



# Stanislaus County

## Department of Planning and Community Development

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January 18, 1996

FOR INFORMATION ONLY  
NOT FOR BOARD ACTION

TO: Pat Paul, Chair, Board of Supervisors

FROM: Kirk Ford, Diablo Grande Environmental Coordinator

SUBJECT: **DIABLO GRANDE UPDATE - CURRENT ACTIVITIES**

The following provides an update regarding the Diablo Grande Project.

- 1) **HIRING AND PURCHASING PLAN.** Diablo Grande submitted their 1995 Hiring and Purchasing Report describing the types and numbers of suppliers, contractors and employees from Stanislaus County, the San Joaquin Valley, and other locations within the local region. Summary pages are provided as attachments to this memorandum.

Diablo Grande estimates that they have spent between \$12 to \$15 million on construction supplies, materials, and labor in the past twelve months. They estimate between \$7 and \$10 million of the total has been directly spent in Stanislaus County through the use of local contractors, subcontractors, and material suppliers.

- 2) **WET WEATHER SHUT-DOWN.** Following the rainstorm of December 11, 1995, I issued a temporary "Stop-Work" order to Diablo Grande. This order was issued to ensure compliance with specific erosion control and wet weather construction measures defined in the Mitigation Monitoring and Reporting Plan and NPDES Permit. This slow-down was expected with the onset of the first rains, and was intended to focus the contractor's activities on clearing drainage structures and installing erosion control before a second heavy storm could cause any damage. Diablo Grande and their contractors responded immediately, and I rescinded the order on January 4, 1996. All erosion control measures worked, and there was no significant erosion related damage.
- 3) **CONSTRUCTION ACTIVITIES.** Project Construction is on schedule with several on-site activities.
  - A) **Clubhouse Remodel:** Interior and exterior finish work is continuing. The final "Certificate of Occupancy" will be issued when Fire, Sheriff, and Emergency Services are satisfied that adequate communication facilities exist for Phase 1.
  - B) **Golf Course Construction:** The oak flat valley is turning green with new grass on the "Ranch Course", Diablo Grande expects to have the "Ranch Course" open for play late this spring. Rough grading and excavation of storage ponds is continuing on the "Legends" course. No further construction on the "Legends" is authorized until a permanent supply of water is obtained.

- C) **Diablo Grande Parkway Construction:** Diablo Grande Parkway is being constructed from the Cut-Across Road to the Clubhouse site. Activities over the past two months have focused on finalizing earthwork on the subgrade of the road. Because of the rain, access was limited for much of December, but with the drier weather, work has begun again. The contractor expects that all mass dirt moving for the road will be completed within a week or so.

The contractor prepared a new completion schedule, with paving to start as soon as the weather warms. The roadway is scheduled to be completed by May 1, 1996.

- D) **Water Transmission Line and Pump Station Construction:** The permanent water line is installed from the Marshall-Davis well to just above the construction trailers on Oak Flat Road. The remaining portion of the water line will be installed after the subgrade of Diablo Grande Parkway is completed, and prior to placement of the rock road base.

Diablo Grande finalized the purchase of lands for Pump Station Number One and construction is expected to begin within two weeks. The other three pump stations are in various stages of rough construction, and are not anticipated to be in operation for several months.

- E) **Marshall & Davis Well:** The Marshall-Davis Well went on-line on Saturday, December 9, 1995. Diablo Grande may only pump 1200 Acre-feet per year from this well, and must cease pumping no later than December 9, 2000.

Because of the rains, only a small amount of water has been pumped from the well. The plan is to pump water into the permanent water line and then to a storage pond near the construction trailers. From the pond, water will be temporarily transported via the temporary, above-ground 10-inch HDPE line to the "Frog Pond". From there, water will be distributed in the on-site irrigation system. A temporary flow meter has been installed on the permanent line near the storage pond. A permanent flow meter will be installed at the well site within a few months.

Groundwater monitoring is continuing as required in the Mitigation and Monitoring Plans.

- F) **Oak Flat Road Improvements:** Because of the rains, Oak Flat Road was impassable for about two weeks in December. Since then, the contractor has finished rough grading and installed aggregate road base from the beginning of the cherry orchard to the construction trailers. Paving will occur in late April or May 1996.

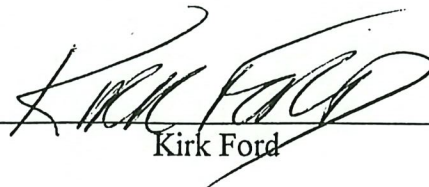
- 2) **CONSTRUCTION INSPECTION PLAN.** I continue to receive and review Diablo Grande Field Inspector's Daily Reports, and visit the site twice a week. Representatives from Stanislaus County Department of Public Works and the Geotechnical Engineering Firm of

Kleinfelder, Inc. are also on-site daily. All construction activities I observed on-site, discussed with Public Works representatives and others, and reviewed as described in the daily reports are in compliance with the Final EIR, Conditions of Approval, and Mitigation Monitoring and Reporting Plan.

- 3) **STORM WATER POLLUTION PREVENTION PLAN.** The NPDES Storm Water Pollution Prevention Plan and Wet Weather Construction Plan have been implemented. The rains in December provided an opportunity to assess the adequacy of erosion control strategies that were installed. Silt fences and hay bales worked well with only a few minor blow-outs. These have been repaired and no major damage to exposed slopes occurred.
- 4) **HABITAT PLAN.** No new activity.
- 5) **COMMUNICATIONS STUDY.** A tower site has been chosen and Diablo Grande is currently discussing various equipment options with Ray's Radio and Stanislaus County representatives.
- 6) **COMPLIANCE FILE.** The Project Compliance File is growing, and holds all pertinent documents concerning Diablo Grande's ongoing compliance with the Mitigation and Monitoring Plan.
- 7) **NEW SUBMITTALS.** Diablo Grande has submitted no new plans since the last update.
- 8) **PLANNING.** Diablo Grande and County representatives met on January 17, 1996 to discuss various traffic and road mitigation measures. We have come to a concensus regarding various aspects of timing and financial responsibility for implementing a variety of road improvements. We are currently working on defining construction specifications for internal project roads, and "fair share" distributions for off-site road improvements.

Diablo Grande and County Departments of Public Works and Planning are also preparing a plan to abandon portions of Old Oak Flat Road within the project site.

Please call me at 525-6330 if I can be of any assistance or answer any of your questions.



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Kirk Ford

cc: Board of Supervisors  
Ron Freitas, Planning Director  
Compliance File

Reagan Wilson, CEO  
Diablo Grande Task Force