

**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** (no subject)  
**Date:** Sunday, November 06, 2011 11:23:32 AM

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GEORGE

AS DISCUSSED, PLEASE MENTION TO GARY MILDMAN ABOUTH ADAM'S INSURANCE AND SEND ADAM THE CONTACT INFO. ALSO LET MILDMAN KNOW IF HE WANTS TO USE ME AS A SOUNDING BOARD ON THE SALMON RUN MATTER, I WILL BE HAPPY TO SPEAK WITH HIM ON A FREE BASIS.

THANKS GRANT

**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** (no subject)  
**Date:** Sunday, October 30, 2011 8:37:56 AM

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GEORGE

ADDRESS TO SEND THE FED-EX PACKAGE OVERNIGHT

GRANT HORNBEAK

redacted

HUNTINGTON BEACH CA 92647

PHONE redacted

IF YOU NEED MY FED EX NUMBER IT IS redacted,

I WII GE THE PACKAGE TO ADAM

Number of Rounds	60,000
Average per round - inc a cart	\$150
Number Lodge Keys	150
Occupancy	70%
Number Yearly Room Nights	38,325
Average Room Rate	\$275

**Development Cost Estimate**

36 Holes	15,000,000
Golf Clubhouse	500,000
Maintenance	350,000
Golf Grow In	500,000
Pre opening operations	300,000
FFE Ordering	400,000
Pre Opening Marketing	150,000
Soft Costs/Design Fees	1,500,000
Infrastructure	2,500,000
Lodging	26,250,000
<b>Sub Total</b>	<b>47,450,000</b>
Contingency	2,550,000
<b>TOTAL</b>	<b>50,000,000</b>

\*Does not include airport improvements, Interpretive Center,  
trails or any land cost  
Block grants could fund up to \$12,000,000  
FAA could fund airport improvements

**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [john@foughtdesign.com](mailto:john@foughtdesign.com); [Maxxdogg@aol.com](mailto:Maxxdogg@aol.com)  
**Cc:** [George Rhodes](#)  
**Subject:** (no subject)  
**Date:** Monday, August 15, 2011 2:41:20 PM  
**Attachments:** [DevelopmentCosts.doc](#)

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Orin & John,

After George's conversation this morning with John, he asked me to send the following information regarding the project.

The governor's office has indicated they will support the project and transfer of the airport and state park to the county if the county has a signed memorandum of understanding from a private creditable developer. With the support of the governor, the transfer of the land and the approval of the project is virtually assured.

In order to have the governor's office support the project prior to the parks board meeting which is scheduled for September 14th in Gold Beach, the M.O.U. needs to be signed by September 7th which will give the governor one week for approval.

In order to be considered, the developer must demonstrate the financial capability to complete the project along with the expertise to build and operate the project on a long term basis.

The developer must be willing to spend between \$30,000 - \$50,000 in risk capital to prepare reports, documents and pay consulting fees to get the property transferred once the parks commission has had their September 14th meeting. This money will be spent over an estimated 120 day period beginning September 15th.

Once the parks commission and county commissioners approve the trade, the developer must be capable of and willing to spend \$500,000 to \$1,000,000 to get full approvals of the project. This process could take up to 2 to 3 years considering appeals.

