovation activities the use of the golf course will be limited, if not temporarily closed; and therefore the vehicle trips required for the renovation of the golf course would balance the reduced traffic generated by the use of the golf course. Therefore, with conditions of approval, traffic generated by the temporary renovation of the golf course was considered not to be an impact.
    - Requirement of a bird-nesting survey.
        - As part of the recommended mitigation measures, a pre-construction survey will be required before renovation activities can commence. The pre-construction survey includes a bird-nesting survey (see **Condition No. 21, Exhibit C** for mitigation language).
    - Mosquito fish abatement.
        - The submitted pond management plan (see Attachment No. 8 of the Mitigated Negative Declaration, **Exhibit F**) does not recommend the full removal of the mosquito fish, because they are necessary for mosquito control. The plan recommends management of the water features so mosquito fish do not over-populate the water features. The method proposed is a periodic (every five years) drying of the water features to eradicate the over-population of predator species; and therefore, making the water features a suitable habitat for identified special-status species within the vicinity.
    - US Fish & Wildlife Service/CDFW comments related to a "take" permit.
        - Early in the process, correspondence was received expressing concerns that the water features were being pumped dry prior to the approval of the project. Upon conversation with the CDFW, the pumping of the water features may be a violation and would potentially require a "take" permit from CDFW. If the water features are drying out naturally due to drought and/or the water features incapability to retain water due to needed repairs, then there is not a violation and a "take" permit is not required. The biological assessment, dated February 13, 2014, states that the water features on Holes No. 5, 15, and 18 were partially filled for the annual Concours d' Elegance auto event in August 2013. Between August and February, two of the three water features filled were almost completely dry and one only 40% full of water. Upon review, the majority of the water features were naturally drying up due to drought and repairs required to the water features. The MND was sent to U.S. Fish and Wildlife Services and CDFW. No comments were received.

Recommendation

Staff recommends that the Zoning Administrator adopt the Mitigated Negative Declaration, approve the Administrative Permit, and adopt a Mitigation Monitoring and Reporting Plan.

EXHIBIT C
DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
GREEN MEADOWS INC (PLN140126)
RESOLUTION NO. _____
Resolution by the Monterey County Hearing Body:

1) Adopting a Mitigated Negative Declaration; and
2) Approving the Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11; and
3) Adopting a Mitigation Monitoring and Reporting Plan

[PLN140126, Green Meadows Inc, Valley Greens Drive, Carmel , Carmel Valley Master Plan (APN: 157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, AND 157-031-026-000)]

The Administrative Permit application (PLN140126) came on for public hearing before the Monterey County Zoning Administrator on August 14, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140126.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed and found consistent with the text, policies, and regulations in:
   - the 2010 Monterey County General Plan;
   - Carmel Valley Master Plan;
   - Monterey County Zoning Ordinance (Title 21);

b) The property is located on Valley Greens Drive, Carmel Valley (Assessor's Parcel Number 157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, and 157-031-026-000), Carmel Valley Master Plan. The parcel is zoned O-D-S-RAZ (Open Space with Design Control, Site Plan Review and Residential Allocation Zoning Overlays), which allows golf course subject to a Use Permit. A previously approved Use Permit was issued to allow the establishment of the golf course in 1962 (Planning Permit 9-2322); therefore, a Use Permit is not required to be granted for this project and the project is an allowed land use for this site.

c) The subject properties are in a "S" (Site Plan Review) zoning overlay, which requires that no construction of structures and/or additions be allowed without approval of the appropriate authority and issuance of an Administrative Permit (MCC Sections 21.45.040 A and C); therefore an Administrative Permit request has been submitted.

d) The subject properties include a "D" (Design Control) zoning overlay, which requires that a Design Approval application be submitted and approved prior to issuance of building permit for the construction of any structures in the "D" district (MCC Section 21.44.030); therefore a Design Approval application has been submitted.

e) A portion of the golf course is visible from Carmel Valley Road, which is identified as a "key-viewing area in the Carmel Valley Master Plan (Policy CV-3.3). Development visible from Carmel Valley Road is prohibited from blocking views of the viewshed, hillside, or river. The golf course renovation does not propose development of structures or landform modifications that would visually impact the viewshed, hillside, or river from Carmel Valley Road. Therefore, the project is consistent with the aesthetic policies of the Carmel Valley Master Plan.

f) The Carmel River, which bisects the golf course, is known to provide habitat to California Tiger Salamander, California Red-Legged Frogs, and Western Pond Turtles, as well as migratory birds, which are identified as rare and endangered species by the California Department of Fish and Wildlife. The Carmel Valley Master Plan requires that areas of biological significance be preserved as open space (Policy CV-3.7). The golf-course is already designated as open space. The renovation of the golf course will not change the zoning designation or change the habitat values of the property. Policy CV-3.8 requires the project to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the river. The project proposes renovation to the existing golf-course, and does not propose any development outside the existing golf course. Therefore, riparian vegetation and visual aspects of the river

will not change. Consistent with Chapter 21.66.020 of the Monterey County Zoning Ordinance, a biological assessment was prepared (see Finding No. 3, Evidence b for report information), analyzed through a Mitigated Negative Declaration and recommended mitigation measure are applied to this project which will minimize impacts to biological resources (see Findings No. 6 for CEQA information). Therefore, the project is consistent with County regulations and policies regarding biological resources.

g) The Carmel River bisects the golf course which places most of the golf course and proposed renovation within the Carmel Valley floodplain. Pursuant to Chapter 21.64.130 of the Zoning Ordinance, development within the floodway is prohibited, and major development in the floodplain fringe requires a Use Permit. Upon review by the Water Resources Agency, the proposed renovation of the existing golf course will not significantly alter existing golf course in a way that will affect the floodplain. Therefore, the renovation is considered minor, and a Use Permit is not required. (Section 21.64.130.G, Zoning Ordinance).

h) The project is located in an area considered "high sensitivity" for archaeological resources. Chapter 21.66.050 of the Zoning Ordinance requires an archaeological report for development within high sensitivity areas. The golf course, established since 1962, was graded into its current configuration. Based on the golf course being previously graded, as well as previous archaeological reports conducted in the area, an Archaeological Waiver was granted for the project consistent with Section 21.66.050.C.5 of the Zoning Ordinance. Therefore, the project is consistent with regulations regarding archaeological resources.

i) The project was referred to and reviewed by the Carmel Valley Land Use Advisory Committee (LUAC), pursuant to the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. This application warranted referral to the LUAC because the project involved the potential to raise significant land use issues (aesthetics, biology, and neighborhood character). The LUAC recommended approval of the project with recommended changes to the project involving the development of a habitat management plan and requested information relative to environmental impacts.

j) The project planner conducted a site inspection on November 14, 2013 to verify that the project on the subject parcel conforms to the plans listed above.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140126.

3. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the

site is unsuitable for the proposed development. Conditions recommended have been incorporated.

b) The following were reports were prepared regarding Biological Resources and Hydrology:
   - "Quail Lodge and Golf Course: Golf Course Master Plan PLN130837 (Updated Biological Assessments)", Regan Biological and Horticultural Consulting, Carmel Valley, dated March 3, 2014;
   - "PLN130837 Quail Lodge (Response to Biological Concerns)", Regan Biological and Horticultural Consulting, Carmel Valley, dated February 13, 2014;
   - "Quail Lodge and Golf Course: Golf Course Master Plan (Biological Assessment)", Regan Biological and Horticultural Consulting, Carmel Valley, CA, dated November 18, 2013:
   - Storm Water Pollution Prevention Plan (Draft)" Monterey Bay Engineers, Inc., Seaside, CA, dated February 2014.
   - "Management Plan for Ponds at the Quail Lodge Golf Course" Regan Biological and Horticultural Consulting, Carmel Valley, CA, received on June 17, 2014;

   The above-mentioned reports indicate that there are no physical or environmental constraints that would make that the site is unsuitable for the use proposed.

c) See preceding and following findings and evidence.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by the RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, , RMA-Environmental Services, Monterey County Environmental Health Bureau, and Water Resources Agency. None of these agencies found inconsistencies with State or County policies. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Public facilities are not required for the proposed pond improvements and the existing golf course already provides the required public facilities required for personal use.

c) See preceding and following findings and evidence..

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) There are no known violations on the subject parcel.

6. **FINDING:** **CEQA (Mitigated Negative Declaration) -** On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN140126).

c) The Initial Study identified several potentially significant effects, but the applicant has agreed to standard conditions of approval and proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, are designed to ensure compliance during project implementation, and are hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.

e) The Draft Mitigated Negative Declaration ("MND") for PLN140126 was prepared in accordance with CEQA and circulated for public review from June 24, 2014 through July 24, 2014 (SCH#: 2014061060).

f) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, air quality, biological resources, greenhouse gas emissions, and hydrology/water quality. Potential impacts to aesthetics, air quality, greenhouse gas emissions, and hydrology would temporarily occur during renovation activities. The project includes Construction Management Plan, Stormwater Pollution Prevention Plan, and standard to conditions that minimize impacts to a level less-than-significant.

g) BIOLOGY - The Carmel River, which bisects the golf course, is known to provide habitat to California Tiger Salamander, California Red-Legged Frogs, and Western Pond Turtles, as well as migratory birds, which are identified as rare and endangered species by the California Department of Fish and Wildlife. Because the water features are located near Carmel River and have been established on the golf course for approximately 50 years, special-status species may utilize the water features as habitat. Therefore, the renovation of the golf course has the potential to impact biological resources. A mitigation measure is applied that requires monitoring by a qualified professional biologist. The monitoring includes a pre-construction survey of the site and all water features, training of all personnel, and implementation of a Pond

Management Plan after renovation activities have ceased (see **Condition No. 21** for mitigation language). With recommended mitigation measures, impacts to biological resources will be less-than significant.

h) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN140126) and are hereby incorporated herein by reference.

i) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources. The site supports Western Pond Turtle (WPT), California Red-Legged Frog (CRLF), and California Tiger Salamander (CTS). For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Wildlife for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

j) The County has considered the comments received during the public review period and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.

k) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Section 21.80.040.B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Adopt a Mitigated Negative Declaration; and
2. Approve the Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11, in

general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

3. Adopt the attached Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 14th day of August, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140126

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN140126) allows renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11. The properties are located along Valley Greens Drive, Carmel (Assessor's Parcel Numbers 157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, and 157-031-026-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Numbers 157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, & 157-031-026-000 on August 14, 2014. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct standard temporary driveway connection to Valley Greens Drive.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.

9. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall submit a WDID# certifiying the project is covered under the California Construction General Permit. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a WDID# certifiying the project is covered under the California Construction General Permit.

10. EROSION CONTROL PLAN

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan that addresses the requirements of Monterey County Code Chapter 16.08. The plan shall identify the proposed methods to control runoff and erosion, and the location and details for all selected erosion control measures shall be included. The Erosion Control Plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

11. GEOTECHNICAL CERTIFICATION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall provide RMA-Environmental Services certification from a licensed Geotechnical Engineer that all development has been constructed in accordance with recommendations included in the Geotechnical Engineering Report prepared for the project. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide a letter from a licensed Geotechnical Engineer, to RMA-Environmental Services for review and approval.

12. GEOTECHNICAL REPORT

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall submit a Geotechnical Report, for the project, prepared by a licenced Geotechnical Engineer. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Geotechnical Report to RMA-Environmental Services for review and approval.

13. GRADING PLAN

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations included in a Geotechnical Engineering Report that was prepared for the project. The Grading Plan shall be stamped by a California licensed Geotechnical Engineer. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

14. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

15. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

16. INSPECTION-PRIOR TO LAND DISTURBANCE (DURING THE RAINY SEASON)

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading, erosion control & stormwater regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance during the rainy season (October 15 – April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.

17. WRSP1 - ZONE AE / FLOODWAY GRADING REQUIREMENTS

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall submit grading plans, with supporting hydraulic calculations, prepared by a registered civil engineer, proving the proposed grading activity will not result in any increase in flood levels during the occurrence of the base flood discharge. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit grading plans and supporting calculations, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.

18. WRSP2 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer that the grading activity was completed in accordance with the approved grading plans. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer.

19. EHSP01 – ESTABLISH ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Quail Lodge Resort and Golf Club is located on Assessor's Parcel No. (APN) 157-031-014-000 owned by Green Meadows, Inc. The existing onsite wastewater treatment system (OWTS) (Environmental Health [EHB] OWTS Permit No. A-6430) that serves Quail Lodge Resort and Golf Club is located on an adjacent parcel, APN 157-032-023-000 owned by Quail Lodge, Inc. An Easement and Deed Restriction shall be established to provide Quail Lodge Resort and Golf Club with permanent access to and rights for continued use of the existing OWTS located on APN 157-032-023-000 owned by Quail Lodge, Inc.

Compliance or Monitoring Action to be Performed: The Property Owner(s) of Record (Owner) of Assessor's Parcel No. 157-032-023-000 shall submit an Easement and Deed Restriction to provide Quail Lodge Resort & Golf Club (APN 157-031-014-000) with permanent access to and rights for continued use of the existing OWTS located on APN 157-032-023-000. Said Easement and Deed Restriction shall be recorded on APN 157-032-023-000 owned by Quail Lodge, Inc and shall be dedicated to APN 157-031-014-000 owned by
Green Meadows, Inc. and shall be submitted for review and approval by EHB and the Office of the County Counsel.

The County approved Easement and Deed Restriction shall be recorded with the Monterey County Recorder's Office prior to issuance of grading and/or construction permits, whichever occurs first. Proof of recordation shall be provided to EHB and to the Resource Management Agency (RMA) Planning Department.

20. EHSP02 – DEED RESTRICTION: ONSITE WASTEWATER TREATMENT SYSTEM ENVELOPES (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Fairway #3, Fairway #7 and Fairway #14 each accommodate onsite wastewater treatment system(s) that serve structures on adjacent parcels. A Deed Restriction shall be recorded for APN 157-031-011-000 (Fairway #3) owned by Green Meadows, Inc., APN 157-031-002-000 (Fairway #7) owned by Green Meadows, Inc., and APN 157-031-023-000 (Fairway #14) owned by Quail Lodge, Inc., to indicate that any OWTS (septic) envelope located on the referenced parcels shall be restricted to prevent the construction of any structure or subsurface improvement greater than 12" below ground surface, i.e. sand trap, water feature, etc., within the existing OWTS (septic) system easement.

Compliance or Monitoring Action to be Performed: The Property Owner(s) of Record (Owners) for APN 157-031-011-000 (Fairway #3) owned by Green Meadows, Inc., APN 157-031-002-000 (Fairway #7) owned by Green Meadows, Inc., and APN 157-031-023-000 (Fairway #14) owned by Quail Lodge, Inc. shall contact EHB for the specific language for said Deed Restriction. Owners shall then submit the required Deed Restriction for review and approval by EHB and the Office of the County Counsel.

The County approved Deed Restriction shall be recorded with the Monterey County Recorder's Office prior to issuance of grading and/or construction permits, whichever occurs first. Proof of recordation shall be provided to EHB and to the RMA - Planning Department.

21. MMRP001 - MITIGATION MEASURE: BIOLOGICAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: As recommended by the biological assessment prepared by Regan Biology and Horticultural Consulting on March 1, 2014, the following measure shall be implemented during construction activities:

a) A qualified professional biological consultant shall be hired to monitor all renovation activities on-site. The biologist shall ensure all measures are implemented. Upon completion of renovation work, a survey shall
be complete by the biologist, to identify post-renovation conditions and to ensure all measures were met. The following measure shall be implemented by the hired biologist:

i. All grading work (tee boxes, swales, hole lengthening, and pathways) shall occur outside of breeding an nesting season, between August 15 and November 15, to reduce potential impacts to migratory birds and special-status species.

ii. Water feature work (grading and improvements) shall not occur until they naturally dry down, or outside breeding and bird-nesting season (between August 15 and November 15). If water remains standing in any pond after August 15, no work shall begin until water features completely dry down, and after they have been inspected and found that the water features are free of any wildlife creature by the hired biologist.

iii. Out of abundance of caution, renovation work to each water features shall be preceded by a survey of the water feature and nearby surrounds before commencing work on that particular water feature. If any special-status species is encountered, the biologist shall contact the USFWS, and CDFW, and the project shall be halted until the USFWS and CDFW provides guidance on how to proceed. If other wildlife species are encountered, they may be moved from the construction area to the riparian zone along the Carmel River by on-site biologist, in possession of a valid scientific collecting permit. Non-native wildlife, such as American bullfrogs or Red-eared slider turtles, may be removed from the site or dispatched as appropriate.

iv. Special-status species recognition training shall be conducted for all on-site construction personnel prior to the commencement of renovation activities. Training components shall include training on appropriate avoidance methods including species identification, daily preconstruction surveys, and protocol for contracting biologist and USFWS in the event of a sighting. Handouts shall be prepared and provided to all construction personnel including color photographs for species identification, protocols and contact phone numbers.

b. The Pond Management Plan, prepared by Regan Biology and Horticultural Consulting, provides recommendations for pond management and annual biological monitoring in perpetuity. On an on-going basis, the Plan shall be applied to the management of the water features.

(RMA-Planning)

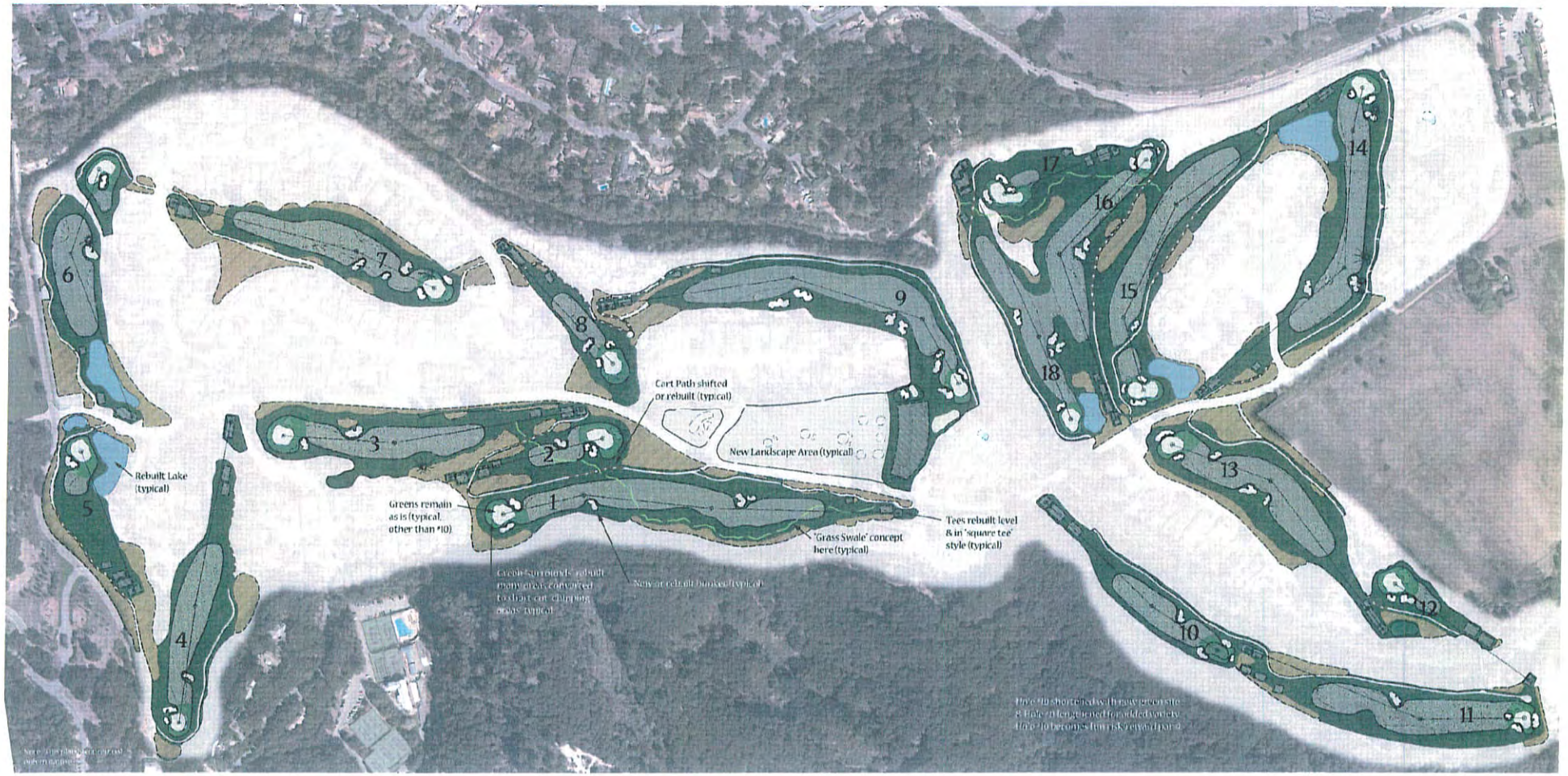
Compliance or Monitoring Action to be Performed:

a) Prior to the issuance of a grading permit, the Owner/Applicant must submit to RMA - Planning an monitoring agreement between the property owner and a qualified professional biologist.

b) Prior to the commencement of grading activities, the Owner/Applicant shall submit a pre-construction survey, prepared by the hired qualified biologist. The survey must show that the project site is in compliance with all recommended measures.

c) Prior to grading permit final, the Owner/Applicant shall submit a post-construction survey, prepared by the hired qualified biologist. The survey must identify the outcome of the grading work and that the project site remains in compliance with all recommended measures.

d) On an on-going basis, the Pond Management Plan shall be applied to the management of all water features on the golf course.



Quail Lodge & Golf Club Carmel, CA

Master Plan for Renovation

11-12-2013

Todd Eckenrode Origins

0 100 200 400

GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923

PREPARED FOR

QUAIL LODGE, INC.

AUGUST, 2013

BEST MANAGEMENT PRACTICE NOTES

APPLICANT INFORMATION

PROJECT APNS: 157-031-002, -011, -012, -015, -016, -017, -020, -023 & -026

ADDRESS: QUAIL LODGE, INC.
DENIS KERR, GOLF COURSE SUPERINTENDENT
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
(831) 620-8822

OWNER: GREEN MEADOWS, INC.
8205 VALLEY GREENS DRIVE
CARMEL, CA 93923
(831) 620-0850

GOLF COURSE ARCHITECT: TODD ECKENRODE
ORIGINS GOLF COURSE DESIGN
18022 COWAN, SUITE 200
IRVINE, CA 92614
(949) 476-8878

PROJECT ENGINEER: MONTEREY BAY ENGINEERS, INC.
STEVEN C. WILSON, RCE 25136
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
(831) 899-7899

GEOTECHNICAL ENGINEER: HARO, KASUNICH AND ASSOCIATES, INC.
RICK L. PARKS, GE 2603
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076
(831) 722-4175

MAINTENANCE NOTES

EROSION & SEDIMENT CONTROL MEASURES

VEGETATIVE SOIL STABILIZATION

EROSION CONTROL NOTES

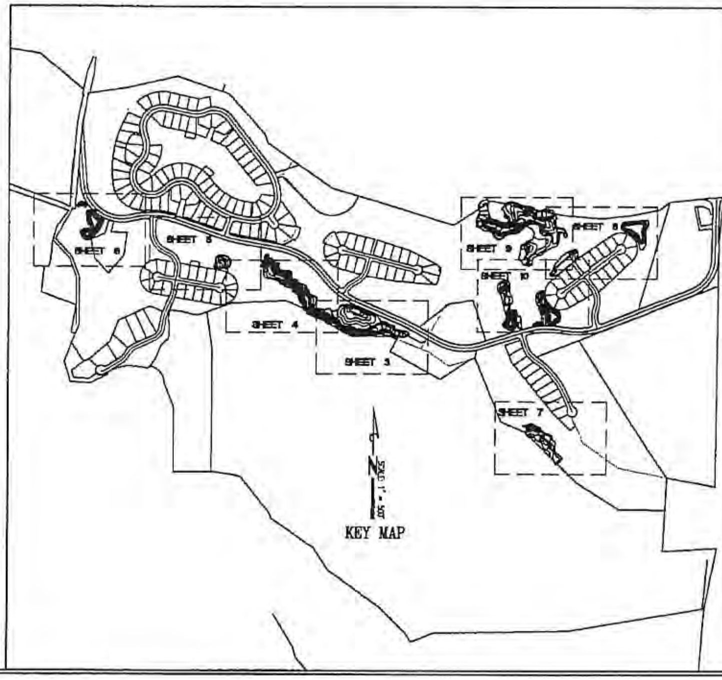
WASTE MANAGEMENT PLAN

WATER CONSERVATION NOTES:

SCOPE OF GRADING WORK

THIS PERMIT IS TO ALLOW FOR THE MODERNIZATION OF THE GOLF COURSE FOR THE PURPOSE OF WATER CONSERVATION AND FOR THE CREATION OF NEW TOPOGRAPHICAL FEATURES. THE SCOPE OF WORK IS AS FOLLOWS:

1. COMPLETE REMOVAL OF THREE (3) EXISTING WATER FEATURES AND RECONSTRUCTION OF FIVE (5) EXISTING WATER FEATURES.
2. THE COMBINED AREA OF THESE LAKES IS [illegible] SQUARE FEET, OR 4.86 ACRES. THE LAKES REQUIRE A LARGE AMOUNT OF WATER TO MAINTAIN.
3. THE TOTAL WATER SURFACE AREA OF THE RECONSTRUCTED WATER FEATURES IS 97,450 SQ.FT. OR 2.49 ACRES.
4. REMOVAL OF THE LAKE LINERS AND FILLING THE DEPRESSIONS WITH NATIVE SOIL.
5. GRADING TO PRODUCE THE DESIRED TOPOGRAPHIC FEATURES.
6. THE LANDSCAPING PLAN WILL CONVERT [illegible] SQUARE FEET, OR [illegible] ACRES OF EXISTING TURF OR LAKE AREAS TO VEGETATION WITH DROUGHT-TOLERANT NATIVE PLANTS.
7. A NEW AND MORE EFFICIENT IRRIGATION SYSTEM WILL BE INSTALLED AFTER THE GRADING OPERATIONS ARE COMPLETE.



KEY MAP

LOCATION MAP
NOT TO SCALE

EARTHWORK CALCULATIONS

AREA	CUT (CU.YDS.)	FILL (CU.YDS.)
1ST & 2ND FAIRWAYS	15,056 CU.YDS.	3,251 CU.YDS.
3RD FAIRWAY	0 CU.YDS.	571 CU.YDS.
5TH FAIRWAY POND	321 CU.YDS.	157 CU.YDS.
5TH TEE POND	267 CU.YDS.	0 CU.YDS.
10TH FAIRWAY & GREEN	603 CU.YDS.	1,637 CU.YDS.
14TH TEE POND	365 CU.YDS.	972 CU.YDS.
15TH TEE POND	1,894 CU.YDS.	0 CU.YDS.
15TH FAIRWAY POND	31 CU.YDS.	2,380 CU.YDS.
16TH TEE POND	1,419 CU.YDS.	2,634 CU.YDS.
16TH FAIRWAY POND	0 CU.YDS.	7,048 CU.YDS.
17TH TEE POND	4,692 CU.YDS.	0 CU.YDS.
ESTIMATED SHRINKAGE @ 20%		3,730 CU.YDS.
TOTAL EARTHWORK:	26,671 CU.YDS.	22,383 CU.YDS.

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	TITLE SHEET, SPECIFICATIONS & KEY MAP
C2	OVERALL PROJECT MAP
C3	GRADING & DRAINAGE PLAN - 1ST FAIRWAY
C4	GRADING & DRAINAGE PLAN - 2ND FAIRWAY
C5	GRADING & DRAINAGE PLAN - 3RD FAIRWAY
C6	GRADING & DRAINAGE PLAN - 5TH GREEN PONDS
C7	GRADING & DRAINAGE PLAN - 10TH GREEN
C8	GRADING & DRAINAGE PLAN - 15TH TEE POND
C9	GRADING & DRAINAGE PLAN - 16TH FAIRWAY POND & 17TH TEE POND
C10	GRADING & DRAINAGE PLAN - 14TH TEE POND & 16TH TEE POND
C11	CROSS SECTIONS "1 THRU 8"
C12	CROSS SECTIONS "A THRU H"
C13	CROSS SECTIONS "I THRU N"
C14	CROSS SECTIONS "O THRU R"
C15	BEST MANAGEMENT PRACTICE DETAILS

SURVEY NOTES

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM.
BENCHMARK IS THE NGS BENCHMARK DISC ALONG CARMEL VALLEY ROAD STAMPED: "U 703 RESET 1974" ELEVATION = 88.27'
3. CONTOUR INTERVAL = 1 FOOT.
4. TOPOGRAPHIC FEATURES, CONTOURS AND RECTIFIED DIGITAL ORTHO PHOTO PROVIDED BY MONTEREY BAY ENGINEERS, INC AND SUPPLEMENTED BY CENTRAL COAST AERIAL MAPPING, INC., DATED JUNE 7, 2013.
5. PRIOR TO THE START OF CONSTRUCTION, A REFERENCE DATUM SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT. THE REFERENCE STAKE SHALL BE SET BY A LICENSED SURVEYOR.
6. CONTACT MONTEREY BAY ENGINEERS, INC. AT (831) 899-7899 AT LEAST 48 HOURS PRIOR TO ALL CONSTRUCTION STAKING NEEDS.

GRADING NOTES

1. ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE 2010 CBC, THE MONTEREY COUNTY STANDARDS & SPECIFICATIONS AND THE GEOLOGICAL REPORT PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC. DATED SEPTEMBER 24, 2013.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2010 C.B.C. STANDARDS AND SPECIFICATIONS AND THE GEOLOGICAL REPORT PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC. DATED SEPTEMBER 24, 2013.
3. ALL LOOSE SOIL TO WITHIN THREE FEET OUTSIDE THE BUILDING AREAS MUST BE SUBEXCAVATED TO THE DEPTH OF 24 INCHES AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, THEN BACKFILLED AND RECOMPACTED.
4. ALL NEW CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER.

GRADING LEGEND

LEGEND

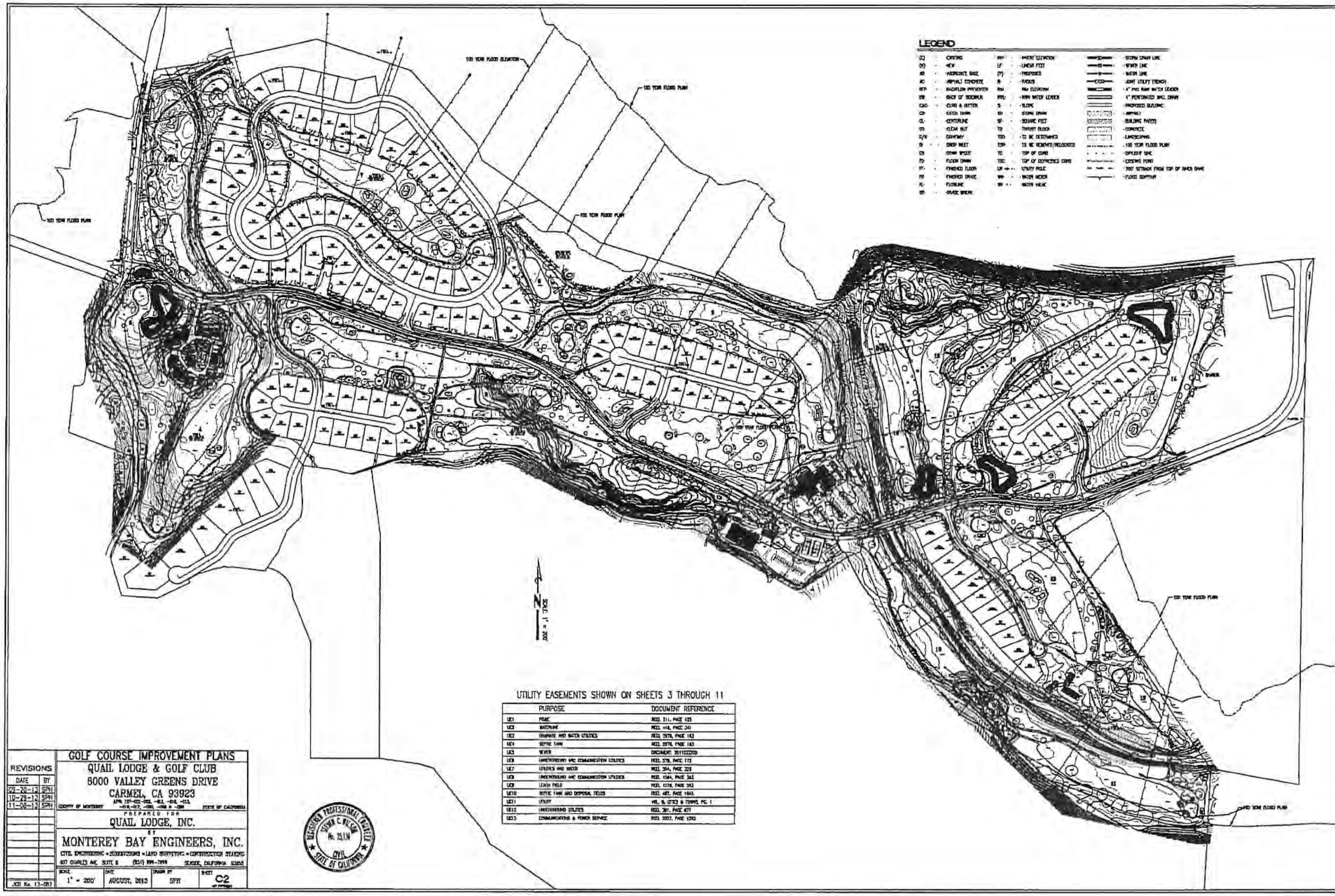
REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH

JOB No. 13-087

GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923

PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.

SCALE	DATE	DRAWN BY	SHEET
1" = 500'	AUGUST, 2013	SPH	C1



UTILITY EASEMENTS SHOWN ON SHEETS 3 THROUGH 11

	PURPOSE	DOCUMENT REFERENCE
UE1	ROAD	REEL 311, PAGE 125
UE2	WATERLINE	REEL 448, PAGE 241
UE3	DRAINAGE AND WATER UTILITIES	REEL 2978, PAGE 183
UE4	SEPTIC TANK	REEL 2978, PAGE 183
UE5	SEWER	DOCUMENT: 2011022250
UE6	UNDERGROUND AND COMMUNICATION UTILITIES	REEL 578, PAGE 172
UE7	UTILITIES AND WATER	REEL 394, PAGE 229
UE8	UNDERGROUND AND COMMUNICATION UTILITIES	REEL 1584, PAGE 363
UE9	LEACH FIELD	REEL 1578, PAGE 363
UE10	SEPTIC TANK AND DISPOSAL FIELDS	REEL 487, PAGE 1045
UE11	UTILITY	VOL. 6, CITIES & TOWNS, PG. 1
UE12	UNDERGROUND UTILITIES	REEL 387, PAGE 477
UE13	COMMUNICATIONS & POWER SERVICE	REEL 2007, PAGE 1293

REVISIONS

DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH

JOB No. 13-087

GOLF COURSE IMPROVEMENT PLANS

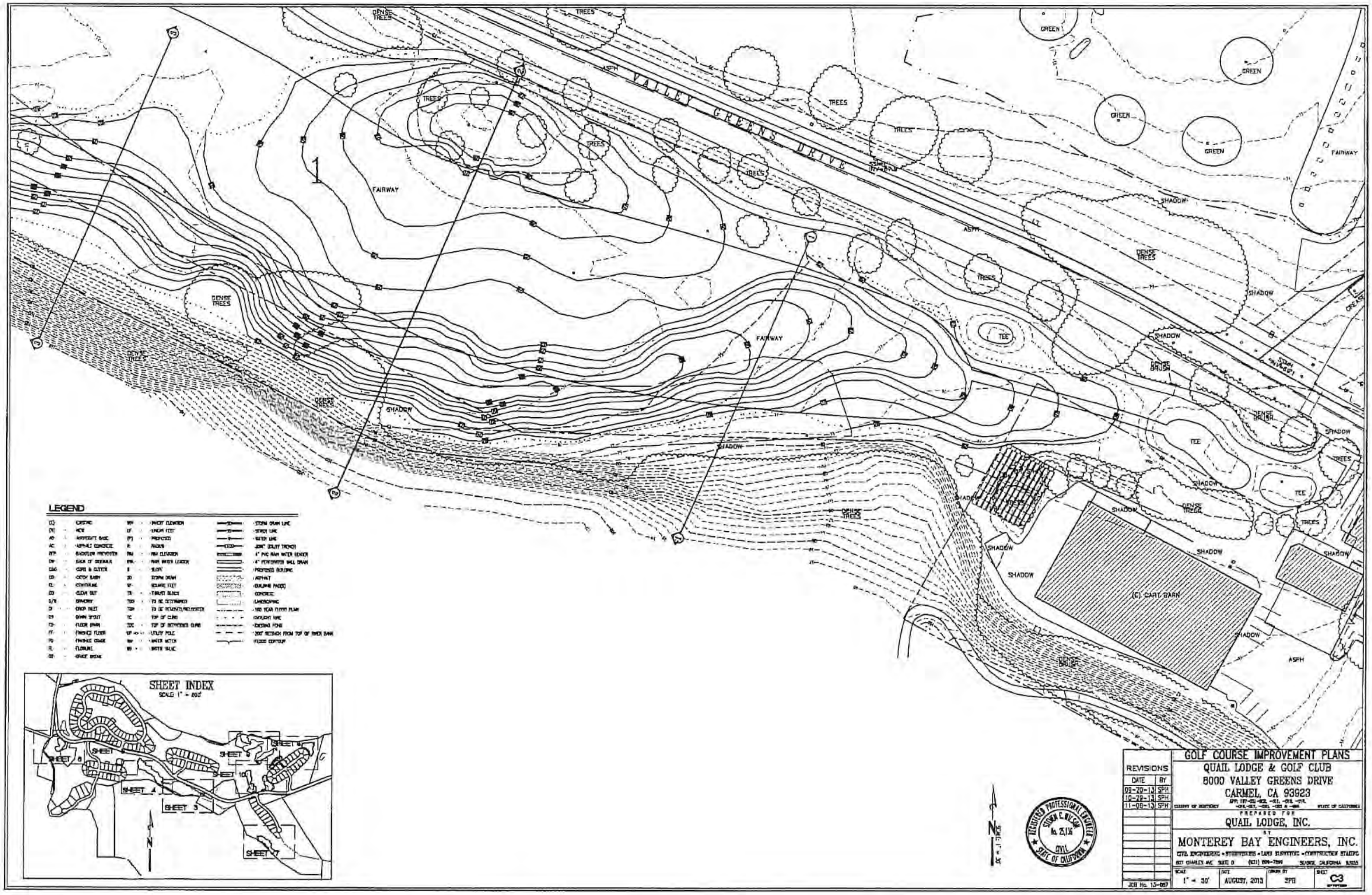
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923

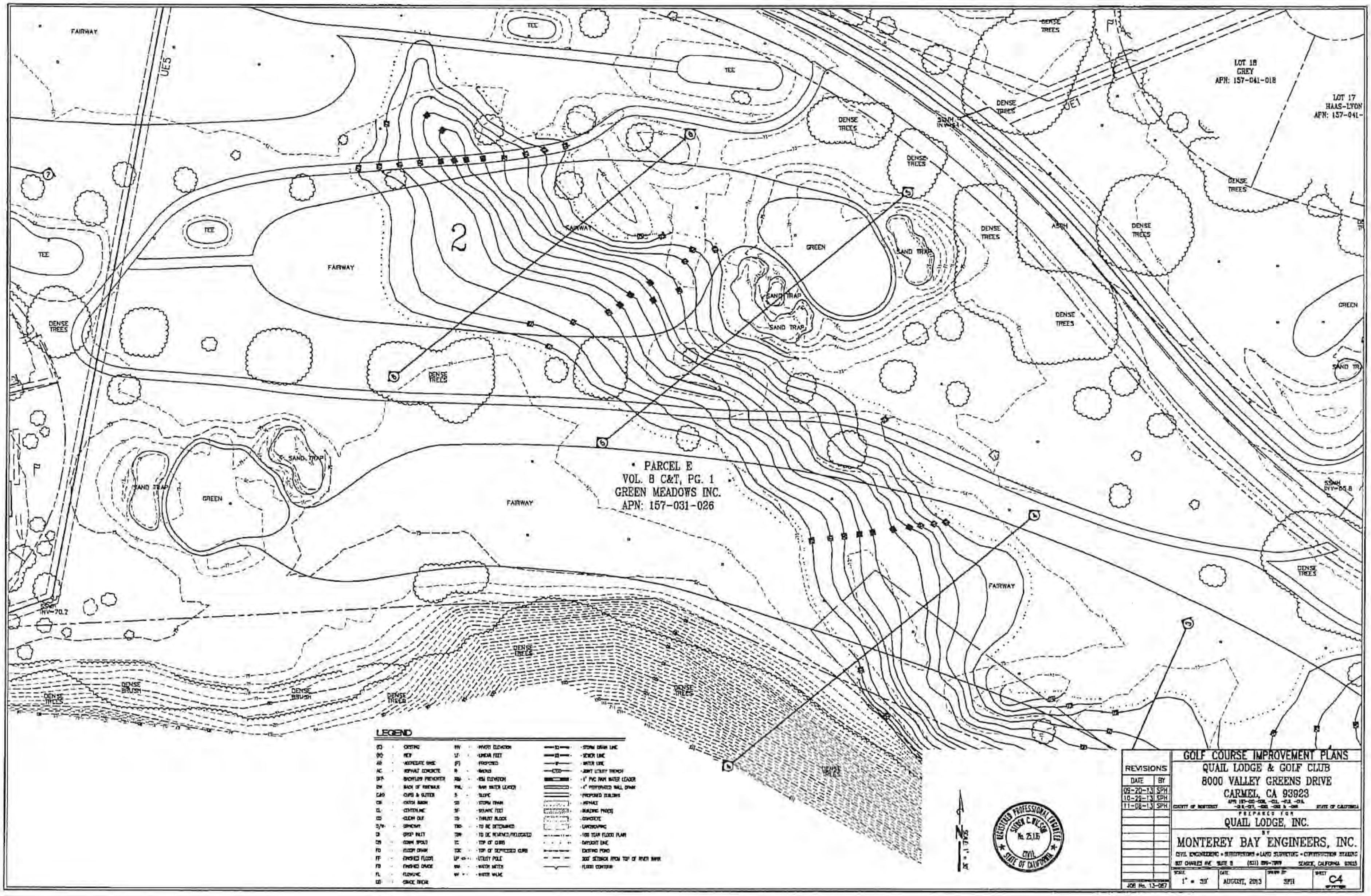
COUNTY OF MONTEREY — STATE OF CALIFORNIA

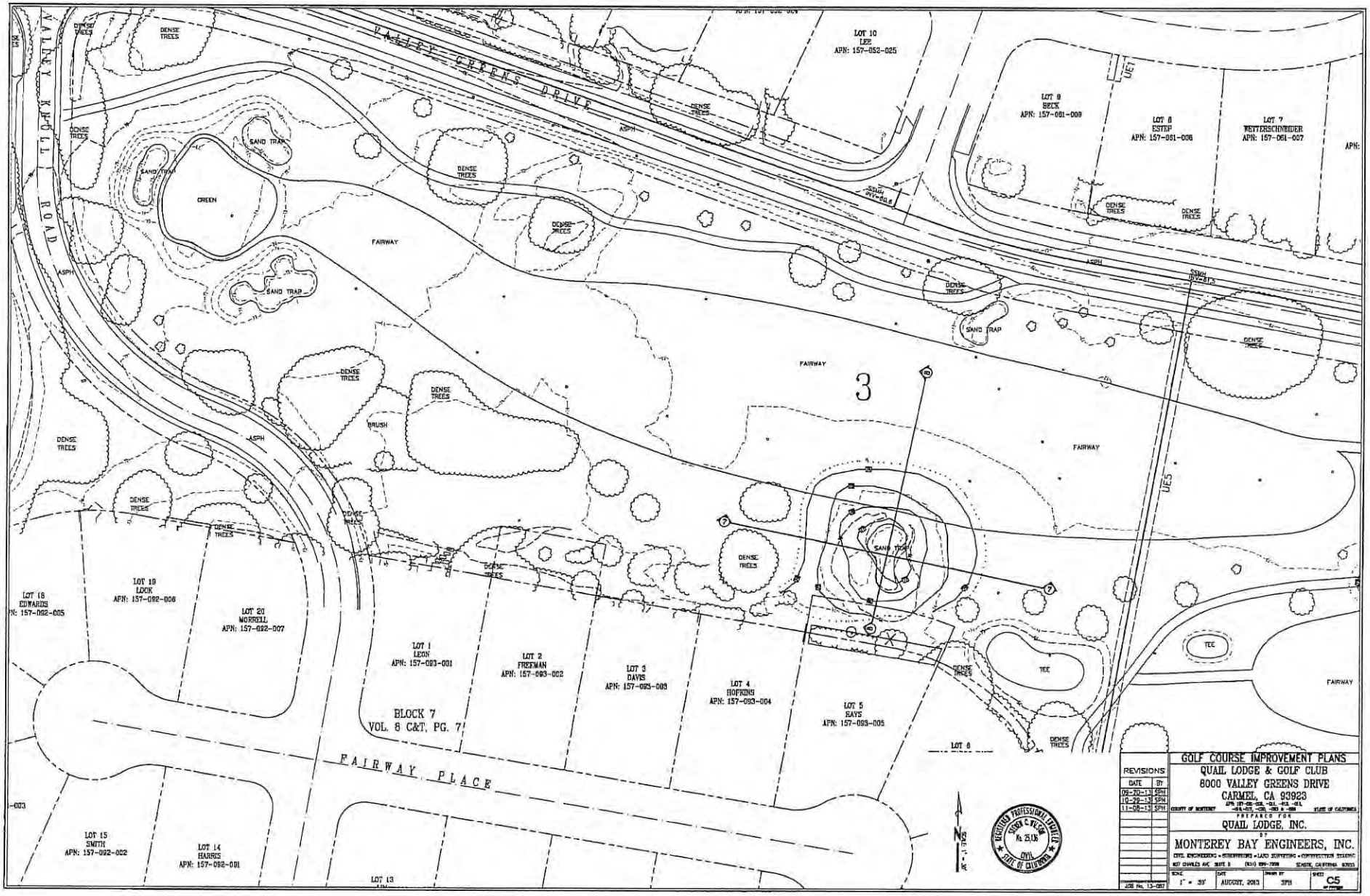
PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 200'	AUGUST, 2013	SPH	C2


VALLEY GREENS DRIVE
ASPH
DENSE TREES
TREES
GREEN
FAIRWAY
SHADOW
TEE
DENSE BRUSH
(E) CART BARN
LEGEND
SHEET INDEX
SCALE 1" = 800'
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 10
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
SCALE 1" = 30'
DATE AUGUST, 2013
DRAWN BY SPH
SHEET C3
JOB No. 13-087


FAIRWAY
TEE
TEE
UE5
UE1
DENSE TREES
LOT 18
GREY
APN: 157-041-018
LOT 17
HAAS-LYON
APN: 157-041-
2
FAIRWAY
GREEN
SAND TRAP
SAND TRAP
SAND TRAP
GREEN
SAND TRAP
PARCEL E
VOL. 8 C&T, PG. 1
GREEN MEADOWS INC.
APN: 157-031-026
FAIRWAY
DENSE BRUSH
LEGEND
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
JOB No. 13-087
1" = 30'
AUGUST, 2013
SPH
C4



REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-06-13	SPH

GOLF COURSE IMPROVEMENT PLANS

QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
APN 157-052-025, -061, -062, -063, -064
COUNTY OF MONTEREY — STATE OF CALIFORNIA

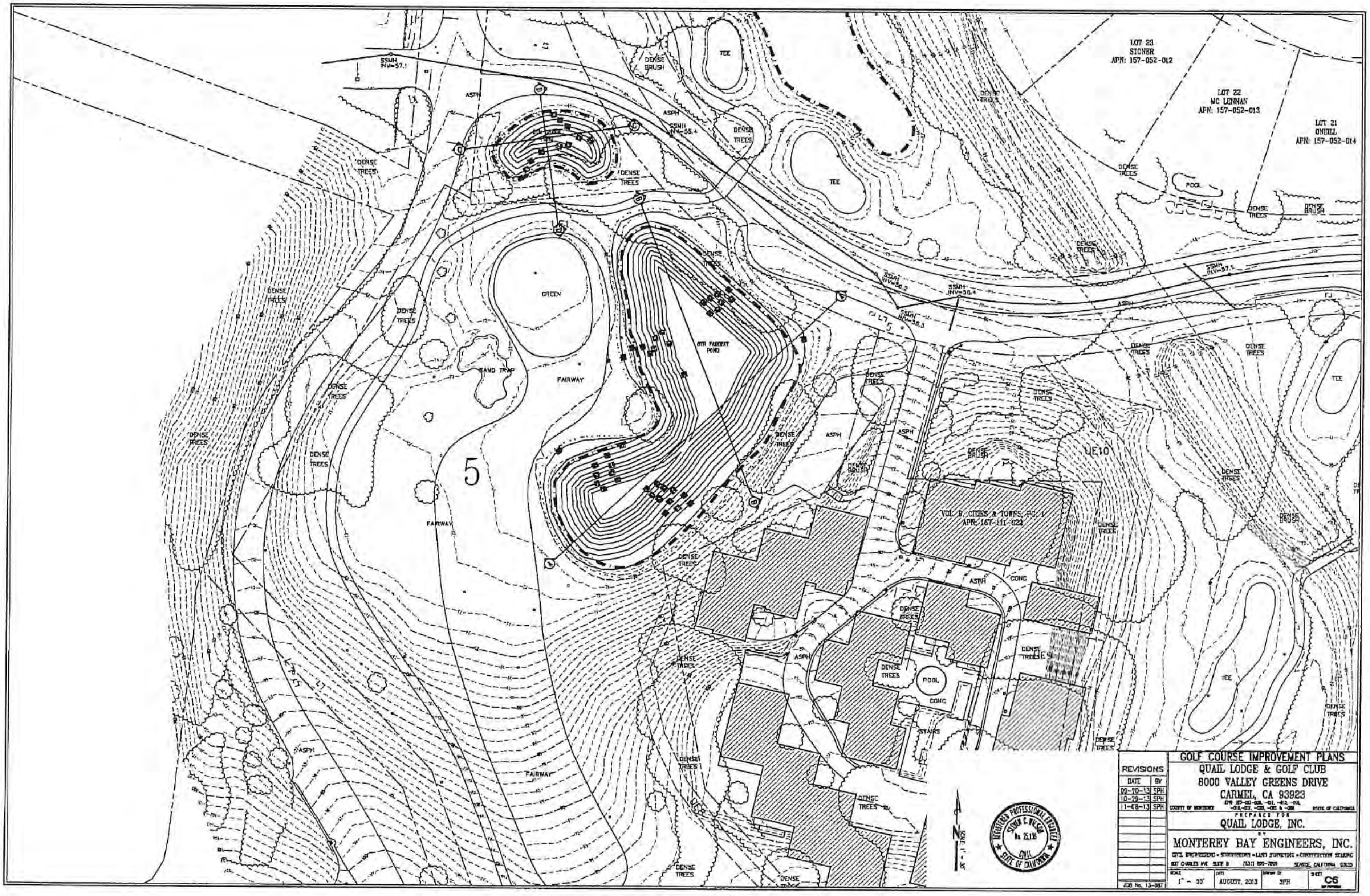
PREPARED FOR
QUAIL LODGE, INC.