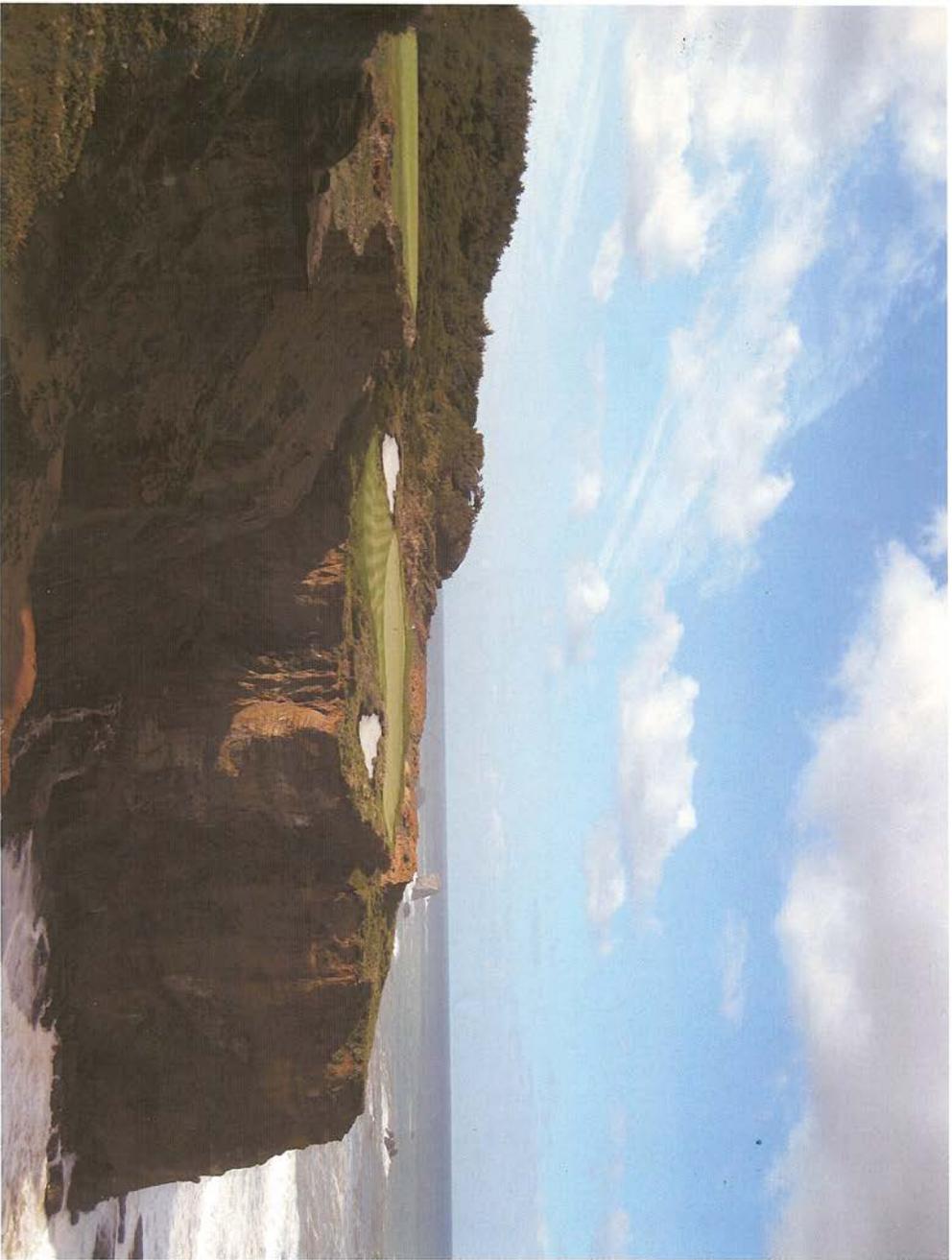
Attached is an estimate of the costs the developer would ultimately have to invest and or finance to complete the project.

George and I have learned a great deal more about the site conditions, available state financing for infrastructures trails, interpretative center and maybe some golf facilities. I would be happy to meet with you or potential financial partners to bring everyone up to date on the due diligence information that has been gathered.

Grant







**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** (no subject)  
**Date:** Monday, August 01, 2011 5:22:18 PM  
**Attachments:** [3PIX.doc](#)

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PICTURES YOU REQUESTED

**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** (no subject)  
**Date:** Wednesday, June 01, 2011 8:51:10 AM

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Regarding the State Park transfer to Curry County:

Commissioner Rhodes has met several times with the staff including the State Parks Director. He has expressed the counties interest in acquiring the 1300 plus or minus acre State Park & the adjacent county owned land, a public county park. He has told them the park will include public trails, Interpretive Center, along with public golf. He has made it clear that the county intends to lease the land on a long term lease to a private developer who will build and manage the facilities. He informed them the property will be open to the public but it will be a revenue producing facility and the county will only benefit by the lease arrangement, jobs and tourism in the area.

Commissioner Rhodes told staff he has talked to 3 different development companies that have expressed an interest. When he was asked if Kohler was one of the 3, he simply answered yes and left it at that. Commissioner Rhodes has met with both the governor and his staff and informed them of the same facts.

There have been no documents presented to the state board by the county. The parks staff has informed the board that the county is requesting the trade. The board has put the request on their agenda for their regularly scheduled meeting to be held on July 19.

According to the parks director, the notice is rather vague, only stating the county has requested the trade. The meeting apparently includes other agenda items. The meeting was originally scheduled to be held in Coos Bay, but the state parks director is requesting a change in venue to Gold Beach so that the directors can tour the site. There are 7 board members. One member, Sue Sweet Musser, has informed the board she will recuse herself from the vote as she and her family own adjacent properties. To pass there will need to be 4 yes votes. Tom Wood, the Director, expects a vote on July 19th at the first public meeting.

Commissioner Rhodes and I met with Sue Sweet Musser, even though she is not voting.

She is very positive towards the trade and the project. The Commissioner and I both

believe she will convey her stand to the other members of the board. The board's decision cannot be appealed to LUBA as it is not a land use case. It could be appealed to the courts but only on procedural grounds, improper notice, et. According to county council, there is no precedent in Oregon where a transfer of property between a county and the state has ever gone to court. If the parks board approves the trade on July 19, the Curry County Board of Commissioners is prepared to hear the matter on July 22 and approve the trade. The Commissioners are only required to give 24 hour notice. Again, this cannot be appealed to LUBA but only the courts under the previously stated scenario.

Commissioner Rhodes and I will be preparing the material for the presentation to the parks board that will include the following:

- Support letters from the governor, state agencies, federal representatives and local interest groups & citizens
- Potential jobs to be created by the project
- Information on high profile golf courses owned by municipalities such as Beth Page Park in New York and Chambers Bay in Tacoma, WA.
- A potential trails plan including ADA trails
- An example of an Interpretive Center
- A list of benefits to both the county and the state.
- Benefits to the local communities of Langlois & Port Orford citing the benefits the City of Bandon has received from the Bandon Dunes Resort.
- The need for ecotourism
- The advantages the project will bring to the eco system diversity in that it will have a positive impact on wildlife & wildlife habitat.
- The positive impacts that controlling the spread of gorse on the park area will have to the ecosystem.

We would like to tell them what a positive economic impact Whistling Straits has had on the county and state along with the impacts that a high profile golf tournament would have on the county and state. Of course, this will only be done with the blessing of Kohler.

Regarding revising the permitted uses under the Curry County PF & Forest Grazing Zones.

Regarding amending the Curry County Comprehensive Plan & it's restricted overlay on the permitted use of Floras State Park Land. (As it exists, the Comprehensive Plan or the state parks master plan for Curry County designates the Floras Lake natural area as a composite suitability level 1 or 2.

Regarding the lease:

Commissioner Rhodes is very frustrated with the County Council in that he has not had time to produce the draft lease. Due to staff cuts, the County council has not been able to get the draft out. Because of the importance of this matter, the Board of Commissioners has authorized the use of outside council to produce the draft lease. The attorney has been contacted and instructed to prepare the draft on or before June 15. There is no public hearing required or testimony required for the commissioners to approve the lease. They will simply approve it in a closed door hearing.

Regarding the airport and airport transfer. (See attached application from county to state to acquire the airport.)

The public has not been included in any of the discussions on either the airport or parks trade. Consequently, they have no expectations on either project. They have heard rumors but have not been given any factual material.