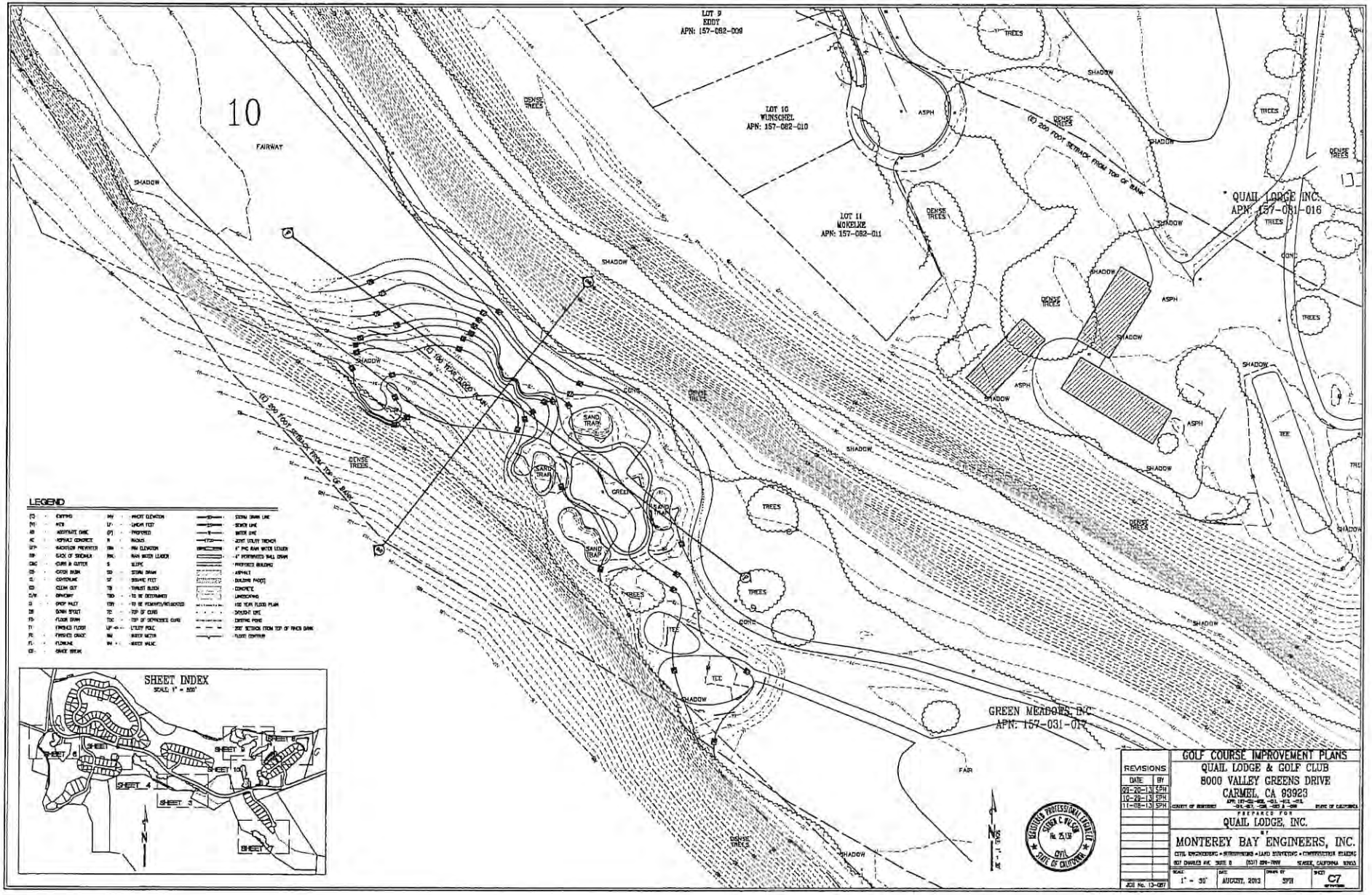
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SURVEYING • LAND SURVEYING • CONSTRUCTION STAKING
857 OLIVER AVE, SUITE B (831) 899-7906 SEASIDE, CALIFORNIA 93955

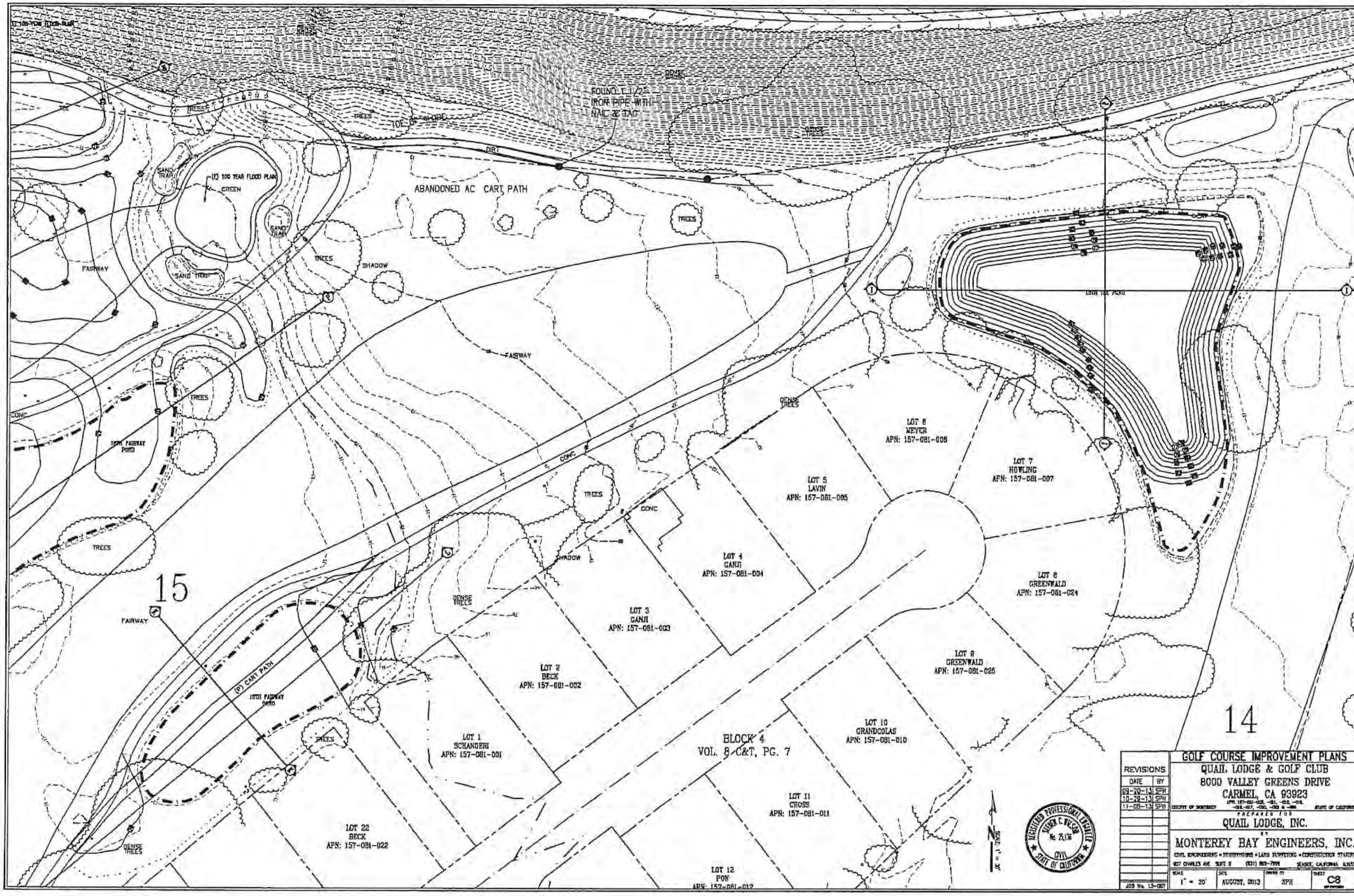
SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C5

JOB No. 13-087

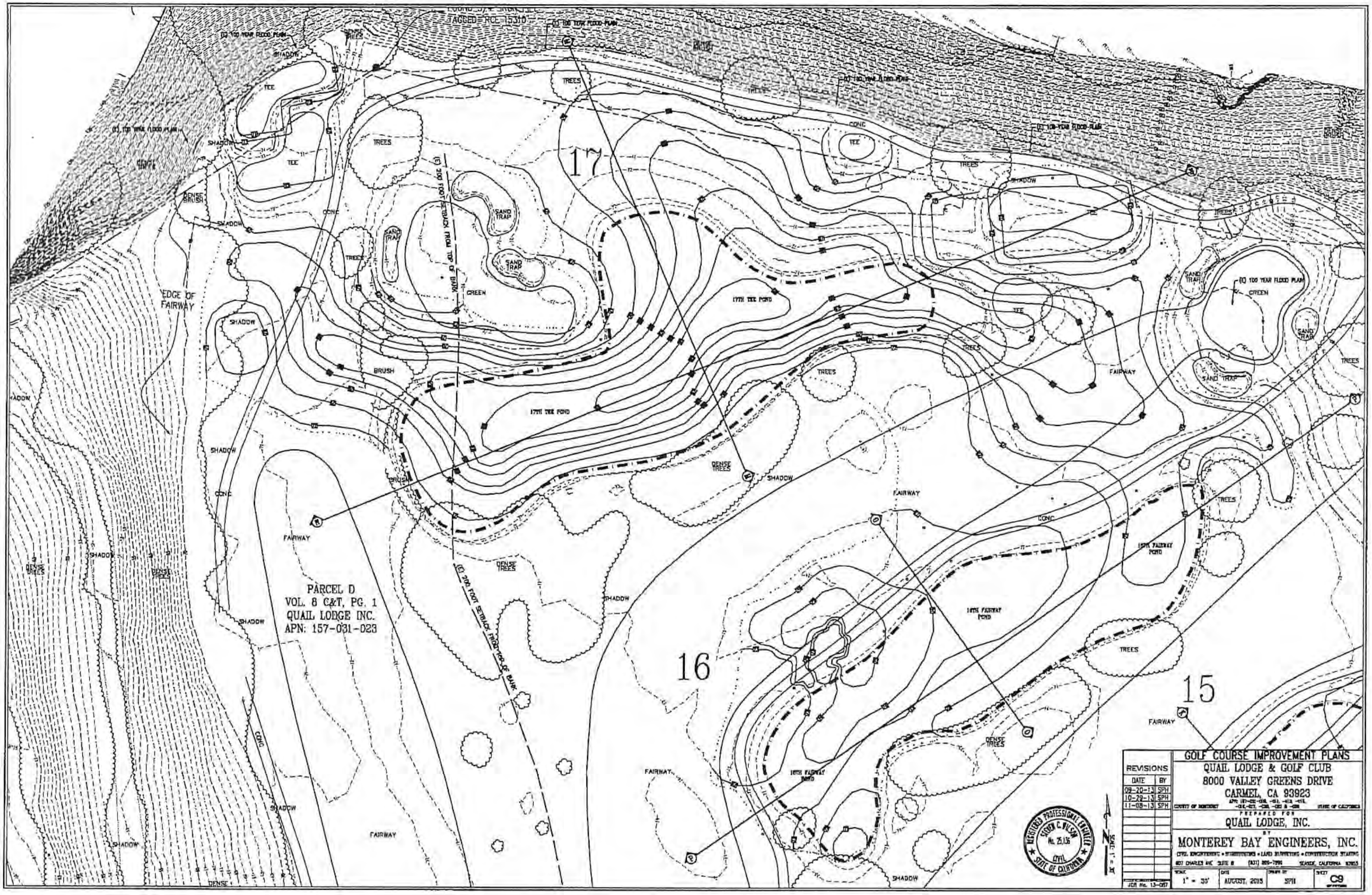
REGISTERED PROFESSIONAL ENGINEER
STEVEN C. VAUGHN
No. 25,018
CIVIL
STATE OF CALIFORNIA


LOT 23
STONER
APN: 157-052-012
LOT 22
MC LENNAN
APN: 157-052-013
LOT 21
ONEILL
APN: 157-052-014
TEE
DENSE TREES
DENSE BRUSH
ASPH
GREEN
SAND TRAP
FAIRWAY
5
POOL
CONC
STAIRS
REVISIONS
DATE
BY
09-20-13
SPH
10-29-13
SPH
11-08-13
SPH
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
PREPARED FOR
QUAIL LODGE, INC.
MONTEREY BAY ENGINEERS, INC.
1" = 30'
AUGUST, 2013
SPH
C6

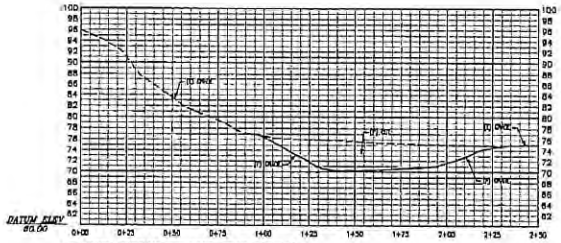

LOT 9
EDDY
APN: 157-082-009
LOT 10
WUNSCHEL
APN: 157-082-010
LOT 11
MOKELKE
APN: 157-082-011
QUAIL LODGE INC.
APN: 157-031-016
GREEN MEADOWS, INC.
APN: 157-031-017
10
FAIRWAY
(E) 200 FOOT SETBACK FROM TOP OF BANK
(E) 100 YEAR FLOOD PLAIN
SAND TRAP
GREEN
TEE
FAIR
TREES
DENSE TREES
SHADOW
ASPH
CONC
LEGEND
SHEET INDEX
SCALE: 1" = 200'
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
N
REVISIONS
DATE
BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
PREPARED FOR
QUAIL LODGE, INC.
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SURVEYING • LAND SURVEYING • CONSTRUCTION STAKING
SCALE: 1" = 30'
DATE: AUGUST, 2013
DRAWN BY: SPH
SHEET C7
JOB No. 13-087



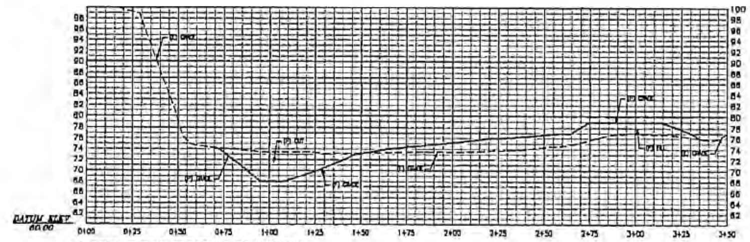
FOUND 1 1/2" IRON PIPE WITH NAIL & TAG
TOE OF SLOPE
DIRT
ABANDONED AC CART PATH
(E) 100 YEAR FLOOD PLAIN
GREEN
SAND TRAP
TREES
SHADOW
FAIRWAY
CONC
DENSE TREES
15TH FAIRWAY POND
15TH FAIRWAY SAND
(P) CART PATH
15
14
LOT 1
SCHANDERI
APN: 157-081-001
LOT 2
BECK
APN: 157-081-002
LOT 3
GANJI
APN: 157-081-003
LOT 4
GANJI
APN: 157-081-004
LOT 5
LAVIN
APN: 157-081-005
LOT 6
MEYER
APN: 157-081-006
LOT 7
HOWLING
APN: 157-081-007
LOT 8
GREENWALD
APN: 157-081-024
LOT 9
GREENWALD
APN: 157-081-025
LOT 10
GRANDCOLAS
APN: 157-081-010
LOT 11
CROSS
APN: 157-081-011
LOT 12
PON
APN: 157-081-012
LOT 22
BECK
APN: 157-081-022
BLOCK 4
VOL. 8 C&T, PG. 7
SCALE 1" = 30'
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
JOB No. 13-007
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
COUNTY OF MONTEREY
STATE OF CALIFORNIA
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
SCALE 1" = 30'
DATE AUGUST, 2013
DRAWN BY SPH
SHEET C8


17
16
15
PARCEL D
VOL. 8 C&T, PG. 1
QUAIL LODGE INC.
APN: 157-031-023
EDGE OF FAIRWAY
17TH TEE POND
16TH FAIRWAY POND
15TH FAIRWAY POND
GREEN
SAND TRAP
TEE
TREES
DENSE TREES
SHADOW
FAIRWAY
BRUSH
CONC
(E) 200 FOOT SETBACK FROM TOP OF BANK
(E) 100 YEAR FLOOD PLAIN
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
REVISIONS
DATE
BY
09-20-13
SPH
10-29-13
SPH
11-08-13
SPH
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
1" = 30'
AUGUST, 2013
SPH
C9
JOB No. 13-087

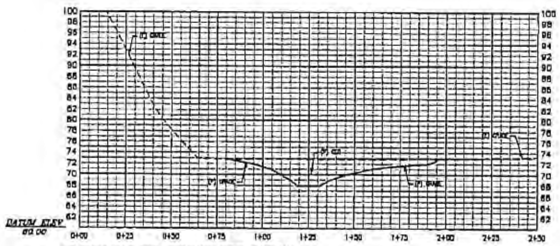

18
SCHANDEBI
APN: 157-081-001
LOT 22
BECK
APN: 157-081-022
LOT 21
NEILSEN
APN: 157-081-021
LOT 20
KNIGHT
APN: 157-081-020
LOT 19
MORALES
APN: 157-081-019
LOT 14
SIEGEL
APN: 157-081-014
LOT 15
HOFFMAN
APN: 157-081-015
LOT 18
SUEZAKI
APN: 157-081-018
LOT 16
BASS
APN: 157-081-016
LOT 17
MALMSTEDT
APN: 157-081-017
100 FOOT SETBACK FROM TOP OF BANK
50 FOOT SETBACK FROM TOP OF BANK
14TH TEE POND
16TH TEE POND
FAIRWAY
GREEN
TEE
SAND TRAP
TREES
DENSE TREES
SHADOW
CONC
ASPH
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
PREPARED FOR
QUAIL LODGE, INC.
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SURVEYING • LAND SURVEYING • CONSTRUCTION STAKING
SCALE 1" = 30'
DATE AUGUST, 2013
DRAWN BY SPH
SHEET C10
JOB No. 13-087
REGISTERED PROFESSIONAL ENGINEER
JOHN C. OLSEN
No. 21138
CIVIL
STATE OF CALIFORNIA



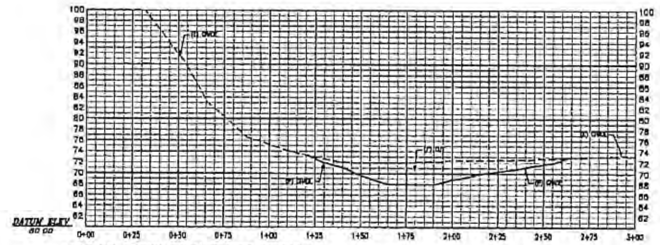
(1) CROSS SECTION: THROUGH FIRST FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



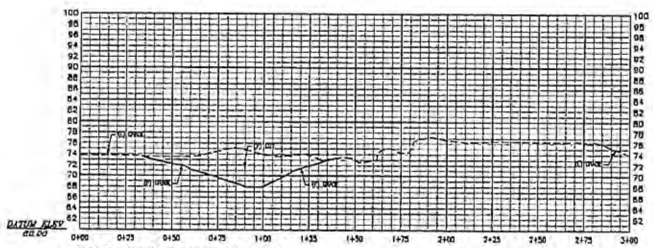
(2) CROSS SECTION: THROUGH FIRST FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



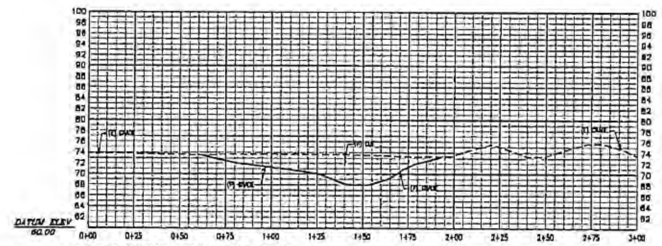
(3) CROSS SECTION: THROUGH FIRST FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



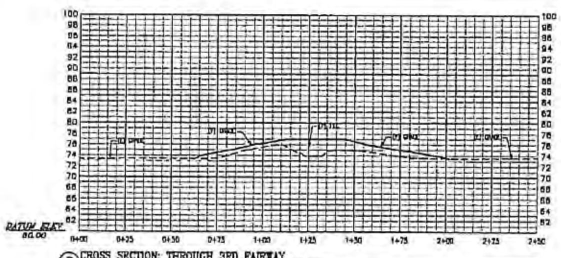
(4) CROSS SECTION: THROUGH FIRST FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



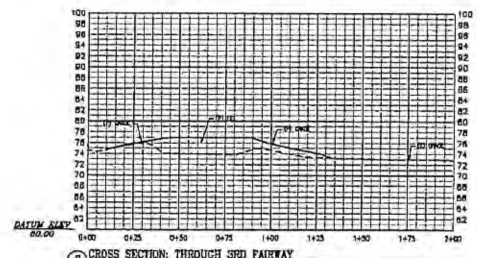
(5) CROSS SECTION: THROUGH 2ND FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(6) CROSS SECTION: THROUGH 2ND FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(7) CROSS SECTION: THROUGH 3RD FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(8) CROSS SECTION: THROUGH 3RD FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH

JOB No. 13-087

GOLF COURSE IMPROVEMENT PLANS

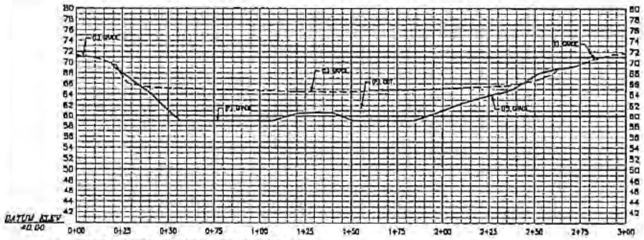
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

COUNTY OF MONTEREY — STATE OF CALIFORNIA

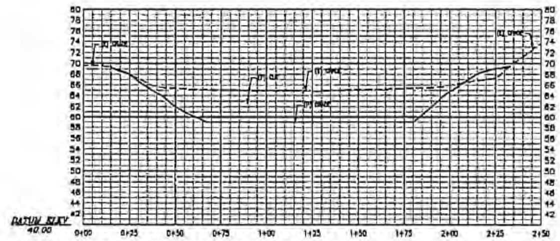
PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING

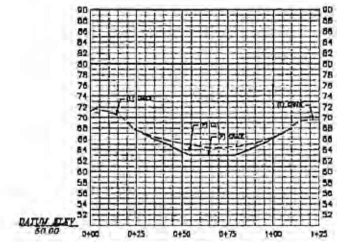
SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C11



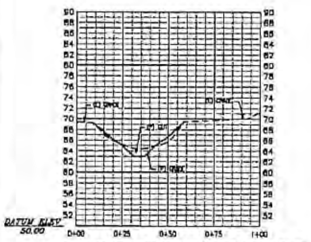
(A) CROSS SECTION: THROUGH 5TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



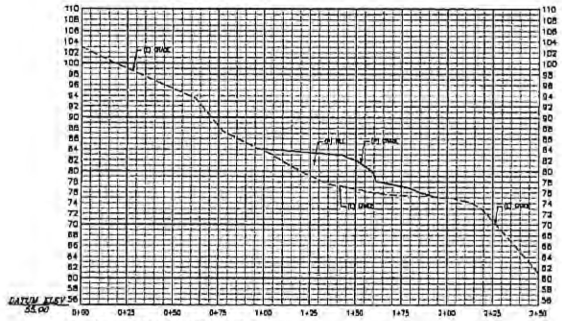
(B) CROSS SECTION: THROUGH 5TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



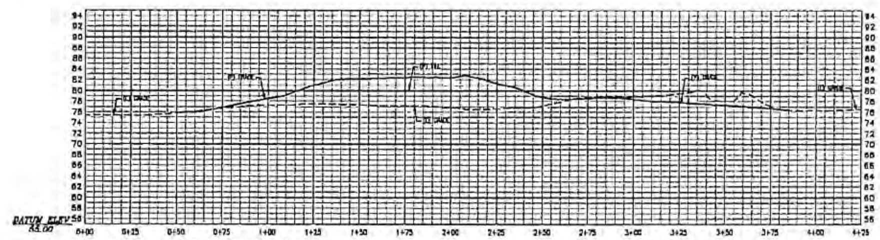
(C) CROSS SECTION: THROUGH 5TH GREEN POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



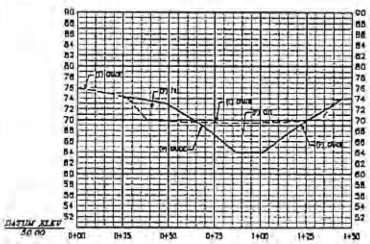
(D) CROSS SECTION: THROUGH 5TH GREEN POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



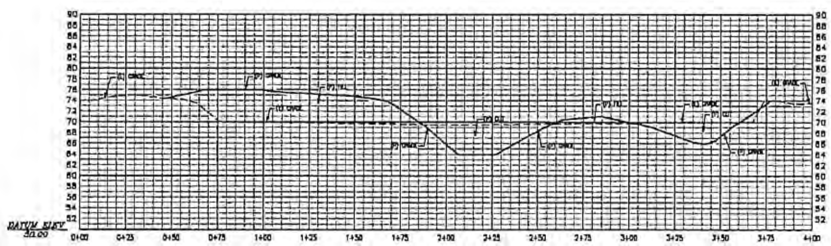
(E) CROSS SECTION: THROUGH 10TH GREEN
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(F) CROSS SECTION: THROUGH 10TH GREEN
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(G) CROSS SECTION: THROUGH 14TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(H) CROSS SECTION: THROUGH 14TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH

JOB No. 13-087

GOLF COURSE IMPROVEMENT PLANS

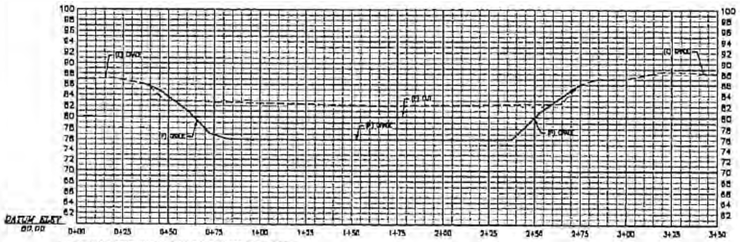
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

COUNTY OF MONTEREY — STATE OF CALIFORNIA

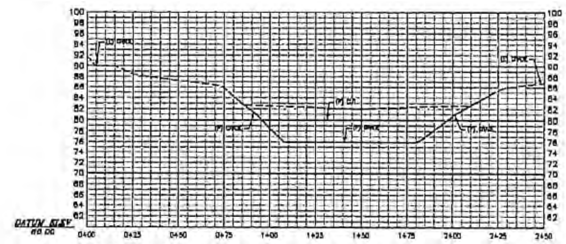
PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.

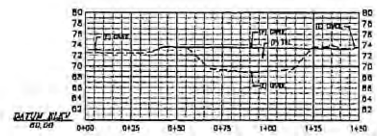
SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C12



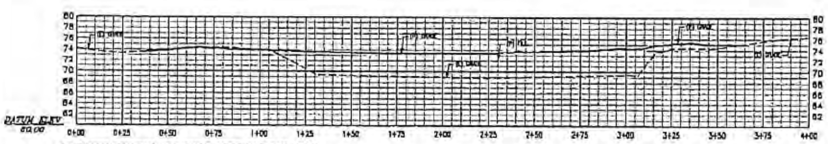
(I) CROSS SECTION: THROUGH 15TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



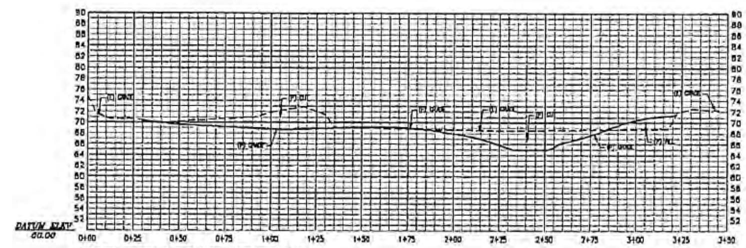
(J) CROSS SECTION: THROUGH 15TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



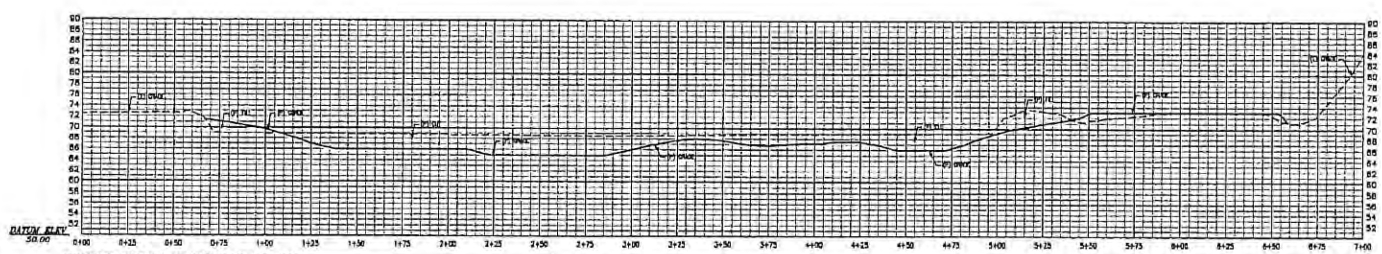
(K) CROSS SECTION: THROUGH 15TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(L) CROSS SECTION: THROUGH 15TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(M) CROSS SECTION: THROUGH 17TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(N) CROSS SECTION: THROUGH 17TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH
JOB No. 13-087	

GOLF COURSE IMPROVEMENT PLANS

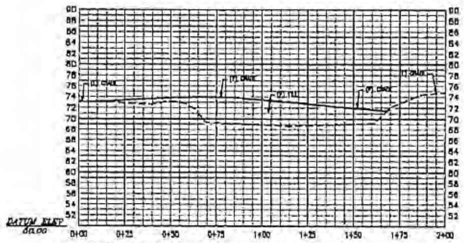
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

COUNTY OF MONTEREY — STATE OF CALIFORNIA

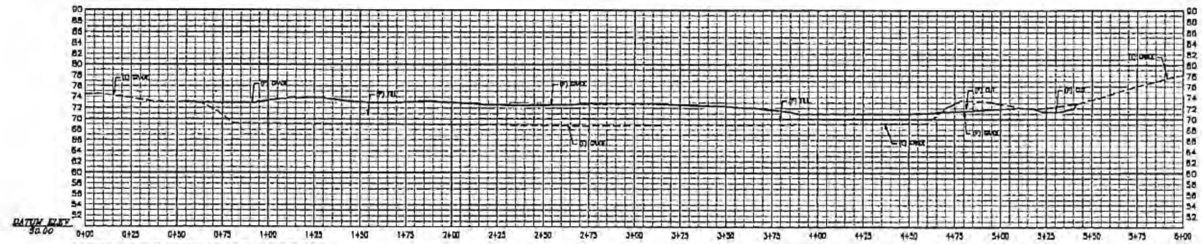
PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.

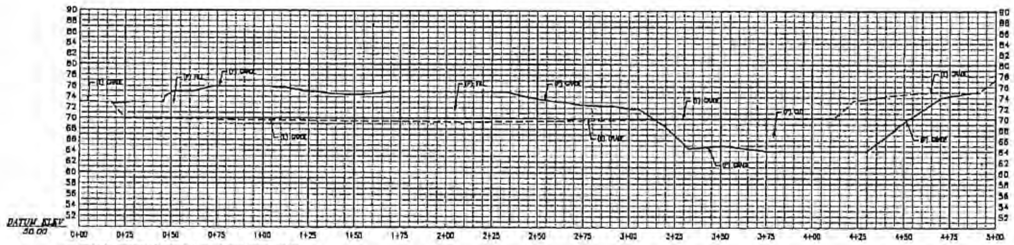
SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C13



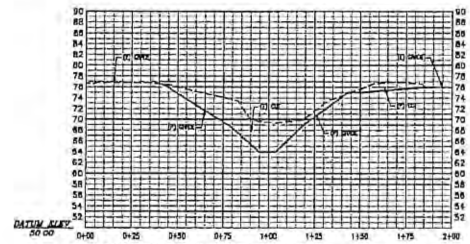
(O) CROSS SECTION: THROUGH 16TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(P) CROSS SECTION: THROUGH 16TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(Q) CROSS SECTION: THROUGH 16TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(R) CROSS SECTION: THROUGH 16TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH
JOB No. 13-087	

GOLF COURSE IMPROVEMENT PLANS

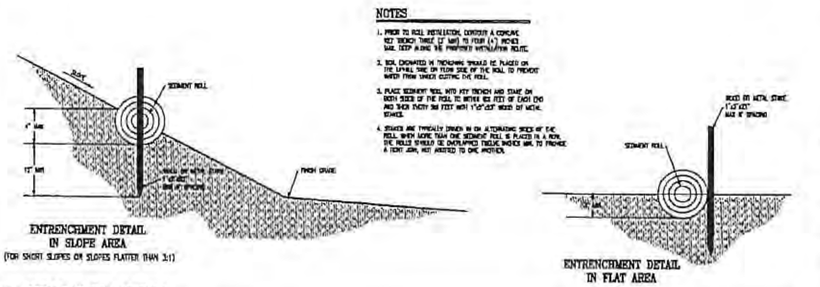
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

COUNTY OF MONTEREY — STATE OF CALIFORNIA

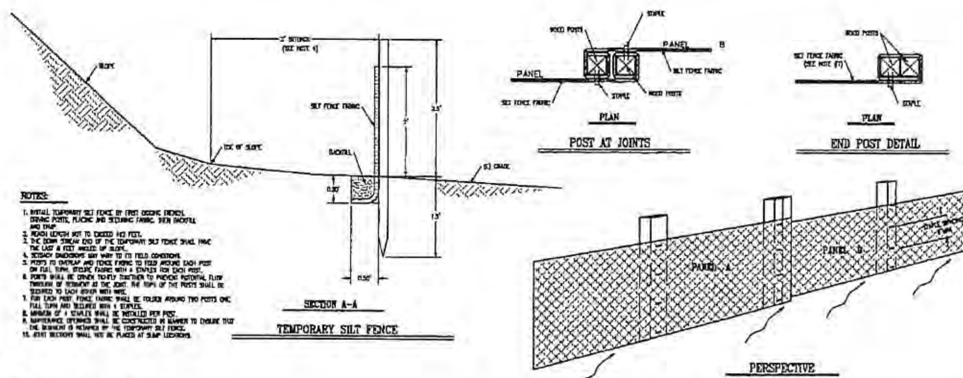
PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
SEASIDE, CALIFORNIA

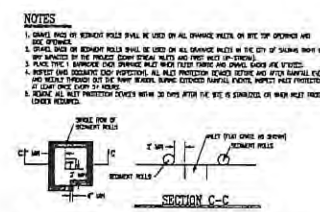
SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C14



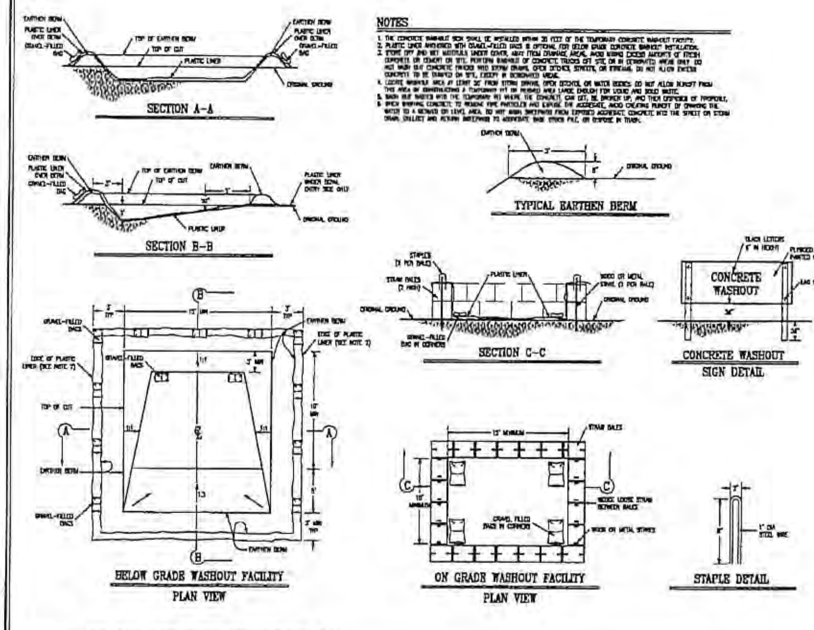
Ⓐ SEDIMENT ROLL DETAILS
NOT TO SCALE



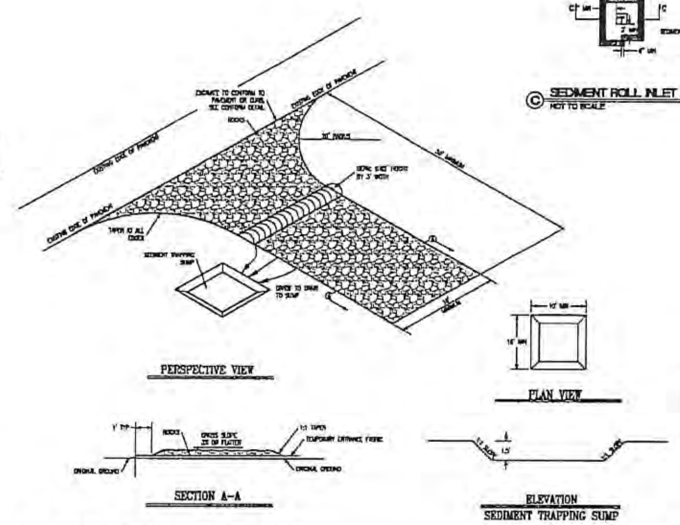
Ⓑ SILT FENCE DETAILS
NOT TO SCALE



Ⓒ SEDIMENT ROLL INLET PROTECTION TO BE INSTALLED PRE-PAVING
NOT TO SCALE



Ⓓ TEMPORARY CONCRETE WASHOUT FACILITY
NOT TO SCALE



Ⓔ TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

REVISIONS	
DATE	BY
09-20-13	SPH
10-22-13	SPH
11-08-13	SPH

JOB No. 13-007

BEST MANAGEMENT PRACTICE DETAILS

QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.

SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C15

GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923

PREPARED FOR

QUAIL LODGE, INC.

AUGUST, 2013

BEST MANAGEMENT PRACTICE NOTES

MAINTENANCE NOTES

EROSION & SEDIMENT CONTROL MEASURES

VEGETATIVE SOIL STABILIZATION

EROSION CONTROL NOTES:

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

APPLICANT INFORMATION

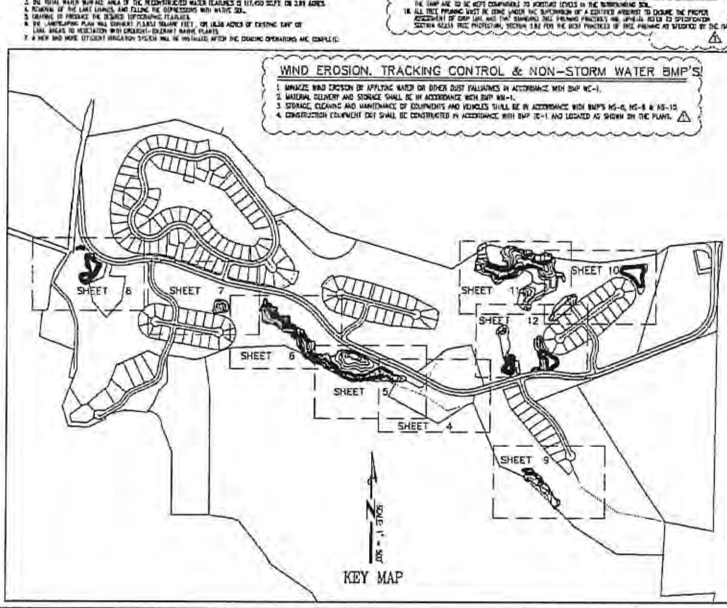
PROJECT APNS:	157-031-002, -011, -012, -015, -016, -017, -020, -023 & -026
ADDRESS:	QUAIL LODGE, INC. DENIS KERR, GOLF COURSE SUPERINTENDENT 8000 VALLEY GREENS DRIVE CARMEL, CA 93923 (831) 620-8822
OWNER:	GREEN MEADOWS, INC. 8205 VALLEY GREENS DRIVE CARMEL, CA 93923 (831) 620-8850
GOLF COURSE ARCHITECT:	TODD ECKENRODE ORIGINS GOLF COURSE DESIGN 18022 COWAN, SUITE 200 IRVINE, CA 92614 (949) 476-0078
PROJECT ENGINEER:	MONTEREY BAY ENGINEERS, INC. STEVEN C. WILSON, RCE 25135 607 CHARLES AVENUE, SUITE B SEASIDE, CA 93955 (831) 899-7899
GEOTECHNICAL ENGINEER:	HARO, KASUNICH AND ASSOCIATES, INC. RICK L. PARKS, GE 2603 116 EAST LAKE AVENUE WATSONVILLE, CA 95076 (831) 722-4175

WATER CONSERVATION NOTES:

SCOPE OF GRADING WORK

TREE PROTECTION NOTES

WIND EROSION, TRACKING CONTROL & NON-STORM WATER BMP'S

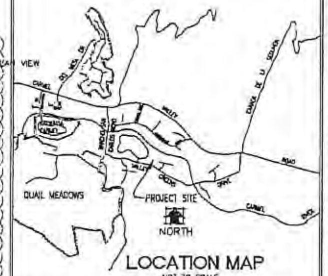


KEY MAP

SURVEY NOTES

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. BENCHMARK IS THE NGS BENCHMARK DISC ALONG CARMEL VALLEY ROAD STAMPED: "U 703 RESET 1974" ELEVATION = 59.57'
3. CONTOUR INTERVAL = 1 FOOT.
4. TOPOGRAPHIC FEATURES, CONTOURS AND RECTIFIED DIGITAL ORTHO PHOTO PROVIDED BY MONTEREY BAY ENGINEERS, INC AND SUPPLEMENTED BY CENTRAL COAST AERIAL MAPPING, INC., DATED JUNE 7, 2013.
5. PRIOR TO THE START OF CONSTRUCTION, A REFERENCE DATUM SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT. THE REFERENCE STAKE SHALL BE SET BY A LICENSED SURVEYOR.
6. CONTACT MONTEREY BAY ENGINEERS, INC. AT (831) 899-7899 AT LEAST 48 HOURS PRIOR TO ALL CONSTRUCTION STAKING NEEDS.