**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** (no subject)  
**Date:** Thursday, May 19, 2011 10:06:06 AM

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GEORGE

E-MAIL ADDRESSES

[jeffrey.cheney@kohler.com](mailto:jeffrey.cheney@kohler.com)

[herbert.kohler2@kohler.com](mailto:herbert.kohler2@kohler.com)

**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** (no subject)  
**Date:** Saturday, May 07, 2011 10:50:12 AM

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GEORGE PLEASE RESEND THE E-MAIL TO HERB

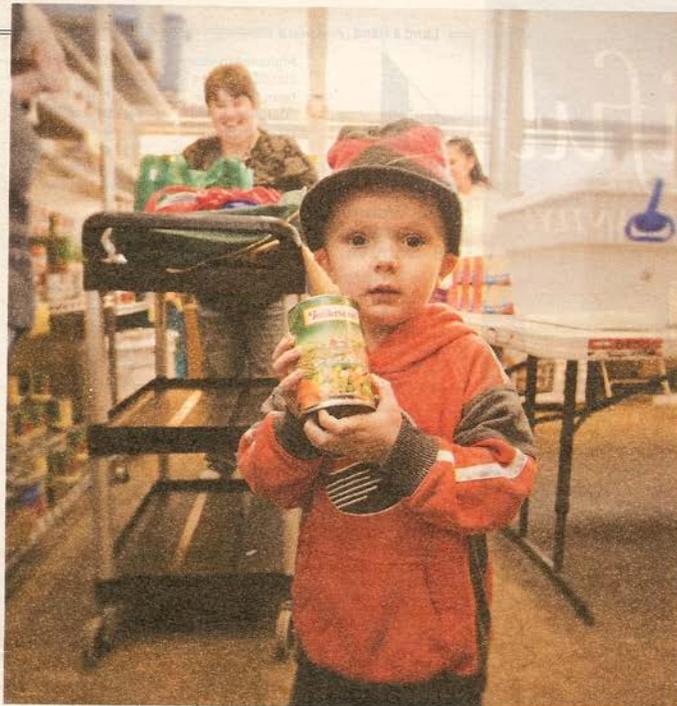
**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** (no subject)  
**Date:** Sunday, November 27, 2011 9:56:12 AM  
**Attachments:** [OregonChildren.doc](#)

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GEORGE

WHEN I SUGGESTED TO JAKIE CROOK THAT THE MOST ENDANGERED SPECIES IN OREGON WERE THE CHILDREN I WAS NOT FAR OFF. THE ATTACHED IS AN ARTICLE FROM THE LOCAL CALIFORNIA PAPER SAYING THE STATE OF OREGON LEADS THE COUNTRY IN AT RISK CHILDREN. YOU SHOULD SHOW THIS TO THE LEGISLATIVE GROUP YOU ARE MEETING WITH AND ASK THEM WHY THEY WILL NOT HELP YOU SOLVE THIS PROBLEM IN YOUR COUNTY. MAYBE A CAMPAIGN THAT SAYS, SAVE THE MOST ENDANGERED SPECIES IN OR STATE, THE CHILDREN, WOULD REALLY GET THE ENVIRONMENTAL GROUPS ATTENTION ALONG WITH THE GENERAL PUBLICS.

GRANT



Andrew Eichstadt, 3, and his three siblings are among the children served by the Kelly SUN pantry in Portland.

# 2

## Feed Hungry Children in Oregon

It's not a place most people equate with

hunger, but according to Feeding America's 2011 Meal Gap study, Oregon has the nation's highest rate of "child food insecurity." About 252,000 kids—or nearly 30 percent of the state's youth—aren't sure where their next meal is coming from, and 13 percent have at

least one unemployed parent. The Oregon Food Bank Network has distributed 1 million food boxes to families so far this year—a 12 percent increase over 2010. The Kelly SUN pantry in Portland provides food to nearly 60 families each month, including that of 3-year-

old Andrew Eichstadt. "My husband and I both work full-time, but we make minimum wage, and some months it's either pay our bills or buy food," says his mom, Nichole. Feeding one child for 10 days (30 meals) requires only \$10. // To learn more, go to [oregonfoodbank.org](http://oregonfoodbank.org)

**From:** [George Rhodes](mailto:George.Rhodes@co.curry.or.us)  
**To:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**Subject:** FW:  
**Date:** Friday, August 26, 2011 2:00:00 PM  
**Attachments:** [image001.jpg](#)

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**From:** john@foughtdesign.com [mailto:john@foughtdesign.com]  
**Sent:** Thursday, August 25, 2011 11:28 AM  
**To:** George Rhodes  
**Subject:** Re:

Great, will provide dates when I get back to my office.