GRADING NOTES



LOCATION MAP
NOT TO SCALE

EARTHWORK CALCULATIONS

AREA	CUT (CU.YDS.)	FILL (CU.YDS.)
1ST & 2ND FAIRWAYS	15,056 CU.YDS.	3,231 CU.YDS.
3RD FAIRWAY	0 CU.YDS.	571 CU.YDS.
5TH FAIRWAY POND	321 CU.YDS.	137 CU.YDS.
5TH TEE POND	297 CU.YDS.	0 CU.YDS.
10TH FAIRWAY & GREEN	528 CU.YDS.	1,445 CU.YDS.
14TH TEE POND	365 CU.YDS.	972 CU.YDS.
15TH TEE POND	1,894 CU.YDS.	0 CU.YDS.
15TH FAIRWAY POND	31 CU.YDS.	2,380 CU.YDS.
16TH TEE POND	1,400 CU.YDS.	2,148 CU.YDS.
18TH FAIRWAY POND	0 CU.YDS.	7,048 CU.YDS.
17TH TEE POND	8,692 CU.YDS.	0 CU.YDS.
ESTIMATED SHRINKAGE @ 20%		3,594 CU.YDS.
~~TOTAL EARTHWORK~~	~~30,372 CU.YDS.~~	~~21,564 CU.YDS.~~
TOTAL DISTURBED AREA:	679,208 SQ.FT.	15.58 ACRES

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	TITLE SHEET, SPECIFICATIONS & KEY MAP
~~C2~~	~~OVERALL PROJECT MAP~~
C3	PROPERTY LINE DIMENSIONS AND BEARINGS
C4	GRADING, DRAINAGE & BMP PLAN - 1ST FAIRWAY
~~C5~~	~~GRADING, DRAINAGE & BMP PLAN - 1ST FAIRWAY~~
C6	GRADING, DRAINAGE & BMP PLAN - 2ND FAIRWAY
C7	GRADING, DRAINAGE & BMP PLAN - 3RD FAIRWAY
C8	GRADING, DRAINAGE & BMP PLAN - 5TH GREEN PONDS
C9	GRADING, DRAINAGE & BMP PLAN - 10TH GREEN
C10	GRADING, DRAINAGE & BMP PLAN - 15TH TEE POND
C11	GRADING, DRAINAGE & BMP PLAN - 18TH FAIRWAY & 17TH TEE POND
C12	GRADING, DRAINAGE & BMP PLAN - 14TH TEE POND & 16TH TEE POND
C13	CROSS SECTIONS "1 THRU 8"
C14	CROSS SECTIONS "A THRU H"
C15	CROSS SECTIONS "I THRU N"
C16	CROSS SECTIONS "O THRU R"
C17	BEST MANAGEMENT PRACTICE DETAILS

GRADING LEGEND

LEGEND

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25135
CIVIL
STATE OF CALIFORNIA

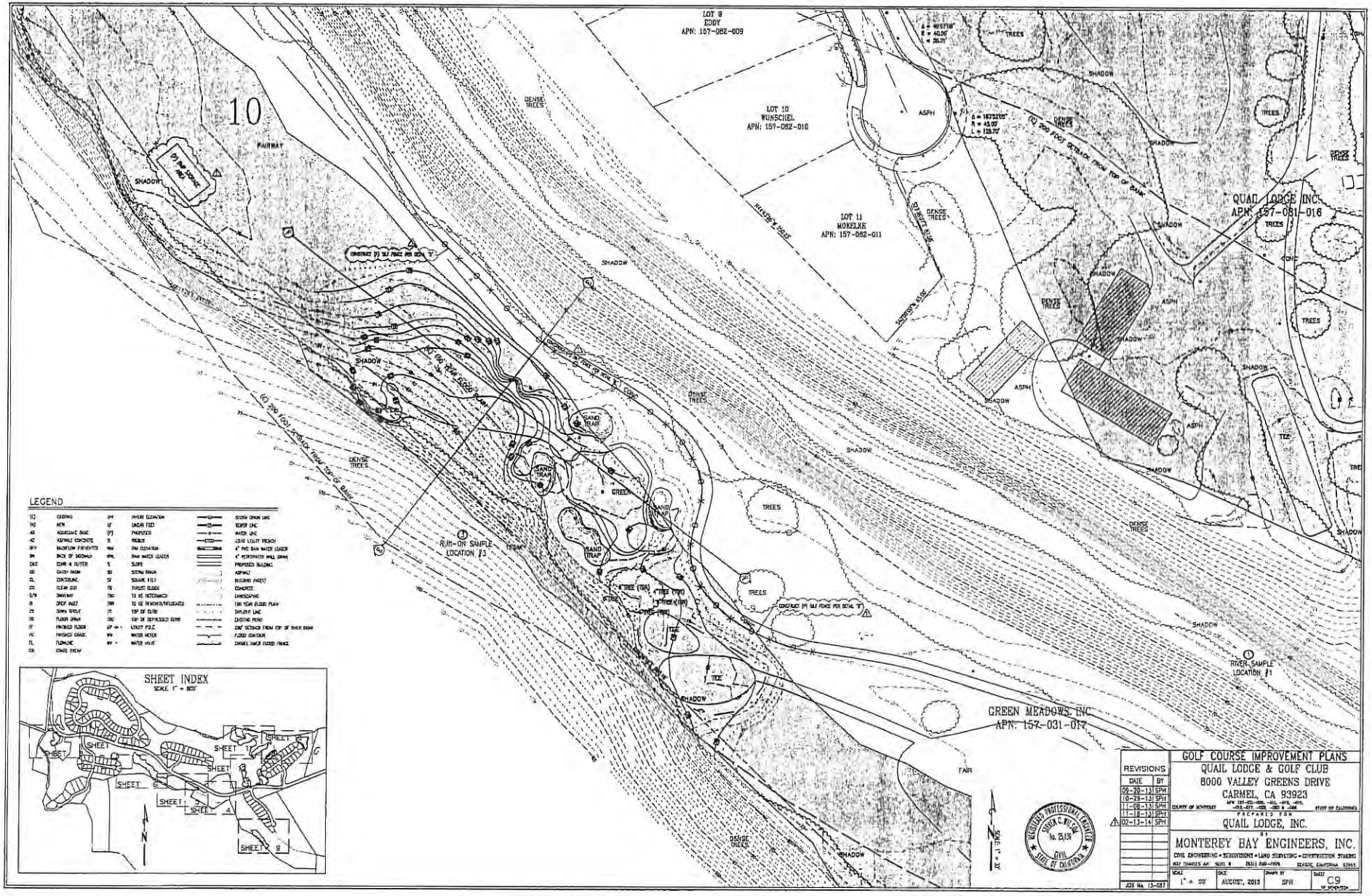
REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH
11-18-13	SPH
02-13-14	SPH
JOB No. 13-087	

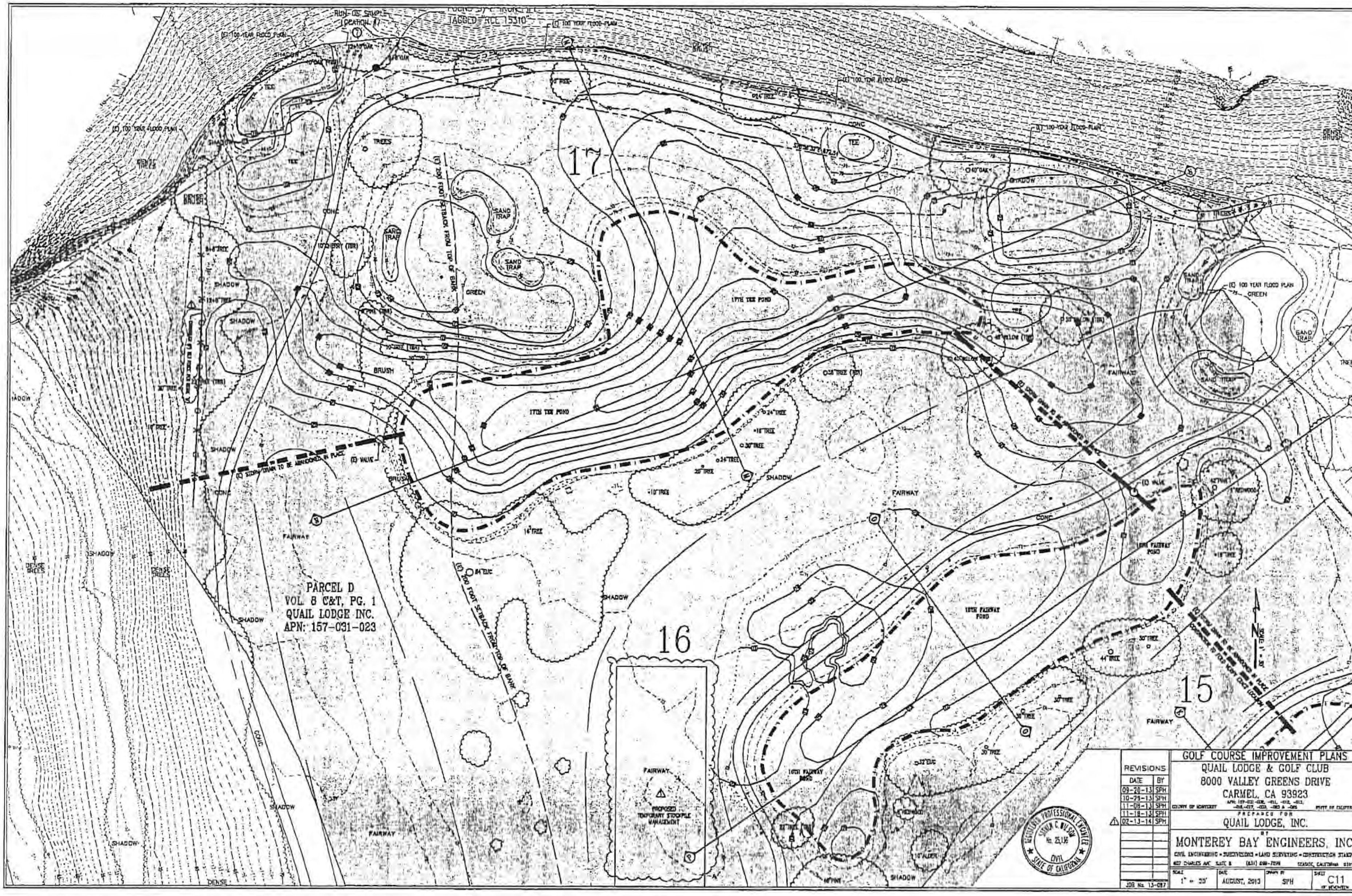
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
COUNTY OF MONTEREY — STATE OF CALIFORNIA

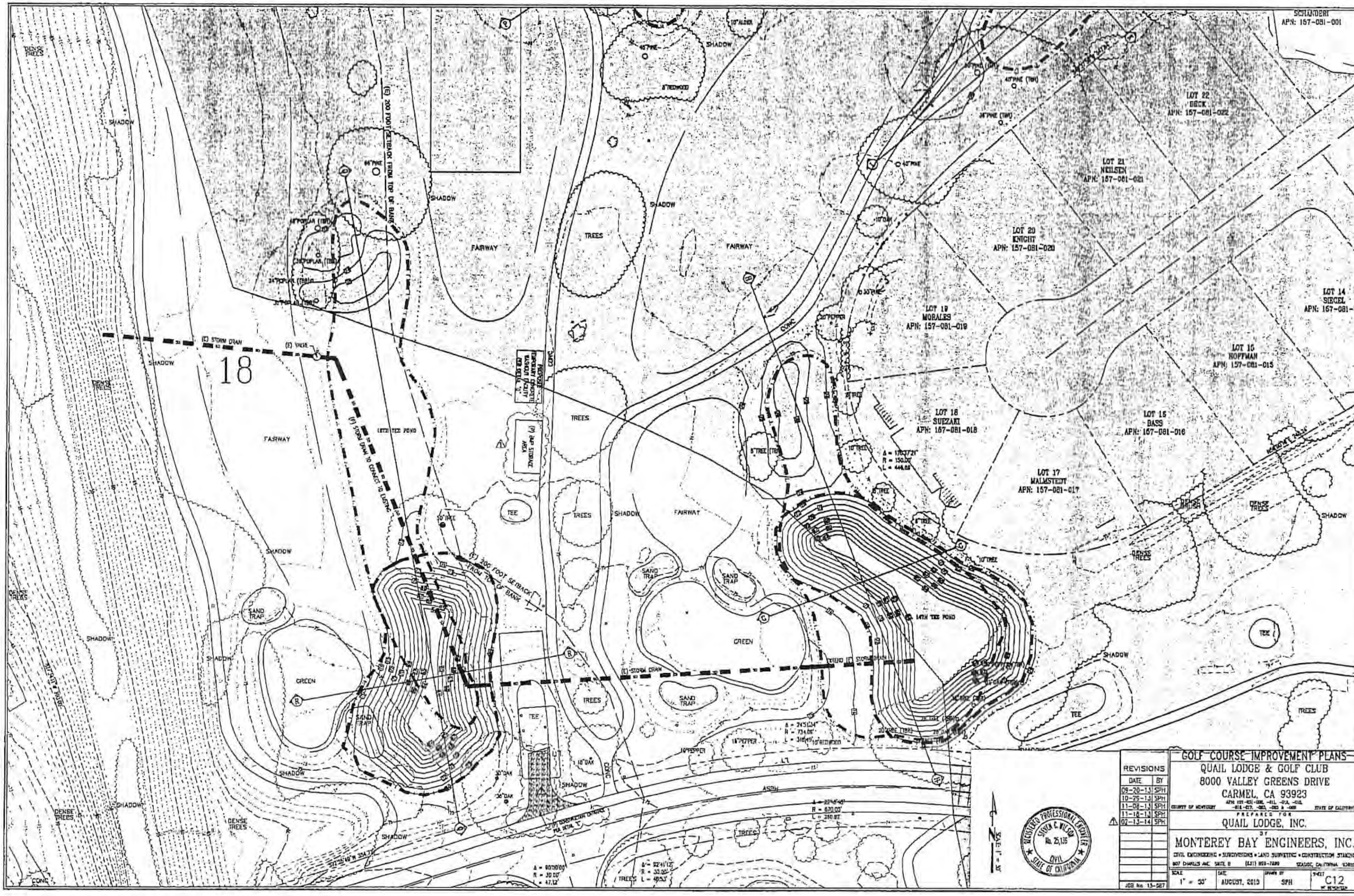
PREPARED FOR
QUAIL LODGE, INC.

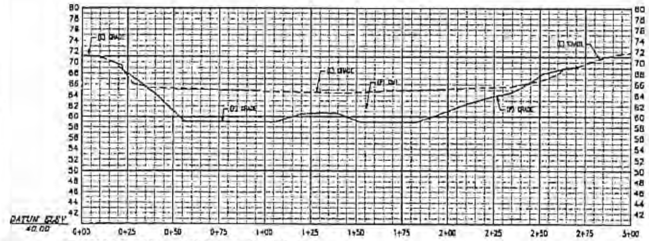
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 500'	AUGUST, 2013	SPH	C1

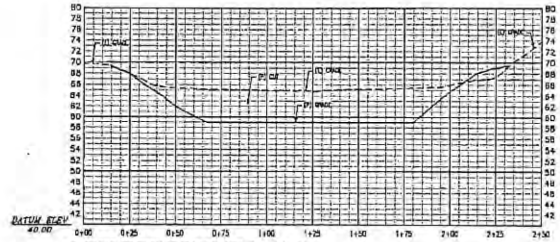

LOT 9
EDDY
APN: 157-082-009
LOT 10
WUNSCHEL
APN: 157-082-010
LOT 11
MOKELKE
APN: 157-082-011
QUAIL LODGE INC.
APN: 157-081-016
GREEN MEADOWS INC
APN: 157-031-017
10
FAIRWAY
TEE
GREEN
SAND TRAP
ASPH
SHADOW
TREES
DENSE TREES
(E) 200 FOOT SETBACK FROM TOP OF BANK
RUN-ON SAMPLE LOCATION #3
RIVER SAMPLE LOCATION #1
CONSTRUCT (1) SILT FENCE PER DETAIL "A"
LEGEND
SHEET INDEX
SCALE 1" = 100'
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
N
SCALE 1" = 20'
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
11-18-13 SPH
02-13-14 SPH
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
SCALE 1" = 20'
DATE AUGUST, 2013
DRAWN BY SPH
SHEET C9
JOB No. 13-057


17
16
15
PARCEL D
VOL. 8 C&T, PG. 1
QUAIL LODGE INC.
APN: 157-031-023
17TH TEE POND
16TH FAIRWAY POND
SAND TRAP
GREEN
FAIRWAY
SHADOW
BRUSH
TREES
TEE
CONC
PROPOSED TEMPORARY STOCKPILE MANAGEMENT
(E) 100 YEAR FLOOD PLAN
(E) 200 FOOT SETBACK FROM TOP OF BANK
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
11-18-13 SPH
02-13-14 SPH
JOB No. 13-087
SCALE 1" = 30'
DATE AUGUST, 2013
DRAWN BY SPH
SHEET C11

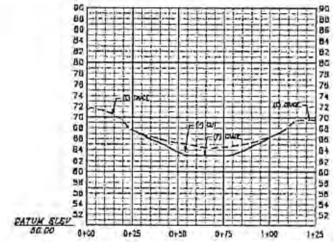

18
FAIRWAY
18TH TEE POND
(E) STORM DRAIN
(E) VALVE
(E) 200 FOOT SETBACK FROM TOP OF BANK
(P) 200 FOOT SETBACK FROM TOP OF BANK
(P) STORM DRAIN TO CONNECT TO EXISTING
TREES
SHADOW
GREEN
SAND TRAP
TEE
14TH TEE POND
DENSE TREES
LOT 22 BECK APN: 157-081-022
LOT 21 NEILSEN APN: 157-081-021
LOT 20 KNIGHT APN: 157-081-020
LOT 19 MORALES APN: 157-081-019
LOT 18 SUEZAKI APN: 157-081-018
LOT 17 MALMSTEDT APN: 157-081-017
LOT 16 BASS APN: 157-081-016
LOT 15 HOFFMAN APN: 157-081-015
LOT 14 SIEGEL
SCHANDERI APN: 157-081-001
CONC
ASPH
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
COUNTY OF MONTEREY
STATE OF CALIFORNIA
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
11-18-13 SPH
07-13-14 SPH
JOB No. 13-087
SCALE 1" = 30'
DATE AUGUST, 2013
DRAWN BY SPH
SHEET C12



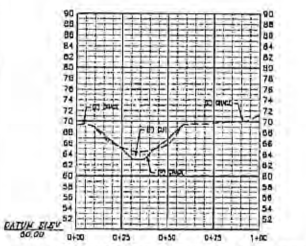
(A) CROSS SECTION: THROUGH 5TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



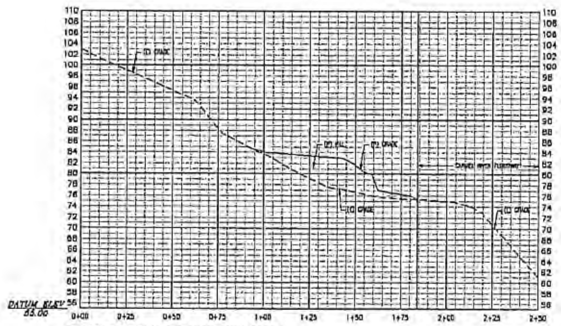
(B) CROSS SECTION: THROUGH 5TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



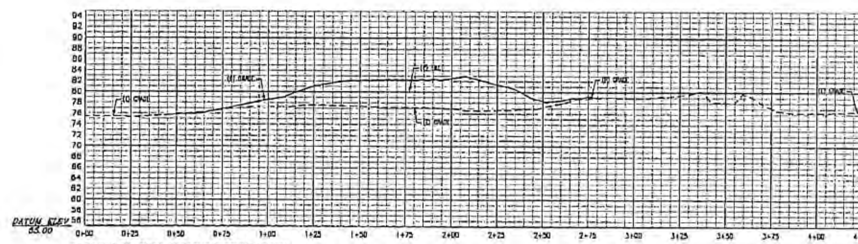
(C) CROSS SECTION: THROUGH 5TH GREEN POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



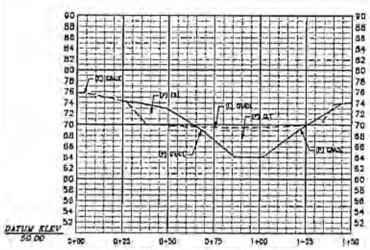
(D) CROSS SECTION: THROUGH 5TH GREEN POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



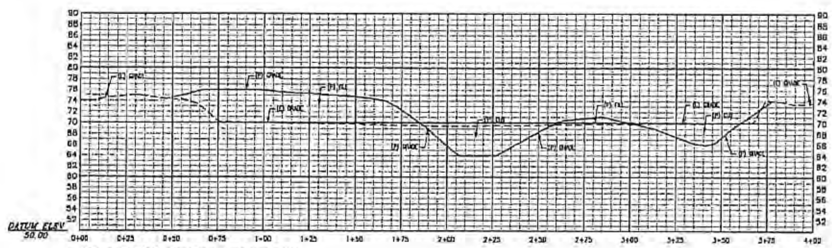
(E) CROSS SECTION: THROUGH 10TH GREEN
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(F) CROSS SECTION: THROUGH 10TH GREEN
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(G) CROSS SECTION: THROUGH 14TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(H) CROSS SECTION: THROUGH 14TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH
11-18-13	SPH
02-13-14	SPH

JOB No. 13-087

GOLF COURSE IMPROVEMENT PLANS

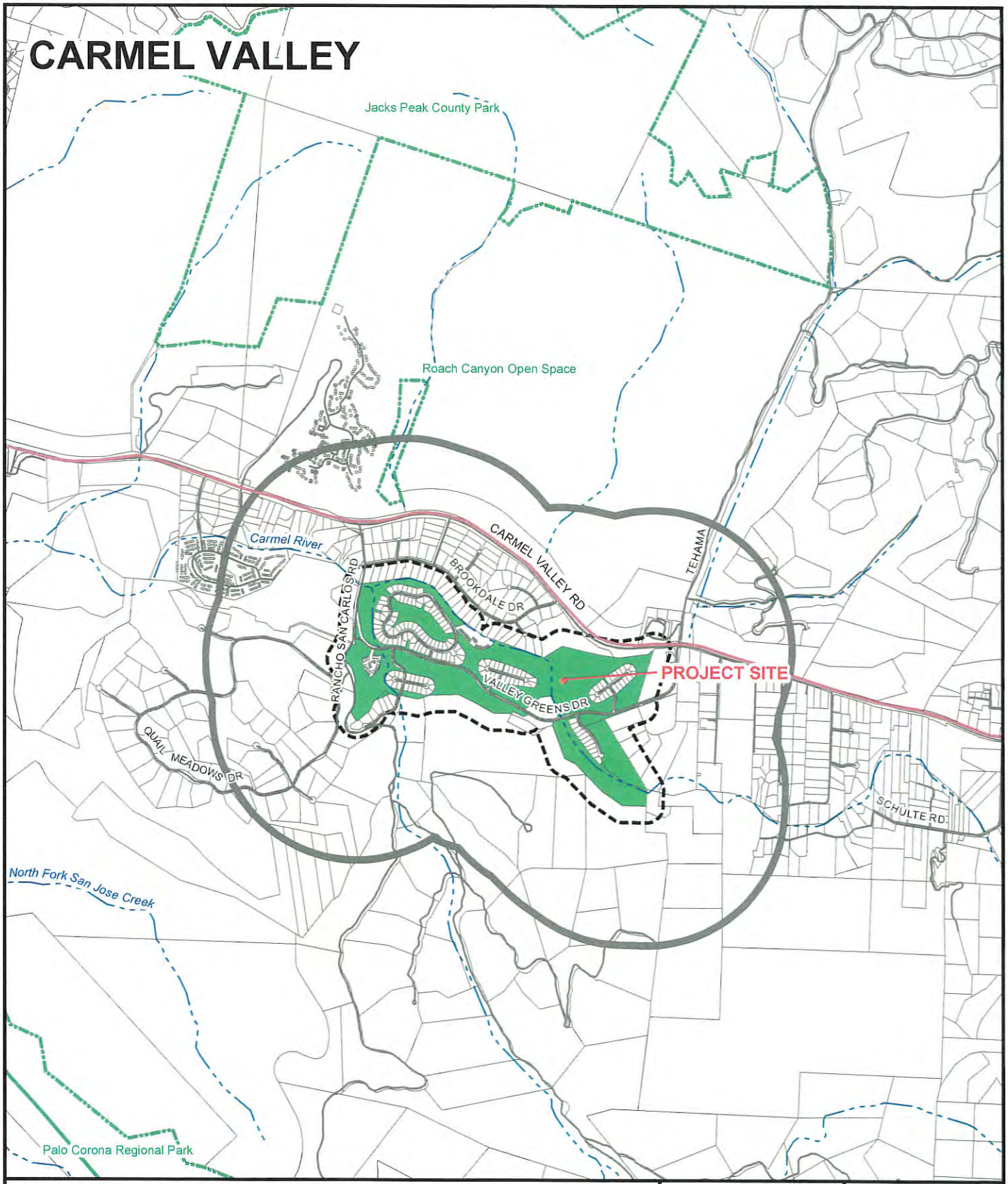
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
SEASIDE, CALIFORNIA

SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C14



APPLICANT: GREEN MEADOWS INC & QUAIL LODGE INC

APN: 157-031-002-000M **FILE #** PLN130891

2500' Limit 300' Limit Water

N

0 2,000 Feet

PLANNER: LISTER

EXHIBIT D

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **December 16, 2013**

Project Title: GREEN MEADOWS INC & QUAIL LODGE INC
File Number: PLN130837
File Type: DIRECTOR OF RMA PLANNING
Planner: LISTER
Location:
Project Description:
Design Approval to allow the renovation of the Quail Lodge Golf Course. Renovations include: 1) the removal of three (3) out of ten (10) existing water features and the reconstruction of (five) existing water features; 2) new landscape area located in between hole No. 1 and No. 9; 3) All tees will be rebuilt level and in "square tee" style; 4) new or rebuilt bunkers; 5) grass swale concept throughout holes no. 1 through 3; 6) hole no. 10 will be shortened with new green site; 7) hole no. 8 will be lengthened; cart path will be shifted and rebuilt; and 8) green surrounds will be rebuilt to short-cut chippings areas. Associated grading for the golf course renovation: 26,671 cubic yards of cut; 18,653 cubic yards of fill. The properties are located near and around Valley Greens Drive, Carmel Valley (Assessor's Parcel Numbers 157-031-002-000, 157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, and 157-031-026-000) Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____
Gail Courtland
Dan Cunningham

Was a County Staff/Representative present at meeting? Don Lister (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
See attached			
attached letters	X		
Bruce Svezahi Ann Mahoney	X		

EXHIBIT E
PAGE 1 OF 8 PAGES

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Soil import export		
why remove trees	Water conservation 380 to 250 A. feet	

ADDITIONAL LUAC COMMENTS

Habitat management plan for trees

after ~~EIR~~ Environmental Review required

RECOMMENDATION :

Motion by: ~~Janet~~ David Burbidge (LUAC Member's Name)

Second by: Neil Agron (LUAC Member's Name)

_____ Support Project as proposed

X Recommend Changes (as noted above)

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6

NOES: 0

ABSENT: 1 (Amini)

ABSTAIN: 0

Submitted to CV Unit
12/16/13

Public Comment Quail

Yes Ann Mahoney Quail Home owners

In Support

Larry Wolf Yes
Poplar lane - supports

Jason attorney
Burzake family Yes

removal lake ~~appeals~~
Presence 18 + 14 + 5
loss of wildlife
mitigate loss of habitat

lakes no water - July
water add for car events

Peter Nowmeyer Golfer
neighbor
- lakes way down
- bird life impact
- 60% of water removed

Bird habitat measured ~~after the~~

Chuck Davis Yes
company Favorites in golf

Ken Farnsworth Yes
Northern ~~Coast~~ Association reduced water usage

Jane Farnsworth yes

Mitigation
make remaining ponds
add vegetation

Steve Wilson - entrance fusion?

Judy -

Submitted to CV LUAC
12/16/13

December 16, 2013

Carmel Valley Land Use Advisory Committee
Monterey County

Dear Madam Chair and Committee Members,

Re: PLN 1380837 GREENS MEADOWS INC & QUAIL LODGE INC

I am writing on behalf of the Board of Directors of the Homeowners at Quail, Inc. We represent the homeowners who live in the Quail Lodge subdivision.

At our monthly meeting on December 6, 2013, the Directors unanimously voted to support the applicant for remodel of the golf course at Quail Lodge which is pending before you this evening.

This much needed renovation will enhance our neighborhood in appearance and value.

We urge you vote to approve to project.

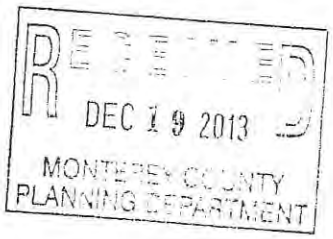
Respectfully,

Ann Mahoney

ANN MAHONEY
President, Homeowners at Quail, Inc.

Submitted to CV LUAC
12/16/13

Subject: LUAC - Quail Lodge Lakes
From: quail15@comcast.net
Date: 12/16/2013 5:26 PM
To: janetb@montereybay.com
CC: quail15@comcast.net



Dear Janet,

LUAC chair,

I understand that there is a LUAC meeting regarding the project of the Lakes at Quail Lodge today. Unfortunately, I am out of town traveling today, but I wanted to write you a brief memo regarding the this project and the way it has been managed to date.

I am deeply concerned that Quail Lodge has commenced implementation of a plan to reconfigure (and eliminate) a number of the ponds on the golf-course that have served over the years as habitat for substantial numbers of waterfowl and other birds associated along with the aquatic wildlife prior to this LUAC review.

In addition, these lakes provide habitat for other water dependent wildlife (frogs, turtles, salamanders, etc.). I understood that the spirit and intent of this Golf Resort 50 years ago, by Ed Haber, was to find a balance and a symbiotic relationship of nature, community and sport (golf), blended together.... It seems that we may have lost this spirit and balance due to big corporate efficiencies..

Yes, there are water concerns here in the Valley, but the culprit here at Quail lodge is not what is above ground, but below, where the irrigation system are dilapidated and are inefficient with water (loss) delivery. While the lakes are visible, and have their problems too, due to lack of maintenance over the years, this is where the Hotel decided to "short" the water to the lakes, while the course in it's entirety stayed watered from tee box to fairway to the hole/green.... Seems a bit odd that there might be some proactive conservation on the course itself if times were so desperate that the existing wildlife using the lakes had to take a back seat. I also hope this whole project is not to get future water credits for expansion of the hotel, as we need transparency.

As I am sure that you are aware, the Lake water levels have been reduced over the past 9 months, and their value as an effective water bird and wildlife habitat has been substantially reduced or eliminated. This degradation of habitat has been amplified by the pumping of the water out of the lakes, just as the migratory bird season has begun. This has been done, however, without any application being submitted for an administrative permit despite the letter dated October 4, 2013 from the Planning Department, which informed Quail Lodge that

EXHIBIT E
PAGE 6 OF 8 PAGES

the County had regulatory land use authority over any alteration of the golf course ponds, and that an administrative permit would likely be required since biological resources were being impacted. .

In fact, since October 4, 2013, Quail Lodge has continued work on alteration of the ponds. Not only have several ponds been completely drained, but others have been lowered through pumping and/or reduction in water supply.

I have been concerned about Quail's decision to drain and no longer maintain the ponds in advance of an application on the project and undertaking the bio surveys. The Bio survey acknowledges this. And it is difficult to tell what species may have been present when the ponds were full and maintained. Report conclusions may have been different of the Survey period issues. I hope this was not a tactic of the Hotel.

There can be no doubt that both respect to the three ponds (ironically the ones proposed to be omitted) that have been fully drained as well as the ponds that have had lowering of water level and/or vegetation management, that the habitat values of these ponds, which had been used by migratory waterfowl over the last 50 years during fall and winter months, have substantially deteriorated. I am surprised by the biological study done after this condition, and that the recording of pond turtles and the notation of a red salamander historical documentation was missed. I would hope there would be an opportunity to do a peer review of this study, to understand it the impact of timing and state of the lakes in review. Quail Lodge has continued to make major alterations of the ponds without compliance with County law.

Significant wildlife, birds and other species frequenting the ponds. While the wildlife that depends on the lakes for the last half century may not all be endangered or threatened species, the current Lake levels and future plan are and will certainly impact and displace other wildlife.

Also, we need to take into account the Construction impacts, as no information on the duration of construction activity and proposed conditions/ measures to reduce construction impacts. Noise, dust, truck trips relating to soil excavation (cut/fill) has been shared.

With the importance of this established ecosystem and bodies of water, which seems fewer over the years in our area, will there be a CEQA Review. I can only aassume issues will be more fully analyzed as part of the CEQA process, but are unclear whether the County intends to under CEQA and request clarification. I hope that the LUAC committee feel the importance to ensure that such a significant and long standing ecosystem does not go with alteration before a proper environmental review can be done. I write this letter in support of such a motion.

I appreciate your time and considerations of this important environmental issue and my supporting letter of this concern.

EXHIBIT E
PAGE 7 OF 8 PAGES

Sincerely,

Bruce Suezaki

Lake Place, Carmel Valley, CA

EXHIBIT F

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Green Meadows Inc. (Quail Lodge Golf Course)

Lead Agency: RMA - Planning | Contact Person: Dan Lister
Mailing Address: 168 W. Alisal St., 2nd Flr. | Phone: (831) 759-6617
City: Salinas | Zip: 93901 | County: Monterey

Project Location: County: Monterey | City/Nearest Community: Carmel Valley
Cross Streets: Valley Green Drive/Carmel Valley Road, Carmel Valley | Zip Code: 93923
Longitude/Latitude (degrees, minutes and seconds): ____° ____ ' ____ " N / ____° ____ ' ____ " W | Total Acres: 143.3
Assessor's Parcel No.: 157-031-011,12,15,16,17;20,23,26 | Section: ____ | Twp.: ____ | Range: ____ | Base: ____
Within 2 Miles: State Hwy #: 1 | Waterways: Carmel River
Airports: ____ | Railways: ____ | Schools: Carmel Valley Middle

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ____ ☐ Draft EIS ☐ Other: ____
☑ Mit Neg Dec Other: ____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☑ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: ____

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☑ Recreational: Golf Course
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

☑ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☑ Water Quality
☑ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☑ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☑ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☑ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Open Space with Design Control, Site Plan Review and Residential Allocation Zoning Overlays (O-D-S-RAZ)

Project Description: *(please use a separate page if necessary)*

Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2008

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

_____	Air Resources Board	_____	Office of Emergency Services
_____	Boating & Waterways, Department of	_____	Office of Historic Preservation
_____	California Highway Patrol	_____	Office of Public School Construction
_____	Caltrans District # _____	_____	Parks & Recreation, Department of
_____	Caltrans Division of Aeronautics	_____	Pesticide Regulation, Department of
_____	Caltrans Planning	_____	Public Utilities Commission
_____	Central Valley Flood Protection Board	_____	Regional WQCB # _____
_____	Coachella Valley Mtns. Conservancy	_____	Resources Agency
_____	Coastal Commission	_____	S.F. Bay Conservation & Development Comm.
_____	Colorado River Board	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Conservation, Department of	_____	San Joaquin River Conservancy
_____	Corrections, Department of	_____	Santa Monica Mtns. Conservancy
_____	Delta Protection Commission	_____	State Lands Commission
_____	Education, Department of	_____	SWRCB: Clean Water Grants
_____	Energy Commission	_____	SWRCB: Water Quality
X	Fish & Game Region # 4	_____	SWRCB: Water Rights
_____	Food & Agriculture, Department of	_____	Tahoe Regional Planning Agency
_____	Forestry and Fire Protection, Department of	_____	Toxic Substances Control, Department of
_____	General Services, Department of	_____	Water Resources, Department of
_____	Health Services, Department of		
_____	Housing & Community Development	_____	Other: _____
_____	Integrated Waste Management Board	_____	Other: _____
_____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date June 24, 2014 Ending Date July 24, 2014

Lead Agency (Complete if applicable):

Consulting Firm: Monterey County RMA - Planning
Address: 168 W. Alisal St. 2nd Flr.
City/State/Zip: Salinas, CA 93901
Contact: Dan Lister - Assistant Planner
Phone: (831) 759-6617

Applicant: Anthony Lombardo & Associates
Address: 450 Lincoln Ave., Suite 101
City/State/Zip: Salinas, CA 93901
Phone: (831) 751-2330

Signature of Lead Agency Representative: _____ **Date:** 6/26/14

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

Project Title:	Green Meadows Inc (Quail Lodge Golf Course)
File Number:	PLN140126
Owner:	Green Meadows Inc & Quail Lodge Inc
Project Location:	Along Valley Greens Drive, Carmel Valley
Primary APN:	157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, and 157-031-026-000
Project Planner:	Dan Lister – Assistant Planner
Permit Type:	Administrative Permit
Project Description:	Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

a) That said project will not have the potential to significantly degrade the quality of the environment.

b) That said project will have no significant impact on long-term environmental goals.

c) That said project will have no significant cumulative effect upon the environment.

d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Monterey County Zoning Administrator
Responsible Agency:	RMA - Planning
Review Period Begins:	June 24, 2014
Review Period Ends:	July 24, 2014

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2nd Floor, Salinas, CA 93901 (831) 755-5025

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
MONTEREY COUNTY ZONING ORDINANCE

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Administrative Permit (Quail Lodge, PLN140126) along Valley Greens Drive, Carmel Valley (APN(s) 157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, and 157-031-026-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm.

The Zoning Administrator will consider this proposal at a meeting on August 14, 2014 at 9:00 AM in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from June 24, 2014 to July 24, 2014. Comments can also be made during the public hearing.

Project Description: Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

For reviewing agencies: The Resource Management Agency – Planning Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency – Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: Green Meadows Inc. (Quail Lodge Golf Course); File Number PLN140126

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

___ No Comments provided
___ Comments noted below
___ Comments provided in separate letter

COMMENTS: _____

_____

_____

_____

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. U.S. Fish & Wildlife Services
4. Monterey Peninsula Water Management District
5. Association of Monterey Bay Area Governments
6. Monterey Bay Unified Air Pollution Control District
7. Monterey County Water Resources Agency
8. Monterey County RMA – Environmental Services
9. Monterey County RMA – Public Works
10. Monterey County Environmental Health Bureau
11. Monterey County Regional Fire Protection District
12. Monterey County Sheriff's Office
13. Green Meadows Inc/Quail Lodge Inc, Owner
14. Anthony Lombardo & Associates (Gail Hatter-Crawford), Agent
15. Gillian Taylor, Neighbor
16. Bruce Suezaki, Neighbor
17. Larry Silver, Attorney
18. Jason & Retterer, L&G LLP
19. Summer Emmons, Representative of the Carmel Canine Sports Center
20. The Open Monterey Project
21. LandWatch
22. Property Owners within 300 feet (Notice of Intent only)

Distribution by e-mail only (Notice of Intent only):

23. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil and Paula Gill: paula.c.gill@usace.army.mil)
24. Emilio Hipolito (ehipolito@nccrc.org)
25. United Brotherhood of Carpenters & Joiners (nedv@nccrc.org)
26. Molly Erickson (Erickson@stamplaw.us)
27. Margaret Robbins (MM_Robbins@comcast.net)
28. Michael Weaver (michaelrweaver@mac.com)
29. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
30. Tim Miller (Tim.Miller@amwater.com)

Revised 5/28/13

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT
168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 757-9516

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Green Meadows Inc (Quail Lodge Golf Course)
File No.:	PLN140126
Project Location:	Along Valley Greens Drive, Carmel Valley
Name of Property Owner:	Green Meadows Inc
Name of Applicant:	Anthony Lombardo & Associates
Assessor's Parcel Number(s):	157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, & 157-031-026-000
Acreage of Property:	143.3 acres
General Plan Designation:	Open Space/Recreational
Zoning District:	"O-D-S-RAZ" [Open Space with Design Control, Site Plan Review and Residential Allocation Zoning Overlays]
Lead Agency:	Monterey County RMA - Planning
Prepared By:	Dan Lister, Assistant Planner
Date Prepared:	June 6, 2014
Contact Person:	Dan Lister, Assistant Planner
Phone Number:	(831) 759-6617

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The project entails the renovation to the Quail Lodge Golf Course; located at 8000 Valley Greens Drive in Carmel Valley. The renovation includes:

a. The removal and/or alteration to eight water features (ponds) on the golf course. Three water features, located near Holes #15, #16 and #17, will be removed and will either become landscaped features or part of the cart path area. Five water features, located near Holes #5, #14, #15, and #18, will be reconstructed with new liners, edge treatment and aeration. The reconstruction includes the size reduction of three ponds near Holes #14, #15, and #18. Overall, the water features will be reduced from approximately 4.88 acres to 2.69 acres. The grading amount required for the alteration of the water features will be approximately 11,009 cubic yards of cut, and 13,346 cubic yards of fill.

b. A swale contour will be added through Holes #1, #2, and #3. The grading amount required for the swale design will be approximately 15,056 cubic yards of cut, and 3,822 cubic yards of fill.

c. Hole #10 will be shortened and Hole #11 will be lengthened. The grading amount required for the modification to Holes #10 and #11 will be approximately 603 cubic yards of cut, and 1,637 cubic yards of fill.

d. Approximately 16.38 acres of existing turf will be replaced with drought-tolerant native landscaping.

e. Bunkers and tees will be removed, rebuilt or constructed through the entire golf course (Hole #1 thru #18). 22 existing bunkers will be removed, 40 existing bunkers will be rebuilt, and 25 new bunkers will be made. The total square footage of bunkers is to remain relatively the same. The bunker renovation will required approximately 1,500 tons of imported sand.

f. The cart path areas will be improved. Relocation of the cart path will occur near Holes #2, #3, #5, #8, #12, #15, #16, and #17.

g. A new and efficient irrigation system will be installed after all grading operations are complete.

The project site spans eight separate parcels, totaling 143.3 acres (Assessor's Parcel Numbers: 157-031-011-000, 157-031-012-000, 157-031-015-000, 157-031-016-000, 157-031-017-000, 157-031-020-000, 157-031-023-000, &157-031-026-000). The grading portions of the renovation will affect approximately 15.83 acres of the total site. The project site is zoned "O-D-S-RAZ" [Open Space with Design Control, Site Plan Review and Residential Allocation Zoning Overlays] which conditionally accommodates golf course uses.

The project is located within a Site Plan Review ("S") Zoning Overlay District, which requires an Administrative Permit, a discretionary entitlement, in areas where natural resources may be disturbed by development (Chapter 21.45 of the Monterey County Zoning Ordinance). On March 4, 2014, the application materials were submitted for an Administrative Permit due to the renovation being located in an area rich in natural resources. The project will require

approximately 49,054 cubic yards of grading (26,671 cubic yards cut, 22,383 cubic yards fill). Approximately 4,287 cubic yards of cut will be exported to the nearest landfill. The Carmel River bisects the golf course; placing development within a mapped floodplain. The Carmel River is known to be inhabited by California Tiger Salamander, California Red-Legged Frogs, and Western Pond Turtles, which are identified as rare and endangered species by the California Department of Fish and Wildlife. Portions of the golf course can be seen from Carmel Valley Road. The viewshed from Carmel Valley Road road is protected by local policies. Also, the golf course is located in a high sensitivity area for archaeological resources.

B. Surrounding Land Uses and Environmental Setting:

The 143.3 acre golf course, with residential lots, was approved as a part of the Carmel Valley Golf and Country Club subdivision in 1963. Valley Greens Drive is the main access road for the golf course and residential lots, which is accessed from Carmel Valley Road at two intersections: Carmel Valley Road/Rancho San Carlos Road (western access) and Carmel Valley/Valley Greens Drive (eastern access). Adjacent to the golf course is Quail Lodge resort hotel, located near the intersection of Carmel Valley Road and Valley Greens Drive. The golf course is located adjacent to Carmel Valley Road which is the primary road in the Carmel Valley area, which span from State Highway 1 in Carmel (west), to Arroyo Seco Road in Greenfield (east). The site is approximately 2 miles east of State Highway 1.

The property has varied landscape that includes the Carmel River with associated riparian vegetation and irrigated golf course turf and landscape, which includes man-made water features. The general plant communities surrounding the project site are Black Cottonwood/Willow riparian forest (along Carmel River), Coastal sage scrub (on steep slopes from the south side of Carmel Valley Road), Coast Live Oak woodlands (south boundary of the golf course and lodge), Non-native annual grasslands (east and west ends of the golf course and resort), and Urbanized landscape (throughout the golf course and residential districts). Most of the golf course is designated as Flood Zone AE, which identifies the site is located within a 100-year floodplain with areas in the floodway. The area of the golf course designated in the Carmel River floodway will not be disturbed by the proposed renovation.

C. Other public agencies whose approval is required:

The project was reviewed initially by the following local agencies: Monterey County Regional Fire Protection District, Resource Management Agency (RMA) – Public Works, RMA – Environmental Services, Monterey County Water Resources Agency and the Monterey County Environmental Health Bureau. This initial study requires review by the following State Agencies: Department of Fish and Wildlife and State Water Resources Control Board.

D. Figures

a. Aerial Photo of Golf Course (2007)
b. Master Plan for Renovation

Figure a. Aerial Photo of Golf Course (2007)

Figure b. Master Plan for Renovation

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

The project has been evaluated for consistency or non-consistency with the following management plans.

General Plan/Area Plan	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☒	Local Coastal Program-LUP	☐

General Plan/Area Plan: The project is located on property designated as "Open Space" within the Monterey County 2010 General Plan and Carmel Valley Master Plan, which allows golf courses and associated uses. Therefore, the project is in conformance with the plan for the County. ***CONSISTENT***

Air Quality Management Plan: The Monterey Bay Unified Air Pollution Control District (MBUAPCD) has developed the 2013 Air Quality Management Plan (Triennial Update to the AQMP) for the Monterey Bay Region. Project conformance with the regional population and employment forecast determine the project's consistency with the AQMP. The MBUAPCD incorporates the General Plan in its preparation of regional air quality plans, making this project consistent with the applicable air quality plan. ***CONSISTENT***

Water Quality Control Plan: The project is consistent with the County General Plan and the Association of Monterey Bay Area Governments' (AMBAG's) regional population and employment forecast. Therefore, it is consistent with regional water quality control plan. The Regional Water Quality Control Board, Central Coast Region, incorporates the General Plan in its preparation of regional water quality plans, making this project consistent with the regional water quality plans. ***CONSISTENT***

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☒ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials	☒ Hydrology/Water Quality

☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☒ Mandatory Findings of Significance

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

1. Aesthetics: See Section VI-1 for detailed analysis.

2. Agricultural and Forest Resources: Based upon the General Plan and County resource maps, the property is not within an agricultural area, would not convert prime farmland or otherwise conflict with agricultural zoning or uses. The property is zoned "O" (Open Space) and is not used for agricultural purposes. Use of the property for the re-construction of an existing golf course and associated water and ground features will not result in conversion of farmland to non-agricultural uses. *No impact.* (Reference IX; 1, 2, 4, 7)

3. Air Quality: See Section VI-3 for detailed analysis

4. Biological Resources: See Section VI-4 for detailed analysis.

5. Cultural Resources: The subject property is situated in a "High" archaeological sensitivity zone, as shown the Monterey County GIS database. The site is an existing golf course, which resulted in previous ground disturbance. Based on this information, the project is not anticipated to result in discovery of sacred or religious artifacts. During previous site work, evidence of Native American remains was not found, and no evidence of anything of archaeological significance has been identified. Therefore, the project is not anticipated to cause a substantial adverse change in the significance of a historical resource or

archaeological resource. The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, nor disturb any human remains, or formal cemeteries. *No impact.* (Reference IX; 1, 2, 3, 4, 7)

6. Geology/Soils: The project is located on an existing golf course, which the project does not propose any renovation activities outside the existing golf course. According to County resources maps (GIS), the site is identified as a low seismic hazard area with low probability for landslide and liquefaction risks. Standard erosion control practices will be implemented, as designed in the project plans and Construction Management Plan. *No Impact.* (Reference IX; 1, 2, 3, 4, 7, 10)

7. Greenhouse Gas Emission: See Section VI-7 for detailed analysis

8. Hazardous/Hazardous Materials: The project does not involve the transportation, use or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. There is no storage of large quantities of hazardous materials on site. The project would not involve stationary operations, create hazardous emissions, or handle hazardous materials. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip. There is no evidence of such hazardous uses associated with the proposed project. *No Impact.* (Reference IX; 1, 2, 4, 7)

9. Hydrology/Water Quality: See Section VI-9 for detailed analysis.

10. Land Use/Planning: The project, as proposed, will not physically divide an established community, nor will it conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding environmental effect. The project will not conflict with any applicable habitat conservation plan, or natural community plan. *No Impacts.* (Reference IX; 1, 2, 3, 4, 7)

11. Mineral Resources: No mineral resources have been identified, or would be affected by the project. *No Impacts.* (Reference XI; 1, 2, 4, 7)

12. Noise: The proposed reconfiguration/reconstruction of the golf course water features will not expose people to noise levels that exceed standards and would not substantially increase ambient noise levels. The project site is not located in the vicinity of an airport or private airstrip. Temporary construction activities will comply with the County's noise requirements, as required in the County Code, Chapter 10.60. Therefore, the proposed project would have no significant impacts related to noise. (Reference IX; 1, 2, 4, 7, 10)

13. Population/Housing: The proposed project would not induce population growth in the area, nor displace structures or people due to reconfiguration/reconstruction of the golf course water features. The project will not increase the residential uses that currently exist within the surrounding residential community. *No Impacts.* (Reference IX; 1, 2, 7)

10. Public Services: The project will have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or

physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

The proposed reconfiguration/reconstruction of the golf course water features will not have any potential impact to public services, given that adequate public services exist to properly serve the area. The review by the local Fire District, Water Resources Agency, and the Environmental Health Bureau identifies that access and private utilities are sufficient. Therefore, the proposed project will not impact Pubic Services. (Reference IX; 1, 2, 7)

14. Recreation: The project, as proposed, would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. The proposed project does not include or require construction or expansion of recreational facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project would not create significant recreational demands above those levels which already exist. (Reference IX; 1, 2, 7)

15. Transportation/Traffic: The subject project proposes the reconfiguration/reconstruction to an existing golf course. The project will not generate additional traffic. The project would not change air traffic patterns, or increase traffic levels. It would not substantially increase hazards due to a design failure, nor result in inadequate emergency access or parking capacity. The project also would not conflict with adopted policies, plans, or programs supporting alternative transportation. The Monterey County RMA - Public Works Department has reviewed the project and has determined that the subject project does not change uses on the property and will not increase traffic or impact transportation in the area. Therefore, the proposed project will not significant impact transportation or traffic. (Reference IX; 1, 2, 7, 10)

16. Utilities: The subject project proposes reconfiguration/reconstruction of water features to an existing golf course. The proposed grading work does not require a connection to public utilities. The existing golf course is currently connected to public utilities are required for the historical use. Therefore, the proposed project will not significantly impact Utilities and Service Systems. (Reference IX; 1, 2, 7)

B. 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Dan Lister – Assistant Planner

6/26/14

Date

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially

Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 4, 7)	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 4, 7)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 4, 7)	☐	☐	☐	☒

DISCUSSION:

According to the Scenic Highway Corridors & Visual Sensitivity Map - Figure #14 of the 2010 Monterey County General Plan, the project site is located with a highly visually sensitive area of Carmel Valley. Carmel Valley Road is considered a key public road where development shall not be allowed to significantly block views of the viewshed, river, or distant hills (Policy CV-3.3, Carmel Valley Master Plan). Development within the visually sensitive area must be protected. Protection includes dedication of land through a conservation easement and minimizing development to reduce visibility from visually sensitive areas.

CONCLUSION:

Less Than Significant Impact (b & c):

The golf course is visible along Carmel Valley Road for a very short period of time. Views of the golf course along Carmel Valley Road begin near the Valley Greens Drive intersection and continue west for approximately 0.18 miles. From Carmel Valley Road the view of the golf course is sporadic due to existing vegetation and topography.

The renovation of the golf course is intended as an update to a golf course that has existed since 1964. Besides negligible visual impacts during the grading operation required for the alteration of the water features and course, the renovation will not alter the viewshed, river or distant hills.

The proposed renovation is consistent with the Scenic and Conservation Easement that was placed over the golf course which requires the golf course preserves and conserves, for the public benefit, the natural scenic beauty and existing openness through the construction, maintenance, and operation of a golf course. The Scenic and Conservation Easement allows modifications to the golf course, which includes associated landscaping, such as turf, bunkers, and water features.

No Impact (a & d):
Pursuant to the 2010 Monterey General Plan, there are no identified scenic vistas in the area. Also, the project does not propose any exterior lighting.

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 4, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 2 for details)

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 5, 6, 10)	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 5, 6, 10)	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 5, 6, 10)	☐	☐	☐	☒
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 5, 6, 7, 10)	☐	☐	☒	☐
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 4, 5, 6, 7, 10)	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 5, 6, 7, 10)	☐	☐	☒	☐

DISCUSSION:

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) prepared the Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and Federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). The CEQA Air Quality Guidelines outline thresholds for construction activities. Construction activities that exceed 2.2 acres of disturbance per day, or fugitive dust of 82 lbs PM_{10} per day is a potential air quality impact.

The renovation project will require approximately 49,054 cubic yards of grading (26,671 cubic yards cut, 22,383 cubic yards fill). Approximately 4,287 cubic yards of cut will be exported to the nearest landfill. The grading required for the renovation will disturb 15.83 acres of the 143.3 acre golf course. Pursuant to the Construction Management Plan prepared for the renovation project, the renovation will take approximately five months, with rough grading taking 60 days to complete.

CONCLUSION:

No Impact (a, b, & c):
Pursuant to MBUAPCD staff, the project, with Construction Management Plan, is consistent with the AQMP and CEQA Air Quality Guidelines.

Less Than Significant Impact (d, e, & f):
Pursuant to the review of the project by the MBUAPCD Planning Staff, the project is considered to have a less-than significant impact. Based on the Construction Management Plan prepared for the renovation project, adequate dust and erosion control measures will be implemented. Most of the grading will take 60 days to complete, which is not expected to disturb over 2.2 acres per day or create fugitive dust that exceeds 82 lbs PM_{10} per day. Since the project is located on an existing golf course, odors created by the renovation are temporary, and is considered to have a less-than-significant impact to surrounding residential properties, guests at the lodge, and golfers.

4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 4, 7, 8, 11a, 11b, 11c, 11e)	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 4, 7, 8, 11a, 11b, 11c, 11e)	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 4, 7, 8, 11a, 11b, 11c, 11e)	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 4, 7, 8, 11a, 11b, 11c, 11e)	☐	☒	☐	☐

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 4, 7, 8, 11a, 11b, 11c)	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source:)	☐	☐	☐	☒

DISCUSSION:

The golf course is bisected by the Carmel River, provides habitat to special-status species, as identified by the California Department of Fish and Wildlife. Pursuant to the California Natural Diversity Database (CNDDB), as referenced in the project biological assessment, the following special-status species have been identified in near proximity of the golf course:

- Western Pond Turtle (WPT): The WPT is a California Species of Special Concern (SSC), but is not listed as threatened or endangered by the Federal Endangered Species Act (ESA) or State CESA. It is however covered by CEQA which impacts to this species must be avoided or mitigated to a less than significant level. The WPT has been documented up and down the Carmel River and would be expected to occupy pools along the stretch of river that cuts through the Quail Lodge golf course, and potentially the ponds of the golf course.
- California Red-Legged Frog (CRLF): The CRLF is a federal listed threatened species under the ESA and a California SSC according to the California Department of Fish and Wildlife. Critical habitat for the CRLF has been identified by the United States Fish and Wildlife Service (USFWS) and includes much of the Carmel River Valley, including river area that bisects the Quail Lodge golf course. The golf course water features could conceivably be chosen as alternative summer aquatic habitat for CRLF.
- California Tiger Salamander (CTS): The CTS is listed by both the Federal ESA and State CESA as a threatened species. Critical habitat for this species has been designated in eastern Carmel Valley approximately 19 miles inland from Quail Lodge. CTS have been documented within 3 miles north and south of the Quail Lodge golf course in stock ponds and vernal ponds on Tehama development land north of Carmel Valley Road and Santa Lucia Preserve to the south.

Also observed by the biologist are birds that occupy the water features on the project site. Although no special-status species of birds were observed on-site, renovation of ponds and some of the grading work along holes number 10 and 11 may have the potential to create a minor impact to nesting and foraging birds if work is done during the spring, or early summer, and done before the ponds naturally dry down.

The golf course contains water features that have been a part of the golf course for over 50 years. Due to the water feature's close proximity to the river, it can be presumed that the listed special-status species, stated above, have used the water features at some point. Due to the age of the water features, the liners in each pond are in poor condition, causing the water to drain rapidly. The project area has two water features that will not be disturbed: 1) a large feature near Rancho San Carlos Road and Valley Greens Drive, and a large water feature used by the lodge. Five existing water features will be improved, some reduced in size, which will be retained as a water feature. Three water features are proposed for removal. As of March 2013, these features are completely drained due to the poor condition of the pond liner and the lack of refilling.

The water features were reviewed to see if they meet the criteria for wetland delineation, as provided by the Army Corps of Engineers. After review by the biologist, Pat Regan, the water features did not have the three indicators: hydrophytes, hydrology, and hydric soils. The water features are man-made. Based on the current conditions of the features, water is regularly being applied due to the poor condition of the liners. If the liners and unnatural filling of the ponds were taken away, water retention would not exist. The only water feature that comes close to meeting the wetland criteria is the large water feature near Rancho San Carlos Road and Valley Greens Drive, which is not proposed for any restoration.

The biological assessment, prepared by Regan Biological and Horticultural Consulting LLC, identifies that special-status species have the potential to occur on the golf course and water features. However, the biological assessment states that the probability of the species to occur on the golf course, in its present state, is very low. The following factors play into the low probability of special-status species on the golf course:

1. Maintained golf course/residential area: The golf course is regularly maintained, which includes mowing, trimming, human activity along golf course, residential areas, cart pathways and streets. Due to on-going maintenance of the golf course and overall human activity since 1963, the ecology has been altered for over half a century.
2. Vegetation: Only two water features had any emergent vegetation: 1) a large water feature near Ranch San Carolos Road and Valley Greens Drive, which is not being altered at all, and 2) large water feature near hole #15 and Valley Greens Drive, which is being improved. Small patches of Scirpus, marsh pennywort, and Pacific silver-weed. The other water features were void of any vegetation, which said features lack very little activity from wildlife.
3. Drought: Due to years without substantial rainfall, all water features have been manually filled by Quail Lodge. One of the main reasons for the renovation is to repair and improve necessary water features so that they do not need to constantly be refilled, as well as improve the irrigation system so water can be adequately conserved. According to the last survey, the ponds to be replaced or removed were last filled in August 2013. When surveyed in January 2014, most of the features were 40% full. The features to be removed were practically dried down completely.
4. Predators: All ponds were identified as being dominated by Mosquito fish and American bullfrogs, which are documented predators to native California amphibians, WPT, and small freshwater fish. Also, raccoons, opossums and various wading birds, such as egrets and herons, were observed, which further exasterbates the situation.

The biological assessment determines that the renovation to the golf course is temporary and minor. The renovation will not occur outside the already developed golf course. The following potential impacts are identified, as follows:

- Renovation of ponds, and some of the grading work along holes number 10 and 11, have some potential to have minor impacts to nesting and foraging birds if work is done during the spring, or early summer, and before the ponds naturally dry down.
- Grading work throughout the course, for tee boxes, swales and hole lengthening, has the potential to create erosion discharge into the Carmel River if done during the rainy season and without appropriate erosion control measures. Erosions control measures are incorporated as part of the project, and will be implemented as a condition of approval.
- Renovation of five water features has the potential to impact native amphibians and reptiles if work on the renovation commences before the ponds have completely dried down.
- Removal of three ponds and permanent replacement with the grassy swales has the slight potential to impact potential breeding habitat for native amphibians including tree frogs and western toads, as well as special status species. The other ponds in close proximity to these three, as well as the Carmel River channel within 100 yards and the additional three ponds at the west end of the golf course, will continue to provide potential breeding habitat, if indeed they have been providing it to date.

Mitigation measures, as recommended in biological assessment, to be perform before, during and after renovation activity are proposed to reduce potential impacts to a level that is considered less-than-significant. The mitigation measures require monitoring by a qualified professional biologist during renovation activities. The biologist will ensure that all activities do not coincide with breeding seasons for special-status species or bird nesting. The biologist will also ensure recognition training is provided to all staff on-site (See conclusion, below, for mitigation measures). Additionally, a Pond Management Plan has been developed by the project biologist who provides recommendations for pond vegetation management and periodic drying of ponds/ predator species management. The Pond Management Plan includes annual biological monitoring in perpetuity (see Pond Management Plan, Attachments Section X-8).

CONCLUSION:

Less Than Significant Impact with Mitigation Incorporated (a, b, & d):
The following mitigation measure, recommended by Regan Biological and Horticultural Consulting LLC will provide adequate protection of special-status species during renovation activities, and provides a long-term plan that will allow the remaining water features to provide adequate habitat for special-status species:

"As recommended by the biological assessment prepared by Regan Biology and Horticultural Consulting on March 1, 2014, the following measure shall be implemented during construction activities:

a. *A qualified professional biological consultant shall be hired to monitor all renovation activities on-site. The biologist shall ensure all measures are implemented. Upon completion of renovation work, a survey shall be complete by the biologist, to identify post-renovation conditions and to ensure all measures were met. The following measure shall be implemented by the hired biologist:*

i. *All grading work (tee boxes, swales, hole lengthening, and pathways) shall occur outside of breeding and nesting season, between August 15 and November 15, to reduce potential impacts to migratory birds and special-status species.*

ii. *Water feature work (grading and improvements) shall not occur until they naturally dry down, or outside breeding and nesting season (between August 15 and November 15). If water remains standing in any pond after August 15, no work shall begin until water features completely dry down, and after they have been inspected and found that the water features are free of any wildlife creature by the hired biologist.*

iii. *Out of abundance of caution, renovation work to each water features shall be preceded by a survey of the water feature and nearby surrounds before commencing work on that particular water feature. If any special-status species is encountered, the biologist shall contact the USFWS, and CDFW, and the project shall be halted until the USFWS and CDFW provides guidance on how to proceed. If other wildlife species are encountered, they may be moved from the construction area to the riparian zone along the Carmel River by on-site biologist, in possession of a valid scientific collecting permit. Non-native wildlife, such as American bullfrogs or Red-eared slider turtles, may be removed from the site or dispatched as appropriate.*

iv. *Special-status species recognition training shall be conducted for all on-site construction personnel prior to the commencement of renovation activities. Training components shall include training on appropriate avoidance methods including species identification, daily preconstruction surveys, and protocol for contracting biologist and USFWS in the event of a sighting. Handouts shall be prepared and provided to all construction personnel including color photographs for species identification, protocols and contact phone numbers.*

The Pond Management Plan consists of recommendations for pond vegetation management and periodic drying of ponds/predator species management. The water features will be annual surveyed by a professional biological to ensure the ponds provide adequate habitat value to species (see Pond Management Plan, Attachments Section X-8). The biologist will contact the Department of Fish and Wildlife when periodic drainage of the ponds for predator management occurs. The Pond Management Plan will be added as a condition of project approval as an on-going requirement.

No Impact (c, e, & f):
The project does not propose construction activities in the Carmel River or within riparian vegetation. The project will not impact any identified wetlands. Based on the criteria for identifying wetlands, the water features do not qualify as wetlands. The project does not propose the removal of any native trees, including Monterey pines. The project will not conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

5. CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source:1, 2, 4, 7)	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2, 4)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 5 for details)

6. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 3, 4, 10) Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking? (Source: 1, 2, 3, 4, 10)	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 4, 10)	☐	☐	☐	☒
iv) Landslides? (Source: 1, 2, 3, 4, 10)	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 4, 10)	☐	☐	☐	☒

6. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 3, 4, 10)	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 2, 3, 4, 10)	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 3, 4, 10)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 6 for details)

7. GREENHOUSE GAS EMISSIONS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 6, 10)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 6)	☐	☐	☐	☒

DISCUSSION:
Greenhouse gases (GHG) are emitted by natural processes and human activities, such as electricity production, motor vehicle use, and agricultural uses. In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006/ AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reduction in GHG emissions, thereby reducing the State's vulnerability to global climate changes. Pursuant to Senate Bill 97 (SB 97), the Governor's Office of planning and Research (OPR) issued interim guidance for addressing climate change through CEQA and recommends that each agency develop an approach to address GHG emissions based on best available information. At this time, the County of Monterey and the Monterey Bay Unified Air Pollution Control District (agency responsible for regulation air quality in the region) have not identified a significance

threshold for GHG emissions. There will be GHG emissions associated with the renovation activities. However, quantifying the emissions has a level of uncertainty. Therefore, in lieu of State guidance or locally adopted thresholds, a primarily qualitative approach will be used to evaluate possible impacts of the proposed project.

CONCLUSION:

Less Than Significant Impact (a):
The project will create temporary impacts caused by construction activities. Pursuant the Construction Management Plan (CMP), renovation will take approximately five months, with most of the grading to occur within the first 60 days. The CMP will implement best management practices to minimize temporary impacts, such as dust control, erosion control, vehicle trips, and construction staging. Temporary impacts from construction activities are considered negligible, and will have a less than significant impact regarding Greenhouse Gas Emissions.

No Impact (b):
Monterey County does not have an adopted plan for the reduction of greenhouse gas emissions. The project was considered in terms of the multiple state and federal laws passed regarding this subject. It is difficult to implement the goal of various legislation in a relatively small renovation project. A Climate Action Plan is currently being developed by the County. Consequently, no action plan or threshold significance has been adopted by the County, but it is inferred from other agencies, including California Air Resources Board (CARB) whose thresholds have been established that the County utilizes in the interim. The renovation project does not propose expansion of the golf course, or propose uses that will increase the use of the golf course which may create additional vehicle trips. Ultimately, GHG sources targeted in such plans generally involve rededications to vehicle miles traveled, waste diversion, and technologies such as electric vehicles, and renewable energy sources; not projects like the golf course renovation. The baseline for the project will not change and thus there is no impact.

8. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 7)	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 7)	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 7)	☐	☐	☐	☒

8. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 2, 7)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 7)	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2)	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2, 4, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 8 for details)

9. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 4, 7, 11d)	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 4, 11d)	☐	☐	☐	☒

9. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1, 2, 4, 11d)	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 1, 2, 4, 11d)	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 4, 11d)	☐	☐	☐	☒
f) Otherwise substantially degrade water quality? (Source: 1, 2, 4)	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 3, 4)	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 3, 4)	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 4)	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 4)	☐	☐	☐	☒

DISCUSSION:

Pursuant to County resources maps, which includes mapping from the Federal Emergency Management Agency (FEMA), majority of the golf course is located within a 100-year floodplain with areas in the floodway. The Monterey County Zoning Ordinance, Title 21, provides regulation for development within the Carmel River Floodplain (Chapter 21.64.130, Land Use in the Carmel Valley Floodplain). The chapter requires the Monterey County Water Resources Agency assess flood-related and water quality impacts associated with proposed development.

The proposed project is the renovation and rehabilitation of the Quail Lodge Golf Course. The project spans 8 separate parcels with a total area of 143.3 acres. Approximately 15.83 acres of land area will be disturbed during the reconfiguration/rehabilitation of the golf course (see Section II for project description). The Carmel River and a seasonal drainage creek traverse the project property, but will not be impacted by the proposed work. Several public and private streets with storm water collection systems surround the project site, but will not be affected by the proposed project.

CONCLUSION:

No Impact (a & b):
The proposed project will not violate any water quality standards or waste discharge requirements. The golf course property and associated water will continue to be served by and obtained from private wells owned by Quail Lodge. Quail Lodge (and its owners) has both a riparian and an appropriative right to 253.55 acre feet of water annually. The application for the golf course renovation project does not propose to alter the existing water rights, to increase the water use, or to create a water credit towards any other use; therefore it's not expected that the project will deplete ground water supplies or interfere with recharge or affect nearby wells. The purpose of the project, the reconfiguration/reduction of water features, is to reduce the quantity of water required to fill/maintain the water features. The Monterey County Water Resources Agency and Environmental Health Bureau have reviewed the project application and determined that the project complies with applicable ordinances and regulations.

Less Than Significant (c & d)
The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on- or off-site. Although the project involves approximately 49,054 cubic yards of grading (26,671 cut/22,383 fill), much of this grading will be used to reconfigure the ground contours in the area(s) where specific water features will be removed and renovated (4,287 cubic yards will be exported to the nearest landfill) and for the lengthening of one golf course hole (hole 10 – 603 yards^3 cut/1637 yards^3 fill). None of the proposed work will be within the stream channel of the season creek or Carmel River, nor will the project allow for the increase of surface runoff. Overall the project reduces the overall water feature area from 4.88 acres to 2.69 acres; increasing the area available for natural stormwater absorption and percolation.

No Impact (e, f, g, h, i, & j)
Several public and private streets with storm water collection systems surround the project site, but do not run on and will not be affected by the proposed project. The project site is surrounded by several existing residential subdivisions and is part of an existing lodge/golf/tennis resort facility. No new structures or residences are proposed as a part of the project, and therefore will not place people and/or structures within a 100-year floodplain or expose them to significant risk of loss, injury or death involving flooding as a result of the failure of a levee/dam and/or inundation by seiche, tsunami, or mudflow, above that level which is already existing. *No Impact.*

10. LAND USE AND PLANNING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source:1, 2, 4)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 10 for details)

11. MINERAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 4, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 11 for details)

12. NOISE **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 4, 10)	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 4)	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 4, 10)	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 4, 10)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4)	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 12 for details)

13. POPULATION AND HOUSING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 4, 7)	☐	☐	☐	☒

13. POPULATION AND HOUSING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 13 for details)

14. PUBLIC SERVICES **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 4)	☐	☐	☐	☒
b) Police protection? (Source: 1, 2, 4)	☐	☐	☐	☒
c) Schools? (Source: 1, 2, 4)	☐	☐	☐	☒
d) Parks? (Source: 1, 2, 4)	☐	☐	☐	☒
e) Other public facilities? (Source: 1, 2, 4)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 14 for details)

15. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 4, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 15 for details)

16. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 4, 7, 10)	☐	☐	☐	☒
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2)	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2)	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2)	☐	☐	☐	☒
e) Result in inadequate emergency access? (Source: 1, 2, 4, 7)	☐	☐	☐	☒

16. TRANSPORTATION/TRAFFIC **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 16 for details)

17. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 10, 11d)	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2)	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 7, 11d)	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 7)	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 7)	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 7)	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 7, 10, 11d)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
No Impact (See Section IV, Evidence 17 for details)

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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? (Source: 1, 2, 4, 5, 6, 7, 8, 10, 11a, 11b, 11c, 11d)	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 4, 7)	☐	☐	☐	☒
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 4, 6, 7, 10)	☐	☐	☒	☐

CONCLUSION:

Less Than Significant (a & c):
The project is determined to have a less than significant impact due to temporary renovation activities. Standard conditions will be applied to the project to ensure that renovation work remains consistent with local ordinances and policies. All measures recommended by the project biologist, for the protection of biological resources, have been applied to the project as a mitigation measure to ensure that any potential impacts are minimized or avoided. *(For details, refer to Section II – Description of Project/ Environmental Setting; Section IV.a – Factors: Findings & Evidence; and Section VI – Environmental Checklist)*

No Impact (b):

Based on review of the projects the area, within the County's Accela permit database, and the temporary renovation activities proposed for the existing golf course, the project will not have a direct or indirect cumulative impact.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a "de minimis" (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a "de minimis" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimis" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department's website at www.dfg.ca.gov.

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN140126 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Application, plans and supporting materials submitted by the project applicant (Project File No. PLN140126);
2. 2010 Monterey County General Plan/Carmel Valley Master Plan;
3. Title 21 of the Monterey County Code (Zoning Ordinance);
4. Monterey County GIS Database;

5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008;

6. E-mail from the Monterey Bay Unified Air Pollution Control District (Amy Clymo) regarding Air Quality impacts of the project, dated February 25, 2014;

7. Site Visit conducted by the project planner on November 21, 2013;

8. Email from the California Department of Fish & Wildlife (Brandon Sanderson), dated December 20, 2014, regarding Biological Assessment, dated November 18, 2013;

9. Conservation and Scenic Easement Deed, recorded February 4, 1964 (Reel 282, Page 97);

10. Construction Management Plan for Quail Lodge & Golf Club

11. Technical Reports:

    a. "Quail Lodge and Golf Course: Golf Course Master Plan PLN130837 (Updated Biological Assessments)", Regan Biological and Horticultural Consulting, Carmel Valley, dated March 3, 2014;

    b. "PLN130837 Quail Lodge (Response to Biological Concerns)", Regan Biological and Horticultural Consulting, Carmel Valley, dated February 13, 2014;

    c. "Quail Lodge and Golf Course: Golf Course Master Plan (Biological Assessment)", Regan Biological and Horticultural Consulting, Carmel Valley, CA, dated November 18, 2013;

    d. "Storm Water Pollution Prevention Plan (Draft)" Monterey Bay Engineers, Inc., Seaside, CA, dated February 2014.

    e. "Management Plan for Ponds at the Quail Lodge Golf Course" Regan Biological and Horticultural Consulting, Carmel Valley, CA, received on June 17, 2014;

X. ATTACHMENTS

1. Project Plans;

2. Conservation and Scenic Easement Deed, recorded February 4, 1964 (Reel 282, Page 97);

3. Construction Management Plan for Quail Lodge & Golf Club;

4. "Quail Lodge and Golf Course: Golf Course Master Plan (Biological Assessment)", Regan Biological and Horticultural Consulting, Carmel Valley, CA, dated November 18, 2013;

5. Email from the California Department of Fish & Wildlife (Brandon Sanderson), dated December 20, 2014, regarding Biological Assessment, dated November 18, 2013;

6. "PLN130837 Quail Lodge (Response to Biological Concerns)", Regan Biological and Horticultural Consulting, Carmel Valley, dated February 13, 2014; and

7. “Quail Lodge and Golf Course: Golf Course Master Plan PLN130837 (Updated Biological Assessments)”, Regan Biological and Horticultural Consulting, Carmel Valley, dated March 3, 2014;

8. “Management Plan for Ponds at the Quail Lodge Golf Course” Regan Biological and Horticultural Consulting, Carmel Valley, CA, received on June 17, 2014;

Section X: Attachments

1. Project Plans

Quail Lodge & Golf Club Carmel, CA

Master Plan for Renovation

11-12-2013

Origins

0 100 200 400

GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923

PREPARED FOR

QUAIL LODGE, INC.

AUGUST, 2013

BEST MANAGEMENT PRACTICE NOTES

APPLICANT INFORMATION

PROJECT APNS:	157-031-002, -011, -012, -015, -016, -017, -020, -023 & -026
ADDRESS:	QUAIL LODGE, INC. DENIS BONK, GOLF COURSE SUPERINTENDENT 8000 VALLEY GREENS DRIVE CARMEL, CA 93923 (831) 620-8822
OWNER:	GREEN MEADOWS, INC. 2205 VALLEY GREENS DRIVE CARMEL, CA 93923 (831) 620-8850
GOLF COURSE ARCHITECT:	TODD ECKENRODE ORIGINS GOLF COURSE DESIGN 18022 CORRAL SUITE 200 IRVINE, CA 92614 (949) 476-4476
PROJECT ENGINEER:	MONTEREY BAY ENGINEERS, INC. STEVEN C. WILSON, RCE 25136 607 CHARLES AVENUE, SUITE B SEASIDE, CA 93955 (831) 899-7899
GEOTECHNICAL ENGINEER:	HARO, KASUNICH AND ASSOCIATES, INC. RICK L. PARKS, GE 2603 116 EAST LAKE AVENUE WATSONVILLE, CA 95076 (831) 722-4175

MAINTENANCE NOTES

EROSION & SEDIMENT CONTROL MEASURES

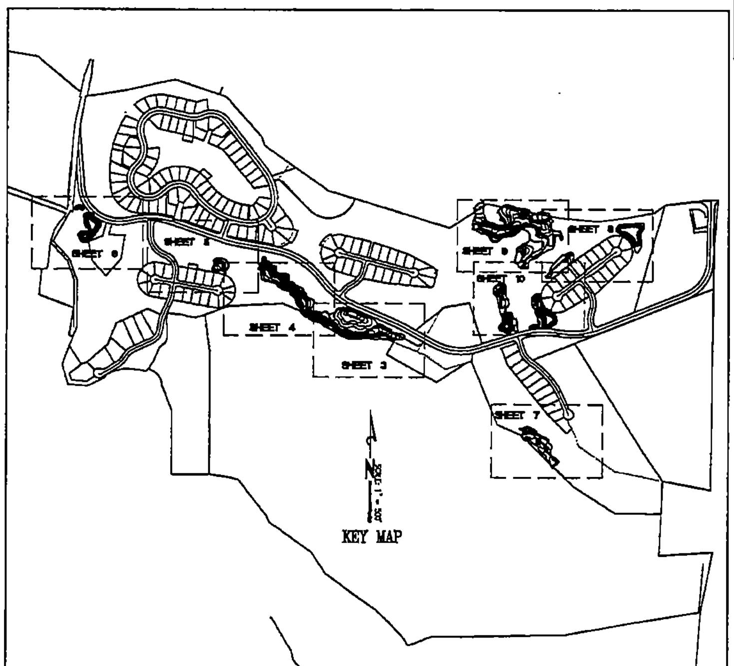
VEGETATIVE SOIL STABILIZATION

EROSION CONTROL NOTES

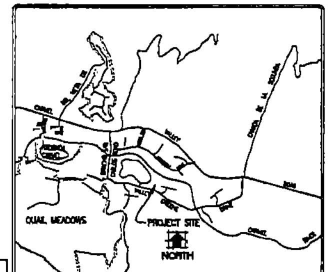
WASTE MANAGEMENT PLAN

WATER CONSERVATION NOTES:

SCOPE OF GRADING WORK



KEY MAP



LOCATION MAP
NOT TO SCALE

SURVEY NOTES

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. BENCHMARK IS THE NGS BENCHMARK DISC ALONG CARMEL VALLEY ROAD STAMPED: "U 703 RESET 1974" ELEVATION = 96.27'
3. CONTOUR INTERVAL = 1 FOOT.
4. TOPOGRAPHIC FEATURES, CONTOURS AND RECTIFIED DIGITAL ORTHO PHOTO PROVIDED BY MONTEREY BAY ENGINEERS, INC AND SUPPLEMENTED BY CENTRAL COAST AERIAL MAPPING, INC., DATED JUNE 7, 2013.
5. PRIOR TO THE START OF CONSTRUCTION, A REFERENCE DATUM SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT. THE REFERENCE STAKE SHALL BE SET BY A LICENSED SURVEYOR.
6. CONTACT MONTEREY BAY ENGINEERS, INC. AT (831) 899-7899 AT LEAST 48 HOURS PRIOR TO ALL CONSTRUCTION STAKING NEEDS.

GRADING NOTES

1. ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE 2010 CBC, THE MONTEREY COUNTY ORDINANCES & SPECIFICATIONS AND THE GEOLOGICAL REPORT PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC, DATED SEPTEMBER 24, 2013.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2010 C.B.C. STANDARDS AND SPECIFICATIONS AND THE GEOLOGICAL REPORT PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC, DATED SEPTEMBER 24, 2013

EARTHWORK CALCULATIONS

AREA	CUT (CU.YDS.)	FILL (CU.YDS.)
1ST & 2ND FAIRWAYS	15,056 CU.YDS.	3,251 CU.YDS.
3RD FAIRWAY	0 CU.YDS.	571 CU.YDS.
5TH FAIRWAY POND	321 CU.YDS.	157 CU.YDS.
5TH TEE POND	287 CU.YDS.	0 CU.YDS.
10TH FAIRWAY & GREEN	803 CU.YDS.	1,837 CU.YDS.
14TH TEE POND	385 CU.YDS.	872 CU.YDS.
15TH TEE POND	1,894 CU.YDS.	0 CU.YDS.
15TH FAIRWAY POND	31 CU.YDS.	2,380 CU.YDS.
16TH TEE POND	1,419 CU.YDS.	2,624 CU.YDS.
16TH FAIRWAY POND	0 CU.YDS.	7,046 CU.YDS.
17TH TEE POND	6,682 CU.YDS.	0 CU.YDS.
ESTIMATED SHRINKAGE @ 20%		3,730 CU.YDS.
TOTAL EARTHWORK:	26,871 CU.YDS.	22,380 CU.YDS.

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	TITLE SHEET, SPECIFICATIONS & KEY MAP
C2	OVERALL PROJECT MAP
C3	GRADING & DRAINAGE PLAN - 1ST FAIRWAY
C4	GRADING & DRAINAGE PLAN - 2ND FAIRWAY
C5	GRADING & DRAINAGE PLAN - 3RD FAIRWAY
C6	GRADING & DRAINAGE PLAN - 5TH GREEN PONDS
C7	GRADING & DRAINAGE PLAN - 10TH GREEN
C8	GRADING & DRAINAGE PLAN - 15TH TEE POND
C9	GRADING & DRAINAGE PLAN - 16TH FAIRWAY POND & 17TH TEE POND
C10	GRADING & DRAINAGE PLAN - 14TH TEE POND & 16TH TEE POND
C11	CROSS SECTIONS "1 THRU 6"
C12	CROSS SECTIONS "A THRU H"
C13	CROSS SECTIONS "I THRU N"
C14	CROSS SECTIONS "O THRU R"
C15	BEST MANAGEMENT PRACTICE DETAILS

GRADING LEGEND

LEGEND

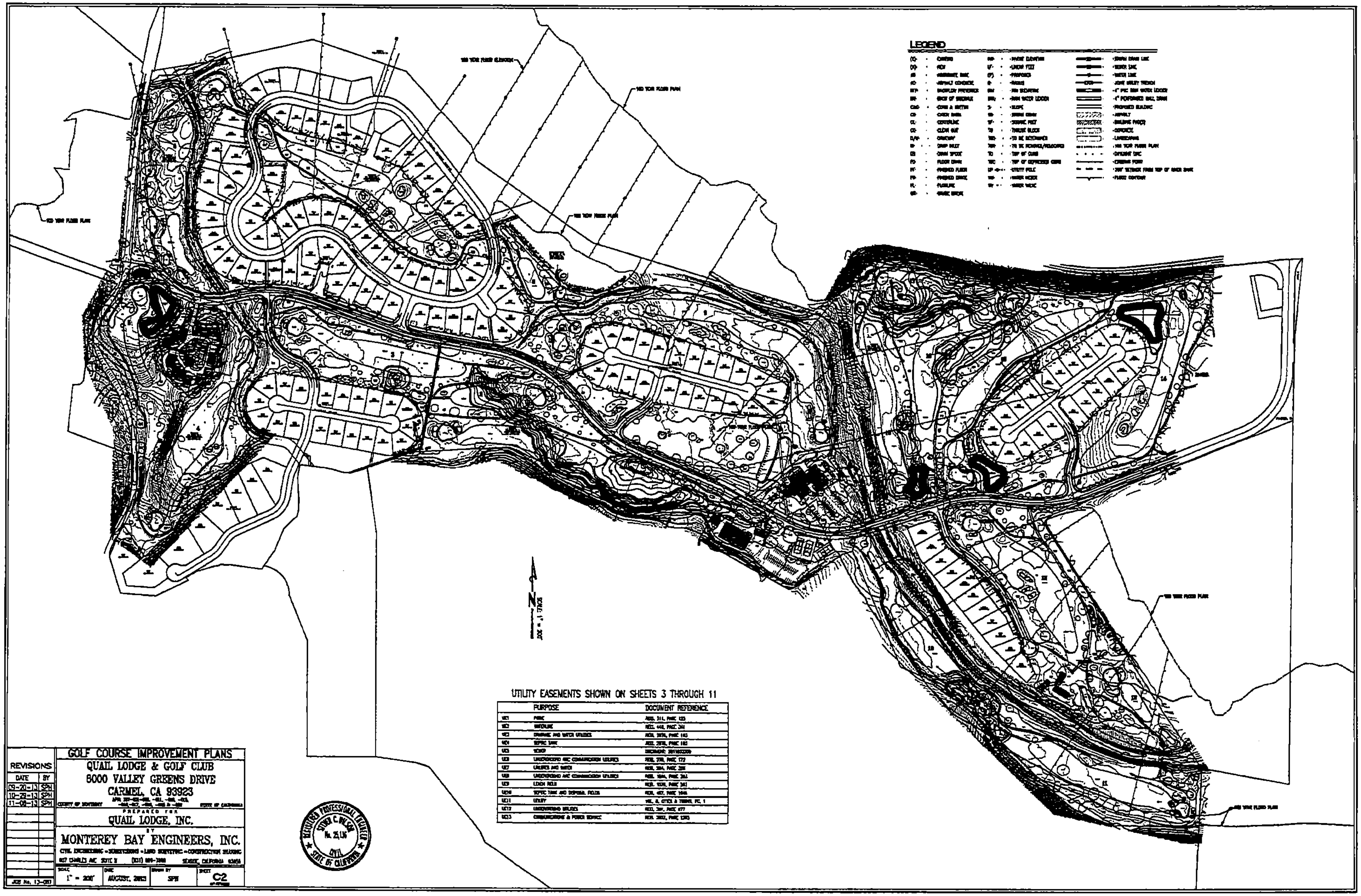
REVISIONS	
DATE	BY
09-20-13	SPH
10-24-13	SPH
11-06-13	SPH
JOB No. 13-087	

GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923

PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.

SCALE	DATE	DRAWN BY	SHEET
1" = 500'	AUGUST, 2013	SPH	C1



UTILITY EASEMENTS SHOWN ON SHEETS 3 THROUGH 11

	PURPOSE	DOCUMENT REFERENCE
UE1	[illegible]	[illegible] 311, PAGE [illegible]
UE2	WATERLINE	REEL 448, PAGE [illegible]
UE3	DRAINAGE AND WATER UTILITIES	REEL [illegible], PAGE [illegible]
UE4	SEPTIC TANK	REEL [illegible], PAGE [illegible]
UE5	[illegible]	DOCUMENT: [illegible]
UE6	UNDERGROUND AND COMMUNICATION UTILITIES	REEL [illegible], PAGE 172
UE7	UTILITIES AND WATER	REEL [illegible], PAGE [illegible]
UE8	UNDERGROUND AND COMMUNICATION UTILITIES	REEL [illegible], PAGE [illegible]
UE9	LEACH FIELD	REEL [illegible], PAGE [illegible]
UE10	SEPTIC TANK AND DISPOSAL FIELDS	REEL [illegible], PAGE [illegible]
UE11	UTILITY	VOL. [illegible], CITIES & TOWNS, PG. 1
UE12	UNDERGROUND UTILITIES	REEL [illegible], PAGE [illegible]
UE13	COMMUNICATIONS & POWER SERVICE	REEL [illegible], PAGE [illegible]

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH

JOB No. 13-[illegible]

GOLF COURSE IMPROVEMENT PLANS

QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923

COUNTY OF MONTEREY — APN [illegible] — STATE OF CALIFORNIA

PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SURVEYING • LAND SURVEYING • CONSTRUCTION STAKING
[illegible] CHARLES AVE. SUITE [illegible] (831) [illegible] SEASIDE, CALIFORNIA [illegible]

SCALE	DATE	DRAWN BY	SHEET
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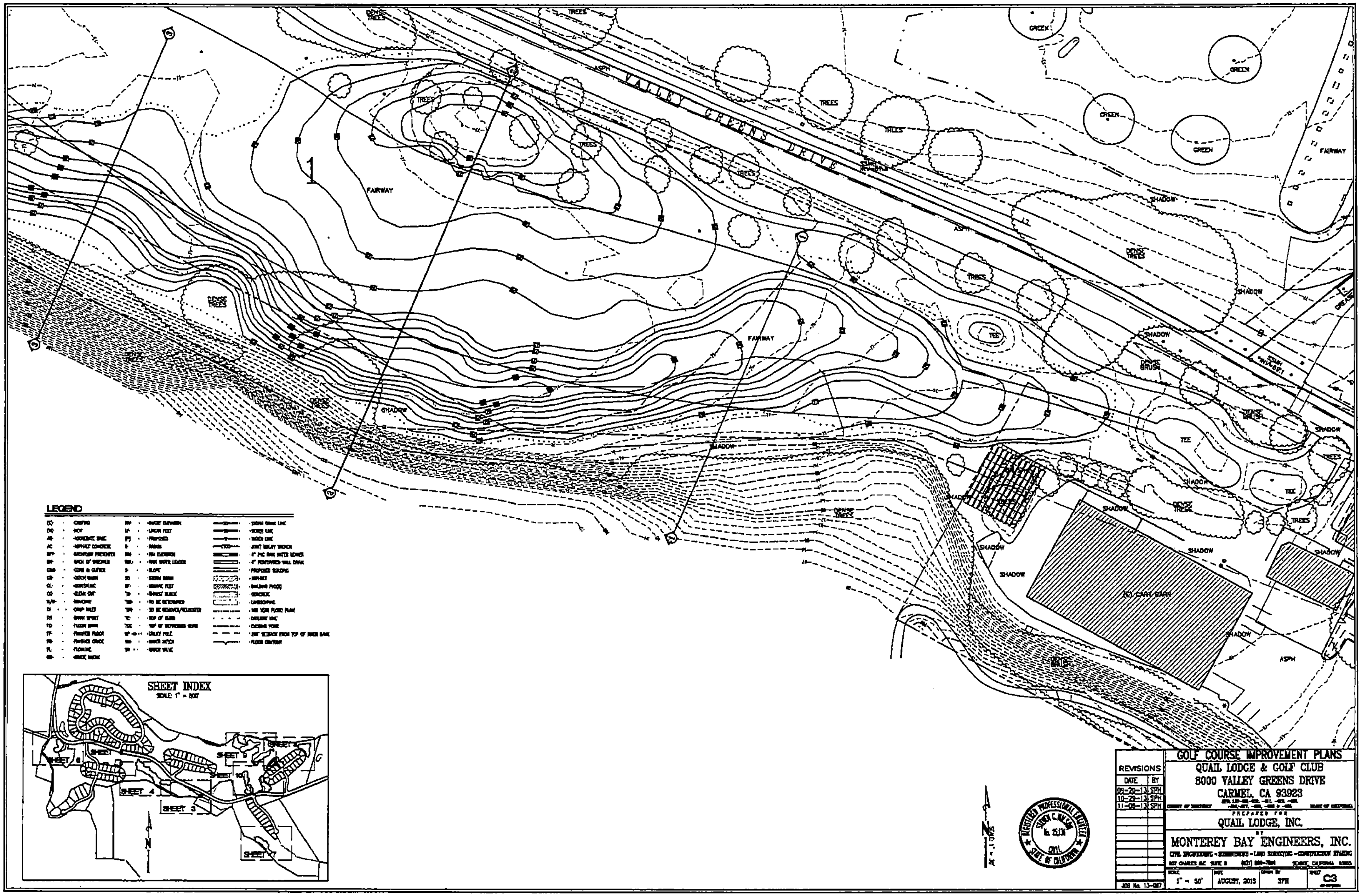
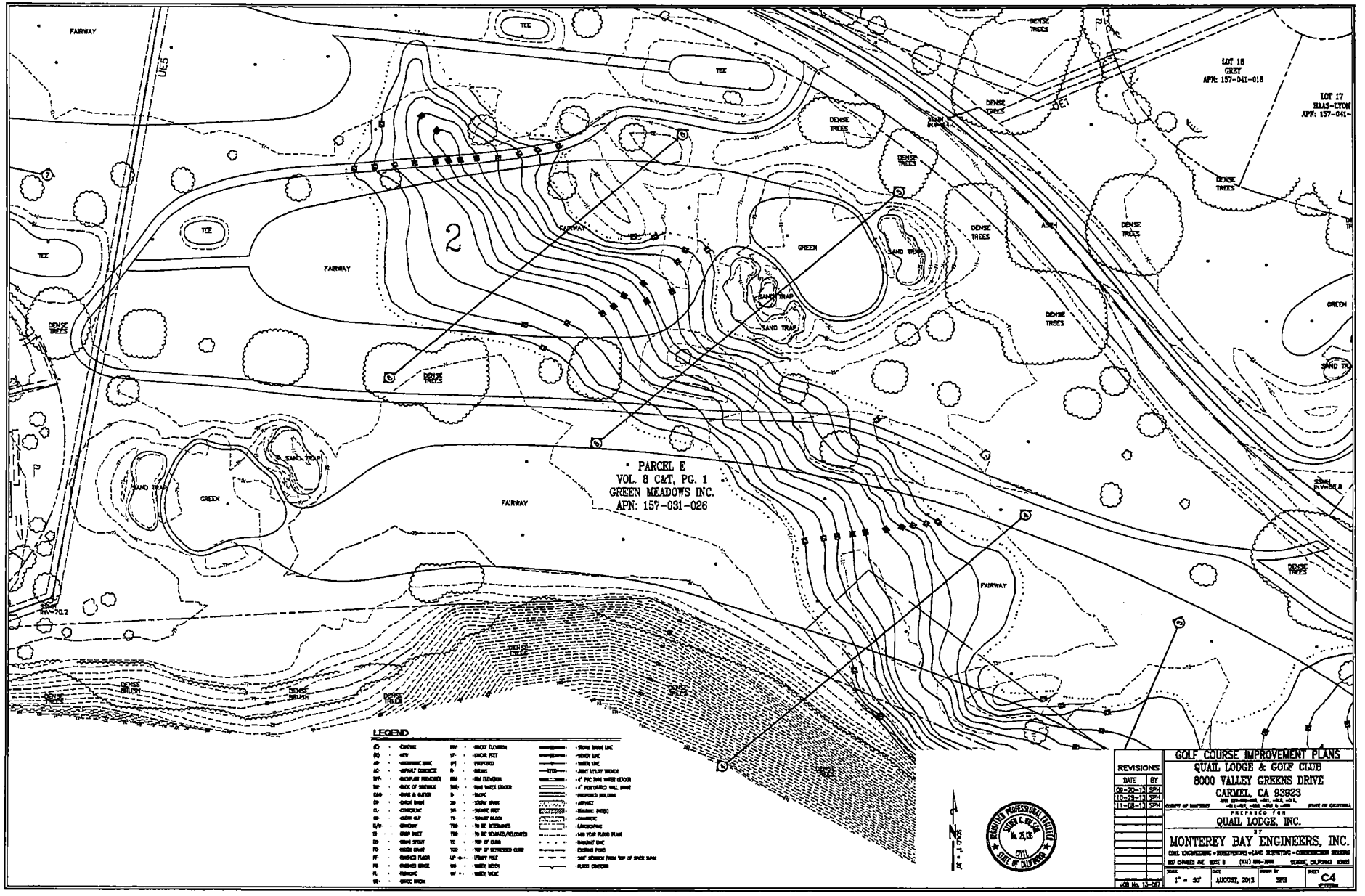
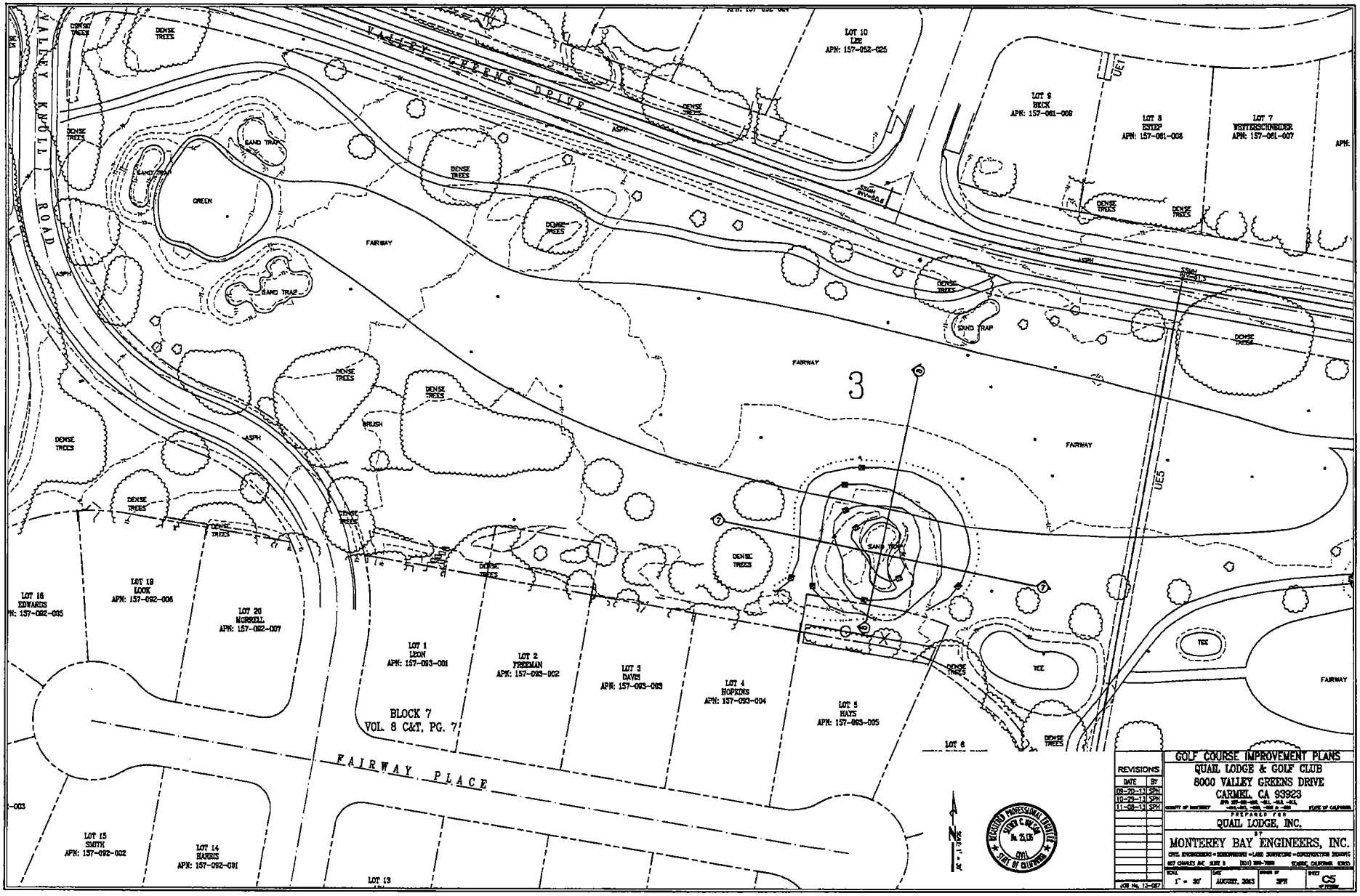

VALLEY GREENS DRIVE
FAIRWAY
TREES
DENSE TREES
GREEN
TEE
SHADOW
ASPH
DENSE BRUSH
LEGEND
SHEET INDEX
SCALE: 1" = 800'
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
QUAIL LODGE, INC.
MONTEREY BAY ENGINEERS, INC.
1" = 30'
AUGUST, 2013
SPH
C3


FAIRWAY
TEE
DENSE TREES
GREEN
SAND TRAP
LAND TRAP
2
PARCEL E
VOL. 8 C&T, PG. 1
GREEN MEADOWS INC.
APN: 157-031-026
LOT 18
GREY
APN: 157-041-018
LOT 17
HAAS-LYON
APN: 157-041-
DENSE BRUSH
LEGEND
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SURVEYING • LAND SURVEYING • CONSTRUCTION STAKING
SCALE 1" = 30'
DATE AUGUST, 2013
DRAWN BY SPH
SHEET C4
JOB No. 13-067



REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH

GOLF COURSE IMPROVEMENT PLANS

QUAIL LODGE & GOLF CLUB

8000 VALLEY GREENS DRIVE

CARMEL, CA 93923

PREPARED FOR

QUAIL LODGE, INC.

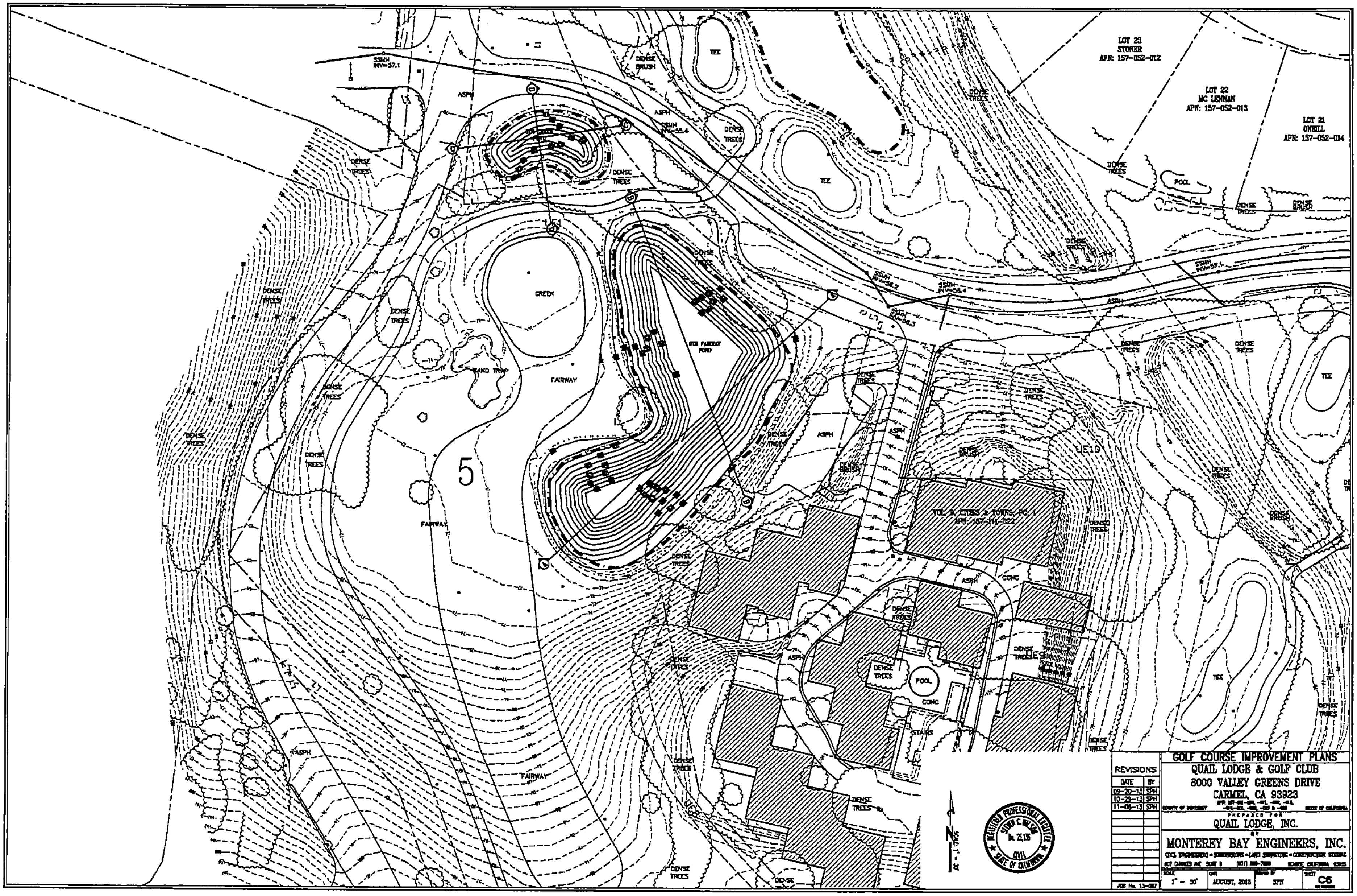
BY

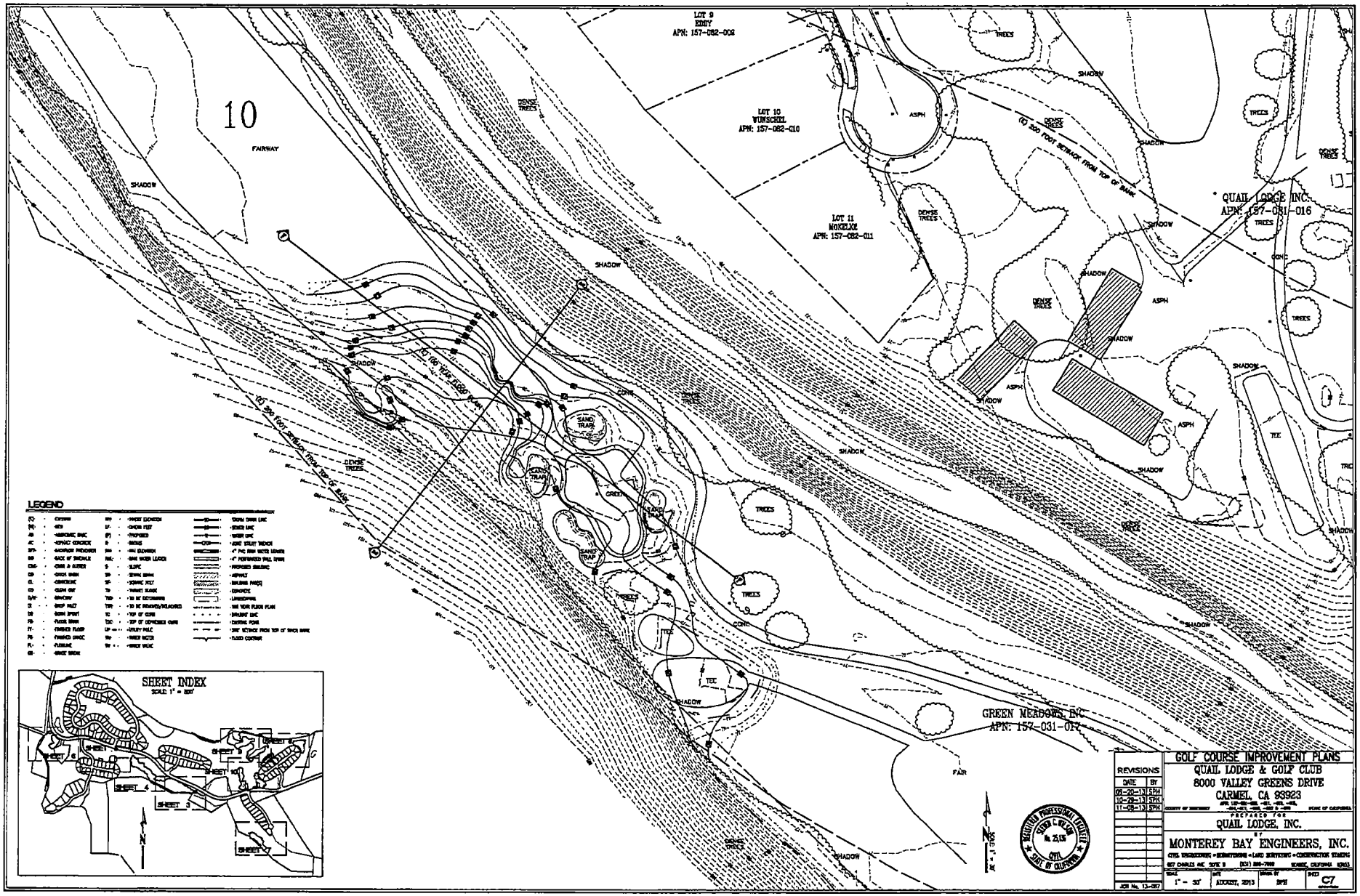
MONTEREY BAY ENGINEERS, INC.