Sent via BlackBerry by AT&T

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**From:** "George Rhodes" <[RhodesG@co.curry.or.us](mailto:RhodesG@co.curry.or.us)>  
**Date:** Thu, 25 Aug 2011 11:15:09 -0700  
**To:** John Fought<[john@foughtdesign.com](mailto:john@foughtdesign.com)>  
**Subject:** RE:

John,  
Thanks for your help and the information regarding the process. I would like very much to meet with you, let me know when and where.  
George

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**From:** John Fought [mailto:john@foughtdesign.com]  
**Sent:** Tuesday, August 16, 2011 9:47 PM  
**To:** George Rhodes  
**Cc:** Orrin Vincent  
**Subject:** RE:

George,

Attached you will find a JPEG of the image we created for hole #12 on the Ocean course. While it is just a Photoshop of what the hole could look like it provides some insight into the dramatic potential of the project. Needless to say it could be a remarkable property.

I have also attached the completed conceptual design we worked on over the past months. We did this work to be able to further study the potential of this project. To say it is remarkable would be an understatement! The two courses are equal but different. Here are some of my comments:

**OCEAN:** ~ there would be 11 ocean holes on this design. That is 2 more than Pebble Beach (6 more than Cypress Point)! This course would be a minimum of 7,400 yards, par 72 and would be spacious enough to host ANY current or future major championship. The motif would be similar to Cypress with windblown bunkers strategically placed. There is plenty of room for hundreds of thousands of people

and the finishing holes are incredible.

**LOCH:** ~ Loch is synonymous with lake (Scottish/Irish) . This course has 9 holes on the lake and have more than a few amazing holes. It is a minimum of 7,200 yards par 71 and will rival the Ocean course but be different. It is NOT the bastard stepchild. Everyone will want to play this wonderful course and the Ocean. The motif will be classic American with cool grass face irregular formed bunkers reminiscent of the work Donald Ross completed in America and Harry Colt completed in the UK. (Colt designed Muirfield, Royal Portrush and Sunningdale).

The area designated for the clubhouse/Hotel is 7 to 8 acres with a additional area for cottages along #1, 16, 17 and 18. The views will be spectacular to say the least.

The trail system is intact as previously discussed and we will add an interpretive center as you wish (plenty of room). I think it might work well south of #4 and 5 (Ocean) as you enter the property and connect to the many trails.

George, I am happy to provide this information for your use as you see fit to use it. But I must ask that you use it carefully. It represents about \$50,000 worth of design work and Orrin and I have worked very hard on the product. Our group developed this concept to study the feasibility of the project and the costs. I trust you understand my thoughts.

Be careful what you emphasize in your presentation. I have been through this process many times in the Northwest and have found that people will try and pick out things they do not understand (quality of golf) and use it against you. Never tell them this course could host a Major tournament as they will try and bash you for various reasons. I would be happy to discuss my experiences permitting Pumpkin Ridge, The Reserve, Langdon Farms and my current project in the Gorge.

When there is a mutually workable time I think Orrin and I should meet with you as we both have many experiences in this process.