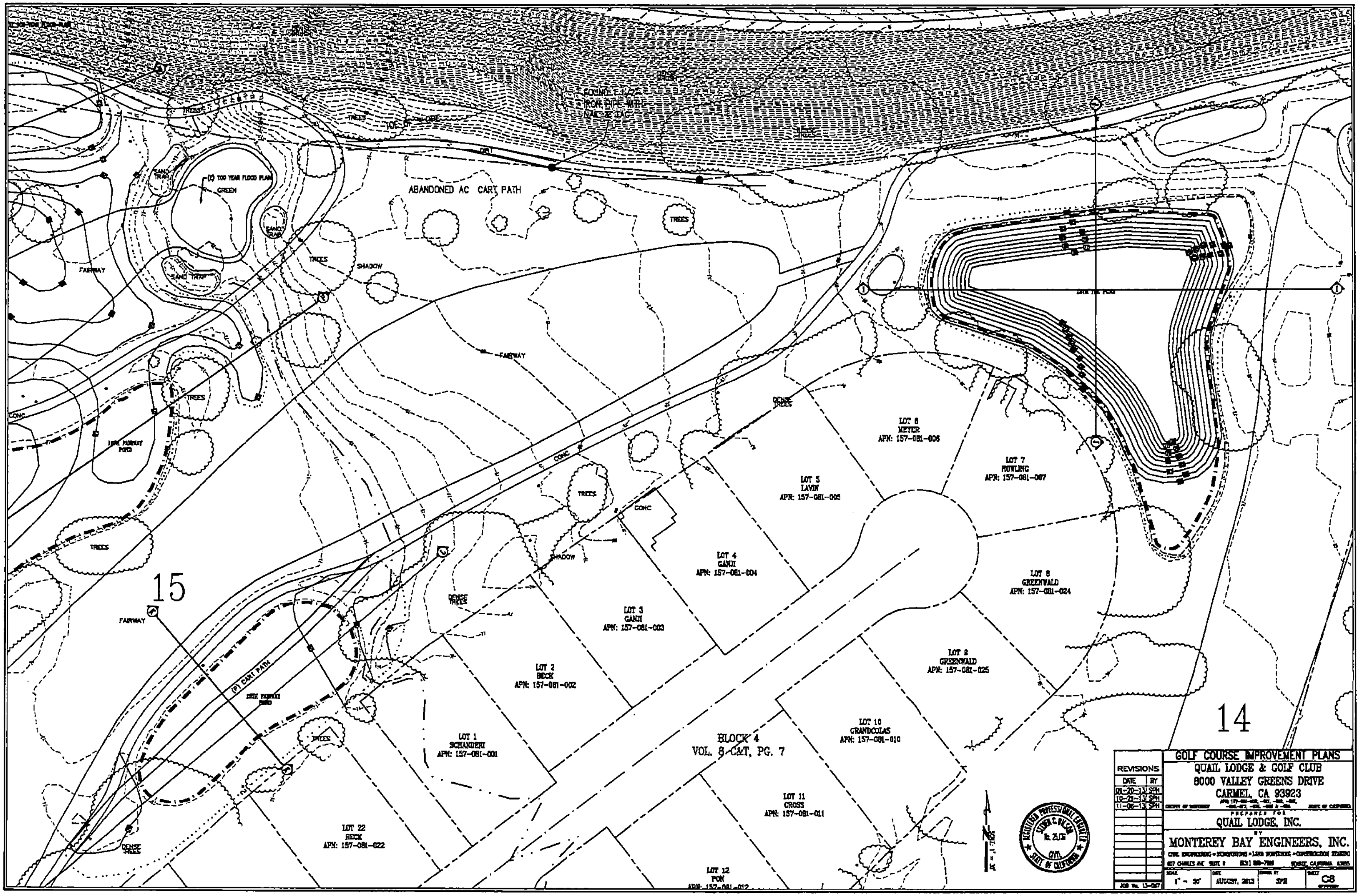
CIVIL ENGINEERING • DEVELOPMENT • LAND SURVEYING • CONSTRUCTION STAKING

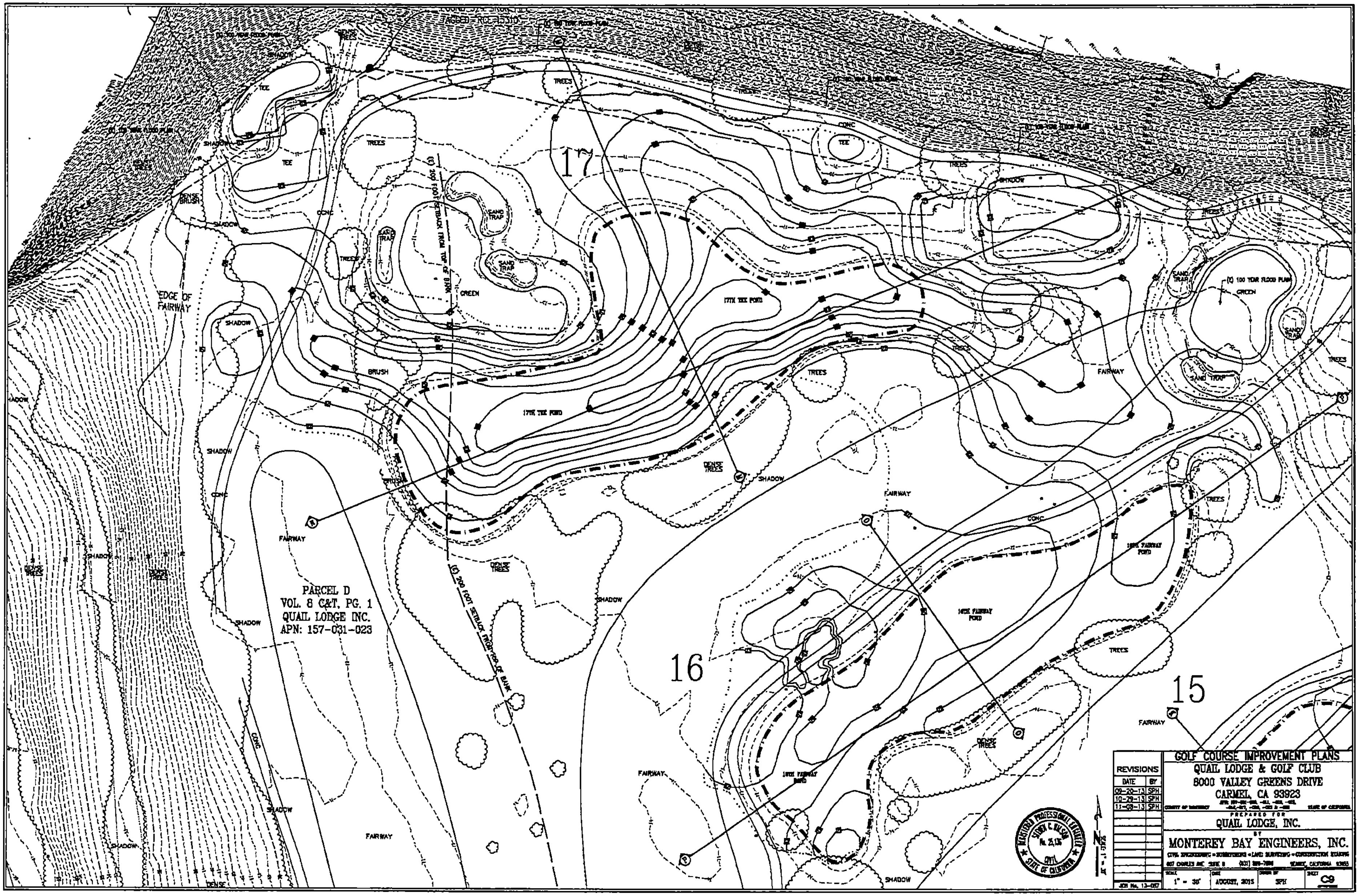
SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	CS

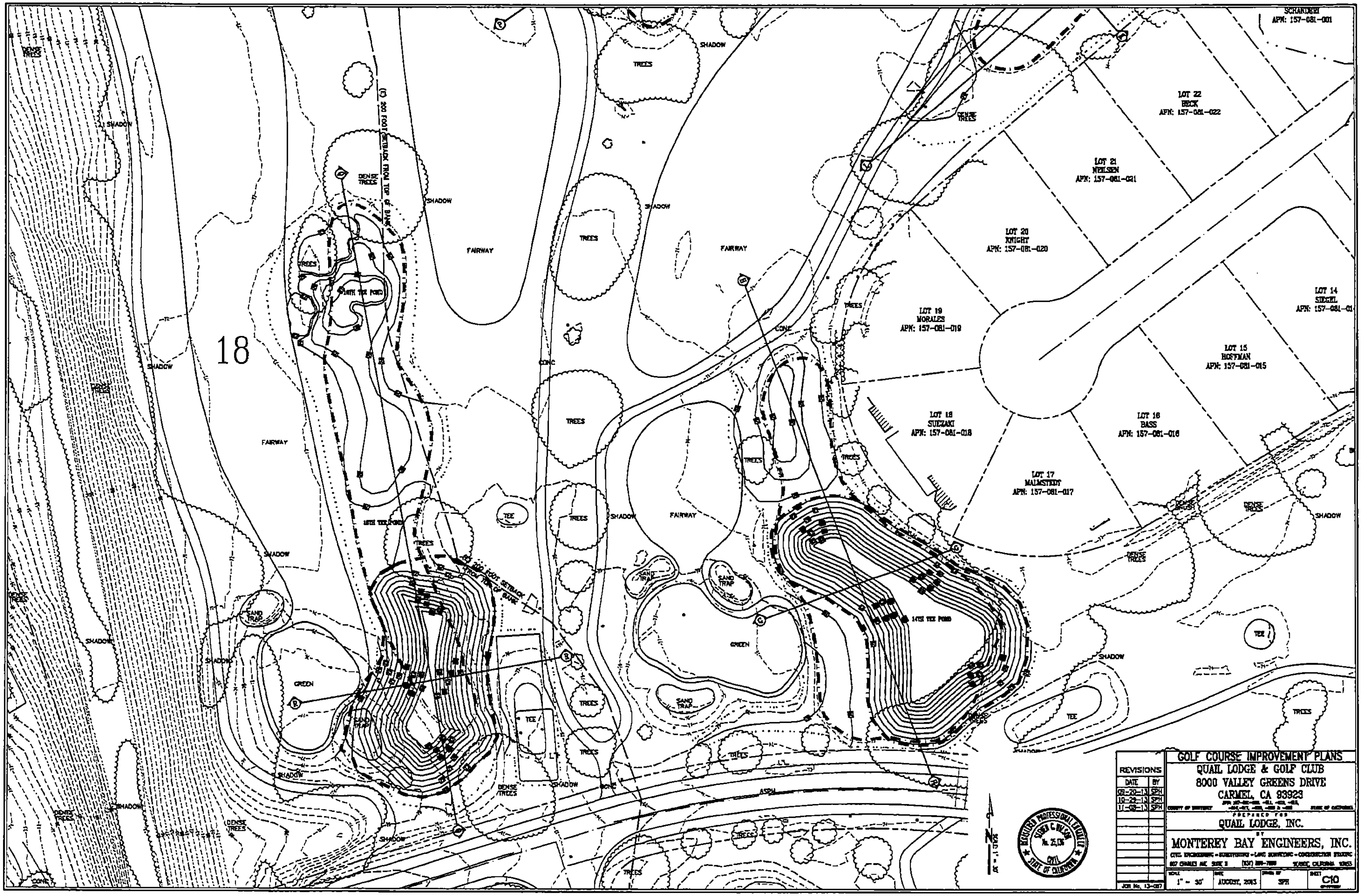
JOB No. 13-087


LOT 23
STONER
APN: 157-052-012
LOT 22
MC LENNAN
APN: 157-052-013
LOT 21
O'NEILL
APN: 157-052-014
TEE
DENSE TREES
DENSE BRUSH
GREEN
SAND TRAP
FAIRWAY
5
ASPH
POOL
CONC
STAIRS
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
PREPARED FOR
QUAIL LODGE, INC.
MONTEREY BAY ENGINEERS, INC.
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
1" = 30'
AUGUST, 2013
C6

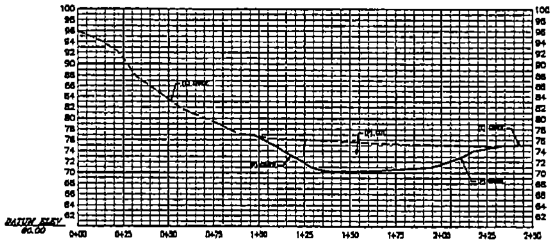

LOT 9
EDDY
APN: 157-082-009
LOT 10
WUNSCHEL
APN: 157-082-010
LOT 11
MOICEJOE
APN: 157-082-011
10
FAIRWAY
(E) 200 FOOT SETBACK FROM TOP OF BANK
QUAIL LODGE INC.
APN: 157-081-016
GREEN MEADOWS, INC.
APN: 157-031-017
SAND TRAP
LEGEND
SHEET INDEX
SCALE: 1" = 200'
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
REVISIONS
DATE
BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
SCALE
1" = 30'
DATE
AUGUST, 2013
DRAWN BY
SPH
SHEET
C7
JOB No. 13-087


ABANDONED AC CART PATH
GREEN
SAND TRAP
FAIRWAY
TREES
SHADOW
DENSE TREES
CONC
15
14
(P) CART PATH
LOT 1
SCHANDERI
APN: 157-081-001
LOT 2
BECK
APN: 157-081-002
LOT 3
GANJI
APN: 157-081-003
LOT 4
GANJI
APN: 157-081-004
LOT 5
LAVIN
APN: 157-081-005
LOT 6
MEYER
APN: 157-081-006
LOT 7
HOWLING
APN: 157-081-007
LOT 8
GREENWALD
APN: 157-081-024
LOT 9
GREENWALD
APN: 157-081-025
LOT 10
GRANDCOLAS
APN: 157-081-010
LOT 11
CROSS
APN: 157-081-011
LOT 12
PON
LOT 22
BECK
APN: 157-081-022
BLOCK 4
VOL. 8 C&T, PG. 7
REVISIONS
DATE
BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
JOB No. 13-087
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
1" = 30'
AUGUST, 2013
SPH
C8

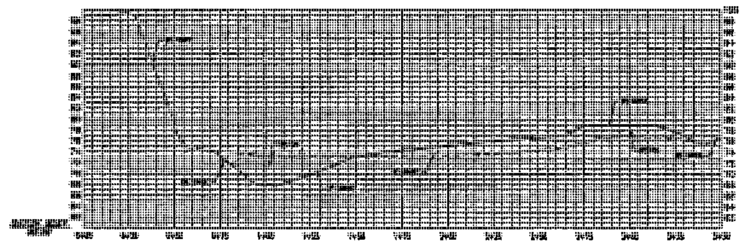

17
16
15
PARCEL D
VOL. 8 C&T, PG. 1
QUAIL LODGE INC.
APN: 157-031-023
EDGE OF FAIRWAY
(E) 200 FOOT SETBACK FROM TOP OF BANK
17TH TEE POND
17TH POND
16TH FAIRWAY POND
15TH FAIRWAY POND
GREEN
SAND TRAP
TEE
TREES
DENSE TREES
DENSE BRUSH
BRUSH
SHADOW
FAIRWAY
CONC
(E) 100 YEAR FLOOD PLAIN
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
1" = 30'
AUGUST, 2015
SPH
C9



SCHANDERH
APN: 157-081-001
LOT 22
BECK
APN: 157-081-022
LOT 21
NEILSEN
APN: 157-081-021
LOT 20
KNIGHT
APN: 157-081-020
LOT 19
MORALES
APN: 157-081-019
LOT 14
SIEGEL
LOT 15
HOFFMAN
APN: 157-081-015
LOT 18
SUZAKI
APN: 157-081-018
LOT 16
BASS
APN: 157-081-016
LOT 17
MALMSTEDT
APN: 157-081-017
18
(E) 200 FOOT SETBACK FROM TOP OF BANK
18TH TEE POND
14TH TEE POND
FAIRWAY
GREEN
TEE
SAND TRAP
DENSE TREES
TREES
SHADOW
CONC
ASPH
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL, CA 93923
REVISIONS
DATE BY
09-20-13 SPH
10-29-13 SPH
11-08-13 SPH
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
1" = 30'
AUGUST, 2013
SPH
C10
JOB No. 13-087



① CROSS SECTION: THROUGH FIRST FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



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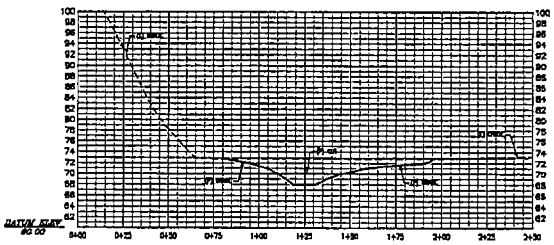
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



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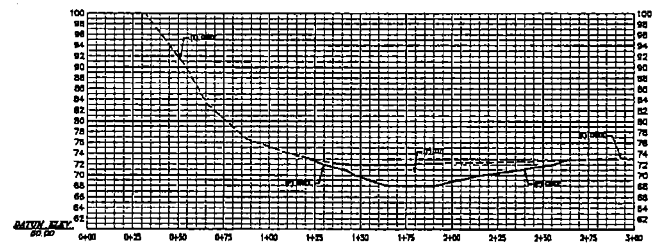
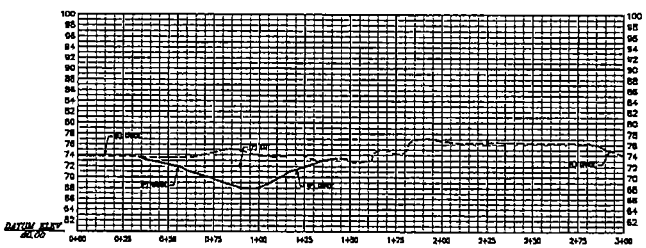
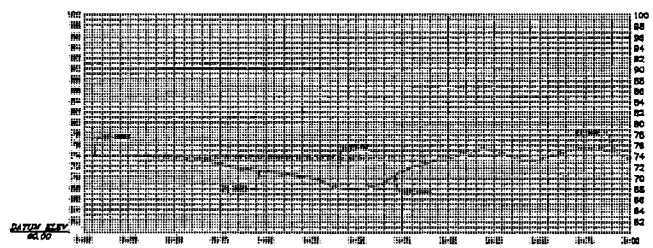


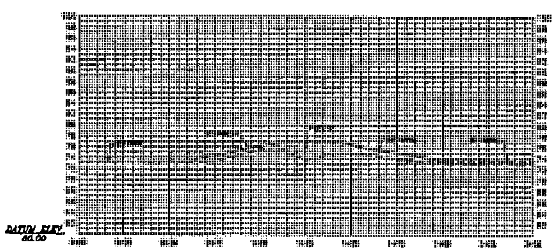
④ CROSS SECTION: THROUGH FIRST FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



⑤ CROSS SECTION: THROUGH 2ND FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



⑥ CROSS SECTION: THROUGH 2ND FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



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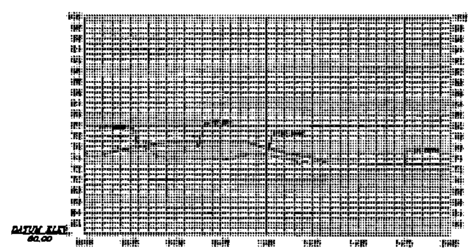
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



⑧ CROSS SECTION: THROUGH 3RD FAIRWAY
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH

JOB No. 13-087

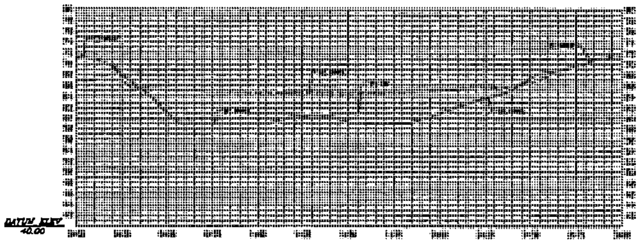
GOLF COURSE IMPROVEMENT PLANS

QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

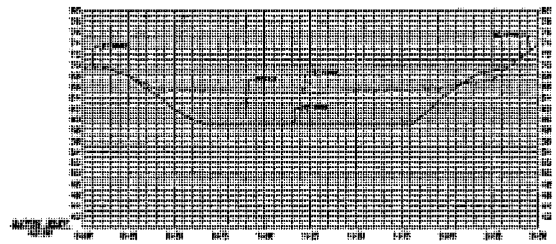
PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.

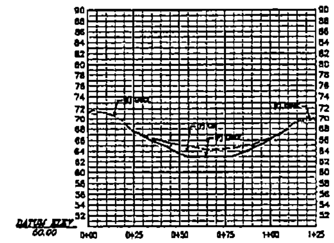
SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C11



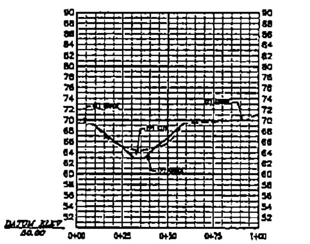
(A) CROSS SECTION: THROUGH 5TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



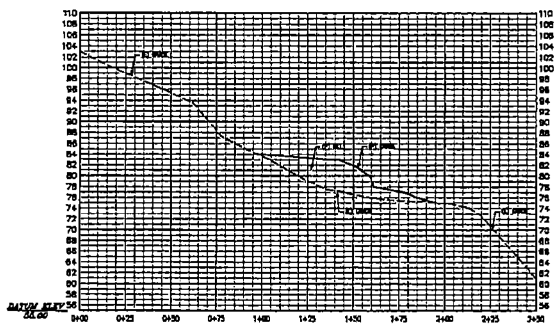
(B) CROSS SECTION: THROUGH 5TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



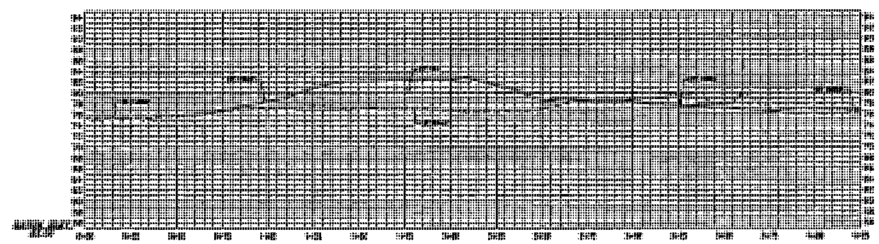
(C) CROSS SECTION: THROUGH 5TH GREEN POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



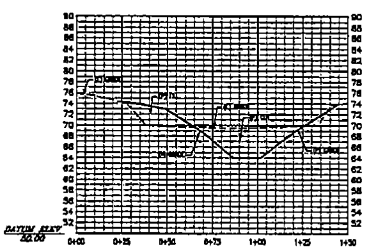
(D) CROSS SECTION: THROUGH 5TH GREEN POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



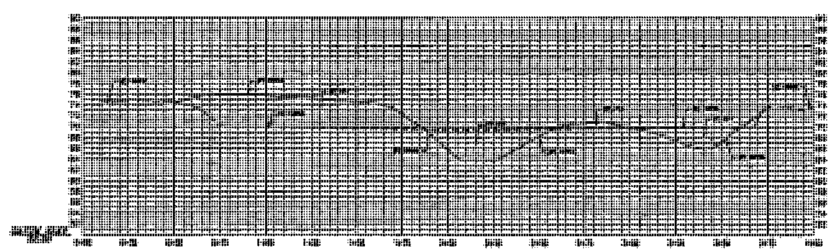
(E) CROSS SECTION: THROUGH 10TH GREEN
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(F) CROSS SECTION: THROUGH 10TH GREEN
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(G) CROSS SECTION: THROUGH 14TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



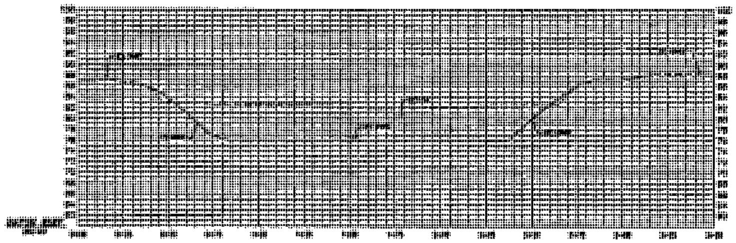
(H) CROSS SECTION: THROUGH 14TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH
JOB No. 13-007	

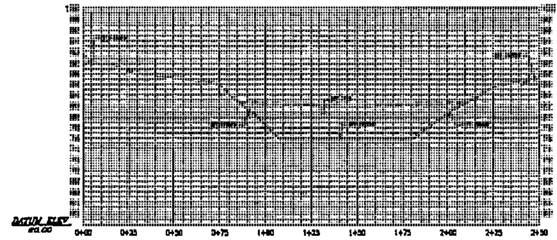
GOLF COURSE IMPROVEMENT PLANS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.

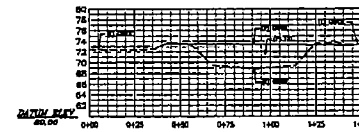
SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C12



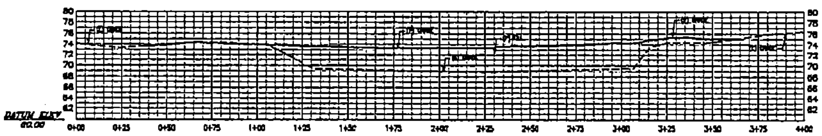
(I) CROSS SECTION: THROUGH 15TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



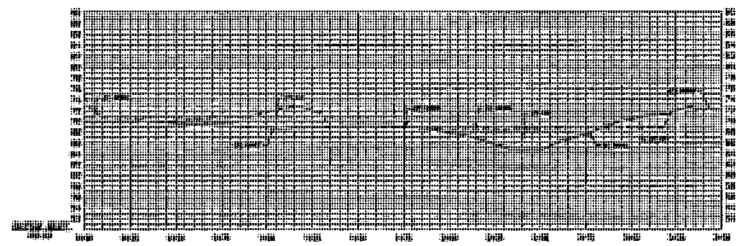
(J) CROSS SECTION: THROUGH 15TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



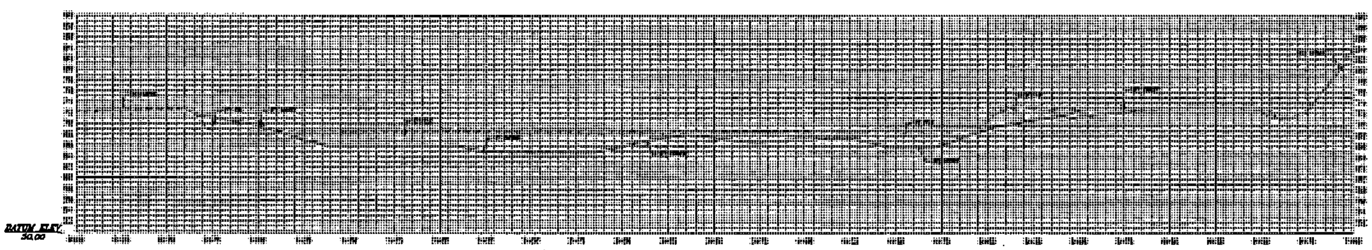
(K) CROSS SECTION: THROUGH 15TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(L) CROSS SECTION: THROUGH 15TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(M) CROSS SECTION: THROUGH 17TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(N) CROSS SECTION: THROUGH 17TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH
JOB No. 13-087	

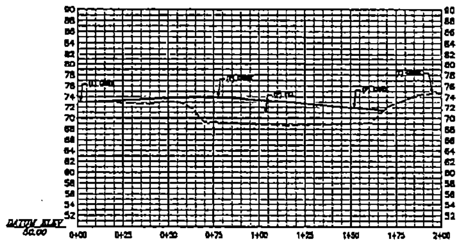
GOLF COURSE IMPROVEMENT PLANS

QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

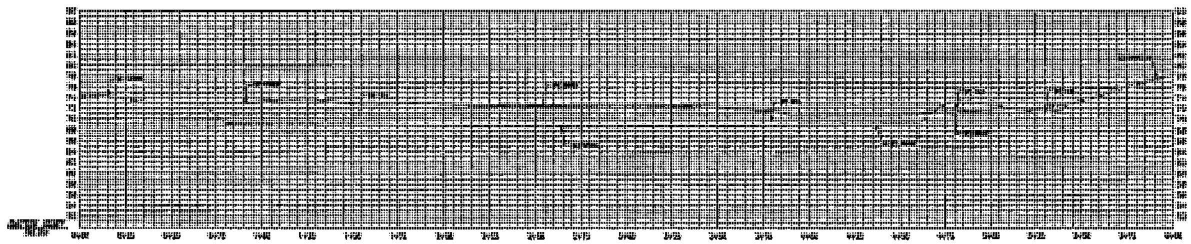
PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.

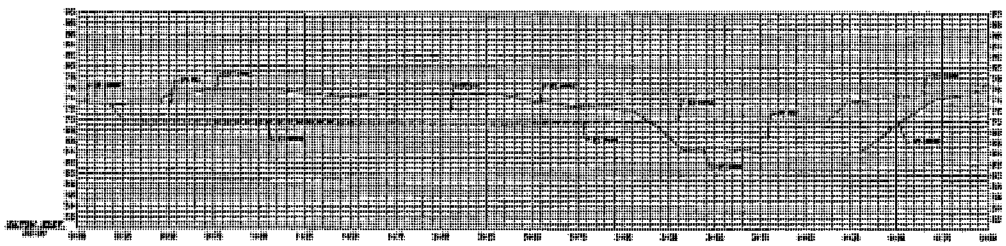
SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C13



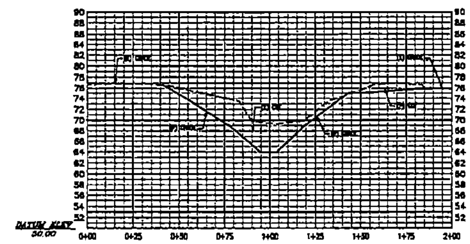
(O) CROSS SECTION: THROUGH 16TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(P) CROSS SECTION: THROUGH 16TH FAIRWAY POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(Q) CROSS SECTION: THROUGH 16TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'



(R) CROSS SECTION: THROUGH 16TH TEE POND
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10'

REVISIONS	
DATE	BY
09-20-13	SPH
10-29-13	SPH
11-08-13	SPH

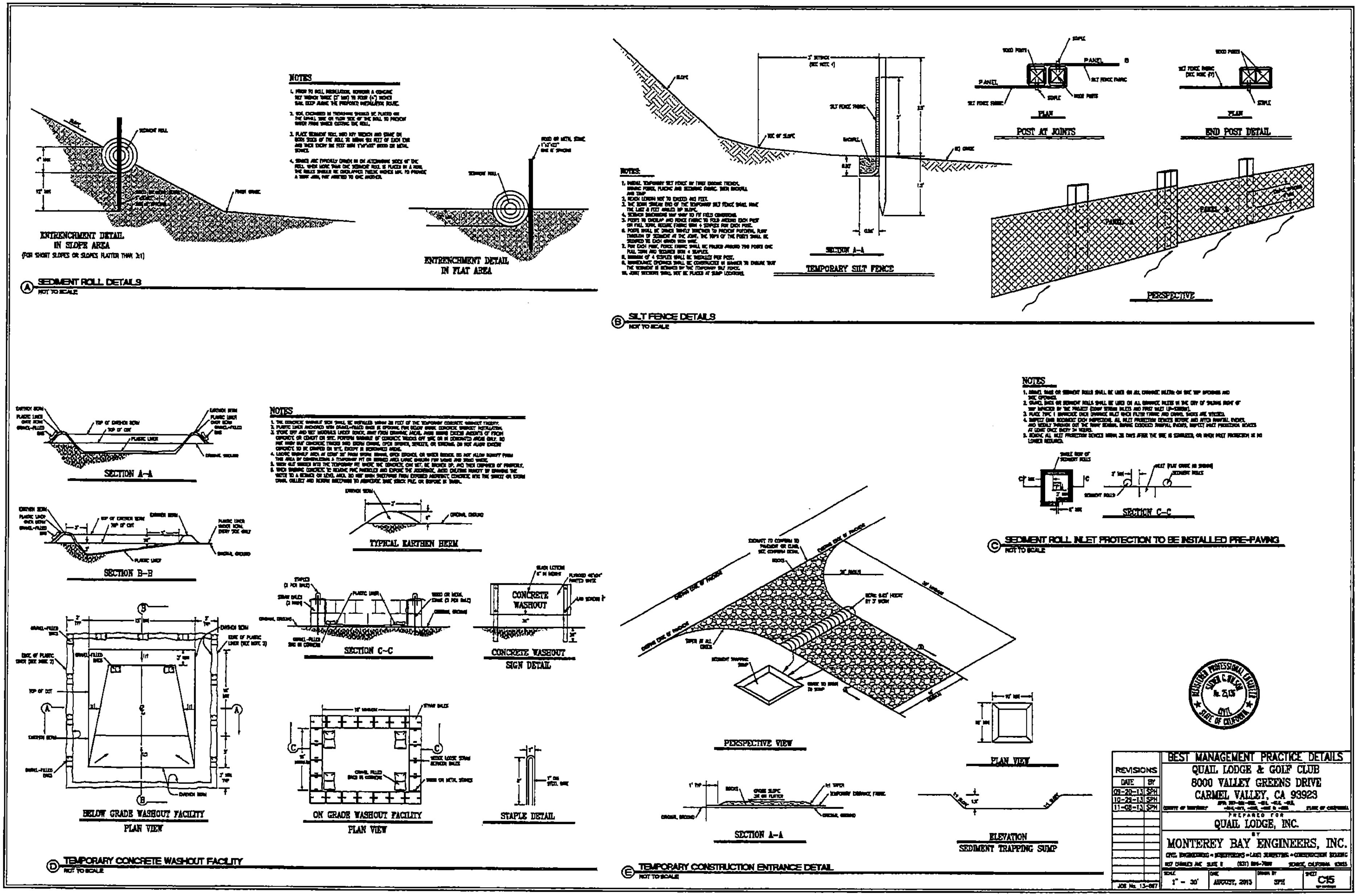
GOLF COURSE IMPROVEMENT PLANS

QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923

PREPARED FOR
QUAIL LODGE, INC.

BY
MONTEREY BAY ENGINEERS, INC.

SCALE	DATE	DRAWN BY	SHEET
1" = 30'	AUGUST, 2013	SPH	C14


NOTES
ENTRENCHMENT DETAIL
IN SLOPE AREA
(FOR SHORT SLOPES OR SLOPES FLATTER THAN 3:1)
ENTRENCHMENT DETAIL
IN FLAT AREA
A SEDIMENT ROLL DETAILS
NOT TO SCALE
NOTES
SECTION A-A
TEMPORARY SILT FENCE
PLAN
POST AT JOINTS
PLAN
END POST DETAIL
PANEL A
PANEL B
PERSPECTIVE
B SILT FENCE DETAILS
NOT TO SCALE
NOTES
SECTION C-C
C SEDIMENT ROLL INLET PROTECTION TO BE INSTALLED PRE-PAVING
NOT TO SCALE
SECTION A-A
SECTION B-B
NOTES
TYPICAL EARTHEN BERM
SECTION C-C
CONCRETE WASHOUT
CONCRETE WASHOUT
SIGN DETAIL
BELOW GRADE WASHOUT FACILITY
PLAN VIEW
ON GRADE WASHOUT FACILITY
PLAN VIEW
STAPLE DETAIL
D TEMPORARY CONCRETE WASHOUT FACILITY
NOT TO SCALE
PERSPECTIVE VIEW
PLAN VIEW
SECTION A-A
ELEVATION
SEDIMENT TRAPPING SUMP
E TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
REVISIONS
DATE | BY
09-20-13 | SPH
10-29-13 | SPH
11-08-13 | SPH
BEST MANAGEMENT PRACTICE DETAILS
QUAIL LODGE & GOLF CLUB
8000 VALLEY GREENS DRIVE
CARMEL VALLEY, CA 93923
PREPARED FOR
QUAIL LODGE, INC.
BY
MONTEREY BAY ENGINEERS, INC.
1" = 30'
AUGUST, 2013
SPH
C15

2. Conservation & Scenic Easement Deed, Recorded February 4, 1964 (Reel 282, Page 97)

REEL 282 PAGE 97

12193

MONTEREY COUNTY
RECORDS
RECORDED AT REQUEST OF
COAST COUNTIES LAND TITLE CO.
1964 FEB 4 4 23
REEL 282 PAGE 97

CONSERVATION AND SCENIC EASEMENT DEED

THIS AGREEMENT made this 3rd day of February, 1964, by and between GREEN MEADOWS, INC., a California corporation, as grantor, and the COUNTY OF MONTEREY, a political subdivision of the State of California, as grantee;

W i t n e s s e t h:

WHEREAS, the said grantor is the owner in fee of the real property described in Exhibit A hereto, situate in Monterey County, California; and

WHEREAS, the said land of said grantor has certain natural scenic beauty and existing openness; and

WHEREAS, the grantor and the grantee desire to preserve and conserve for the public benefit the great natural scenic beauty and existing openness, natural condition and present state of use of said property of the grantor, and as to some of said property grantor desires to construct, maintain, and operate thereon a golf course to enhance and maintain the natural scenic beauty and existing openness; and

WHEREAS, the said grantor is willing to grant to the County of Monterey the scenic use as hereinafter expressed of the said land, and thereby protect, maintain, and enhance the present scenic beauty and existing openness by the restricted use and enjoyment of said property by the grantor because of the imposition of the conditions in connection therewith hereinafter expressed;

NOW THEREFORE, for and in consideration of the premises, the grantor does hereby grant and convey unto the County of Monterey an estate, interest, and conservation and scenic easement in real property described in Exhibit B hereto of the nature and character and to the extent hereinafter expressed, to be and to constitute a servitude upon said real estate of the grantor, which estate, interest,

easement, and servitude will result from the restrictions hereby imposed upon the use of said property by said grantor, and to that end and for the purpose of accomplishing the intent of the parties hereto, said grantor covenants on behalf of itself, its heirs, successors, and assigns with the said grantee, its successors and assigns, to do and refrain from doing severally and collectively upon the grantor's said property the various acts hereinafter mentioned.

The restrictions hereby imposed upon the use of said property of the grantor and the acts which said grantor so covenants to do and refrain from doing upon its said property in connection therewith are, and shall be as follows:

1. That no structures of any kind will be placed or erected upon said described premises, except restroom facilities, structures to enclose irrigation pumps, pressure tanks, and other equipment, structures to shelter golf course maintenance equipment, structures, lines, and anything else necessary to maintain an irrigation system, and utilities under, on, or over said land, bridges for golf carts and golfers, and shelters for golfers, fences, and any other structure of any kind reasonably necessary and incidental to the construction, maintenance, and operation of a private or commercial golf course, or reasonably necessary or incidental to the construction, maintenance, and operation of a non-profit recreational area or park, including but not limited to, restroom facilities, and fireplaces, but excluding swimming pools and tennis courts.

2. That no advertising of any kind or nature shall be located on said premises.

3. That the grantor shall not plant, or permit to be planted, any vegetation upon said described premises, except turf, bushes, plants, and trees, or any other vegetation that may be reasonably necessary and incidental to the construction, maintenance, and operation of a golf course, and the landscaping thereof, or otherwise, reasonably necessary or incidental to the landscaping of a recreational area or park.

4. That, except for the construction, alteration, relocation, and maintenance of public roads, public and private pedestrian trails, bridges, and other structures and vegetation permitted hereby, the general topography of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made, except such as may be reasonably necessary or incidental to the construction, maintenance, and operation of a private or commercial golf course, or reasonably necessary and incidental to the construction, maintenance, and operation of a recreational area or park.

5. That no use of said described property which will or does materially alter the landscape or other attractive scenic features of said land other than those specified above shall be done or suffered.

6. The land of the grantor hereinabove referred to and to which the provisions of this instrument apply is situated in the County of Monterey, State of California and is described in Exhibit B hereto.

7. If, at any time, the property herein described, or any portion thereof, shall be selected for condemnation by any public agency, including the grantee, then and in that event this conveyance insofar as it affects the property to be condemned shall become null and void. Selection of said property shall be determined upon the filing of any action for taking or condemnation of said property, or any portion thereof, in a court of competent jurisdiction. Upon the filing of any such action this conveyance insofar as it affects the property so selected for condemnation shall immediately cease and determine, and revert to and vest in the grantor, its successors in interest, or assigns; the intent of this clause being that in the event of condemnation of the subject property, or any portion thereof, grantee, or its successors in interest or assigns, are to be compensated in accordance with the market value of said property, said market value to be determined by highest and best use of said property without reference to this

conveyance.

TO HAVE ANT TO HOLD unto the said County of Monterey, its successors and assigns forever. This grant shall be binding upon the heirs and assigns of the said grantor and shall constitute a servitude upon the property described in Exhibit B hereto, provided however, the parties or their successors in interest reserve the right to modify, upon terms mutually satisfactory, the provisions of this agreement, or any of them; and grantee shall have the right to reconvey to grantor, or its successors in interest, the interest herein conveyed in whole or in part.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal the day and year first hereinabove written.

GREEN MEADOWS, INC.

By _____
President

By _____
Secretary

Grantor

COUNTY OF MONTEREY

By _____
Chairman, Board of Supervisors

Grantee

STATE OF CALIFORNIA,

REEL 282 PAGE 101

County of Monterey } ss.

On this 3rd day of February in the year one thousand nine hundred and sixty-four

before me, L. L. Dewar a Notary Public in and for the

County of Monterey, State of California, residing therein,

duly commissioned and sworn, personally appeared Edgar H. Haber and Myron E. Etienne, Jr.

known to me to be the President and Secretary

of the corporation described in and that executed the within instrument, and also known to me to be the person S who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Monterey the day and year in this certificate first above written.

L. L. DEWAR
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
MONTEREY COUNTY

CORPORATION

L. L. Dewar

Notary Public in and for the County of Monterey State of California.

My Commission Expires March 17, 1967

CAR[illegible] VALLEY GOLF AND COUNTRY [illegible]UB
BOUNDARY DESCRIPTION

Beginning at the southwesterly corner of Block 4 as said block is shown on Sheet 2 of that certain map entitled "Track No. 295, Rancho Canada Subdivision No. 1" filed on September 12, 1956 with the recorder of Monterey County, California, in Volume 6, Maps of Cities and Towns, at Page 93; thence following the southerly line of said tract,

1. N 80° 57' 30" E 347.12 ft.; thence
2. N 77° 11' 30" E 470.70 ft.; thence
3. S 71° 14' 30" E 497.06 ft.; thence
4. S 41° 18' 30" E 494.16 ft.; thence
5. S 18° 52' 30" E 84.76 ft.; thence
6. S 54° 46' 30" E 719.51 ft.; thence
7. S 73° 51' 30" E 205.76 ft.; thence
8. S 72° 49' 30" E 318.94 ft.; thence
9. S 72° 39' 30" E 633.54 ft. to the most southerly corner of said Tract No. 295, thence
10. N 56° 34' 49" E 407.89 ft.; thence
11. S 78° 58' 32" E 672.54 ft.; thence
12. S 84° 41' 11" E 248.61 ft. to a point in the southern boundary of Carmel Valley Road; thence along said southern boundary
13. S 85° 10' 31" E 111.90 ft.; thence
14. N 82° 49' 51" E 268.76 ft.; thence
15. N 78° 58' 17" E 258.16 ft.; thence
16. N 52° 25' 45" E 116.53 ft.; thence
17. N 83° 24' 53" E 361.20 ft.; thence
18. N 86° 32' 52" E 131.96 ft.; thence leaving the southerly boundary of Carmel Valley Road,
19. S 5° 31' 35" W 400.57 ft.; thence
20. S 1° o5' 45" W 430.28 ft.; thence
21. S 68° 25' 49" W 1364.94 ft.; thence

EXHIBIT A

22. S 32° 10' 39" E 1171.84 ft.; thence

23. S 34° 21' 24" E 326.26 ft. to the northwesterly corner of that certain six (6) acre tract of land conveyed from B.V. Sargent to Antonio A. Dutra by a deed dated September 18, 1891 and recorded in Volume 53 of Deeds at Page 390, Records of Monterey County, California; thence along the westerly line of said six (6) acre tract and following also the boundary of that certain 159.64 acre tract of land conveyed from Earl F. Graft, et al, to Dwight W. Morrow Jr. by that certain deed dated September 4, 1942 and recorded September 10, 1942 in Volume 774 at Page 388, Official Records of Monterey County, California

24. S 2° 38' 06" W 299.82 ft.; thence leaving the said six (6) acre tract but continuing along the boundary of the said 159.64 acre tract

25. N 88° 58' 05" W 424.76 ft.; thence

26. N 57° 27' 20" W 454.91 ft.; thence

27. N 45° 29' 16" W 660.18 ft.; thence

28. N 66° 13' 29" W 241.22 ft.; thence

29. N 22° 21' 27" W 631.38 ft.; thence

30. S 72° 33' 12" W 246.02 ft.; thence

31. N 55° 57' 20" W 229.96 ft.; thence

32. N 68° 21' 20" W 374.39 ft.; thence

33. N 88° 45' 02" W 286.71 ft.; thence

34. N 62° 35' W 416.10 ft.; thence

35. N 66° 00' W 319.70 ft.; thence

36. S 88° 00' W 147.80 ft.; thence

37. S 86° 50' W 352.60 ft.; thence

38. S 69° 55' W 269.40 ft.; thence leaving the boundary of said 159.64 acre tract

39. S 75° 06' W 58.53 ft.; thence

40. N 83° 14' W 40.00 ft.; thence

41. N 74° 37' W 68.27 ft.; thence

42.	N 82°	33'	W	145.37 ft.;	thence
43.	S 11°	14'	W	65.18 ft.;	thence
44.	S 3°	37'	E	104.43 ft.;	thence
45.	S 0°	34'	W	62.29 ft.;	thence
46.	S 13°	57'	W	32.35 ft.;	thence
47.	S 46°	18'	W	90.32 ft.;	thence
48.	S 22°	29'	W	122.52 ft.;	thence
49.	S 34°	32'	W	112.75 ft.;	thence
50.	N 82°	55'	W	161.79 ft.;	thence
51.	S 84°	50'	W	24.33 ft.;	thence
52.	N 76°	01'	W	20.65 ft.;	thence
53.	S 63°	39'	W	18.75 ft.;	thence
54.	S 84°	50'	W	20.98 ft.;	thence
55.	S 73°	05'	W	90.00 ft.;	thence
56.	S 58°	35'	W	63.00 ft.;	thence
57.	S 31°	25'	E	16.83 ft.;	thence
58.	S 64°	24' 29"	W	181.02 ft.;	thence
59.	N 86°	01'	W	178.10 ft.;	thence
60.	N 16°	51'	W	192.70 ft.;	thence
61.	N 21°	14'	E	370.70 ft.;	thence
62.	N 0°	04'	E	426.80 ft.;	thence
63.	N 19°	31'	W	207.60 ft.;	thence
64.	N 42°	21'	W	224.30 ft.;	thence
65.	N 28°	59'	E	325.10 ft.;	thence
66.	S 62°	04'	E	21.75 ft.;	thence

67. N 04° 46' E 800.34 ft.; thence

68. N 11° 51' E 91.72 ft.; thence

69. N 09° 36' 30" E 141.82 ft.; thence

70. N 12° 10' E 44.07 ft.; thence

71. S 50° 01' E 11.31 ft.; thence

72. N 12° 10' E 6.99 ft.; to the point of beginning

EXCEPTING THEREFROM:

Certain real property situated in the County of Monterey, State of California, particularly described as follows:

Beginning at a 4"x4" post marked HH, AHM, CS, standing at the southwesterly corner of Lot 9 as shown and designated as Lot 9 on Partition Map entitled (Partition Map of Hatton property in Rancho Canada de la Seguna, Monterey County, Cal,) etc. which is annexed to the order of the Superior Court of the State of California, in and for the County of Monterey made on the 17th day of March, 1927, in the matter of the guardianship of the persons and estates of Elizabeth McAulay, Howard McAulay, Florence McAulay, and William McAulay, minors, in proceeding numbered 3911, in said court and now on file in the County Clerk's office in said proceeding, and a certified copy of which was filed in the office of the County Recorder of the County of Monterey, State of California, in Book 109 of Official Records at page 1, and running thence from said 4x4 post

(1) N. 68° 21' East, 470.39 feet to a 4"x4" post in the fence on the line between Lots 9 and 10; thence leaving said line between said Lots 9 and 10

(2) South 32° 16' East at 300.00 feet a 4"x4" post, at 600.00 feet a 4"x4" post, at 900.00 feet a 4"x4" post, 1171.84 feet to a 4"x4" post; thence

(3) S. 34° 48' East 327.28 feet to a 3/4" pipe, said pipe set for 6"x6" post A.D.3 on the boundary between Rancho Canada de la Segunda and Rancho el Potrero de San Carlos distant N. 79° 01' West 448.6 feet from the common corner of Rancho Canada de la Segunda, Rancho Potrero de San Carlos and the Tract of land patented to James Meadows; thence along the southerly boundary of said lot line,

(4) N. 79° 01' West 448.0 feet to a 4"x4" post; thence

(5) N. 55° 01' West 398.5 feet to a 1" pipe; thence

(6) N. 23° 46' West 664.2 feet to a 1½" pipe; thence

(7) N. 46° 00' West 198.5 feet; and thence

(8) N. 70° 00' West 77.5 feet to the point of beginning, and containing 12.56 acres more or less and being a portion of said Lot 9.

All of parcels A, B, C, D, E, F, G, and H, as said parcels are delineated on that certain final subdivision map of Tract 445, filed with the Recorder of Monterey County, California, on November 8, 1963 in Volume 8, Maps of Cities and Towns, at Page 1, which parcels are included within the real property described in Exhibit A hereto, excepting and reserving to grantor the use and occupancy of all real property included within parcels A, B, C, D, E, F, G, and H, provided such use and occupancy is not inconsistent with the conditions and restrictions herein imposed.

"END OF DOCUMENT"

EXHIBIT B

3. Construction Management Plan for Quail Lodge & Golf Club

KemperSports

CONSTRUCTION MANAGEMENT PLAN
For
Quail Lodge & Golf Club

Assessor's Parcel: 157-031-022
Owner: Quail Lodge, Inc.