Best,

John  
JF contact.jpg



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**From:** George Rhodes [mailto:RhodesG@co.curry.or.us]

**Sent:** Tuesday, August 16, 2011 12:21 PM

**To:** John Fought

**Subject:** RE:

John,

Thanks for the PDF. I would be very interested in the detailed plan and the photo shop of the 12<sup>th</sup> hole. I have three presentations coming up in the next few weeks and your work would be a big help.  
Thanks again,  
George

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**From:** John Fought [mailto:john@foughtdesign.com]  
**Sent:** Monday, August 15, 2011 4:57 PM  
**To:** George Rhodes  
**Subject:** RE:

George,

It was great to talk with you today and learn that you are still pursuing this important project. It could be one of the great projects ever completed and a real asset for the residents. Attached please find a PDF of the routing I completed earlier in the year. Let me know if you want me to make changes – we can easily do this.

I have a much more detailed plan if you are interested.

John

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**From:** George Rhodes [mailto:RhodesG@co.curry.or.us]  
**Sent:** Monday, August 15, 2011 11:52 AM  
**To:** John Fought  
**Subject:**

John,

It was great to speak with you; Attached is the press release on the project. If you have any comments or recommendations after review I would love to hear them.

Thanks again for all your help. I look forward to hearing from you and a possible meeting in the near future if you are in the area. Let me know when you might be in Oregon,  
Would love to visit with you, perhaps at the project on the Gorge.

Thanks again,  
George

**From:** [George Rhodes](#)  
**To:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**Subject:** FW: Agenda Item for 12/07/11  
**Date:** Wednesday, December 07, 2011 2:39:00 PM  
**Attachments:** [2011\\_12\\_07\\_Counsel Agent of Record Public Legal Notice.doc](#)  
[2011\\_12\\_07\\_Counsel Agent of Record Proposed Contract.DOC](#)  
[2011\\_12\\_07\\_Counsel Agent of Record Data Sheet.doc](#)

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**From:** Colleen Carpenter  
**Sent:** Wednesday, December 07, 2011 2:37 PM  
**To:** George Rhodes  
**Cc:** Jerry Herbage  
**Subject:** FW: Agenda Item for 12/07/11

George,

Jerry asked that I forward to you the documents related to the Agent of Record solicitation. They are attached, with the exception of the agenda item routing sheet. Let me know if you need anything else.

Thanks,

Colleen

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**From:** Colleen Carpenter  
**Sent:** Thursday, December 01, 2011 1:39 PM  
**To:** BOC Office  
**Cc:** Jerry Herbage; Jeni Meyer  
**Subject:** Agenda Item for 12/07/11

Please find attached the following:

1. Agenda Item Routing Slip
2. Public Legal Notice
3. Proposed Contract
4. Data Sheet

## PUBLIC LEGAL NOTICE

Curry County, a Political Subdivision of the State of Oregon, is soliciting letters of interest from qualified insurance agents to serve as the County's agent of record for employee benefit insurance, workers compensation, liability and property insurance beginning July 1, 2012. Copies of a proposed contract as well as a data sheet of Curry County insurance information are available through the Office of County Legal Counsel, Attention M. Gerard Herbage, P.O. Box 746, 94235 Moore Street, Gold Beach, OR 97444, Phone (541) 247-3291, or E Mail at [herbageg@co.curry.or.us](mailto:herbageg@co.curry.or.us). Letters of interest for this position will be accepted at the Office of County Legal Counsel at the above address until Friday, January 6, 2012, at 5:00 P.M. Letters of interest must list the entity's name, address, phone number, principal contact person, experience in the field (especially with respect to public bodies), quote for services, any unacceptable proposed contract terms and location of office that would serve Curry County's account. Interested persons are encouraged to review the current County insurance plans.

PUBLISH: Curry County Reporter - December 14, 2011

## INSURANCE AGENT SERVICES CONTRACT

This contract is made on \_\_\_\_\_, 2012, by and between Curry County, a political subdivision of the State of Oregon (County), and \_\_\_\_\_ (Consultant).

County and Consultant agree as follows:

1. Term

1.1 Except as otherwise provided herein, the initial term of this contract shall commence on July 1, 2012, and end on June 30, 2014.

1.2 This contract may be renewed by written agreement of the parties for three additional terms of one year each, which shall begin on July 1 following the expiration of the preceding term. The provisions of this contract shall apply to each renewal, except that the parties may negotiate changes in the fees for Consultant's services.

2. Administration of Contract: The County Payroll and Personnel Coordinator, or his/her designee, shall have authority to administer this contract on behalf of the Board of Curry County Commissioners.

3. Scope of Services: Consultant shall act as County's Agent of Record for employee benefits insurance, workers compensation, liability, and property insurance. Consultant shall perform all services reasonably necessary to carry out those functions. Said services shall include but not be limited to, the following:

A) With respect to health benefits

3.1 Review the philosophy and strategies of the County regarding employee benefit levels and employer responsibility for providing benefits.

3.2 Assist the Board of Commissioners in establishing a "benefit philosophy".

3.3 Assist the County in identifying and evaluating its employee benefit needs. This shall include a review of the County's operations, number of employees, current benefits provided, insurance contracts, past changes in benefits and reasons for change, union agreements, benefit trends, legal requirements, other governmental programs, cost considerations and County personnel policies.

3.4 Report to the Payroll and Personnel Coordinator and the Board

of Commissioners on the status of current County benefits and make recommendations on short term and long term changes that may be necessary to match the Board of Commissioners benefit philosophy with the County's financial resources.

3.5 Assist the Board of Commissioners and Payroll and Personnel Coordinator in developing a benefit plan manual for all employee benefit insurance including health, life insurance, workers compensation, etc.

3.6 Provide the Payroll and Personnel Coordinator and Board of Commissioners with any available information so that renewal projections may be anticipated.

3.7 Develop and maintain a complete set of insurance and benefit specifications including required coverages, desired forms, deductible options and limits.

3.8 Obtain alternative plans from in force carriers, as well as other carriers. Provide the Payroll and Personnel Coordinator and Board of Commissioners with information on benefit plan redesign and estimated savings including information on alternative products which could be added as a result of savings.

3.9 Present specifications to insurance markets and negotiate premiums and coverage. Review all quotes received for conformance with specifications.

3.10 Organize and work with the Payroll and Personnel Coordinator to encourage participation in benefit design, awareness, and cost containment efforts. Promote rapport and goodwill with employees through positive reinforcement of the high quality of benefits and through quick response to individual employee concerns.

3.11 Assist the County staff with benefit changes.

3.12 Assist the County in design and preparation of new benefit presentations and enrollment aids.

3.13 Assist County staff in annual benefit review.

3.14 Provide an annual summation of the status of benefits, including historical trend analysis and frequency problem review.

B) With Respect to Workers Compensation, liability and property insurance, as applicable

3.15 Provide up-to-date and unbiased information to County Counsel and the Board of Commissioners with relation to the most advantageous insurance and reinsurance markets from the standpoint of availability, cost, security, and coverage.

3.16 Prepare market analyses and forecasts by insurance line prior to each renewal. Such analyses should report pricing and service trends, availability of markets, short-term factors affecting the markets and projections of longer-term direction in which the markets are moving.

3.17 Assist carriers in the design of policy forms as needed.

3.18 Evaluate carriers for consideration as potential markets and assist in continuing re-evaluation of the performance of insurers being used.

3.19 Be mindful of and recommend the use of self-insurance or other risk financing techniques whenever appropriate. Opportunities for non-insurance transfers should also be recommended where observed to be viable alternatives.

3.20 Solicit bids and secure binders prior to effective dates for required insurance coverages. Assist in the preparation of the materials, specifications and background data to be included in bid solicitations from insurers. Assist the Board of Commissioners in selecting insurance coverages.

3.21 Verify accuracy of all policies, endorsements and invoices prior to delivery. Any deviation from specification should be brought to the attention of the County Counsel and appropriate corrections secured.

3.22 Prepare annually a concise summary for each and every insurance policy affected.

3.23 Assist in the preparation and equitable settlement of all claims covered by the County's insurance companies.

3.24 Provide claims audit services, if requested.

3.25 Issue and replace promptly, binders, certificates of insurance, loss payable forms and any other coverage verification documents as required.