Overview

For the purposes of this construction management plan, the scope of the project located at Quail Lodge & Golf Club, 8205 Valley Greens Drive, Carmel California 93923 will be for the construction of Golf Course Renovations including miscellaneous cuts and fills; grading and excavation, renovation of (5) five existing ponds and conversion of (3) three existing ponds to naturalized areas, rebuilding certain golf features (bunkers, tees, and green surrounds), partial removal and replacement of cart paths, and the installation of a new turf irrigation system along with associated landscaping and grassing. Grading for the project will include a balanced cut and fill of approximately 26,000 cubic yards of unclassified excavation that will utilize all excavated material in the development of the site.

The goal of this construction management plan is to adhere to Best Management Practices, minimize traffic impacts, and ensure public safety during the renovation and construction of the golf course improvement project. Included herewith is a description of the project's construction schedule, determination of construction personnel trip generation and parking requirements, expected frequency of site deliveries, dust control, and any traffic impacts expected to occur during the construction of this project. It is the responsibility of the Contractor to monitor and ensure compliance with this management plan.

All of the construction activity will occur well within the property's boundaries and specifically on the golf course at Quail Lodge Resort.

Construction Schedule

We expect construction of the project to take approximately (5) five months once started. Start of Construction is planned for late August 2014 through January 2015. Start of construction and completion is dependent on securing issuance of permits and on weather conditions during construction, therefore the projected schedule will be adjusted as necessary based on these controlling factors. Rough grading of the site and all miscellaneous cuts and fills will take approximately 60 days to grade and compact all excavated material on site in the

area of the project. During this time, golf course features, new irrigation, and landscape installation will be constructed and minor feature drainage installed. Additional activities including the delivery of materials and equipment will be ongoing activities throughout the duration of the 5 month construction period.. Material deliveries will include erosion control materials, bunker sand, fertilizer and amendments, irrigation pipe, wire, sprinklers, controllers, etc. and the necessary equipment to install. Deliveries are likely to occur at a rate of 1 to 3 trucks per day for the first 30 days and at a rate of 2 deliveries per day for the duration of the project. It is anticipated that the total additional work force may be 15 to 25 and that parking for construction workers will require 10 to 20 temporary parking spaces that will be accommodated at the facilities existing parking lots. There will be no on street parking allowed by workmen. The typical work day will start at 7:30 am and end by 6:00 pm, Monday thru Saturday.

Construction Traffic Generated

During rough grading, fine grading, feature construction, irrigation, and landscape installation operations, dozers, loaders, backhoes, off-road hauling equipment (trucks & scrapers), trenchers, tractors, and other equipment will be used within the project site boundaries. Truck traffic on public roads within the resort development, predominantly on Valley Greens Drive, associated with the work will be for the hauling of earth, various construction materials, and delivery of equipment and materials from off site. Deliveries to the construction site will be scheduled to minimalize disruption and will access the site from Carmel Valley Road via Valley Greens Drive. Construction traffic will be supervised at all times and streets will be constantly monitored for dust control and debris. All off loading, staging, and servicing of the construction equipment will be performed on site. There will be no off-site hauling or import/export of earth except within the boundaries of the project. Ten (10) truck trips are needed to deliver and pick up the equipment for the rough grading operations over a ten (10) day period.

Construction of the irrigation system, lake renovation, drainage system, cart paths, grassing/landscape, and drainage system will require the delivery of materials and 250 trucks. It is estimated that over (4) four months, there will be 250 trips for material deliveries with materials to be stored on site. Over a period of 80 days, there will be 250 maximum truck trips. While a maximum of (10) ten trips per day may occur the average will be (3) three truck trips per day.

The importation and placement of the bunker sand (1500 tons) will require 100 truck trips over a 20 day period, or approximately (5) five trips per day during a (20) twenty working day period. All transfer and truck off-loading operations will occur within the project site boundaries.

Large truck deliveries will be limited to the time period between 9 a.m. to 4 p.m.

Construction Personnel Trip Generation and Parking

The total number of personnel at the job site will vary depending on the construction activity. It is expected that there will be an average of (20) twenty construction employees daily at the job site. A maximum of (40) forty construction personnel may occupy the site during the most detailed site preparations. However, this maximum number is only expected to occur a total of (30) thirty days throughout the duration of the project. The project is expected to generate a maximum of (40) forty vehicle trips per day during any peak period of construction. There will be ample on-site parking for all construction personnel vehicles within project boundaries. Therefore, parking of construction personnel vehicles will not impact the traffic patterns or parking requirements for any other use in the vicinity.

Delivery Patterns/Truck Circulation

All deliveries will access the site from Carmel Valley Road via Valley Greens Drive. Loading and unloading of all construction vehicles will take place onsite. Loading and unloading in the public right-of-way will not be allowed.

Trucks will be delivering materials to the site from throughout Monterey County. Truck routes may encompass Highway 1, Highway 68, and then Carmel Valley Road. Due to steep inclines and narrow lanes, the use of Laureles Grade will be minimized.

Dust/Erosion Control

Dust will be minimized using water as control.
The following notes and instructions have been added to the civil engineer's grading and drainage plans to insure compliance with erosion control and air quality standards:

1. All disturbed surfaces must be protected from erosion. Between October 15 and April 15, erosion control measures must be in place and continuously maintained.
2. Disturbance of surface vegetation during construction shall be kept to a minimum.
3. Disturbed areas should be seeded, fertilized, and mulched to prevent erosion during winter months. A continuous straw bale barrier shall also be installed below the disturbed areas.

4. All cut and fill slopes shall be planted with a seed mixture consistent with the existing natural vegetation.
5. After cultivation, the erosion control material shall be mixed and applied to all cut and fill slopes in approximately the following proportions:

Material	Per acre (slope measurements)
Seed	51 Pounds
Fertilizer	500 Pounds
Straw Mulch	1,000 Pounds
Water	As Required

6. Rain runoff from the site shall be filtered by a straw bale siltation barrier to prevent the escape of sediment from the site.
7. Temporary cutoff berms or ditches may be constructed to direct runoff to siltation basins prior to out letting into natural channels or onto roads.
8. All erosion control measures must be in place at the end of each day.
9. The use of the best available control measures (bcm's) shall be required during grading and construction operations
- During grading and construction phases of the project, the active grading and construction areas shall be watered at least twice daily or more often when conditions warrant. Frequency shall be based on the type of operation, soil, and wind conditions.
- Haul trucks shall maintain a minimum of 6 inches of freeboard and will be covered or sprinkled with water in such a manner that visible dust will not be emitted during transportation and debris will not be spilt onto public roadways.
- Apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily all paved access roads, parking areas and staging areas at the construction site.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles such as dirt, sand, etc.
- Limit traffic speeds on unpaved roads to be posted at 10 miles per hour.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Suspend grading activities when winds exceed 25 miles per hour and visible dust clouds cannot be prevented from extending beyond active construction areas.

Summary

- Construction of the proposed project is expected to take approximately (5) five months.
- Portions of the construction activities may overlap with one another, run concurrent, or run sequentially at the discretion of the owner and contractor.
- Onsite sanitary facilities shall be supplied and maintained on site during construction operations.
- All construction materials, vehicles and staging will be stored and operated within the property's boundaries and not on the public right-of-way.
- On site parking will be provided to all construction personnel.
- The Contractor shall be responsible for monitoring and ensuring compliance with this management plan.

4. "Quail Lodge and Golf Course: Golf Course Master Plan (Biological Assessment)," Regan Biological and Horticultural Consulting, Carmel Valley, CA, dated November 18, 2013

Regan Biological and Horticultural Consulting LLC,
PO Box 337, Carmel Valley CA 93924- patrick@reganbhc.com

Mike Novo
Planning Director- County of Monterey Resource Management Agency
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

November 18, 2013

RE: Quail Lodge and Golf course: Golf course Master Plan

Dear Mike,

As part of a multiyear renovation, the Quail Lodge Golf course has proposed to revise the golf course layout. This proposed revision includes removing 3 and renovating 5 of the 10 water features (ponds) built into or directly adjacent to the golf course. Two additional features will remain unchanged: one directly behind on the west side of the main resort lodge at the east end of the golf course and one at the corner of Rancho San Carlos Road and Valley Greens Drive at the west end of the golf course. Not naturally occurring, the ponds were created with water proof liners to retain water and as such are not affected by the water table and were not vegetated with floating, emergent or littoral zone or riparian plants or trees. The Ponds at Quail Lodge golf course were first created in 1963 and all but one of them have been retained in their original shape for the past 50 years. Weathering and tearing of the liners over the years has reduced their capacity and ability to hold water without frequent refilling. The golf course has developed a conceptual master plan that would include the complete fill and conversion to rough (taller grass adjacent to fairway) of 1 of the ponds and partial fill and conversion of 2 others to naturalized drainage swales while removing and replacing liners in 5 other key location ponds.

The Quail Lodge golf course is situated near the west end of Carmel Valley along the Carmel River in Central Western Monterey County. The Carmel River watershed is known to provide habitat for two special status amphibian species and one special status reptile. This close proximity to the River which literally bisects the course dividing the 12th to 18th holes on the northeast side of the river channel from the first 11 on the southwest side, is the reason for this assessment of the ponds for the possibility of providing breeding, seasonal or year round habitat for California Red-legged frogs (*Rana draytonii*), California Tiger salamanders (*Ambystoma californiense*) and Western Pond turtles (*Emys marmorata*). Additionally the assessment is to provide analysis regarding wetlands and whether these ponds could be classified as wetlands and filling them would require additional permitting.

California red-legged frog (CRLF) is a federal listed threatened species (1996) under the Endangered species act and a California species of Special Concern according to the California Department of Fish and Wildlife. Critical Habitat for the redlegged frog has been identified by the US Fish and Wildlife service and includes much of the Carmel River Valley including the area of Quail Lodge golf course. (**Unit 18 Carmel River Unit** - Unit 18 consists of drainages comprising the Carmel River watershed in Monterey County. This unit encompasses approximately 155,620 acres, of which approximately 26 percent of the land is managed by the Los Padres National Forest and the California Department of Parks and Recreation, while the remaining 74 percent is privately owned).Critical habitat is defined as specific areas that have been found to be essential to the conservation of a federally listed species, and which may require special management considerations or protection. Critical habitat is determined using the best available scientific and commercial information about the physical and biological needs of the

species. These needs include: space for individual and population growth and for normal behavior; food, water, light, air, minerals or other nutritional or physiological needs; cover or shelter; sites for breeding, reproduction and rearing of offspring; habitat that is protected from disturbance or is representative of the historical geographic and ecological distribution of a species. This designation does not automatically create preserves or limit private use of privately owned lands within critical habitat boundaries. It does however provide significant evidence for the expectation of presence of the species and a framework for considering potential project permitting requirements.

The designation of critical habitat requires Federal agencies to consult with the Service regarding any action that could destroy or adversely modify critical habitat. Adverse modification of critical habitat is defined as any direct or indirect alteration that appreciably diminishes the value of the habitat for both the survival and recovery of the species.

Regardless of any critical habitat designation, all federally listed wildlife species are protected from "take." As defined under the Endangered Species Act, "take" means to harass, harm or kill listed wildlife, or to attempt to engage in any such conduct. Such actions can also include habitat destruction that may affect a federally listed species by disrupting normal breeding, feeding or sheltering activities. Thus the evaluation of the existing ponds and the potential effects of their removal from the golf course.

The California red-legged frog (*Rana draytonii*) is the largest native frog in the western United States ranging from 1.75 to 5.25 inches from the tip of the snout to the vent (Stebbins 2003). From above, the California red-legged frog can appear brown, gray, olive, red, or orange, often with a pattern of dark flecks or spots. The back is bordered on either side by an often prominent ridge (dorsolateral fold) running from the eye to the hip. The hind legs are well-developed with large, webbed feet. A cream, white, or orange stripe usually extends along the upper lip from beneath the eye to the rear of the jaw. The undersides of adult California red-legged frogs are white, usually with patches of bright red or orange on the abdomen and hind legs. The groin area sometimes exhibits bold black mottling with a white or yellow background. California red-legged frogs spend most of their lives in and near sheltered backwaters of ponds, marshes, springs, streams, and reservoirs. Deep pools with dense stands of overhanging willows and an intermixed fringe of cattails are considered optimal habitat. Eggs, larvae, transformed juveniles, and adults also have been found in ephemeral creeks and drainages and in ponds that do not have riparian vegetation. Accessibility to sheltering habitat is essential for the survival of California red-legged frogs within a watershed, and can be a factor limiting population numbers and distribution. Some California red-legged frogs have moved long distances over land between water sources during winter rains. Adult California red-legged frogs have been documented to move more than 2 miles in northern Santa Cruz County "without apparent regard to topography, vegetation type, or riparian corridors" (Bulger et al. 2003). Most of these overland movements occur at night.

California red-legged frogs breed from November through March with earlier breeding records occurring in southern localities. California red-legged frogs are often prolific breeders, typically laying their eggs during or shortly after large rainfall events in late winter and early spring. Embryos hatch 6 to 14 days after fertilization and larvae require 3.5 to 7 months to attain metamorphosis. Larvae probably

experience the highest mortality rates of all life stages, with less than 1 percent of eggs laid reaching metamorphosis. Sexual maturity normally is reached at 3 to 4 years of age; California red-legged frogs may live 8 to 10 years. Juveniles have been observed to be active diurnally and nocturnally, whereas adults are mainly nocturnal.

The diet of California red-legged frogs is highly variable. Invertebrates are the most common food items, although vertebrates such as Pacific chorus frogs (*Pseudacris regilla*) and California mice (*Peromyscus californicus*) can constitute over half of the prey mass eaten by larger frogs (Hayes and Tennant 1985). Larvae likely eat algae. No pacific chorus frogs were seen or heard during my surveys.

The California red-legged frog requires a variety of habitat elements with aquatic breeding areas embedded within a matrix of riparian and upland dispersal habitats. Breeding sites of the California red-legged frog are in aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, springs, sag ponds, dune ponds and lagoons. Additionally, California red-legged frogs frequently breed in artificial impoundments such as stock ponds.
Non-breeding adults and juveniles are highly aquatic. They prefer shorelines with extensive vegetation. When disturbed they usually escape to water 1 m (3 ft) deep or more, at the bottom of pools. Upland habitats include downed woody vegetation, leaf litter, and small mammal burrows; habitats that provide protection from predators and prevent desiccation (drying) of California red-legged frogs.

California red-legged frogs have long been documented and studied along the Carmel River and tributary creeks within less than a mile west, east and south of the Quail Lodge golf course. It is assumed that the entirety of the Golf course has the potential to provide upland or dispersal habitat (unobstructed corridors that juvenile and adult frogs would use for movement up or downstream or across upland habitat) for California red-legged frogs. The riparian woodland along the river banks, as well as a small seasonal drainage running south to north near the west end of the course and the ponds close proximity could potentially provide suitable upland and dispersal habitat much of each year. Due to pumping stations along the river reducing the flow of the river in the summer and fall months to little or none above ground, the golf course ponds could conceivably be chosen as alternative summer aquatic habitat as well.

California tiger Salamander

The California tiger salamander (CTS) is listed by both the Federal ESA and state CESA as a threatened species. Critical habitat for this species has been designated in eastern Carmel valley approximately 19 miles inland from Quail Lodge. the CTS is a large salamander measuring 7 to 15 inches in length and is distinguished from other salamanders by spots and bars of white, cream, or yellow on a black background. This salamander has small eyes, a broad and rounded snout, and tubercles on the underside of the front and rear feet (Stebbins 1985).

The California tiger salamander typically inhabits grassland and oak woodland habitats below 1,500 feet which have scattered ponds, intermittent streams, or vernal pools. Shaffer et al. (1993) determined that pond type, size, and turbidity affected tiger salamander distribution; vernal pools covering more than 250 square feet with fairly turbid water provide the best habitat. Additionally, a significant inverse

association of California tiger salamanders with predatory fishes and bullfrogs has been found. The reason is that larval salamander fall prey to predatory fish and adult bullfrogs, in addition larval bullfrogs compete with salamanders for food (Shaffer et al. 1993).

Tiger salamanders aestivate in rodent burrows throughout the summer and emerge after the first few sustained rain storms in November. Rainfall is important to the maintenance and formation of breeding ponds and also triggers adult migration to breeding ponds. Adults will migrate up to 3,300 feet from aestivation sites to breeding ponds. The breeding season extends from December through February with females laying numerous small clusters of eggs on submerged and emergent vegetation (Stebbins 1972). Adults remain in breeding ponds for several days before exiting to forage in terrestrial habitat.

Adult and terrestrial juveniles forage on earthworms, snails, insects, fish, and small mammals by utilizing sit-and-wait tactics to capture their prey (Lindquist and Bachmann 1980, Stebbins 1972). Small aquatic larvae forage primarily on zooplankton while larger larvae forage on zooplankton, amphipods, mollusks, and insect larvae (Dodson and Dodson 1971).

Prime habitat in California is annual grassland, but seasonal ponds or vernal pools are crucial to breeding. Permanent ponds or reservoirs are sometimes used as well.

Current threats to the continued existence of the California tiger salamander include habitat loss due to increased urbanization, conversion of native grasslands to agriculture, introduction of predatory fish in known breeding ponds, introduction of bullfrogs, rodent control which reduces the availability of summer aestivation sites, development of roads between breeding ponds and terrestrial habitats and associated automobile deaths, and the introduction of other tiger salamander species which could potentially result in genetically inferior hybrid salamanders.

California Tiger salamanders have been documented within 3 miles north and south of the quail Lodge Golf course in stock ponds and vernal ponds on Tehama development land north of Carmel Valley road and Santa Lucia Preserve company (The Preserve) to the south. The ponds and golf course greens and fairways are not optimal habitat for CTS and they are very unlikely to be utilizing these ponds for breeding.

Western pond turtle.

The western pond turtle is a California species of Special concern and not listed as threatened or endangered by the Federal ESA or state CESA. It is however covered by the California Environmental Quality Act (CEQA) and impacts to this species must be avoided or mitigated to a less than significant level by projects requiring permitting such as grading or construction projects. Uncommon to common in suitable aquatic habitat throughout California, west of the Sierra-Cascade crest The western pond turtle (*Emys marmorata*), or Pacific pond turtle is a small to medium-sized turtle growing to approximately 20 cm (8 in) in carapace (upper shell) length.

This species is considered omnivorous. Aquatic plant material, including pond lilies, beetles and a variety of aquatic invertebrates as well as fishes, frogs, and even carrion have been reported among their food (Stebbins 1972, Nussbaum et al. 1983). Pond turtles require basking sites such as partially

submerged logs, rocks, mats of floating vegetation, or open mud banks. Turtles slip from basking sites to underwater retreats at the approach of humans or potential predators. Storer (1930) suggested that two distinct habitats may be used for oviposition (egg laying). Along large slow-moving streams, eggs are deposited in nests constructed in sandy banks. Along foothill streams, females may climb hillsides, sometimes moving considerable distances to find a suitable nest site. Nussbaum et al. (1983) reports a nest in a clover field 100 m (325 ft) from water. Nests have been observed in many soil types from sandy to very hard. Soil must usually be at least 10 cm (4 in) deep for nesting. Nests must have a relatively high internal humidity for eggs to develop and hatch properly. Individuals normally associate with permanent ponds, lakes, streams, irrigation ditches or permanent pools along intermittent streams. Hatchlings may be subject to rapid death by desiccation if exposed to hot, dry conditions.

Western pond turtles occur in both permanent and intermittent waters, including marshes, streams, rivers, ponds, and lakes. They favor habitats with large numbers of emergent logs or boulders, where they aggregate to bask. They also bask on top of aquatic vegetation or position themselves just below the surface where water temperatures are elevated. Individuals display aggressive behavior toward one another while sunning. Western pond turtles will rapidly dive off basking sites when approached by humans, even at distances of over 150 feet. Consequently, this species is often overlooked in the wild. However, it is possible to observe resident turtles by moving slowly and hiding behind shrubs and trees.

Most activity is diurnal (daytime) but some crepuscular (dusk and dawn) and nocturnal (nighttime) activity has been observed. Individuals are active all year where climates are warm but hibernate during cold periods elsewhere. This is the only abundant native turtle in California. Hatchlings and juveniles are preyed upon by a variety of vertebrate predators including certain fishes, bullfrogs, garter snakes, wading birds, and some mammals. Competitive interactions with other species have not been reported.

The western Pond turtle has been documented up and down the Carmel river and would be expected to occupy pools along the stretch of River that cuts through the Quail Lodge golf course and potentially the ponds on the golf course.

The removal of the man-made Golf course ponds will not adversely affect Carmel river riparian or aquatic habitat, nor would it alter the potential dispersal corridors of the seasonal drainage channel, fairways, rough and out of play areas. The only potential habitat that will be permanently impacted is the 3 permanent aquatic features slated for conversion in the middle of the golf course. Regardless of current occupation, it may be possible to allow the ponds to dry down entirely and then do the filling-in at an appropriate time before the rainy season begins and adults and juveniles begin to move toward breeding locations. Two questions being addressed by surveying and evaluating these 9 ponds are 1; whether CRLF, Western Pond turtles or CTS currently occupy any of the ponds on the golf course and whether the filling in of some of the ponds will negatively impact breeding or occupied habitat of any of these species.

Surveys.

Between June 27 and July 17 2013 (June 27,afternoon, June 28, morning, July 9 afternoon, July 10 evening, July 17, evening) I visited the Quail Lodge Golf course 5 separate times to survey a total of 9 ponds including 3 that are proposed for removal and revision, 5 that are to be restored and enhanced and 1 that will remain unchanged.. I walked the entire outside edge of each of the ponds taking photographs and noting vegetation and any wildlife seen in and around the ponds. A table summarizing the conditions and biological features of all of the ponds is included with this report.

Results

As previously mentioned, these ponds have, for the most part been in place for approximately 50 years. The Golf course and its intensely managed turf and maintenance, the resort buildings and single family residences surrounding the course have significantly altered normal ecological functions here for half a century. The Ponds are essentially grouped in two clusters; one at the extreme west end of the course

has 3 ponds within approximately 45 yards or less of each other on either side of Valley Greens Drive. These three ponds are from 700 to 1100 feet south of the river channel. The most northerly of these 3 on the north side of Valley Greens drive is not slated for any alteration. A seasonal drainage channel that runs north to the Carmel river passes about 50 feet east of the most northerly pond. The other cluster near the west end of the course has 7 ponds (including the one at the Lodge that was not evaluated and will not be altered) clustered between Valley greens Drive and Carmel Valley Road all within approximately 100 - 200 yards of the next. These ponds range in distance from 200 feet to 1400 feet from the River channel. When I first began my assessments the ponds had been allowed to evaporate and dry down for a number of months without supplemental refilling. Water levels were approximately half or less of capacity in all ponds. Maximum depth of these ponds appeared to be no more than 12-18" inches. Decades of weathering and retrieval of errant golf balls have left the liners in poor condition, torn and frayed. Siltation from animal waste, blown in detritus and occasional storm flow has created a thick layer of foul smelling silt/mud in all of the ponds. Most of the ponds are now like sunken mud puddles in the midst of green turf and few have any aquatic, emergent or riparian vegetation.

Ponds with no emergent vegetation were consistently lowest in wildlife quantity and diversity. The only aquatic or semi aquatic vertebrate seen in any pond without emergent vegetation - 7 of the nine ponds surveyed - was Mosquito fish (*Gambusia affinis)* an eastern North American species introduced into waterways and bodies in California to control mosquito populations. The youngest pond (Number 8 in chart); redesigned and constructed after flood waters from the Carmel River in 1997 destroyed the original, was the most diverse and active wildlife pond. This pond is not going to be removed or repaired as its relatively new liner is working well at this time. At least 22 bullfrogs (*Lithobates* (formerly *Rana*) *catesbeiana - photo previous page*) jumped from the banks into the water as I walked around it, two red-eared slider turtles *(Trachemys scripta elegans)* were seen paddling across the middle and green herons and Mallard ducks foraged for feed along the edges. Like the Mosquito fish, the Bullfrog and the Red-eared slider are eastern species introduced into California and successfully naturalized to the degree that all 3 species are now considered invasive threats to native Californian amphibians, Western pond turtles and small freshwater fish. This same pond and others near the east end of the golf course are reputed (by personal conversation with local "fishermen") to contain Blue-gill sun fish (*Lepomis macrochirus)* and Bass *(Micropterus species)* two additional nonnative introductions, though I did not see any during any of my surveys. At no time during afternoon, early morning or evening surveys did I see any native aquatic species of reptile or amphibian. The bullfrog distribution was consistent during evening surveys, only occurring in the two ponds in which they were seen during the day. I had anticipated the possibility that some frogs might be hiding under the edges of turf growth around some of the ponds and would be seen in the evening. no frogs were seen anywhere other than the ponds in which they were seen during daylight.

As previously mentioned, only two of the nine ponds that I surveyed had any emergent vegetation (plant life whose roots are in the water and vegetative shoots rise up out of the water such as rushes, cattails etc.). One of those was the "youngest" pond at the far west end next to the 6th tee. This pond had a couple patches of *Scirpus acutus (OBL)* a native species and a few patches of Marsh pennywort (*Hydrocotyle ranunculoides - OBL*) along the muddy edges in shady places. A feature that every pond

shared to some extent was a lip of turf growing out over the edges of the pond depression all the way around each pond that could potentially provide temporary shelter or hiding space for a frog or turtle. (Example in photo above left) These lips were pronounced on some of the older ponds and in some cases created overhangs with 6-10 inches of open space underneath them while in a few they were nonexistent as the turf sloped evenly down to the edge of the shallower ends of the pond. I walked around on the inside edge of the pond beds wherever possible to look underneath and or run my foot under to see if anything was hiding. Bull frogs, red-legged frogs and pacific pond turtles are exceptionally shy, wary animals that are quick to escape to water when approached. I did not find any animals hiding as I passed by and the only frogs I did see were bullfrogs that were at the very edge of the water as I approached.

The other pond that had a small patch of Scirpus and more Marsh pennywort and a few patches of Pacific silver-weed (*Potentilla anserina* ssp. *pacifica* - *OBL*) was along the side of Hole number 15 at the east end of the course. This pond is slated to have its old liner removed and a new one installed in the same configuration. Even this small amount of emergent vegetation apparently raised the habitat value substantially as there were at least 5 bullfrogs, thousands of mosquito fish and many different birds hunting along the shore or in the open water. By contrast, birds were limited or absent from ponds with no emergent vegetation and quantities of mosquito fish appeared to be smaller and no amphibians, not even bullfrogs were seen in or around the outside edges of any of them. Green herons were seen at the edge of three (3) separate ponds; two of them the vegetated ones, and one very large Great blue heron was seen stalking fish in one of the larger ponds (no #5 between 15th and 16th fairways) that had no vegetation at all. (See photo on following page)

Raccoon tracks were observed in the mud/silt of many of the ponds.

Given the age of the ponds, the condition, the shallow depth, the lack of suitable protective overhanging riparian or emergent vegetation, the dominance of Mosquito fish in every pond and the quantity of bullfrogs occupying small spaces in the only two ponds occupied by frogs at all, it appears that they are not providing significant breeding or aquatic habitat for any California red-legged frogs, California Tiger Salamanders or Pacific pond turtles.

Bird utilization

The Quail Lodge golf course ponds are known to attract a large number of bird species including aquatic, wading, upland and songbirds to birds of prey. Water has a way of attracting and sustaining life. The three (3) ponds that are to be removed from the golf course configuration and replaced with natural swale features will not significantly reduce or remove habitat for the birds that are resident or migratory through the Carmel Valley. Sufficient remaining open water habitat will remain on the Quail Lodge and surrounding properties.

Wetland classification

The other question regarding the man made ponds at Quail Lodge golf course is whether they would be classified as wetlands and would require delineation and review from the State of California or the Army Corps of Engineers regarding the potential of filling of wetlands. The indicators of the presence of a wetland listed below are used in the Corps process of delineation provided in the 1987 Manual for Delineation of Wetlands (US ACOE 1987). A jurisdictional wetland requires three conditions: hydrophytes, hydrology, and hydric soils. The indicators of the presence of a wetland are hydrophytic vegetation (plant life growing in water, soil, or on a substrate that is periodically deficient in oxygen due to excess water), presence of water, and hydric soils (soils saturated, flooded, or ponded, long enough during the growing season to develop anaerobic conditions in the upper profile). Observations of field indicators are used to determine whether the criteria are satisfied since the criteria alone may not be enough to document presence of a wetland. In particular, flooding or saturated soil conditions may occur for only a short time during the year. In this case the ponds at Quail Lodge golf course are "permanently inundated" but would not exist were it not for the fabric liners that were placed in the manmade depressions to create the water features and the regular refilling of the ponds with irrigation water to maintain the water level. Beyond this fact the criteria for establishing a wetland determination can be looked at individually:

Hydrophytic vegetation

Criteria for a wetland: more than 50% of the composition of the dominant species (largest relative basal area (trees), greatest height (woody understory), number of stems (vines) or greatest areal cover (herbaceous understory)) from all strata (overstory, understory, woody vines, ground cover/herbaceous understory), must be obligate wetland (OBL) species, facultative wetland species (FACW), and/or facultative (FAC) species.

- Obligate wetland species (OBL) occur more than 99% of the time, under natural conditions only in wetlands.
- Facultative Wetland species (FACW) occur in wetlands 67-99% of the time.

Facultative species (FAC) are tolerant of wet and dry conditions. They are as likely to occur in uplands as in wetlands and are found in wetlands 34-66% of the time. Facultative Upland species (FACU) are flood-intolerant and usually occur in uplands (66-99%) but occasionally (1-33% of the time) are found in wetlands.

The three plant species found in the ponds (one pond had all 3, three ponds had one each): *Scirpus* species, *Hydrocotyle ranunculoides* and *Potentilla anserina* ssp. *pacifica* are listed as Obligate wetland species. The one pond with all 3 species in it will not be changed in any way. In the three other ponds, these native Obligate species occur in very small areas at the edge of the liner. The Potentilla in the photo at top left on the following page is creeping between tears in the liner fabric from the rough along fairway number 16. The Scirpus in the photo at bottom left appears to be coming up through the liner and outside of the liner edge in the pond along Valley Greens drive and hole number 15. It is not clear whether this rush or the patch at the west end pond were planted at the outside edge of the liner to add aesthetic vegetative features to the manmade ponds or whether they "volunteered" on site. More typical of the majority of the ponds is the bare edges (dead zones) between the edge of the water and the edge of the turf (see photos at top of page 7 and bottom of page 11) where no vegetation occurs at all. In fact, of the 3 ponds that are to be removed and left as seasonal swales, none of them had any vegetation at its edge or anywhere within the liner basin.

Hydrology

Wetlands require permanent or periodic inundation or soil saturation at the surface for a week or more during the growing season to be a wetland ecologically as well as for jurisdictional purposes. These conditions create an anaerobic environment which affects the plants and soil. Hydrology is not as useful for wetland identification as the use of vegetation and soil

characteristics since many wetlands are dry for much of the year. Hydrology is a feature of the regulatory determination of "jurisdictional wetlands" but is considered "technically flawed" by experts in the field of delineation who recommend that only vegetation and soil characteristics be used (Tiner 1993; Day et al. 1993). The soils of the golf course are rapid draining old river alluvium and not prone to prolonged saturation. Only in extreme flood events like the 1997 flood does any part of the golf course become inundated or saturated. The current ponds would not remain permanently inundated unless regular input of irrigation water was applied and the fact that they dry down so rapidly after irrigation is withheld is an indicator of the rapid drainage of the actual soil on site. This man made hydrology creates unnatural conditions that would not be sustainable if the ponds either had no impermeable lining or no regular supplemental refilling or both.

Hydric soils

Hydric soils take time to form, and are formed from regular or constant water saturation or inundation. Hydric soils are formed when the water table in actual native en situ mineral soil remains high enough to saturate or inundate that soil long enough to limit oxygen flow through the soil strata. The "soil" layer accumulated within the pond liners from decades of windblown plant material and bird and fish and other animal feces is anaerobic and foul smelling but not formed as a result of a high water table saturating the native soil. It is formed by the deposition of material at the bottom of the ponds on top of the impermeable liner, is very thin at the outside edges as seen in the photo at the top of page 9 and aside from this small patch of *Potentill*a and the two patches of rushes in two other ponds, (as at below left here) not supporting any wetland plant life whatsoever. Take away the pond liners, the unnatural filling of the ponds and the turf irrigation and there would be no retention of water long enough to develop anything close to hydric soils.

Water quality

Testing for water quality was completed for each of the ponds on site. As expected ph values were elevated well above the average neutral (7) ph of the well water used for irrigation on the golf course with some ponds ranging in the high 9 's which is substantially more alkaline than seawater. Despite elevated levels of various salts and other minerals as well as coliformes it does not appear that any levels

were so high that they would preclude survival of at least some aquatic life. All ponds that were tested contained estimated quantities of mosquito fish from the mid hundreds to many thousands. Mosquito fish are known to tolerate a wide range of water temperatures, ph values and overall quality. It is a logical assumption that those ponds that only contained mosquito fish were less suitable for native species due to many habitat feature deficiency's including water quality.

Conclusions

Based on geographical location in close proximity to the Carmel river and the documented presence of CRLF, CTS and pacific pond turtles within 3 miles or less, it is logical to expect the potential presence of these species in the ponds at the Quail Lodge Golf course or the temporary utilization of the ponds at some point for breeding or dispersal from aquatic areas nearby. Surveys done on the ponds found no CRLF and no Pacific pond turtles in any of the ponds at any time. CTS would not be expected to be active or above ground or in or around the ponds at this time of year and are the least likely of these three to occupy any habitat on the golf course. The current condition of the ponds, the lack of key features that would maximize the habitat value such as dense riparian vegetation along the outside edges and emergent vegetation, the conspicuous populations of mosquito fish in all ponds and bullfrogs in some of the ponds appear to provide good explanation for the absence. The lacking vegetation, hiding places and wide spread presence of invasive predator species does not necessarily always indicate lack of suitable habitat for successful breeding and survival of the native species, but in this case the correlation appears very significant. Eliminating the 3 ponds from the golf course will remove permanent aquatic habitat for the Bull frogs which require 2 years to mature from egg to juvenile stage able to leave the water feature. It will also eliminate habitat for the red-eared slider, mosquito fish, blue gill sunfish and largemouth bass. None of these species are native to the region and all are detrimental to the successful breeding and survival of the native species.

In some cases, ponds like these can be extremely detrimental to red-legged frogs. Perhaps the most common nuisance pond is one that attracts and provides habitat for exotic predators, including bullfrogs, crayfish, and predatory fish. In many instances, these predators can eliminate redlegged frogs or suppress the population so that the pond becomes a sink.

To avoid any possibility of introducing more mosquito fish or Bullfrogs into the seasonal drainage or Carmel River, a plan for eradication of the bullfrogs should be developed and implemented as soon as possible and the water in the ponds should either be allowed to evaporate and dry down naturally or pumped out without allowing it to go directly into any natural waterway. Perhaps the most important factor in discouraging aquatic vertebrate predators of redlegged frogs is to provide a way of drying perennial ponds with the installation of a drain. If the pond can be regularly and completely drained, even once every three or four years, bullfrog, crayfish, predaceous insect, and exotic fish populations will be greatly reduced or eliminated. Bullfrog eggs are laid in spring and early summer (April-July), and the majority of tadpoles do not transform until the following year. If the pond is completely drained in the fall, bullfrog (and fish) life cycles will be interrupted.(Scott Jr.,Rathbun,Tatarian 2013) As part of a management plan for the newly restored ponds and those that are remaining unaltered it is highly

recommended that these ponds be temporarily drained during the month of September every 3-4 years.

Chemical means of bullfrog tadpole and fish control are possible, but their use requires the permission of the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service to ensure that red-legged frogs and other native wildlife will not be harmed, and hand control is recommended

Based on criteria for classifying a wetland, the elimination and conversion of 3 ponds and restoration of 5 others will not be filling of wetlands or alteration of a stream, lake or river bank.

If the pond renovation and or removal occurs during the typical range of breeding season for bird species in this area (February 1 through August 15) A qualified biologist should be retained to conduct bird nesting surveys around the ponds to insure that no ground nesting species are utilizing the grass lip or basin for nesting or rearing. If such activity is noted during these surveys, all activities shall be stopped until further surveys determine that the Birds have hatched, reared and dispersed from the pond.

Pat Regan

Patrick J Regan

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Scott, Jr. Norman J., Galen B. Rathbun, Trish Tatarian. February 2013. *Rana draytonii* Pond Management STOCKPOND MANAGEMENT FOR THE BENEFIT OF CALIFORNIA RED-LEGGED FROGS

http://www.fws.gov/pacific/news/2001/2001-43.htm CRITICAL HABITAT DESIGNATED FOR CALIFORNIA RED-LEGGED FROG

http://www.fws.gov/sacramento/es/critical-habitat/CA-Tiger-Salamander/es_critical-habitat-Sacramento Fish and Wildlife Office 2800 Cottage Way, Room W-2605 Sacramento, California 95825

http://www.biologicaldiversity.org/species/amphibians/California_red-legged_frog/index.html

http://www.water.ncsu.edu/watershedss/info/wetlands/onsite.html

Combined Seaside and Monterey Quad CNDDB output for Quail Lodge Golf Course.

SCIENTIFIC NAME	COMMON NAME	FED STATUS	CAL STATUS	DFG STATUS	CNPS LIST	Habitat on site?	Observed on site?
Plants							
Allium hickmanii	Hickman's onion	None	None		1B.2	No	No
Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	None	None		1B.2	No	No
Arctostaphylos montereyensis	Toro manzanita	None	None		1B.2	No	No
Arctostaphylos pajaroensis	Pajaro manzanita	None	None		1B.1	No	No
Arctostaphylos pumila	sandmat manzanita	None	None		1B.2	No	No
Astragalus tener var. titi	coastal dunes milk-vetch	Endangered	Endangered		1B.1	No	No
Castilleja ambigua ssp. insalutata	pink johnny-nip	None	None		1B.1	No	No
Centromadia parryi ssp. congdonii	Congdon's tarplant	None	None		1B.1	No	No
Chorizanthe pungens var. pungens	Monterey spineflower	Threatened	None		1B.2	No	No
Clarkia jolonensis	Jolon clarkia	None	None		1B.2	No	No
Collinsia multicolor	San Francisco collinsia	None	None		1B.2	No	No
Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	None	Endangered		1B.1	No	No
Delphinium californicum ssp. interius	Hospital Canyon larkspur	None	None		1B.2	No	No
Delphinium hutchinsoniae	Hutchinson's larkspur	None	None		1B.2	No	No
Ericameria fasciculata	Eastwood's goldenbush	None	None		1B.1	No	No
Erysimum ammophilum	sand-loving wallflower	None	None		1B.2	No	No
Erysimum menziesii ssp. menziesii	Menzies' wallflower	Endangered	Endangered		1B.1	No	No
Fritillaria liliacea	fragrant fritillary	None	None		1B.2	No	No
Gilia tenuiflora ssp. arenaria	sand gilia	Endangered	Threatened		1B.2	No	No
Hesperocyparis goveniana	Gowen cypress	Threatened	None		1B.2	No	No
Horkelia cuneata var. sericea	Kellogg's horkelia	None	None		1B.1	No	No
Lasthenia conjugens	Contra Costa goldfields	Endangered	None		1B.1	No	No
Layia carnosa	beach layia	Endangered	Endangered		1B.1	No	No
Lupinus tidestromii	Tidestrom's lupine	Endangered	Endangered		1B.1	No	No
Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	None	None		1B.2	No	No
Malacothamnus palmeri var. palmeri	Santa Lucia bush-mallow	None	None		1B.2	No	No
Malacothrix saxatilis var. arachnoidea	Carmel Valley malacothrix	None	None		1B.2	No	No
Microseris paludosa	marsh microseris	None	None		1B.2	No	No
Monolopia gracilens	woodland woollythreads	None	None		1B.2	No	No

SCIENTIFIC NAME	COMMON NAME	FED STATUS	CAL STATUS	DFG STATUS	CNPS LIST	Habitat on site?	Observed on site?
Pinus radiata	Monterey pine	None	None		1B.1	No	Yes*
Piperia yadonii	Yadon's rein orchid	Endangered	None		1B.1	No	No
Potentilla hickmanii	Hickman's cinquefoil	Endangered	Endangered		1B.1	No	No
Rosa pinetorum	pine rose	None	None		1B.2	No	No
Sidalcea malachroides	maple-leaved checkerbloom	None	None		4.2	No	No
Stebbinsoseris decipiens	Santa Cruz microseris	None	None		1B.2	No	No
Trifolium buckwestiorum	Santa Cruz clover	None	None		1B.1	No	No
Trifolium hydrophilum	saline clover	None	None		1B.2	No	No
Trifolium polyodon	Pacific Grove clover	None	Rare		1B.1	No	No
Trifolium trichocalyx	Monterey clover	Endangered	Endangered		1B.1	No	No
Invertebrates							
Coelus globosus	globose dune beetle	None	None			No	No
Danaus plexippus	monarch butterfly	None	None			No	No
Euphilotes enoptes smithi	Smith's blue butterfly	Endangered	None			No	No
Vertebrates							
Agelaius tricolor	tricolored blackbird	None	None	SSC		No	No
Ambystoma californiense	California tiger salamander	Threatened	Threatened	SSC		No	No
Anniella pulchra nigra	black legless lizard	None	None	SSC		No	No
Athene cunicularia	burrowing owl	None	None	SSC		No	No
Charadrius alexandrinus nivosus	western snowy plover	Threatened	None	SSC		No	No
Cypseloides niger	black swift	None	None	SSC		No	No
Emys marmorata	western pond turtle	None	None	SSC		Yes	No
Lasiurus cinereus	hoary bat	None	None			Yes	No
Linderiella occidentalis	California linderiella	None	None			No	No
Oncorhynchus mykiss irideus	steelhead - south/central Cal	Threatened	None	SSC		No	No
Pelecanus occidentalis californicus	California brown pelican	Delisted	Delisted	FP		No	No
Rana draytonii	California red-legged frog	Threatened	None	SSC		Yes	No
Reithrodontomys megalotis distichlis	Salinas harvest mouse	None	None			No	No
Taxidea taxus	American badger	None	None	SSC		No	No
Plant communities							
Valley Needlegrass Grassland	Valley Needlegrass Grassland	None	None			No	No
Central Dune Scrub	Central Dune Scrub	None	None			No	No

SCIENTIFIC NAME	COMMON NAME	FED STATUS	CAL STATUS	DFG STATUS	CNPS LIST	Habitat on site?	Observed on site?
Central Maritime Chaparral	Central Maritime Chaparral	None	None			No	No
Monterey Cypress Forest	Monterey Cypress Forest	None	None			No	No
Monterey Pine Forest	Monterey Pine Forest	None	None			No	No
Monterey Pygmy Cypress Forest	Monterey Pygmy Cypress Forest	None	None			No	No
Northern Bishop Pine Forest	Northern Bishop Pine Forest	None	None			No	No

SSC = California species of special concern, candidate for more study.
CNPS list 4.2 = LIST 4: Limited distribution
LIST 4: Limited distribution (Watch List).
LIST 1B: Rare, threatened, or endangered in California and elsewhere.
1B.1: Seriously endangered in California
1B.2: Fairly endangered in California

Yes* Monterey Pine is native to this part of the Valley but trees in golf course are not a natural occurrence.

Regan Biological and Horticultural Consulting LLC,
PO Box 337, Carmel Valley CA 93924- patrick@reganbhc.com

5. Email from the California Department of Fish & Wildlife (Brandon Sanderson), dated December 20, 2014, regarding Biological Assessment, dated November 18, 2013

Lister, Daniel M. x6617

From: Sanderson, Brandon@Wildlife [Brandon.Sanderson@wildlife.ca.gov]
Sent: Friday, December 20, 2013 9:36 AM
To: Lister, Daniel M. x6617
Cc: Mitcham, Chad
Subject: RE: Quail Lodge Golf Course Renovation Project (PLN130837)

Dan,
Thank you for providing the biological report conducted by Pat Regan of Regan Biological and Horticultural Consulting LLC for the Quail Lodge Golf Course Renovation Project (Project). In review of the report the Department has several concerns with the conclusions made in regards to State and federally listed species as well as California Species of Special Concern (CSSC). Many of the statements provided are incorrect, predictive, and unsupported. As part of the golf course renovation, the Project proposes to renovate five water features and remove three of the water features within the golf course. This includes completely filling and converting one of the ponds to rough and partial fill and conversion of two others. The State and federally listed California tiger salamander (CTS) as well as federally listed and CSSC California red-legged frog (CRLF) and CSSC Western pond turtle (WPT) all have the potential to occur within the Project based on known occurrences in the area and adjacent habitat to the Project as confirmed by the biological report. Due to the potential for "take" of the State listed CTS an Incidental Take Permit may be warranted. The Department recommends that proper aquatic surveys be conducted to determine if any of the species listed above may occur in the ponds on the Project site prior to further Project activities including draining of the ponds for renovation and removal. Please see the following link for further guidance on survey protocols (http://www.fws.gov/ventura/species_information/protocols_guidelines/index.html).

As stated in the biological report, CTS have been documented within less than 3 miles of the Project site. CTS are known to travel up to 1.3 miles between breeding and upland refugia habitat. Therefore, CTS may occur on the Project site. The report states that CTS are very unlikely to be utilizing the ponds on the golf course for breeding. However, the Department does not concur with this statement and finds that it is predictive and unsupported. CTS have been previously documented to use golf course ponds in the local region and may certainly be using the ponds as breeding habitat. The report states that surveys were conducted between June 27 and July 17 2013. This is not the proper time to conduct aquatic surveys to determine whether CTS occur and are breeding in the ponds at the Project site. Survey protocols state that aquatic surveys should be conducted three times per season between March and May. Within the Conclusion section, the report states that, "based on geographical location in close proximity to the Carmel river and the documented presence of CRLF, CTS and pacific pond turtles within 3 miles or less, it is logical to expect the potential presence of these species in the ponds at the Quail Lodge Golf course or the temporary utilization of the ponds at some point for breeding or dispersal from aquatic areas nearby." It goes on to state that, "CTS would not be expected to be active or above ground or in or around the ponds at this time of year." This statement by the biologist validates the potential presence of these species and confirms that surveys were not conducted at the proper time of year. Please see the following link for specific guidance on CTS survey protocol (http://www.fws.gov/ventura/species_information/protocols_guidelines/docs/cts/catigersalamander_survey-protocols.pdf).

In addition, the report does not describe specifically how these surveys were conducted. It appears that the method of survey was to conduct visual observations only without actual aquatic surveys, which for CTS require dip netting and/or seining to be conducted to determine the occurrence of CTS larva in the ponds. The report states that the ponds had been left to evaporate and dry down for a number of months without supplemental refilling prior to the observations being conducted. While we do not have concerns with the ponds naturally evaporating evidence has shown that they were being manually drained resulting in potential impacts to listed and sensitive species. It is important to note that the report does not address that these ponds were being manually drained and does not evaluate the impacts of this activity on the species. These actions could be potential violations of the State and Federal Endangered Species Acts (ESAs) and should be evaluated as such.

The report states that, "given the age of the ponds, the condition, the shallow depth, and the lack of suitable riparian or emergent vegetation it appears that they are not providing significant breeding or aquatic habitat for CRLF, CTS or WPT." Again the Department cannot concur with this statement that these conditions prevent CTS and/or CRLF and WPT from occurring in the ponds and finds it to be predictive and unsupported. These species, especially CTS, prefer these conditions as has been shown with many documented occurrences. CRLF have also been previously documented to occur within the golf course ponds and are documented to occur throughout the Carmel River Watershed which flows directly through the golf course. Without conducting protocol level surveys a determination that CTS and/or CRLF and WPT do not occur on the Project site cannot be made. As stated in the report, "two questions being addressed by surveying and evaluating these 9 ponds are 1; whether CRLF, Western Pond turtles or CTS currently occupy any of the ponds on the golf course and whether the filling in of some of the ponds will negatively impact breeding or occupied habitat of any of these species." As provided above without conducting appropriately timed protocol level surveys these questions cannot be answered for these species. If removal of any of the ponds impacts CTS breeding habitat then the Project proponent would be in violation of both the State and Federal ESAs and may be subject to an enforcement action; and approval of a project by the County which results in unauthorized "take" may also make the County a party to the violation.

Finally the Department recommends consultation with the USFWS prior to any site development and ground disturbance related to this Project. As previously stated, the Project has the potential to impact federally listed species including the federally threatened CRLF and CTS. "Take" under the Federal ESA is more stringently defined than under CESA; "take" under FESA may also include significant habitat modification or degradation that could result in death or injury to a listed species by interfering with essential behavioral patterns such as breeding, foraging, or nesting. Consultation with the USFWS in order to comply with FESA is advised well in advance of Project implementation.

Thank you for the opportunity to comment on the biological report for the Quail Lodge Golf Course Renovation Project. The Department is available to consult with the County regarding potential effects to fish and wildlife resources, as well as specific measures which would mitigate potential effects of the project, once appropriate surveys have been conducted.

Brandon Sanderson

Please note that as of Jan 1, 2013 our new name is the California Department of Fish and Wildlife (CDFW) and new department web and email addresses took effect.

Brandon Sanderson
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From: Lister, Daniel M. x6617 [mailto:listerdm@co.monterey.ca.us]
Sent: Tuesday, November 26, 2013 4:36 PM
To: Sanderson, Brandon@Wildlife
Subject: Quail Lodge Golf Course Renovation Project (PLN130837)

Brandon,

Attached is all the information regarding the Quail Lodge Golf Course Renovation project (PLN130837). Based on the application submitted, the golf course currently has 10 water features. Of the 10 water features, three water features are proposed for removal, two water features will be reduced in size and repaired, three will be

repaired, and two will remain unchanged. Attached is a set of plans, biological assessment and any associated information.

Please submit any comments prior to December 20, 2013. Contact me if you have any questions.

Thank you.

Dan Lister - Assistant Planner
RMA - Planning Department
(831) 759-6617
listerdm@co.monterey.ca.us

6. "PLN130837 Quail Lodge (Response to Biological Concerns)", Regan Biological and Horticultural Consulting, Carmel Valley, CA, dated February 13, 2014

Regan Biological and Horticultural Consulting

Dan Lister
Assistant Planner
RMA Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

February 13, 2014

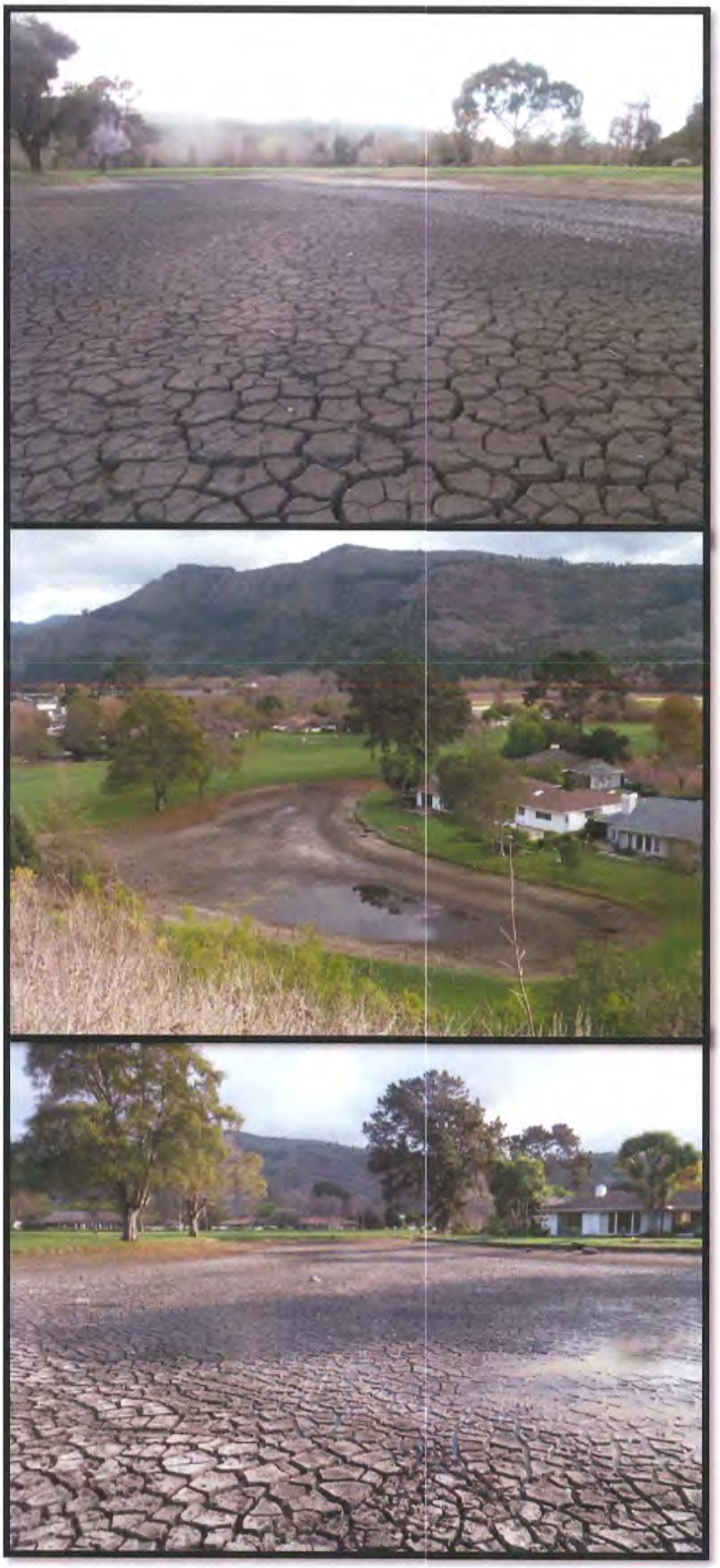
RE: PLN# 130837 Quail Lodge

Dear Dan,

This letter is being written in response to your letter of December 23, 2013 regarding the status of the application by Quail lodge golf course to renovate the existing golf course. You determined that the application was incomplete and cited several reasons why including concerns raised by California Department of Fish and wildlife biologist Brandon Sanderson. Mr. Sanderson's Email was attached to your letter. In it Sanderson specifies the departments concern regarding: appropriate survey periods and methods for California Tiger Salamanders; the allegation that " *that these ponds were being manually drained and (*the report*) does not evaluate the impacts of this activity on the species"* ; and that I implied in my report *that " the age of the ponds, the condition, the shallow depth, and the lack of suitable riparian or emergent vegetation" prevents CTS and or CRLF and WPT from occurring in the ponds.* He continues, saying that *These species, especially CTS prefer these conditions, as has been shown with many documented occurrences".*

Before addressing the details of the concerns raised above, I would like to provide a short update on the current condition of the ponds and a little more specific information on the proposed activities for each pond. The Golf course and Lodge contain ten (10) total ponds. Of those 10, two (2) are going to be left unchanged altogether. Those two are at opposite ends of the property, one directly behind (west) of the main lodge and one just east of Rancho San Carlos road on the north side of Valley Greens Drive at the far west edge of the Golf course. Of the remaining eight (8), three (3) are slated for complete removal, one (1) for resizing (downward) and Four (4) for renovation with new liners in the same configuration they now occupy. My first visit to assess the ponds was in June of 2013, at that time all of the ponds had been dropping in level from leaking and evaporation for some time and were at most 2/3 full to half full. In August of 2013, water was added to some of the ponds in anticipation of a special event occurring at the lodge in relation to the annual Concours d' Elegance auto events on the Peninsula. The ponds that had water added to them prior to the August events were: Hole #5 big pond and Hole #5 Little pond at the south side of the intersection of Valley Greens and Rancho San Carlos road, Hole #15 Green pond, Hole #18 pond along the north side of Valley Greens Drive in the middle of the property and the Hole #15 Tee pond at the north eastern point of the course between the lodge and residences along Lake Drive. With the exception of the hole #15 pond, these ponds are all visible as you enter the property from Rancho San Carlos Road on the west and pass through the middle of the resort on Valley Greens Drive. They are the 5 ponds that will be renovated with new liners. At this time and after having been refilled in August they are all at approximately 40 percent or less of their capacity, with 2 of them almost completely dry.

The other three ponds that did not get refilled in August are clustered in the North central portion of the course just below Carmel valley road. The two largest are now entirely dry and the third has a small pool remaining in the center of it that will likely evaporate completely within the month. It is important to note here that contrary to allegations made to your office and repeated in the CDFW letter, no pumping out of these ponds occurred at any time in 2013. It has been my advice since first becoming part of the project team that allowing the ponds to leak and evaporate out naturally would be the best thing for the project and the wildlife in the area. As you can see in the photos here (taken from Carmel Valley road looking south over the golf course. They are from top: at the 17th tee and green, between the 16th and 15th fairways and along the east side of the 15th fairway next to houses on Lake Drive), two of the ponds that are slated for removal could not have provided any breeding habitat for aquatic or semi aquatic species this year and the one in the far left of the lowest photo will not likely provide aquatic habitat for more than a few more weeks. This would not be long enough for any amphibian species to successfully lay eggs , hatch and metamorphose from larval stage to mobile juvenile stage before complete evaporation



of the water. The remaining shallow pool is still teeming with Mosquito fish that although they would not exclude any native amphibian from occupying the pond, would significantly reduce the likelihood of successful rearing of larvae in it.

These 3 ponds have dried down naturally because of leaky liners and the fact that they have not been manually filled since March 2013. Without regular supplementary filling they would not have provided aquatic habitat at all within the last 3 years as rain fall would not have been enough to fill and maintain a depth or hydro period sufficient to allow for successful breeding and rearing of amphibian larvae aside from perhaps treefrogs. This is significant for this year because there has not been enough rain to fill even the bottoms of the ponds and they will not provide any aquatic habitat. Even with the single largest rain event in the last 14 months occurring on Sunday February 4, at almost 3/4 of an inch, no standing water was found in the bottoms of the previously dry ponds. it would take a very significant shift in current weather patterns to reverse the drying and begin to fill these ponds with rain water. Conducting the activities necessary to remove the old liners and do minor recontouring to convert these areas to golf course rough will not result in any

significant impacts to species or habitat if done this year. Once all the pondwork is complete including the removal and the restoration and revision there will not be a significant reduction in overal potential permanent and or breeding habitat for native species. In fact, the very real reduction (eradication) in nonnative aquatic species like the mosquitofish and others resulting from the drying out of the ponds before renovation will raise the potential for these ponds to provide breeding habitat for native amphibians. It would still be unlikely to support CTS but could become CRLF habitat.

Other ponds drying down

Those ponds that are slated for repair and renovation with new liners are in varying stages of drying down as well. As mentioned previously, these ponds are all along the entry and main arterial road through the property as well as the one visible from the back side of the lodge near the 14th green and 15th tee and have the most development and activity around them. Just south of the cluster that was described above are two ponds right along Valley Greens drive. The long narrow pond along the 18th fairway (photo middle and top of page) is going to be revised into a shorter, more oval pond with deeper water. It currently has a very small remaining puddle at it's north end that is still

sustaining a population of mosquitofish. Again while it is not 100% proof that native frogs or salamanders could not live in this pond now or previously, it is a very strong indicator that eggs or larval frogs or salamanders would be at significant risk of early predation. This has been documented in literature repeatedly. Predation by raccoons, opossums and various wading birds such as egrets and herons as evidenced by direct observation and the footprints in the mud, is further exacerbated by the open water with no hiding places whatsoever.

A short distance east of this pond is a larger pond with at least 5 inches of water remaining in its midsection.(photo at top left) This pond was found to be occupied by thousands of mosquitofish and a half dozen bullfrogs during the summer. The bullfrogs were not heard or seen during my recent visit. Previously they had clustred near a stand of bulrushes at the southeast corner of the pond. (Middle photo at left looking south, lower photo same pond looking north from other side of bulrush)The rushes are no longer surrounded by water as they currently emerge from the mud right at the edge of the existing water line. I walked around the entire pond this time and did not see any frogs at all.This is the only pond of those to be restored or removed that has any emergent vegetation or places to hide along the edge or in the water. This pond was filled back to capacity in August of 2013. Five months later it is lower than the level it was when I first visited in June. Without the refill in August chances are good that it would have dried down entirely by now. It is the most filled pond at this end of the course at this time.

At the west end of the course by the entry to Quail Lodgeresort and golf course from Rancho San Carlos road, the two ponds slated for relining and restoration are still holding approximately half or less than their capacity. these two ponds were filled to full capacity in August of 2013. the photo at right here is of the smaller of the two ponds right next to the entry at the intersection of Rancho San Carlos road and Valley Greens Drive. The photo at the top of the following page is of the larger pond next to the green at hole number 5. It has dried down considerably since August and is probably about one third of its

capacity. it continues to support a large population of mosquito fish.

CDFW concerns

CTS survey period

Mr. Sanderson correctly pointed out that I did not conduct protocol larval netting surveys in June and July when I surveyed the Quail golf course ponds. there are multiple reasons for this: first is that I did not get invited to begin assessing these ponds until June after the expected Larval stage season is considered over. From the **Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander:** *Aquatic larval surveys of potential breeding pools should be repeated three times each season. Surveys should be conducted once each in March, April, and May, with at least 10 days between surveys. If pools are likely to dry prior to the completion of three surveys, the sampling schedule should be shifted accordingly.*

Second is that it would not have been appropriate to conduct any kind of survey that could potentially fall into the category of take (The Endangered Species Act of 1973 defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.) of a listed species without first consulting with USFWS and getting explicit direction to do so.

Third is that the current drought we are experiencing is for all intents and purposes actually starting its third year. Even if the permanent ponds on the golf course property potentially offered sufficient conditions for CTS breeding and egg laying CTS breeding is triggered by sufficient rainfall to stimulate them to come out from their typically underground refugia and begin to move toward breeding sites.In years with low rainfall they may not emerge at all or they may briefly and then return to shelter and not breed that year at all.Again from the Interim guidance: *In years with little rainfall, upland emergence*

may be reduced and CTS may not breed. Field surveys conducted in years with at least 70% of average rainfall between September 1 and April 1, at the nearest National Oceanic and Atmospheric Administration climate station are most reliable. Data from survey seasons not meeting this criterion will also be considered;(but) *surveyors should provide strong justification that their data are reliable including but not limited to local climate (e.g., daily rainfall totals, pond filling date, pond drying date) and biological survey data (e.g., other species captured during each sampling interval)* The Carmel/Carmel Valley region has an average rainfall of about 25 inches per year. The last two rainy seasons have not produced even 50% of that normal range and we are working on about 10% of normal rainfall for the current rain "year" starting in October of 2013. There is a very good chance that local Carmel Valley region CTS did not breed last year and very likely have not or will not breed this year. Thus larval netting surveys are at best problematic and were not considered at the time.While it is still only February, even with the potential of more storms now heading our way, it will take a lot of rain to make up for the lack thus far to trigger breeding behavior and to fill pools to a level deep enough to to have a hydroperiod (length of time a pond continously holds water) long enough to support successful egg hatching and larval metamporphosis before dry down and dessication.

CTS habitat deficiencies

Mr. Sanderson pointed out that CTS' prefer pools that are shallow and have no emergent or overhanging vegetation and assumed that my assertion was in contradiction. I do not disagree; ideal vernal pools and seasonal stock ponds for example are the favored breeding habitats and typically do not sustain large shrubby vegetation or extensive perennial emergent vegetation. I erred in combining habitat feature deficiencies of more than one species in a general comment meant to highlight and suggest potential explanation for the observation that I did not see or hear any Red legged Frogs in any of the ponds. While there are some documented occurrences of CTS and CRLF occupying the same breeding habitat it is not common and is in fact potentially detrimental to CTS. CRLF are known to eat California tiger salamander larvae. (Baldwin and Stanford, 1987; see also Petranka, 1998). In general the two species have unique habitat requirements that do not entirely overlap, but both could potentially utilize a permanent pond on a golf course. For any of the 3 ponds slated for removal or the 5 ponds slated for renovation the problem is the other occupants and features of the these particular ponds. These other factors described in my report were entirely ignored or apparently dismissed by Mr. Sanderson. It is my opinion that the overall property characteristics of the Quail Lodge golf course and Residential area do not favor the presence of California Tiger salamanders in the golf course layout or any of the ponds. (Based on much onsite evidence and volumes of documented research by experts on the subject)

First, as a golf course and resort it has been intensively managed to eradicate gophers and ground squirrels throughout the property for at least 50 years. Burrowing or fossorial animals are very important to CTS and Ground squirrels in particular have a commensal relationship with them. Radio tracked adult salamanders were always located in close association with ground squirrel burrows (Trenham 2001). I found no Ground Squirrels or burrows anywhere near the golf course or the ponds I surveyed. A California Tiger Salamander has been documented to travel over 1.2 miles from any known breeding site in the midst of undeveloped, unbroken, suitable upland habitat. However, the vast majority stay within approximately 100 yards or less when suitable upland habitat including ground

squirrel burrows is available. Suitable habitat and documented breeding sites exist 2-5 miles to the south and east of the river and uphill from the residential part of the property on Private Property owned by the Santa Lucia Preserve. The barriers between those sites and the Golf course ponds are significant. Much of the following discussion is excerpted from Betsy Bolster's, *A status Review of the California Tiger salamander*, 2010. The research compiled for the purpose of determining whether the California Endangered species Act should include the California tiger Salamander as a listed species provides much of the information explaining the decline of this species and clearly illustrates the significant issues with the ponds at Quail Lodge golfcourse that work against them providing suitable breeding habitat for CTS or CRLF.

A significant factor in maintaining CTS habitat is the interconnectivity of breeding habitat with upland (aestivation) habitat. CTS require both breeding and upland habitat in proximity such that the animals can move between the two. Consequently, impediments to movement such as roads or barriers, or loss of either habitat type is a threat to survival. Pond isolation is a significant factor in sustaining populations within landscapes fragmented by dispersal barriers like roads, railroads, and croplands (Bishop et al. 2003). CTS re-colonization potential, even in intact pond assemblages, may be less than that of other amphibians with a higher reproductive output. Wang et al. (2009) used microsatellite markers to study gene flow across 16 CTS breeding sites at Fort Ord, Monterey County. They found that 15 of 16 sites were distinct genetically, but that levels of gene flow were moderate-high, with 10.5-19.9% of individual salamanders moving between breeding sites. Wang et al. (2009) concluded that interruption of connectivity of breeding sites is a major threat to CTS populations.

The isolation of the Golf course ponds between heavily travelled Carmel valley road, Valley Greens drive, the Carmel River and Resort and Residential development on the east and west, limits the potential connectivity to upland habitat and increases likelihood of mortality from travel from upland to pond and visa versa.

Additionally, the golf course ponds contain a variety of introduced fish and frog and turtle species. *Ponds that contain populations of exotic fishes and American Bullfrogs appear unsuitable as breeding habitat (Fisher and Shaffer, 1996; HBS and colleagues unpublished data)* Fisher states that *introduced predatory fishes and California tiger salamander larvae do not co-occur in the same ponds (Fisher 1995), suggesting that these fishes prey heavily on larvae. In a controlled field experiment, low densities of mosquito fish (0.5 fish per square meter of pond surface area) had no discernible effect on CTS hatchling growth or survival to metamorphosis. However, densities more typical of many permanent ponds (12.5 fish per square meter ofpond surface area) significantly reduced growth and survival to metamorphosis of CTS larvae. (K. Leyse, unpublished data).* Mosquitofish have been part of the integrated pest management process of the golf course for decades. Their abundance in these permanent ponds combined with the other introduced exotic fishes from the sunfish family and the American bullfrogs make a compelling case against succesful reproduction of CTS or CRLF in the ponds.Predation by introduced fish is an important factor contributing to the decline of western ranids, including California red-legged frogs.(Hayes and Jennings 1986)

Ponds with a hydroperiod (length of time the pond continuously holds water) of more than two years can accumulate a diverse array of aquatic predators, including invertebrates, aquatic salamanders, and fishes (Semlitsch 2002). Ponds containing non-native fishes or bullfrogs (Rana catesbeiana) appear to be

unsuitable as breeding habitat (Fisher and Shaffer 1996, Semlitsch 2002, Shaffer and Trenham 2005). Pond "improvements" for livestock that reduce the probability of annual drying and therefore increase suitability for non-native fishes, crayfish and non-native tiger salamanders (A. tigrinum), decrease the biological value of the pond to CTS (Fitzpatrick and Shaffer 2004). In the Central Coast region where hybridization with non-native tiger salamanders is an issue, perennial ponds that hold water most years are much more likely to be highly genetically invaded by nonnative genes than ponds that dry every year (Fitzpatrick and Shaffer 2004, 2007). It is even more likely that these golf course ponds with no wildland interface and permanent fill would have a dramatically decreased biological value.

There is evidence that amphibians that did not evolve in the presence of predatory fishes are eliminated by the introduction of such fishes (e.g., Kats et al. 1988; Kats and Ferrer 2003). Semlitsch (2002) summarized information indicating that in situations where predatory fishes have been introduced to amphibian breeding habitat, especially ponds that exist for more than two years, the majority of amphibian species are eliminated.

Predation and competition from non-native fishes and amphibians, which are well established throughout the range of the CTS, are considered important factors in the decline of CTS, particularly in the low elevation areas of the Central Valley (e.g., Shaffer et al. 1993, Jennings and Hayes 1994, Seymour and Westphal 1994, Fisher and Shaffer 1996, Cook and Northen 2004, Bobzien and Didonato 2007). *Fisher and Shaffer (1996) reported that although native and introduced species do sometimes co-occur, the vast majority of ponds harboring native amphibians lack introduced species. Stokes et al. (2007) found a similar pattern where vernal pools with fish never or seldom contained CTS larvae. Non-native predatory fishes include members of the sunfish family (Centrarchidae) popular with anglers, such as largemouth bass (Micropterus salmoides), redear sunfish (Lepomis microlophus), and bluegill (Lepomis macrochirus). Stocking of these three sunfishes and three species of non-native catfishes into private waters is currently allowable under a permit from the Department (CCR, Title 14, §238.5(d)), and many counties are currently exempted from the need for any stocking permit from the Department for a variety of nonnative fish species.*

Roads present barriers to migration and thus contribute to habitat fragmentation and salamander mortality. Roads are a significant source of direct mortality to amphibians, including salamanders, traveling to and from breeding areas (see Andrews et al. 2008 for a literature review). Jackson (1996) stated that roads separating breeding and upland habitat can be the cause of significant population declines and even local extinctions for the spotted salamander (Ambystoma maculatum). For CTS in particular, roads are a documented source of direct mortality. Significant numbers of CTS are killed by vehicular traffic while crossing roads (Hansen and Tremper 1993, S. Sweet in litt. 1993, J. Medeiros pers. comm. 1993; all cited in USFWS 2005). CTS road-kill mortality in the vicinity of breeding sites has been reported to be 25-72% of the observed salamanders crossing roads (Twitty 1941, S. Sweet in litt. 1993, Launer and Fee 1996).

Additional factors resulting from the urbanization of the region negatively impact CTS . *Cook and Northen (2004) observed several urban-related threats to a small reserve CTS population, including urban encroachment on all existing terrestrial habitat, road mortality from vehicle collisions and storm*

drains, probable increased predation from urban avian predators, and larval mortality from shortened pool hydroperiod caused by hydrological changes in the pool watershed. Native species like raccoons are often artificially abundant in association with human development; raccoons are highly effective predators on CTS (and CRLF) both during migration and when in the breeding ponds (S. Sweet pers. comm.). The only factor not directly transferable to the situation at Quail Lodge golf course is the pool hydroperiod. Because these are man made ponds in a manicured unnatural landscape, maintained as permanent bodies of water, they were not previously known breeding habitat altered by the development of the course. The ponds would have had to become suitable breeding habitat for populations no further away than 1.2 miles sometime *after* the completion of the development of the golf course, the housing developments and the resort. Evidence suggests that the species has not increased its range into urbanized areas that it did not previously occupy, but rather has decreased and continues to decline even in suitable habitat. Further, the ponds created on the golf course have been occupied for decades by predatory nonnative aquatic species that have benefitted from the permanent aquatic habitat and have been proven overwhemingly to greatly reduce or eliminate native species where they co-occur.

The 3 ponds slated for removal will not have a significant impact on the quantity or quality of potential native amphibian breeding habitat on the property or on a larger local level. The 5 ponds that are to be restored or revised will not have a significant impact on habitat or individual animals. In fact, the restoration of the ponds will eliminate nonnative competitors and potentially provide safe habitat for California red-legged frogs for year round and breeding habitat.

I have been asked to continue to monitor conditions throughout the golfcourse and in all of the ponds. I will provide updates on the activity seen in and around the ponds as well as their water levels, to Quail lodge staff and their representatives and will request that they forward them to you. A supplement to the pond assessment which will include a biological assessment of the full golf course renovation plan will also be prepared and forwarded in the next few weeks.

Sincerely

Patrick Regan

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March 3, 2014

RE: Quail Lodge and Golf course: Golf course Master Plan PLN 130837

Dear Mike,

This letter is being sent as an update or addendum to the report submitted in November of 2013.That report focused entirely on the existing ponds within the golf course. This letter will provide more detail on the potential impacts of the entire Golf course renovation project as well as recommended measures and management approaches to maximize the long term benefit of the project.

As part of a multiyear renovation, the Quail Lodge Golf course has proposed to revise the golf course layout. This proposed revision includes removing 3 and renovating 5 of the 10 water features (ponds) built into the golf course. Two additional features will remain unchanged: one directly behind on the west side of the main resort lodge at the east end of the golf course and one at the corner of Rancho San Carlos Road and Valley Greens Drive at the west end of the golf course. The golf course has developed a conceptual master plan that would include the complete fill and conversion to rough (taller grass adjacent to fairway) of 1 of the ponds and partial fill and conversion of 2 others to naturalized drainage swales while replacing liners, adding vegetated edge treatments and aeration in 5 other ponds, conversion of maintained turf to drought tolerant landscape on out of play areas, rebuilding of golf tee boxes, new and rebuilt bunkers, the shortening of one hole and the lengthening of another, installation of a new irrigation system, partial cart path relocations and associated grading. All additions, removals and alterations will take place within the current layout of the golf course boundaries. No trees or native vegetation will be removed or impacted by the project.

The Quail Lodge golf course is situated near the west end of Carmel Valley along the Carmel River in Central Western Monterey County. It lies in the South Central portion of the Seaside quadrant of the USGS map series. The California Department of Fish and Wildlife maintains a Natural Diversity Database that compiles documentation of special status plant and animal species and plant community in each particular quadrant in the state. For this particular assessment I queried the database for the species and plant communities documented in both the Seaside and Monterey quadrants. The Golf course lies entirely within the low alluvial plain of the Carmel River as does a great portion of the Monterey quadrant adjacent on the west edge of the Seaside quadrant. The combined lists from both quadrants should provide a solid basis for the evaluation of potentially present species on and near the golf course. Accounting for species documented in both quadrants, the combined list contains 40 plant species, 17 animal species (including both vertebrates and invertebrates) and 7 special status plant communities. A table listing all species and plant communities and their habitat characteristics and requirements is included with this letter as Appendix 1.

Habitat types on Quail Lodge and Golf course property

The Quail Lodge golf course lies within the Carmel River alluvial plane and on the north and south sides is bounded by steep cut historical terraces of the River bed. Aside from holes #4 and #5 which end and begin (respectively) at a higher elevation (100 +/-) at the west end of the course, the entire layout remains within the river plane gently sloping from the east end to the west end, dropping approximately 20 feet in the roughly 1 mile long course.

Within the actual boundaries of the golf course, the one extensive native plant community is **Black cottonwood / willow riparian forest** along the Carmel River channel as it passes through the property (In bright green tint on following aerial photo).. This plant community is dominated by the Black cottonwood (*Populus trichocarpa*), Red willow (*Salix laevigata),* Arroyo willow *(Salix lasiolepis),* White Alder (*Alnus rhombifolia)* and California box elder (*Acer negundo var. californica).* Dense understory vegetation cloaks the banks on both sides of the river, comprised of Red twig dogwood (*Cornus sericea*), California blackberry (*Rubus ursinus*), Hoary nettle (*Urtica dioica* ssp. *holosericea*),Poison oak and California coffeeberry (Frangula californica) It is also extensively invaded throughout by Nasturtium vine (*Tropaeolum majus*) and Cape Ivy (*Delairea odorata*) a very invasive nonnative vine, throughout. Following the outline of the river channel from the SE point of the property, the boundaries of the forest rarely extend more than 20 feet from the river banks on either side of the channel which is deeply incised (15-20 feet deep from bank tops) throughout the property. Passing by holes # 11, 10, 18, 9, 8 and 6 as it weaves through the property the band of riparian vegetation is adjacent to but will not be impacted by work on those particular holes. No special status plant or animal species were seen during my survey.

On the northern edge of the Golf course above the 15th fairway and the 14th green is a narrow band of disturbed **Coastal sage scrub** on the steep slope from the south side of Carmel Valley road (G16) 70-80 feet down to the golf course (In orange tint on following aerial photo). Dominated by typical components of Coastal sage scrub including California sage bush (*Artemisia californica), Black sage (Salvia mellifera), sticky monkey flower (Mimulus aurantiacus),* Coyote bush (*Baccharis pilularis*), Golden bush (), Giant wild rye (*Leymus condensatus*), Poison Oak (*Toxicodendron diversilobum*), Deer weed (*Acmispon glaber* - formerly *Lotus scoparius)* and the invasive nonnative French broom (*Genista monspessulana*), this is a fragment of the plant community that dominates the south facing slopes on the north side of Carmel Valley Road. No special status species of plant or animals were seen in this part of the property. No part of the coastal sage scrub habitat will be impacted by the golf course renovation.

Further west along Carmel Valley Road (G16) and on the South boundaries of the resort and Golf course are larger stands of **Coast Live Oak woodland** on slopes facing South and north respectively (In dark green tint on following aerial photo). This plant community dominated by better than 60% Coast Live oak *(Quercus agrifolia*) is taller and denser than the Coastal sage scrub and is more typical in deep soils and cooler moist north facing slopes throughout the region. The stands along Carmel Valley Road and a patch along the 4th fairway are heavily disturbed and highly developed with homes and roads, but still maintains a dense canopy as seen from aerial photos. On the South side of the property on the steeper

slopes the Stand is much more extensive and contiguous with large undeveloped areas in the adjacent Santa Lucia Preserve property. Companions to the Coast Live oaks in this woodland habitat are California Buckeye (*Aesculus californica*), Pacific Madrone *(Arbutus menziesii)*, California Bay *(Umbellularia californica),* Toyon *(Heteromeles arbutifolia),* Blue blossom *(Ceanothus thyrsiflorus* var. *thyrsiflorus),* Snowberry *(Symphoricarpos albus),* Poison oak *(Toxicodendron diversilobum),* Coffee berry *(Frangula californica),* coast woodfern *(Dryopterus arguta),* western sword fern (*Polystichum munitum*) fuchsia flowered gooseberry *(Ribes speciosum)* California fescue *(Festuca californica) and* Giant wild rye *(Leymus condensatus).* No special status plant or animal were seen during my survey. No coast Live oak woodland will be impacted by the golf course renovation

Adjacent to the golf course on both the east end, on the east side of Valley Greens drive, and the west end on the west side of Rancho San Carlos Road is **Nonnative annual grassland /agricultural** land (In red tint on following aerial photo). As suggested by the name these areas are completely dominated by

nonnative annual grasses and other nonnative forbs. The grassland at the east end is in fallow agricultural land. This property, as with much of the Quail Lodge property has been extensively farmed for many decades, well before the Lodge and golf course were built. This remnant has been fallow for a number of years and is currently being considered for different use. The grassland at the west end is currently being maintained as managed turf and is occasionally used for special events from food festivals to car auctions. It too has a long agricultural history and is connected on its west side to still actively farmed land. No annual grassland will be impacted by the golf course renovation project.

The dominant vegetative type throughout the golf course and resort and residential areas of the property is **Urbanized landscape.** (All un-tinted land in middle of photo) This category includes all disturbed areas, development, residential and commercial landscaped areas and of course the golf course paths, tees, fairways, greens and out of play rough areas. The direct impacts of the Golf course renovation project are entirely within this category. All of the grading, re-contouring, hole shortening

and lengthening are to occur in this area. The 5 ponds that are to be relined and upgraded will be in this area and the 3 ponds that are to be removed and converted into grassy swales are in this area. More specifically, the impacts of the project boil down to temporary disturbance of maintained turf, pathways and manmade ponds. For the majority of the impacts, appropriate timing and standard best practices in erosion control, dust and sound abatement, exclusionary fencing and some pre-construction education and surveys will more than suffice to bring impacts to a less than significant level.

The 3 ponds that are to be removed represent the most significant change and were the primary focus of my initial assessment. The ponds are near each other in the northern section of the golf course's eastern third. (in photo at left, running roughly parallel NE to SW) They were the only ponds to dry down completely in 2013 and had remained so until the heavy rain of February 28 and March 1. Drains running from other parts of the golf course flow into these ponds and with the impressive run-off from this recent storm, they now each hold small pools of 3-5" deep water that is a fraction of their capacity. (See photos at bottom of page 7 of largest pond taken February 24 and March 3, 2014) These three ponds are isolated from undisturbed upland habitat by the steep sided slopes that drop some 70-80 feet from Highway G16 (Carmel Valley Road) on the north, The houses and roads of the residences and resort lodge on the East, manicured golf turf and Valley Greens Drive to the south and the steep heavily overgrown banks of the Carmel River on the West. The ponds themselves have no emergent or overhanging foliage from riparian trees, shrubs or perennials in or around them and do not provide any safe cover from predatory animals. Previous to drying down, these ponds contained thousands of *Gambusia affinis*; the mosquito fish. Mosquito fish are commonly released in freshwater pools, ponds and lakes throughout California to control mosquito larvae. They are prolific breeders and though small are also proven deadly predators of eggs and larvae of California tiger salamanders, Coast range newts, California red-legged frogs, Pacific tree frogs and more. Multiple studies have concluded that they are essentially incompatible with breeding amphibians. In multiple visual surveys of the ponds before they dried down during the summer of 2013, no frogs of any species were seen or heard and no turtles were observed at any of these 3 ponds. It is clear that up until March 1 of this year, no breeding activity of any amphibian could have occurred in these ponds. It

is unlikely that these ponds have been successfully utilized for breeding by any special status species in recent history and this very late and very light total rainfall means that the hydro period for this year is likely to be too brief for successful breeding and metamorphosis of larvae into mobile terrestrial juveniles. Out of an abundance of caution I would recommend continued monitoring of the water level and visual surveys for amphibian adults, eggs and larvae until the ponds have completely dried down. It is also recommended to wait until after these ponds have completely dried down again before commencing with the removal of the old liners and conversion to grassy swales. In either case, It would be best to wait until at least August 15 to commence work on this ponds. A final survey of the ponds should be completed no more than 24 hours prior to commencing work on the removal, to confirm that the construction area is clear of all wildlife.

The other 5 ponds that are to be renovated by removing their old liners, re-contouring the bottoms, adding vegetation and oxygenation capabilities and relining should be done likewise after they have completely dried down or at least no sooner than August 15 of this year. They should be relined and ready for filling no later than November 15 to allow for the possibility of providing aquatic habitat for adult amphibians moving overland during early rains.

Impacts

The impacts of the golf course renovation project are for the most part, temporary and minor. No new development, grading or construction will occur in any area not already developed.

No native plants or native plant community habitat will be impacted by the project in any part of the golf course.

Renovation of ponds, and some of the grading work along holes number 10 and 11 have some potential to have minor impacts to nesting and foraging birds if work is done during the spring or early summer and before the ponds naturally dry down.

Grading work throughout the course for tee boxes, swales and hole lengthening has the potential to create erosion discharge into the Carmel river if done during the rainy season and without appropriate erosion control measures.

Renovation of 5 of the ponds has the potential to impact native amphibians and reptiles if work on the renovation commences before the ponds have completely dried down.

Removal of three ponds and permanent replacement with grassy swales has an unlikely but possible potential to impact native amphibians and reptiles if work on removal commences before they completely dry down.

Removal of three ponds and permanent replacement with the grassy swales has an unlikely yet slight potential to impact potential breeding habitat for native amphibians including tree frogs and western toads as well as special status species. The other 4 ponds in close proximity to these three as well as the Carmel River channel within 100 yards and the additional 3 ponds at the west end of the golf course will

continue to provide potential breeding habitat, if indeed they have been providing it to date. The qualitative change in habitat quality for each of the renovated ponds that will no longer have nonnative predator fish and amphibians occupying them and will have native vegetation incorporated into their new design will be a significant gain in potential native amphibian habitat that will make up for any quantitative reduction in ponds. It will mean that the 5 renovated ponds and the 3 removed ponds will no longer be biological sinks, potentially attracting native species to their demise or reproductive failure and instead will create 5 new legitimate potential breeding sites where breeding success could be consistently achieved.

Recommended measures to reduce impacts to less than significant level.

Limiting pond work to after they naturally dry down or after August 15 whichever is latest will reduce potential impacts to breeding and foraging resident and migratory birds.

Limiting grading work for tee boxes, swales, hole lengthening, pathways and pond conversion to between August 15 and November 15 will reduce potential impacts to nesting and rearing behavior of resident and migratory birds.

Implementing standard erosion control practices in all graded and disturbed areas of the renovation project will reduce potential impacts to the Carmel River. This includes daily dust control, application of jute netting and straw wattle rolls on sloped areas, re-seeding or sodding as soon as possible after soil disturbance and appropriate timing. All grading and soil disturbance should be completed before November 15 of the year.

All pond renovation and removal work should be restricted to a period starting after August 15 and ending by November 15. If water remains standing in any pond after August 15, no work shall begin until it as completely dried down and after it has been inspected and found "wildlife free" by a qualified Biologist.

Out an abundance of caution each pond renovation or removal shall be preceded by a survey of the pond and nearby surrounds before commencing work on that particular pond. A qualified biologist shall survey the pond site for California red-legged frog, Western Pond turtle and other native and nonnative wildlife immediately preceding the commencement of construction activities. If California red-legged frogs are found, the biologist shall contact the USFWS and the project shall be halted until the USFWS provides guidance on how to proceed. If other wildlife species are observed, they may be moved from the construction area to the riparian zone along the Carmel River by biologists in possession of a valid scientific collecting permit. Nonnative wildlife such as American bullfrogs or Red-eared slider turtles may be removed from the site or dispatched as appropriate.
A California red-legged frog and Western pond turtle recognition training shall be conducted for all onsite construction personnel. Training components shall include training on appropriate avoidance methods including species identification, daily preconstruction surveys, and protocols for contacting the biologist and USFWS in the event of a sighting.

Handouts shall be prepared and provided to all construction personnel including color photographs for species identification, protocols, and contact phone numbers.

If all recommended mitigation measures are implemented the overall impacts of the Quail Lodge Golf Course renovation project will be reduced to a less than significant level.

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Figure 1: View of largest of ponds to be removed Feb 24, 2014

Figure 2: View of Same pond after series of strong storms. March 3, 2014

	SPECIAL-STATUS PLANT SPECIES KNOWN OR WITH THE POTENTIAL TO OCCUR IN THE PROJECT VICINITY					
***Scientific* and Common name**	**Legal status Federal /State/ CNPS**	**Life form**	**Habitat Requirements**	**Flowering period**	**Likelihood to naturally Occur within the Project Site**	**Observed on project site?**
Allium hickmanii Hickman's Onion	-/-/1B.2	Perennial herb	Coastal prairie, Chaparral, Northern Coastal Scrub, Coastal Sage Scrub, Closed-cone Pine Forest, Valley Grassland	March - May	Unlikely No suitable habitat occurs on site.	No
Arctostaphylos hookeri ssp. hookeri Hooker's manzanita	-/-/1B.2	Evergreen Shrub	Maritime chaparral, Foothill Woodland, Northern Coastal Scrub, Closed-cone Pine Forest	January - June	Unlikely No suitable habitat occurs on site.	No
Arctostaphylos montereyensis Toro manzanita	-/-/1B.2	Evergreen Shrub	Maritime chaparral, Foothill Woodland, Northern Coastal Scrub	February - March	Unlikely No suitable habitat occurs on site.	No
Arctostaphylos pajaroensis Pajaro manzanita	-/-/1B.1	Evergreen Shrub	Maritime chaparral	December - March	Unlikely. No suitable habitat occurs on site	No
Arctostaphylos pumila Sandmat manzanita	-/-/1B.2	Evergreen Shrub	Old Dunes, Maritime chaparral Coastal Strand, Northern Coastal Scrub, Closed-cone Pine Forest	February-March	Unlikely. No suitable habitat occurs on site.	No
Astragalus tener var. titi Coastal dunes milkvetch	E/E/1B.2	Annual	Coastal dunes, swales	March - May	Unlikely. No suitable habitat occurs on site	No
Castilleja ambigua ssp. insalutata Pink johnny-nip	-/-/1B.1	Annual	Coastal wetlands, riparian	May - August	Unlikely. No suitable habitat occurs on site	No
Centromadia parryi ssp. congdonii Congdon's tar plant	-/-/1B.1	Annual	Valley and Foothill grassland alkaline soils, disturbed areas.	May - October	Unlikely. No suitable habitat occurs on site	No

Chorizanthe pungens var. pungens Monterey spine flower	T/-/1B.2	Annual	Coastal Dunes, maritime chaparral, closed-cone Pine forest Foothill Woodland, Northern Coastal Scrub, Coastal Sage Scrub	April - June	Unlikely. No suitable habitat occurs on site	No
Clarkia jolonensis Jolon clarkia	-/-/1B.2	Annual	Interior foothill woodland	April - June	Unlikely. No suitable habitat occurs on site	No
Collinsia multicolor San Francisco collinsia	-/-/1B.2	Annual	Northern Coastal Scrub, Closed-cone Pine Forest	March - May	Unlikely. No suitable habitat occurs on site	No
Cordylanthus rigidus ssp. littoralis Seaside birds beak	-/T/1B.1	Annual	Maritime chaparral, closed-cone Pine forest, Coastal Strand, Northern Coastal Scrub, Coastal Sage Scrub, Southern Oak Woodland, Foothill Woodland	April - October	Unlikely. No suitable habitat occurs on site	No
Delphinium californicum ssp. interius Hospital canyon larkspur	-/-/1B.2	Perennial herb	Foothill Woodland - Generally slopes in open woodland, eastern side of coast ranges	April - June	Unlikely. No suitable habitat occurs on site	No
Delphinium hutchinsoniae Hutchinsons larkspur	-/-/1B.2	Perennial herb	Coastal Prairie, Chaparral, Mixed Evergreen Forest, Northern Coastal Scrub	March - June	Unlikely. No suitable habitat occurs on site	No
Ericameria fasciculata Eastwood's golden bush	-/-/1B.1	Evergreen shrub	Dunes, Maritime Chaparral, Closed-cone Pine Forest, Northern Coastal Scrub	July - October	Unlikely. No suitable habitat occurs on site	No
Erysimum ammophilum Sand loving wallflower	-/-/1B.2	Perennial herb	Dunes along coast, coastal strand	February - June	Unlikely. No suitable habitat occurs on site	No
Erysimum menziesii ssp. menziesii	E/E/1B.1	Perennial herb	Dunes along coast, coastal strand	March - June	Unlikely. No suitable habitat occurs on site	No

Menzies wallflower						
Fritillaria liliacea Fragrant fritillary	-/-/1B.2	Perennial herb	Coastal Prairie, Valley Grassland, Northern Coastal Scrub, wetland-riparian	February - April	Unlikely. No suitable habitat occurs on site	No
Gilia tenuiflora ssp. arenaria Sand Gilia	E/T/1B.2	Annual	Dunes along coast, openings in Maritime chaparral and Closed-cone pine forest, Coastal Strand, Northern Coastal Scrub	April - June	Unlikely. No suitable habitat occurs on site	No
Hesperocyparis goveniana Gowen cypress	T/-/1B.2	Evergreen tree	Closed-cone-pine/cypress forests, mixed-evergreen forest, maritime chaparral, coastal terraces	NA	Unlikely. No suitable habitat occurs on site	No
Horkelia cuneata var. sericea Kellogg's horkelia	-/-/1B.1	Annual	Northern Coastal Scrub, Coastal Sage Scrub, Closed-cone Pine Forest	February - July	Unlikely. No suitable habitat occurs on site	No
Lasthenia conjugens Contra Costa goldfields	E/-/1B.1	Annual	Valley Grassland, Freshwater Wetlands, wetland-riparian	March - June	Unlikely. No suitable habitat occurs on site	No
Layia carnosa Beach layia	E/E/1B.1	Annual	Coastal dunes, Coastal strand	March - July	Unlikely. No suitable habitat occurs on site	No
Lupinus tidestromii Tidestrom's lupine	E/E/1B.1	Perennial herb	Coastal dunes, coastal strand	April - June	Unlikely. No suitable habitat occurs on site	No
Malacothamnus palmeri var. involucratus Carmel Valley bush-mallow	-/-/1B.2	Shrub	Coastal scrub, Chaparral, Foothill Woodland	May - August	Unlikely. Very marginal habitat at north edge of property along Carmel Valley Road	No
Malacothamnus palmeri var. palmeri Santa Lucia bush-mallow	-/-/1B.2	Shrub	Chaparral, Foothill Woodland	May - August	Unlikely. No suitable habitat occurs on site	No
Malacothrix saxatilis var. arachnoidea Carmel Valley	-/-/1B.2	Perennial herb	Coastal scrub, Chaparral, open south facing slopes, road cuts	June - December	Unlikely. Very marginal habitat occurs on site. species not	No

malacothrix					documented west of mid valley.	
Microseris paludosa Marsh microseris	-/-/1B.2	Perennial herb	Northern Coastal Scrub, Closed-cone Pine Forest	April - June	Unlikely. No suitable habitat occurs on site	No
Monardella sinuata ssp. nigrescens Northern curly-leaf monardella	-/-/1B.2	Annual	Old dunes, maritime chaparral, openings in coastal scrub,	May - July	Unlikely. No suitable habitat occurs on site	No
Monolopia gracilens Woodland wooly threads	-/-/1B.2	Annual	Mixed Evergreen Forest, Redwood Forest, Chaparral	March - July	Unlikely. No suitable habitat occurs on site	No
Pinus radiata Monterey Pine	-/-/1B.1	Evergreen tree	Closed-cone Pine Forest	January - February	Present on property as planted landscape tree. Native occurrences on adjacent property	Yes
Piperia yadonii Yadon's rein orchid	E/-/1B.1	Perennial herb	Coastal scrub, Maritime chaparral, Closed-cone pine forest	May - August	Unlikely. No suitable habitat occurs on site	No
Potentilla hickmanii Hickman's cinquefoil	E/E/1B.1	Perennial herb	Meadows, freshwater-marsh, Coastal Scrub, Closed-cone Pine Forest, Freshwater Wetlands	April - August	Unlikely. No suitable habitat occurs on site	No
Rosa pinetorum Pine rose	-/-/1B.2	Shrub	Yellow Pine Forest, Red Fir Forest	May - July	Unlikely. No suitable habitat occurs on site	No
Sidalcea malachroides Maple-leaved checkerbloom	-/-/4.2	Perennial herb	Disturbed Coastal Prairie, Mixed Evergreen Forest, Redwood Forest	April - August	Unlikely. No suitable habitat occurs on site	No
Stebbinsoseris decipiens Santa Cruz microseris	-/-/1B.2	Annual	Coastal Prairie, Chaparral, Mixed Evergreen Forest, Closed-cone Pine Forest, Northern Coastal Scrub	April - May	Unlikely. No suitable habitat occurs on site	No

Trifolium buckwestiorum Santa Cruz clover	-/-/1B.1	Annual	Edges of Coastal Prairie, Mixed Evergreen Forest	April - October	Unlikely. No suitable habitat occurs on site	No
Trifolium hydrophilum Saline clover	-/-/1B.2	Annual	Salt marshes, open areas in alkaline soils	April - June	Unlikely. No suitable habitat occurs on site	No
Trifolium polyodon Pacific Grove clover	-/R/1B.1	Annual	Meadows, Coastal Prairie, Closed-cone Pine Forest, wetland-riparian	April - June	Unlikely. No suitable habitat occurs on site	No
Trifolium trichocalyx *Monterey clover*	E/E/1B.1	Annual	Closed-cone Pine Forest	April - June	Unlikely. No suitable habitat occurs on site	No

Rare Plant rank - **1**: Rare, threatened, or endangered in California and elsewhere

.1: Seriously endangered in California

.2: Fairly endangered in California

Rare Plant Rank: **4**

Uncommon in California

.2: Fairly endangered in California

Federal status **E**: Endangered

T: Threatened

California Status - **E**: Endangered

T: Threatened

SPECIAL-STATUS WILDLIFE SPECIES KNOWN OR WITH THE POTENTIAL TO OCCUR IN THE PROJECT VICINITY				
***Scientific* and Common name**	**Legal status Federal/State**	**Habitat Requirements**	**Likelihood to naturally Occur within the Project Site**	**Observed on project site?**
Invertebrates				
Coelus globosus globose dune beetle	none	Inhabits foredunes and sand hummocks immediately bordering the coast from Bodega Bay Head to Ensenada, Baja California, and all of the Channel Islands except San Clemente Island	Unlikely. No suitable habitat occurs on site	No

Danaus plexippus Monarch butterfly	none	Overwintering habitat specific to woodland areas immediately bordering the coast composed of Monterey Pine, Eucalyptus, Cypress and Redwood.	Unlikely	No
Euphilotes enoptes smithi Smith's blue butterfly	E/-/-	Coastal scrub with dominance of one or two specific buckwheat species: Eriogonum latifolium or Eriogonum parvifolium.	Unlikely. No suitable habitat occurs on site	No
Linderiella occidentalis California linderiella	-/-/-	Seasonal freshwater wetland vernal pools, ditches, swales, ephemeral drainages.	Unlikely. No suitable habitat occurs on site	No
Vertebrates				
Mammals				
Lasiurus cinereus Hoary bat	*none*	Grasslands, Oak woodlands	Possible. Some suitable habitat occurs adjacent to site	No
Reithrodontomys megalotis distichlis Salinas harvest mouse	none	Fresh and brackish water wetlands and adjacent grasslands	Unlikely. No suitable habitat occurs on site	No
Taxidea taxus American badger	*-/-/SSC*	Many types, open grasslands, woodlands, dunes where sufficient prey animals (Ground squirrels and other small mammals) exist.	Unlikely. No suitable habitat occurs on site	No
Fish				
Oncorhynchus mykiss irideus steelhead - south/central California	T/-/SSC	Rivers and perennial streams along Central coast	Suitable habitat occurs on site. the Carmel river passes through the golf course.	No
Amphibians				
Taricha torosa Coast range newt	-/ SSC	Perennial Streams, seasonal ponds and pools. Optimum habitats are in or near streams in valley-foothill hardwood and hardwood-conifer habitats. Adults use mammal burrows, rocks and	Unlikely. Marginal suitable habitat occurs on site.	No

		logs in woodland or forest habitats during the non-breeding season		
Ambystoma californiense California tiger salamander	T/T/SSC	Adult tiger salamander is a semi-permanent resident of annual grasslands and valley and foothill woodlands, and is occasionally found along streams. Adults spend most of the year underground in mammal burrows, logs or rocks. The first heavy rains of winter initiate the migration of adults to permanent and temporary ponds (Stebbins 1985). Larvae require fishless ponds, lakes or vernal pools usually in grasslands.	Minimal habitat on site. Permanent ponds occupied by nonnative fish and amphibians do not appear to be suitable breeding habitat. Burrowing animals heavily managed on site and no burrows were found in surveys of golf course.	No
Rana draytonii California red-legged frog	T/-/SSC	In the coast range, requires ephemeral or permanent water, ponds, reservoirs, or creeks (with slow moving pools during the winter/spring) with water that lasts at minimum until the end of June for reproduction (Reis 1999a). During the late summer or fall, adult frogs are known to utilize a variety of upland habitat types with either leaf litter or mammal burrows.	Suitable habitat occurs on site in river bed and riparian woodland. Permanent ponds occupied by nonnative fish and amphibians do not appear to be suitable breeding habitat.	No
Reptiles				
Anniella pulchra pulchra Silvery legless lizard	-/SSC	This legless lizard burrows in loose soil, especially in semi-stabilized sand dunes and in other areas with sandy soil, including habitats vegetated with oak or pine-oak woodland, or chaparral; it also occurs along wooded stream edges, and occasionally in desert-scrub (Hunt 1983, Grismer 2002, Stebbins 2003). Bush lupine and mock heather often are present in suitable dune habitats (Stebbins 2003). The species is often found in leaf litter or under rocks, logs, or driftwood. Abundance increases in optimal habitat with higher moisture levels.	Low, the species is found sporadically in a wide variety of habitats, but the golf course does not appear to provide habitat for a potential concentrated population.	No

Emys marmorata Western pond turtle	-/-/SSC	Western pond turtles are found in ponds, marshes, rivers, streams, and irrigation ditches containing aquatic vegetation. They are usually seen sunning on logs, banks, or rocks near banks. Individuals move up to three or four miles within a creek system, especially during "walk-abouts" before a female lays eggs. They nest in burrows which can be up to several hundred feet away from river or pond banks and may be found in woodlands, grasslands, and open forest.	Good. Suitable habitat occurs on the project site	No
Birds				
Agelaius tricolor Tri-colored blackbird	-/-/SSC	Nests in colonies in dense riparian vegetation, along rivers, lagoons, lakes and ponds. Forages for insects over grasslands or aquatic habitats.	Moderate for foraging, unlikely for nesting. A known population in the Santa Lucia Preserve to the south could visit these ponds.	No
Athene cunicularia Western Burrowing owl	-/-/SSC	Open grassland habitats with low-growing vegetation and abandoned burrows, especially of ground squirrels, for roost and nest sites. Prefer such areas interspersed with some raised perches (bushes or fence post). Forage on small mammals, lizards and insects.	Unlikely. No suitable habitat occurs on site	No
Charadrius alexandrinus nivosus Western snowy plover	T/-/SSC	Dunes and open sandy beaches along the Coast	Unlikely. No suitable habitat occurs on site	No
Cypseloides niger Black swift	-/-/SSC	Cliffs and Bluffs over water (fresh and ocean)	Unlikely. No suitable habitat occurs on site	No
Pelecanus occidentalis californicus California brown pelican	Delisted/delisted/FP	Marine, Bays and Shorelines	Unlikely. No suitable habitat occurs on site	No

Appendix #1 Quail Lodge and Golf course Special Status Plant Species in Monterey and Seaside Quadrants

Federal status **E**: Endangered
T: Threatened
California Status - **E**: Endangered
T: Threatened
SSC = California Species of Special Concern
FP = Fully protected in State of California

Plant community	**Description and Primary components**		**Likelihood to naturally Occur within the Project Site**	**Observed on project site**
Central Dune Scrub	A dense coastal scrub community of scattered shrubs, subshrubs, and herbs generally less than 1m tall and often developing considerable cover. Diagnostic species include Ericameria ericoides, Lupinus chamissonis, and Artemisia pycnocephala.		Unlikely. Found entirely along Coastal dunes.	No
Central Maritime Chaparral	A variable sclerophyll scrub of moderate to high cover (50-100%) dominated by forms of Arctostaphylos tomentosa plus one or more other narrowly distributed manzanita. Survives at scattered locations near Monterey and Ft. Ord		Unlikely	No
Monterey Cypress Forest	This community is a moderately dense, fire-maintained forest up to 82 feet (25 m) tall in sheltered areas. Monterey cypress typically grows in pure stands with an understory of scattered dwarf shrubs and perennial herbs such as Artemisia californica, Adenostoma fasciculatum, Arctostaphylos hookeri, A. tomentosa, Baccharis pilularis, Ceanothus thyrsiflorus, Dudleya farinosa, Erigeron glaucus, Eriophyllum confertiflorum, E. staechidifolium, Gaultheria shallon, Iris douglasiana and Mimulus aurantiacus.		Unlikely - occurs in two natural stands in Monterey County, California. One stand is between Point Cypress and Pescadero Point on the north side of Carmel Bay, Monterey Peninsula. A smaller one is near Point Lobos on the south side of Carmel Bay	No
Monterey Pine Forest	Dominated by Pinus radiata. Canopies may reach 30m and be 80% Monterey Pine. Quercus agrifolia usually is the next most abundant tree. Understories are variable in both composition and density.		Unlikely. Natural occurrences exist nearby, but not in Golf course.	Yes, off site.
Monterey	Gowen cypress (C. g. ssp. goveniana) is a dominant component		Unlikely. Monterey pygmy cypress stands	No

Pygmy Cypress Forest	of the Monterey pygmy cypress forest, along with Pinus muricata, P. radiata, Arctostaphylos hookeri, A. tomentosa, rhododendron macrophyllum, Vaccinium ovatum, and Xerophyllum tenax. Found on marine terraces, sandstone soils, acid, poorly drained with iron hardpans. Intergrades with Monterey pine forest on deep soils.		have two or three occurrences on Monterey County, often called the Huckleberry Hill and Gibson creek stands.	
Northern Bishop Pine Forest	Typically dominated by pure stands of Pinus muricata, with cones that remain closed on the trees for many years. The seeds are released in large quantities and germinate freely following fires. The understory of shrubs and perennial herbs is almost continuous in open stands on moist sites and nearly absent from dense stands or dry, rocky sites		Unlikely. Abundant near the coast from the vicinity of Fort Bragg, Mendocino Co. to northern Sonoma Co. On Inverness Ridge and Mt. Tamalpais, Marin Co. One small stand in the Del Monte Forest on the Monterey Peninsula.	No
Valley Needlegrass Grassland	A mid-height (to 2 feet) grassland dominated by perennial, tussock-forming Stipa pulchra. Native and introduced annuals occur between the perennials, often actually exceeding the bunchgrasses in cover.		Unlikely. all vestiges of native grasslands on Quail Lodge property have been removed at least 50 years ago.	No

Special status natural communities are communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects. These communities may or may not contain special status species or their habitat.

8. "Management Plan for Ponds at Quail Lodge Golf Course" Regan Biological and Horticultural Consulting, Carmel Valley, CA, received June 17, 2014

Regan Biological and Horticultural Consulting
PO Box 117, Carmel Valley CA 93924- patricia@reganbhc.com

Management Plan For Ponds at the Quail Lodge Golf Course in Carmel, California

Purpose

To create a management regime that will be conducted throughout the Quail Lodge Resort golf course that will enhance the aesthetics of the overall resort, prevent the invasion of nonnative aquatic species, and provide potential habitat for native amphibian and reptile species. This plan will provide protective measures to be implemented during the initial pond renovation process and during long term management of the ponds.

Background

As part of a multiyear renovation, the Quail Lodge Golf course has proposed to revise the golf course layout. This proposed revision includes removing 3 and renovating 5 of the 10 water features (ponds) built into or directly adjacent to the golf course. Two additional features will remain unchanged: one directly behind on the west side of the main resort lodge at the east end of the golf course and one at the corner of Rancho San Carlos Road and Valley Greens Drive at the west end of the golf course. Not naturally occurring, the ponds were created with water proof liners to retain water and as such are not affected by the water table and were not vegetated with floating, emergent or littoral zone or riparian plants or trees. The Ponds at Quail Lodge golf course were first created in 1963 and all but one of them has been retained in their original shape for the past 50 years. Weathering and tearing of the liners over the years has reduced their capacity and ability to hold water. The golf course has developed a conceptual master plan that would include the complete fill and conversion to rough (taller grass adjacent to fairway) of 1 of the ponds and partial fill and conversion of 2 others to naturalized drainage swales while removing and replacing liners in 5 other key location ponds.

In June and July of 2013, assessment of the ponds was conducted to determine their potential to provide aquatic habitat for breeding of California red-legged frogs, and or California tiger salamanders and year round habitat for Pacific Pond turtles and California red-legged frogs. The findings were that the ponds were occupied by nonnative species such as mosquito fish (*Gambusia affinis*), American bullfrogs and a variety of other exotic species including red-eared sliders, small mouth bass and sunfish. No native frogs or turtles were observed during these assessment surveys. This does not necessarily mean that they do not exist in the Quail Lodge golf course ponds but it does suggest a direct correlation between the abundant presence of the nonnative predator species and the lack of native species observations. Multiple studies throughout California corroborate this correlation and suggest that anywhere introduced fish and bullfrogs exist in permanent ponds, the potential for successful breeding and ongoing occupation by California tiger salamanders and California red-legged frogs is greatly reduced to nonexistent. Other external factors such as the close proximity to roads and development, lack of surrounding protective vegetation or hiding places and the large populations of native mammal and bird predators could well prevent native animal utilization of the ponds, but the abundant presence of the predacious introduced species provides the highest threat to survival of native species in these ponds.

In December of 2013 at the Carmel LUAC meeting we discussed the value of renovating the ponds and eradicating the nonnative species from them. LUAC members expressed concern that the restored ponds could again become occupied by nonnative species in the future and asked what could be done to avoid this. We suggested a management plan that would be implemented by the golf course to monitor and maintain the ponds free of nonnative predators. The project was approved as designed with the recommendation that this Pond management plan be included.

Since the summer survey period of 2013 the ponds have been continually monitored to observe drying down dates and what species remained in the ponds as well as whether any native species would migrate in to the golf course. 5 of the Ponds (in the middle and eastern portions of the golf course) actually dried out entirely by mid-December of 2013 and remained dry through the end of January. They were free of nonnative aquatic species previous to the onset of our abbreviated rainy season. Regular visual surveys and photo documentation of the conditions of the pond found no new amphibian occupation of these ponds between February and Late May when they finished drying out again. As of early June only 2 of the 8 existing ponds slated for repair or removal still contain any standing water. Those two ponds did not entirely dry down in December either and still contain large populations of Mosquito fish.

The renovation and repair of most of the ponds provides an opportunity to plan for eradication of and permanent exclusion of the nonnative species currently occupying the ponds as well as managing them to provide potential year round habitat for the California red-legged frog and Western Pond turtle. The renovated ponds could provide potential breeding habitat for Sierran tree frogs(*Pseudacris sierra* formerly *Pseudacris regilla* - formerly *Hyla regilla)*, Western toads (*Anaxyrus boreas halophilus* formerly *Bufo boreas halophilus*), Coast range newts (*Taricha torosa torosa*) and California tiger Salamander (*Ambystoma californiense*). The habitat requirements of all 6 of these native species have a fair amount of overlap but are not identical and not all mutually beneficial, as some actually do prey on each other. The continued permanent- year round water aspect of the renovated ponds will definitely favor some over others, but all would find conditions dramatically improved as a result of the removal of the nonnative predators. The most likely species to find new opportunities in these ponds would be the California red-legged frog, the Sierran tree frog and the western Pond turtle. These three species are locally present in the Carmel river channel and tributaries and would be most attracted by the year round ponds on the golf course. For the rest of this document I will focus on the management of the ponds to improve potential habitat specifically for the California red-legged frog. (CRLF)

Plan elements

Initial dry down and renovation

Once each pond is completely dried out it is essentially ready for renovation. When completely dry it is no longer viable habitat for any of the nonnative aquatic or semi-aquatic species and no longer providing potential habitat for native larval stage amphibians. If by remote chance they were present, adult amphibians and turtles would have moved away from the ponds by this time as well. The low rainfall of this year and the last two previous has reduced the hydro-period (length of time that the

ponds hold standing water) for naturally occurring and manmade ponds. It is possible that no breeding of any kind has occurred this year. A table showing typical calendar year periods when our native and introduced amphibians breed and metamorphose into mobile juveniles is included with this plan on page 10. It highlights in yellow the period, in an average rainfall year, when adult native amphibians are most likely to be away from water bodies and larval stage amphibians are metamorphosed into juveniles that leave the water bodies as well. This is the period most ideal for conducting grading and pond liner removal and replacement activities. That period generally starts in August and runs into the end of October or later depending upon the onset of the rainy season. This year with the low and late rainfall, the ponds (even with various levels of remaining liners providing some enhanced water retention) are all very low or already dry. Mid July would not be too soon to commence work on most of the ponds, but typically it would be best to start no sooner than August 15. Any pond slated for construction work should be evaluated by a qualified biologist and cleared before commencing work. The biologist will assure that the pond basin is completely clear of any native species and will conduct an onsite training session with construction personnel to alert them to the possibility of coming across a native amphibian or reptile, go though identification guides and provide information for what to do in the remote possibility that one is found during construction activity. If at any time during construction, a California red-legged frog or California tiger salamander is found in the construction zone, all activity in that zone will cease and the California Department of Fish and Wildlife and or the US Department of Fish and Wildlife will be alerted. No additional work will be done until consultation with and approval of one or both departments.

An additional table starting on page 10 outlines the activities and times for the overall pond management plan.

Species to eradicate

Many introduced predators such as bullfrogs, crayfish, bass, and mosquito fish impact CRLF in the Carmel Valley Watershed. These same predators with the exception of crayfish were all documented in the quail lodge Golf Course during surveys conducted in the summer of 2013. Different life history stages of CRLF (adult, tadpoles, and eggs) have different predators.

Bullfrogs- Research in California has shown cases where CRLF populations decline and eventually disappear after bullfrogs become established (Fisher and Schaffer, 1996). Bullfrogs have been known to prey on both CRLF adults and tadpoles and may have a competitive advantage for food, shelter, and reproductive space because of their larger size (Twedt, 1993). However, the CRLF tadpole life stage seems to experience the highest mortality rate. Lawler *et al.* (1999) found that the survival rate from hatching to metamorphosis is estimated to be less than five percent for CRLF tadpoles when bullfrog tadpoles are present.

Mosquito fish are non-native opportunistic feeders, are significant predators of CRLF eggs, and are known to cause physical harm to CRLF tadpoles (Schmieder and Nauman, 1994). Mosquito fish are also known to be a competitive disadvantage to CRLF larva in artificial ponds (Lawer, Dritz, and Holyoak,

1999). CRLF have been known to coexist with bullfrogs and mosquito fish, but the combined predatory effects may lead to extirpation (Kiesecker and Blaustein, 1998).

Bass and sunfish are introduced sport fish that are indiscriminate feeders on larval, juvenile and even adult CRLF and other native amphibian species.

Species to protect

It is important to note that while these species are documented nearby and assumed to be in the area, none of these species were observed during surveys in 2013.

California red-legged frog. (CRLF) - *Rana aurora.* Found mainly near ponds in humid forests, woodlands, grasslands, coastal scrub, and stream sides with plant cover. Most common in lowlands or foothills. Frequently found in woods adjacent to streams. Breeding habitat is in permanent or ephemeral water sources; lakes, ponds, reservoirs, slow streams, marshes, bogs, and swamps.
Ephemeral wetland habitats require animal burrows or other moist refuges for aestivation when the wetlands are dry.
From sea level to 5,000 ft. (1,525 m.) Reproduction is aquatic. Fertilization is external. Mating and egg-laying occurs in permanent and temporary bodies of water - mostly ponds, but also marshes, lagoons, and slow-moving parts of streams. Breeding occurs from late November to April, depending on the location, and lasts for only a week or two. Some adults inhabit the breeding pond all year, but other frogs disperse into other habitats and must travel overland some distance, usually on rainy nights, to get to the breeding pond. Males develop enlarged forearms and a dark nuptial pad on each thumb during the breeding season.
Females lay from 300 - 4,000 eggs (average 2,000) in a large gelatinous cluster which is attached to plants near the water surface. Eggs hatch after about four weeks. Tadpoles metamorphose in four to seven months, but at some sites they overwinter and metamorphose the following summer

California tiger salamander (CTS) - *Ambystoma californiense.* Frequents grassland, oak savanna, and edges of mixed woodland and lower elevation coniferous forest.
Reproduction is aquatic in standing water. Most breeding occurs December through February. Breeding can occur explosively all at once, or it can continue for several months depending on rainfall. Males breed at 2 years of age, females at 2 - 3 years. Most breeding adults are 4 - 6 years old.
Adults engage in mass migration during a few rainy nights during the rainy season from November to May and leave the breeding ponds shortly after breeding. During years without sufficient rainfall, migrations and breeding do not occur. Most adults return to their natal pond during their first year of breeding, but a study showed that about 30 percent bred in a different pond. Males arrive at the breeding pond a week or two before the females, and stay about four times longer - an average of 37 - 44.7 days according to two studies, while females averaged stays of 10 - 11.8 days

Western pond turtle (WPT) - *Actinemys marmorata.* Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in

woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater. Found at elevations from sea level to over 5,900 ft (1,800 m).
Mating occurs in April and May. Adults do not mate until they are approximately eight to ten years old. Sometime between April and August, females climb onto land to dig a nest, usually along stream or pond margins, where they lay a clutch of 2 - 11 eggs

Sierran Tree Frog (STF) - *Pseudacris sierra.* This species utilizes a wide variety of habitats, often far from water outside of the breeding season, including forest, woodland, chaparral, grassland, pastures, desert streams and oases, and urban areas. From sea level to high into the mountains (possibly as high as 11,600 ft. (3,540 m.) Reproduction is aquatic Breeding and egg-laying occurs between November until July, depending on the location. Breeding locations include slow streams, permanent and seasonal ponds, reservoirs, ditches, lakes, marshes, shallow vegetated wetlands, wet meadows, forested swamps, potholes, artificial ponds, and roadside ditches.

Western toad (WT) - *Anaxyrus boreas halophilus.* Inhabits a variety of habitats, including marshes, springs, creeks, small lakes, meadows, woodlands, forests, and desert riparian areas. In the spring and early summer, toads are often found at the edge of water, sometimes basking on rocks and logs. At other times of the year they are also found farther from the water where they spend much of their time in moist terrestrial habitats. Toads use rodent holes, rock chambers, and root system hollow as refuges from heat and cold. Reproduction is aquatic. Fertilization is external. Adults are mature enough to breed when they are 4 - 6 years old. They breed shortly after they emerge from their hibernation sites and migrate to the breeding wetlands, using scent cues to find their way. Mating and egg-laying can occur any time from January to early July, depending on the elevation and winter snow levels. Egg-laying takes place in still or barely moving waters of seasonal pools, ponds, streams, and small lakes. Eggs are laid in long strings with double rows, averaging 5,200 eggs in a clutch. Fresh eggs contain some of the toad's toxin to protect them from predation, but this poison decreases over time. Eggs hatch in 3 to 10 days. Tadpoles enter metamorphosis in 30 - 45 days, usually in late summer or early fall.

Coast Range Newt (CRN) - *Taricha torosa torosa.* Found in wet forests, oak forests, chaparral, and rolling grasslands. From sea level to 4,200 ft. (1,280 m.) on Mt. Hamilton. (Stebbins & McGinnis 2012) Reproduction is aquatic. Adults probably reach reproductive maturity in their third year. The breeding season lasts 6 - 12 weeks. Adults migrate from terrestrial locations to ponds, reservoirs, and sluggish pools in streams to breed, typically beginning anywhere from late December to February, depending on rainfall amounts. Populations that breed in stream pools migrate later, typically in March and April, after the stream flooding has subsided. Migration may take several weeks and cover large distances. (In one study, newts were recaptured up to nearly two miles (3,200 m) away from the breeding pond where they were originally captured and marked.) Newts have a strong homing instinct and typically return to the same breeding site each time they breed. The larval stage lasts several months. The average larval period at one location in the Bay Area was observed to be from March to October. Larvae transform and begin to live on land at the end of the summer or in early fall

Eradication activities

Pond draining or drying down. Perhaps the most important factor in discouraging aquatic vertebrate predators of redlegged frogs and other native amphibians is to provide a way of completely drying perennial ponds, whether by natural evaporation or with the installation of a drain. The practicality of installing drains in the golf course ponds is very limited and unlikely to be incorporated.[1]

The process of evaporating the current ponds on the golf course in preparation for the renovation of some and removal of others is the single most significant step in eradicating the nonnative predator fish and bullfrogs. Bullfrog eggs are laid in spring and early summer (April-July), and the majority of tadpoles do not transform until the following year. If the ponds are completely drained by August or September, bullfrog (and fish) life cycles will be interrupted. The lowering water levels at this time of year are also providing easier access for native predatory birds and mammals to get to the fish and bullfrogs in the diminishing ponds. Even if the newly revised ponds do not end up attracting native species to the golf course, the eradication will be addition by subtraction in reducing the threat of the nonnative species ability to breed onsite and leaving the door open to a safe habitat should one or more of the native species move in to the ponds in the future.

Long term management

Once renovated and refilled it is important to avoid introducing nonnative fishes, turtles, crayfish or frogs to the ponds. Mosquito abatement efforts other than the introduction of *Gambusia affinis* (the mosquito fish) will be required. Signage to inform Residents and guests of the potential native amphibian habitat and restricting any release of exotic pets, sport fish or nonnative mosquito control may be beneficial posted near the ponds closet to the road at both ends of the golf course.

Unfortunately even with good intentions and clear signs posted, the ponds can be re-invaded by Bullfrogs moving overland from other permanent water bodies in the Valley as well as the Carmel river and people may still think that the ponds are the ideal place to release their pet fish or stock for fishing. Thus it may be beneficial to repeat the same drying down process as the Summer of 2014 at some time in the future. If the ponds can be regularly and completely drained, even once every five years, bullfrog, crayfish, predaceous insect, and exotic fish populations will be greatly reduced or eliminated. CRLF have an advantage if reproductive areas dry down in late October because this breaks the reproductive cycle of bullfrogs making these sites more suitable for CRLF reproduction than for bullfrog reproduction.

Biologist monitor

A qualified biologist will conduct an annual survey of the ponds during the month of May to assess the general condition of each pond and to document species observed in and around each pond. An inventory list shall be kept of all species of animals encountered: native and nonnative, whether by

[1] *However, the future prospect of the necessity of manually or mechanically draining the ponds between mid September and Mid October when all native species would have already metamorphosed and been able to leave the pond remains a possibility

direct observation or by evidence in the form of tracks, scat or nests. A summary of observations and recommendations for future management including predator control will be provided to the general manager of the Golf course resort each year. Native predators of CRLF and other amphibians include skunks, opossums, raccoons, great blue herons, American bitterns, red-shouldered hawks, and garter snakes (Jennings and Hayes, 1990). These species are important parts of the local ecosystem and are not considered unnatural threats to the survival of the local CRLF population, though increased populations of Raccoons in the Carmel area in particular can create additional pressure on amphibian populations in some ponds. Nonnative species showing up again in the ponds will be cause for greater concern and the focus of management recommendations. If no nonnative species are observed in a particular pond , no additional management actions will be recommended for that year.

Future Draining and Timing

If one (or more) pond(s) is found to be occupied by bullfrogs or other nonnative aquatic species that cannot be easily eliminated other than by completely disrupting their life cycle by draining the pond(s) the biologist may recommend doing so in the subsequent summer and fall. If this option is chosen, the pond (or ponds) will be allowed to naturally dry down by discontinuing any supplemental drainage or runoff from other parts of the course or resort to the pond(s) after May 30th of that year. If by the beginning of October the pond is still found to be holding standing water a second survey of the pond will be done to determine whether any native species, adult or larval bullfrogs or other nonnative aquatic species remain in the water. If no native species are observed, the ponds can be accelerated in drying down by use of a pump or siphon system to completely remove all remaining water. If no animals of any kind are observed in the remaining water no further activity will be required and the pond can be left to stand and be refilled by fall and winter rains.

The two ponds not being altered in any way at this point will need to be included in the long term management process including at least one episode of drying all the way down to prevent them from providing a safe haven from which bullfrogs in particular can reinvade the newly remodeled ponds. The pond along Rancho San Carlos road in the west end of the course is a particular concern. During survey visits in 2013 it was found to be occupied by all of the nonnative species on our target list aside from crayfish. Its close proximity to the other ponds at the entrance along Valley Greens Drive provides easy access for bullfrogs to move over land and in to the new ponds. It is advisable to allow it to dry down naturally through the remainder of the 2014 dry season and reassess the condition in early October to see if additional manual draining is necessary. The pond at the back of the Lodge on the east end of the property is less likely to be a source of Bullfrog migration but should be included in the annual survey and management recommendations.

Hunting specific predators

Bullfrogs are the only species that would be a potential target for eradication methods other than the drying of the ponds. If survey results in a particular year indicate the need, a plan to capture and or kill the bullfrogs can be prepared in cooperation with California Department of Fish and Wildlife and carried

out by staff and or biologists knowledgeable of morphological and behavioral differences between American bullfrogs, California red-legged frogs and Western toads.

Vegetation management

The design of the new ponds includes groupings of emergent, floating and upland vegetation around the ponds. The species are all native to California but were chosen specifically for aesthetic purposes rather than specific habitat needs. The ponds are after all, manmade decorative features designed into a golf course. Nonetheless they will provide suitable cover for hiding from predators, vegetation to attach eggs to and shade over portions of each pond.

Water depth and temperature tend to control where and what will grow in a pond. The placement of the plants in the design will allow some of the emergent and floating vegetation to spread away from the shoreline but only to the point that the water becomes too deep for them to continue. Management of the pond vegetation will be the responsibility of the golf course maintenance team which will include managing for the water depth as well. During the annual survey and evaluation of the ponds, overall pond and vegetation health will be assessed and reported on to the Golf maintenance team to provide recommendations for controlling or improving the growth and vigor of the plants. generally, the healthier and more vigorous the plant growth the better the habitat value and aesthetic qualities of the pond.

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SECTION 5.5.2.3 LIMITING FACTORS FOR CALIFORNIA RED-LEGGED FROG POPULATIONS 9 pages

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Wolinsky, Sue, Primary Author. Wildlife Habitat Council, with research by Sam Bourassa, U.S. Geological Survey. Edited by Raissa Marks, Wildlife Habitat Council. Drafts reviewed by: Rob Pauline, Wildlife Habitat Council; Charlie Rewa, Natural Resources Conservation Service; Melinda Knutson, U. S. Geological Survey; Michael J. Adams, U.S. Geological Survey; Dave Stratman, Natural Resources Conservation Service; Christopher Pearl, U.S. Geological Survey; and Fred Kollmann, Natural Resources Conservation Service. *Farm Pond Ecosystems*

Typical breeding and morphing periods for Amphibians and reptiles that do or could occupy ponds at Quail Lodge Golf Course

	Jan	Feb	March	April	May	June	July	August	Sept	Oct.	Nov	Dec
CTS	Breed	Breed			Morph	Morph	Morph	Adults away from breeding site, juveniles mobile			Breed	Breed
CRLF	Breed	Breed	Breed			Morph	Morph	Morph	Adults dispersed or in aquatic habitat Juveniles mobile			Breed
ABF	Larval stage still in water		Morph*	Morph*	Breed	Breed	Larval stage lasts through first summer, fall and winter into spring of following year. Adults generally remain in water body/breeding pond year round					
WPT			Breed	Breed	Breed **				Hatchlings in nest away from ponds			
STF	Breed	Breed	Breed	Breed		Morph	Morph	Morph	Adults dispersed Juveniles mobile		Breed	Breed
WT	Breed	Breed	Breed		Morph	Morph	Morph	Morph	Adults dispersed, Juveniles mobile			
CRN	Breed	Breed					Morph	Morph	Adults dispersed Juveniles mobile			Breed

*** ABF - American Bullfrogs tadpoles require a full year to develop into legged juveniles.**

**** WPT - Western Pond turtles move away from aquatic habitat to nest, breed and lay eggs. Western pond turtle hatchlings are thought to remain in nest sites away from water bodies until the following spring after hatching**

Preconstruction avoidance and protective measures and long term management activities for Quail Lodge Golf course ponds						
Pond # and condition as of June 09, 2014	**Location**	**Pond action**	**Timing of construction**	**Pre-construction surveys timing**	**Worker education timing**	**Pond management plan**
1 Dry	NE corner of course at junction of hole 14 and 15th fairway.	Re-contoured and restored with a new liner.	When pond is dry or August 15 whichever is later	No more than 24 hours prior to construction. To search for any animals in pond silt and or mud cracks	First day of construction. Review all potential species native and nonnative that could occur. Show photos for identification assistance. Discuss appropriate actions if any are located	Annual survey and report on species with management recommendations
2 2-3" standing water in middle of basin	Along Valley Greens drive on east side of Hole#15	Re-contoured and restored with a new liner.	When pond is dry or August 15 whichever is later	No more than 24 hours prior to construction. To search for any animals in pond silt and or mud cracks	First day of construction. Review all potential species native and nonnative that could occur. Show photos for identification assistance. Discuss appropriate actions if any are located	Annual survey and report on species with management recommendations
3 Dry	Along east side of 15th fairway midway between tee and hole.	Removed and converted to swale and rough.	When pond is dry or August 15 whichever is later[1]	NA - Pond dried quickly before sufficient hydroperiod for amphibian larval development	No preconstruction worker education needed.	Pond being removed. No further activity
4 Dry	Between fairways of	Removed and converted to	When pond is dry or August	NA - Pond dried quickly before	No preconstruction worker education needed.	Pond being removed. No further activity

[1] It is recommended to wait until after these ponds have completely dried down before commencing with the removal of the old liners and conversion to grassy swales. In either case, It would be best to wait until at least August 15 to commence work on this ponds. A final survey of the ponds should be completed no more than 24 hours prior to commencing work on the removal, to confirm that the construction area is clear of all wildlife.

	15 and 16	swale and rough.	15 whichever is later	sufficient hydroperiod for amphibian larval development		
Pond # and condition as of June 09, 2014	**Location**	**Pond action**	**Timing of construction**	**Pre-construction surveys timing**	**Worker education timing**	**Pond management plan**
5 Dry	Between 16th fairway and 17th hole and fairway.	Removed and converted to swale and rough.	When pond is dry or August 15 whichever is later	NA - Pond dried quickly before sufficient hydroperiod for amphibian larval development	No preconstruction worker education needed.	Pond being removed. No further activity
6 Small puddle 1" deep remains in north center of basin.	Between 18th fairway and 16th tee	This pond will be restored with a new liner; size and shape to be revised.	When pond is dry or August 15 whichever is later	No more than 24 hours prior to construction. To search for any animals in pond silt and or mud cracks	First day of construction. Review all potential species native and nonnative that could occur. Show photos for identification assistance. Discuss appropriate actions if any are located	Annual survey and report on species with management recommendations
7 Nearly full	Near 6th tee along east side of Rancho San Carlos road	This pond is slated to remain unchanged. Overall plan may be benefitted from allowing complete dry down in 2014[2]	NA	October 1 assess whether complete dry down has occurred. Assess whether any nonnative animals remain.	No construction activity	Annual survey and report on species with management recommendations
8 Dry	At south east corner of	Re-contoured and restored with a	When pond is dry or August	No more than 24 hours prior to	First day of construction. Review all potential	Annual survey and report on species with

[2] This pond does not require a new liner or re-contouring, thus there are no construction issues or surveys necessary other than allowing it to dry down once.

	junction of Valley Greens Drive and Rancho San Carlos Road	new liner.	15 whichever is later[3]	construction. To search for any animals in pond silt and or mud cracks	species native and nonnative that could occur. Show photos for identification assistance. Discuss appropriate actions if any are located	management recommendations
Pond # and condition as of June 09, 2014	**Location**	**Pond action**	**Timing of construction**	**Pre-construction surveys timing**	**Worker education timing**	**Pond management plan**
9 2-3" of water in middle of basin	East side of 5th Green along Valley greens drive	Re-contoured and restored with a new liner.	When pond is dry or August 15 whichever is later	No more than 24 hours prior to construction. To search for any animals in pond silt and or mud cracks	Review all potential species native and nonnative that could occur. Show photos for identification assistance. Discuss appropriate actions if located	Annual survey and report on species with management recommendations
10 Full	Pond at back of Lodge at east end of property	This pond is slated to remain unchanged	NA	NA	No construction activity	Annual survey and report on species with management recommendations.

[3] The other 5 ponds that are to be renovated by removing their old liners, re-contouring the bottoms, adding vegetation and oxygenation capabilities and relining should be done likewise after they have completely dried down or at least no sooner than August 15 of this year. They should be relined and ready for filling no later than November 15 to allow for the possibility of providing aquatic habitat for adult amphibians moving overland during early rains.

Lister, Daniel M. x6617

From: quail15@comcast.net
Sent: Thursday, July 24, 2014 6:20 PM
To: Lister, Daniel M. x6617
Cc: brandon sanderson; quail15@comcast.net; pneumeier@pacbell.net; Jason Retterer
Subject: Quail Lodge Golf Course Renovation Project (PLN 130837)/ PLN 140126
Attachments: DSCF1612.JPG; DSCF1614.JPG; DSCF1617.JPG; DSCF1619.JPG; DSCF1598.JPG; pond-ormonde-fields-golf-course-188447.jpg

Dear Dan,

I am writing to follow up on the Quail Lodge project PLN 130837, which seems to be now PLN140126, and had an opportunity to review the Initial Study and proposed Mitigated Negative Declaration. I apologize for the late response, but my father has passed away recently, after a long care in ICU, which I have been disposed to for most of this year.

After reviewing the Initial Study, I would appreciate it if you could respond to my questions/comments below about this project so I can gain a better understanding of how Green Meadows Inc will be a responsible corporate citizen in the preparation and execution of their renovations, which appears to be Phase 2 of this project. Phase 1 of this project, which entailed drying up approximately 70% of the water features designated for removal or reconfiguration, has already been completed without the benefit of any permits. It seems even more apparent now as I read the initial study that Green Meadows purposely starved the ponds of water to kill vegetation in around and the pond and eliminate aquatic habitat for wildlife species to avoid mitigation obligations. Attached are photos that were taken by my family or neighbors that show the dead vegetation (1614, 1619) and a dead turtle in the bed of a dry pond (1617). Another photo shows the abundance of wildlife (1598) that existed in one of the ponds before Green Meadows commenced the project and dried the ponds.

1. As per Regan's Nov. 2013 biological resources evaluation (p. 13), did a qualified biologist conduct a survey of bird nesting around the ponds to insure that no ground nesting species were and are utilizing the grass lip or basin for nesting or rearing? The survey should have been done from Feb 1 to August 15 per his memo. Was this completed because a survey is not referenced in the initial study?
2. Regan's Pond Management Plan recommends the eradication of mosquito fish, which could indirectly cause an increase in mosquitoes. The initial study should assess to what extent the eradication of mosquito fish is inconsistent with mosquito abatement activities considering that west Nile virus has been detected in neighboring counties.
3. The California Department of Fish and Wildlife ("DFW") stated in their email to you that it recommended consultation with USFWS prior to any site development and ground disturbance related to this project due to the project's potential to impact listed species (CTS and CRLF). As noted in the email, a "take" "can include significant habitat modification or degradation that could result in death to listed species or interfering with essential behavioral patterns such as breeding, foraging, or nesting." In this case, the attached photo shows a dead turtle in one of the dry pond beds. How many other species, including those referenced in Mr. Sanderson's email may have died as a result of the drying of the ponds. Did Green Meadows ever consult with USFWS prior to site development and disturbance, which started with the intentional drying of the ponds and whether this activity would constitute a "take?" Has County contacted USFWS about this project and did they have any comments? We have copied Mr. Sanderson

to clarify whether CDFW considers any of these activities a "take" as he explained in his email to you.

4. Also, increasing the depth of the ponds to 7 ft , purposely, will significantly reduce plant and algae growth (confirmed by Kemper employees), an important food source and habitat characteristic for the migratory birds and other wildlife. The Initial Study does not include any meaningful analysis of the project's impact on migratory birds or identify any potential mitigation measures to reduce these impacts to substantiate its conclusions that these impacts would be less than significant. It should be noted that close to 50% of the total water surface area will be eliminated in this renovation, with most of the then existing surfaces (water features) not suited, by design, for wildlife habitat.

In order to minimize the project's biological resources impact due to the loss of half the water features and related habitat, I encourage the County to require Green Meadows to create a small natural habitat preserve area on the half of the 15th-hole pond that is slated to be removed. The 15th hole pond has historically functioned as a small wildlife sanctuary for the many species and migratory birds that me and my neighbors have observed before Green Meadows let it dry up. I have suggested this option previously with Tim Eldridge, Olie Becker, and recently with Tony Rizzo, who referred me to Dennis Kerr yesterday, who had not yet returned my calls. The photo "pond ormonde-fields-golf," taken from the internet, is an example of what could be done with this half of the lake that is set to be removed. Was any such mitigation offset considered by the county to restore some of the habitat destroyed in this phase of pre-development and eventually to be eliminated in the final project? Because there was pre-existing habitat that lived in, or used these established water features, this proposal of a small natural habitat preserve area, should either be a mitigation measure or a condition of approval.

Additionally, the Initial Study does not address the potential traffic impacts from the additional truck, equipment transport, and employee vehicle trips during the 5-month construction phase described in the Construction Management Plan. Has a traffic study or analysis been prepared to analyze this impact? While this impact may be temporary, these construction trips combined with holiday traffic at the hotel and ballroom/club along with restaurants (Edgar's and Baja Cantina), "The Range Rover experience", and the Canine center activities-projected (as they seem to be currently, more build up for canine activities there) could impact safe ingress and egress to Quail Lodge and the residential enclaves. Also, is there currently enough on-site parking, as the lots seem to be full and during events, parking spills to Valley Greens Drive that makes it unsafe for pedestrian traffic, especially with school bus pickups happening on this street.

Lastly, there was mention of improvements to cart paths.... I assume that they are all reflected in the "master plan for renovation 11-12-2013" project plans pictorial and any changes to the plan, cart path or otherwise, would need to be resubmitted to your department. Please clarify.

Thank you for you time to review and respond to myself.

Sincerely,
Bruce Suezaki
Homeowner at Quail

cc: Brandon Sanderson, CDFW
Peter and Gillian Neumeier

EXHIBIT G
PAGE 3 OF 18 PAGES

EXHIBIT E
PAGE 4 OF 16 PAGE

EXHIBIT G
PAGE 5 OF 10 PAGES

EXHIBIT G
PAGE 6 OF 18 PAGES

EXHIBIT G
PAGE 1 OF 10 PAGES

EXHIBIT G
PAGE 8 OF 12 PAGES

OttoneLeach&Ray LLP

MATTHEW W. OTTONE ANNE C. LEACH GARY R. RAY

July 14, 2014

By Hand Delivery

Mike Novo, Director
Monterey County RMA – Department of Planning
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Re: PLN140126 – Quail Lodge Golf Course/Green Meadows Inc.
Our Matter: 9037.003

Dear Mike:

I am submitting comments on this project on behalf of my clients, the Carmel Canine Sports Center LLC (CCSC).

This appears to be a well-planned, worthwhile, and long awaited project. The staff report states that the project, as proposed, will not have a significant effect on the environment. Consequently, the recommendation of County Staff is that the project may proceed under a Mitigated Negative Declaration. Based on my understanding and more particularly based upon the treatment of the traffic issues in my client's proposed project in the Quail Lodge area, it would appear that current County policies with respect to traffic analysis would dictate the preparation of an environmental impact report before this project can be considered.

My clients have recently been unequivocally told by the Planning and Public Works Departments that due to the identification of segments of Highway One as having a LOS of "F" in the 2010 General Plan EIR, *any project that requires a discretionary permit under Title 21 of the Code that has the potential to generate one additional trip on these segments by definition results in a* ***"significant impact"*** *according to the adopted thresholds of significance*. I cannot locate any discussion within the 2010 General Plan EIR that would differentiate the treatment of additional temporary trips from additional permanent trips. As proposed, this project clearly has the potential to add vehicle trips to the impacted roadway segments during construction. Consequently, the proposed project would result in, by virtue of the County's own analysis of existing LOS on Highway One segments, a potential significant impact thereby requiring the preparation of an Environmental Impact Report, and possibly a finding of overriding considerations.

Ironically, this policy determination appears to have been triggered by a letter from traffic engineers Hatch Mott Macdonald employed by the law firm of Anthony Lombardo and Associates on behalf of the applicant in this project, Quail Lodge, to evaluate the provided project traffic impact information for CCSC. This letter is attached for reference. Dr. Tim Sanders representing the Carmel Valley Association has also included this same information in his comment letters on the CCSC traffic study. It should be noted that the 2010 General Plan EIR does not identify any proposed solution for the

observed congestion on Highway One, so there is no programmatic mitigation available. As such, the only manner to assess these impacts is through the preparation of an Environmental Impact Report.

We regret this situation and sincerely hope a policy solution can be identified in the near future to avoid imposing such costly and delaying requirements on projects that otherwise would not seem to warrant such extremely rigorous sorts of analysis in order for decision makers to be fully informed about their potential impacts. In the meantime however, we expect the County to enforce the requirement for an EIR equally on all discretionary project applications that have the potential to add a vehicle trip to the segments of Highway One identified as operating at LOS F in the 2010 General Plan EIR.

If you need any more information, please do not hesitate to contact me.

Very Truly Yours,

Matthew W. Ottone
For OTTONE LEACH & RAY LLP

cc: Clients
MWO/sb

MONTEREY COUNTY

DEPARTMENT OF HEALTH Ray Bullick, Director

ANIMAL SERVICES
BEHAVIORAL HEALTH
CLINIC SERVICES
EMERGENCY MEDICAL SERVICES
ENVIRONMENTAL HEALTH
PUBLIC HEALTH
PUBLIC ADMINISTRATOR/PUBLIC GUARDIAN

July 22, 2014

Dan Lister, Project Planner

RE: Comments on Initial Study/Mitigated Negative Declaration (IS/MND); PLN140126 Green Meadows Inc. Quail Lodge Golf Course (GMI)

The Monterey County Health Department, Environmental Health Bureau (EHB) has completed its review of the IS/MND for PLN140126 GMI, corrections needed and comments are as follows:

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. **Description of Project –** In the description section a statement needs to be added regarding septic system leach field easements on fairway # 3 for lot 2 APN157-093-002-000 and lot 5 APN157-093-005-000, on fairway # 7 for lot # 12 APN157-071-012-000 and lot # 46 APN157-051-012-000 and on fairway # 14 for Quail Lodge APN157-031-014-000. Also the statement must state "no buildings or subsurface improvements such as sand traps etc can be placed within these easements".

VI. ENVIRONMENTAL CHECKLIST

8. HAZARDOUS MATERIALS – All concerns that EHB would have in this section had no impact so no mitigation are needed.

9. HYDROLOGY AND WATER QUALITY - All concerns that EHB would have in this section had no impact or less than significant impact so no mitigation are needed.

12. NOISE – All concerns that EHB would have in this section had no impact so no mitigation are needed.

17. UTILITIES AND SERVICE SYSTEMS – All concerns that EHB would have in this section had no impact so no mitigation are needed.

If you have any question please call me at 755-4763.

Sincerely,

Roger Van Horn, R.E.H.S.
Senior Environmental Specialist

Cc: John Ramirez, Director, Environmental Health Bureau
Richard LeWarne, Assistant Director, Environmental Health Bureau
Nicki Silva, Supervisor EHRS

1270 Natividad Rd., Salinas, CA 93906 (831) 755-4507 (831) 796-8680 FAX

Mr. Bruce Meyer
8079 Lake Pl
Carmel, CA 93923-9593

From:
Bruce Meyer and Valda Cotsworth, Quail Community Residents and Golf Club Members, 8079 Lake Place, Carmel, CA, 93923 tel. # 831 624 4651

To:
Monterey County Resource Management Agency - Planning Department
168 W Alisal St. 2nd floor, Salinas, CA, 93909

Subject:
Quail Lodge Golf Course Renovation and Improvement Permit Request
Comments to the County on the Draft Mitigated Negative Declaration Notice

As an interested resident with property on the golf course overlooking one of the Lakes to be renovated and also a golf club member, I urge the County to approve the Permit Request without further delay.

As you may know, the Quail Golf Course was designated as Nature Preserve by the County Authorities as a condition of its original permit over 50 years ago. Wildlife protection and wild bird habitat has been an integral part of this facility since its inception.

This permit application quite simply requests permission to update the facility with a focus on reducing permitted water use requirements and improving the playability of the golf course.

In my considered opinion there is absolutely no possible reason to deny or delay the approval of this permit. The sooner the project is begun the sooner the displaced wildlife including many, long suffering duck species and many other migrating birds can return to their long term home lakes at quail.

Bruce Meyer and Valda Cotsworth

Charles E. Davis
7071 Fairway Place
Carmel, CA 93923

June 25, 2014

County of Monterey
Resource Management - Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: Green Meadows Inc. (Quail Lodge Golf Course)
File Number PLN 140126

Dear Mr. Novo,

I am writing with regard to the NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION regarding the subject project.

As a 20 year homeowner and resident in the Quail Lodge subdivision, I want to go on record with the County as strongly supporting this proposal. My home is situated directly on the Quail Lodge Golf Course and I cannot speak strongly enough about the favorable manner in which the owners of Quail Lodge have maintained both the golf course itself and the property immediately adjacent to my home.

The proposed modifications to the golf course, as outlined in the Project Description, can only serve to improve both the course itself and the property values in the immediate area. Additionally, knowing how sensitive Quail has been to homeowners in the past with regard to course maintenance, I am confident they will undertake this project in a manner that will lead to minimal disruption.

This is clearly a win-win undertaking for the golf course, the homeowners and the community at large.

Very truly yours,

John & Ann Mahoney
7079 Valley Greens Circle
Carmel, California 93923

July 16, 2014

County of Monterey
Resources Management – Planning Department
168 West Alisal, 2nd Floor
Salinas, CA 93901

Attention: Mike Novo, Director of Planning

Dear Mr. Novo:

Re: Green Meadows Inc. (Quail Lodge Golf Course)
File Number PLN 140126

We are writing to express our support of the Notice of Intent to Adopt a Mitigated Negative Declaration regarding the subject property.

We have been residents of the neighborhood since the mid-1980's. Our home looks directly down the 7th Fairway. While it is a beautiful course, it is very much in need of a remodel to meet the standards of today's golf courses and in the process reduce the amount of water that is used to irrigate the course.

Please expedite the approval process of this application!

Sincerely,

JOHN & ANN MAHONEY

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

July 24, 2014

Dan Lister
Salinas, City of
168 W. Alisal St., 2nd Flr.
Salinas, CA 93901

Subject: Green Meadows Inc. (Quail Lodge Golf Course)
SCH#: 2014061060

Dear Dan Lister:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on July 23, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2014061060
Project Title Green Meadows Inc. (Quail Lodge Golf Course)
Lead Agency Salinas, City of

Type **MND** Mitigated Negative Declaration

Description Administrative Permit to allow renovations and improvements to the Quail Lodge Golf Course. Renovations include: 1) Reconstruction of five (5) water features and the removal of three (3) water features; 2) Tee and bunker improvements; 3) New swale contour on Holes #1, 2 and 3; 4) Improvements to cart path; 5) Installation of a new irrigation system; and 6) Shortening of Hole #10 and lengthening of Hole #11.

Lead Agency Contact

Name Dan Lister
Agency Salinas, City of
Phone 831 759 6617 **Fax**
email
Address 168 W. Alisal St., 2nd Flr.
City Salinas **State** CA **Zip** 93901

Project Location

County Monterey
City Carmel-by-the-Sea
Region
Lat / Long
Cross Streets Valley Green Drive / Carmel Valley Road, Carmel Valley
Parcel No. 157-031-011, 12, 15, 16, 17, 20, 23, 26
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 1
Airports
Railways
Waterways Carmel River
Schools Carmel Valley MS
Land Use Open Space with Design Control, Site Plan Review and Residential Allocation Zoning Overlays (O-D-S-RAZ)

Project Issues Aesthetic/Visual; Air Quality; Biological Resources; Water Quality; Water Supply; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 5; Air Resources Board; Regional Water Quality Control Board, Region 3; Native American Heritage Commission

Date Received 06/24/2014 **Start of Review** 06/24/2014 **End of Review** 07/23/2014

MITIGATED NEGATIVE DECLARATION

Project Title: Green Meadows Inc (Quail Lodge Golf Course)
File Number: PLN140126
Owner: Green Meadows Inc & Quail Lodge Inc
Project Location: Along Valley Greens Drive, Carmel Valley

The project is located within a Site Plan Review ("S") Zoning Overlay District, which requires an Administrative Permit, a discretionary entitlement, in areas where natural resources may be disturbed by development (Chapter 21.45 of the Monterey County Zoning Ordinance). On March 4, 2014, the application materials were submitted for an Administrative Permit due to the renovation being located in an area rich in natural resources. The project will require

approximately 49,054 cubic yards of grading (26,671 cubic yards cut, 22,383 cubic yards fill). Approximately 4,287 cubic yards of cut will be exported to the nearest landfill. The Carmel River bisects the golf course; placing development within the 100-year floodplain of the Carmel River, as shown on FEMA Flood Insurance Rate Map 06053C-0340G, effective date April 2, 2009. ~~mapped floodplain~~. The Carmel River is known to be inhabited by California Tiger Salamander, California Red-Legged Frogs, and Western Pond Turtles, which are identified as rare and endangered species by the California
Department of Fish and Wildlife. Portions of the golf course can be seen from Carmel Valley Road. The viewshed from Carmel Valley Road road is protected by local policies. Also, the golf course is located in a high sensitivity area for archaeological resources.

B. Surrounding Land Uses and Environmental Setting:

The 143.3 acre golf course, with residential lots, was approved as a part of the Carmel Valley Golf and Country Club subdivision in 1963. Valley Greens Drive is the main access road for the golf course and residential lots, which is accessed from Carmel Valley Road at two intersections: Carmel Valley Road/Rancho San Carlos Road (western access) and Carmel Valley/Valley Greens Drive (eastern access). Adjacent to the golf course is Quail Lodge resort hotel, located near the intersection of Carmel Valley Road and Valley Greens Drive. The golf course is located adjacent to Carmel Valley Road which is the primary road in the Carmel Valley area, which span from State Highway 1 in Carmel (west), to Arroyo Seco Road in Greenfield (east). The site is approximately 2 miles east of State Highway 1.

The property has varied landscape that includes the Carmel River with associated riparian vegetation and irrigated golf course turf and landscape, which includes man-made water features. The general plant communities surrounding the project site are Black Cottonwood/Willow riparian forest (along Carmel River), Coastal sage scrub (on steep slopes from the south side of Carmel Valley Road), Coast Live Oak woodlands (south boundary of the golf course and lodge), Non-native annual grasslands (east and west ends of the golf course and resort), and Urbanized landscape (throughout the golf course and residential districts). Most of the golf course is located within ~~designated as~~ ~~Flood~~ Zone AE, which identifies the site as being located within a the100-year floodplain. The project site is also partially ~~with areas~~ located within the FEMA-defined floodway. ~~The area of the golf course designated in the Carmel River floodway will not be~~

~~disturbed by the proposed renovation~~. Any development activity within this area will be in compliance with the applicable County floodplain ordinances, and will not increase the base flood elevation.

DISCUSSION:

Pursuant to County resources maps, which includes mapping from the Federal Emergency Management Agency (FEMA), majority of the golf course is located within ~~a~~ the 100-year floodplain with areas in the FEMA-defined floodway. The Monterey County Zoning Ordinance, Title 21, provides regulation for development within the Carmel River Floodplain (Chapter 21.64.130, Land Use in the Carmel Valley Floodplain). The purpose of this chapter is to project the Carmel River and its corridor, and promote the public health and safety by lessening local flood potential and flood related hazards. ~~requires the Monterey County Water Resources Agency assess flood-related and water quality impacts associated with proposed development.~~

No Impact (e, f, g, h, i, & j)

Several public and private streets with storm water collection systems surround the project site, but do not run on and will not be affected by the proposed project. The project site is surrounded by several existing residential subdivisions and is part of an existing lodge/golf/tennis resort facility. No new structures or residences are proposed as a part of the project, and therefore will not place people and/or structures within the 100-year floodplain or expose them to significant risk of loss, injury or death involving flooding as a result of the failure of a levee/dam and/or inundation by seiche, tsunami, or mudflow, above that level which is already existing. *No Impact.*