3.26 Keep the County Counsel and Board of Commissioners informed on new or changing markets, forms, products, laws, government regulations, and any other information that may affect the Risk Management function.

3.27 Act as liaison with insurance companies as needed.

4. Quality of Service:

4.1 Consultant shall perform the services as an independent contractor in accordance with generally accepted standards in Consultant's profession.

Consultant shall be responsible for the professional quality, technical accuracy and the coordination of all services performed by Consultant. Consultant shall, without additional compensation, correct or revise any error or deficiencies in the services that are caused by Consultant's negligence.

4.2 Consultant shall perform the services as expeditiously as is consistent with professional skill and care. Upon request of County, Consultant shall submit for the County's approval, a schedule for the performance of Consultant's services. The schedule shall include allowance for periods of time required for County's review and approval of the Consultant's services. The schedule approved by County shall become a part of this contract.

5. Consultant's Personnel:

5.1 Services shall be rendered by, or under the supervision of \_\_\_\_\_, who shall act as Consultant's representative in all communications and transactions with County.

5.2 Consultant has represented, and by entering into this contract now represents, that all of Consultant's personnel are fully qualified to perform the work to which they will be assigned in a competent and professional manner.

5.3 Consultant will endeavor to honor reasonable specific requests of County with regard to assignment of Consultant's employees to perform services covered by this contract if the requests are consistent with sound business and professional practices.

6. Independent Contractor Status:

6.1 Consultant is engaged by County as an independent contractor and shall not be deemed an "agent" of County as that term is construed under the Oregon Tort Claims Act.

6.2 Consultant shall be responsible for payment of:

6.2.1 Social Security, Federal and State withholding taxes for the wages paid to Consultant's employees.

6.2.2 Taxes on monies disbursed to Consultant's principals.

6.3 Consultant's officers, principals and employees shall not be deemed employees of County and shall not be entitled to any benefits from County that generally are granted to County employees, such as vacation, holiday and sick leave, other leaves with pay, medical and dental coverage, life and disability insurance, overtime, Social Security, worker's compensation, unemployment compensation and retirement benefits.

7. Compliance with Law:

7.1 This contract will be governed by and construed in accordance with laws of the State of Oregon. Consultant shall promptly observe and comply

with all present and future laws, orders, regulations, rules and ordinances of federal, state, county and city governments with respect to the services including, but not limited to, provisions of ORS 279B.220, 279B.230, and 279B.235.

7.2 Consultant is a "subject employer" as defined in ORS 656.005 and shall comply with ORS 656.017. Prior to commencing any services, Consultant shall certify to County that Consultant has workers compensation coverage required by ORS Chapter 656. If Consultant is a carrier insured employer, Consultant shall provide County with a certificate of insurance. If Consultant is a self-insured employer, Consultant shall provide County with a certification from the Oregon Department of Insurance and Finance as evidence of Consultant's status.

8. Ownership of Documents:

All documents prepared by Consultant pursuant to this contract shall be the property of County.

9. Payment:

9.1 Consultant shall be paid for services under this contract as outlined in the attached Exhibit 1.

9.2 Consultant shall bear all costs incurred in performance of the services including, but not limited to, labor, materials, transportation, insurance, bonds, administrative services and overhead. Consultant shall not be entitled to any compensation for the services other than what is allowed by Exhibit 1.

9.3 County shall not be indebted or liable for any obligation created by this contract in violation of the debt limitation of Article XI, Section 10 of the Oregon Constitution.

9.4 County shall not be liable for any expenditure under this contract for which statutory appropriation has not been made pursuant to ORS 294.305 et seq. (Local Budget Law).

9.5 County will soon be in the process of appropriating funds for the services that will be provided during the fiscal year that ends on June 30, 2013. In the event no funds or insufficient funds to pay for the services are appropriated for subsequent fiscal years, County shall immediately notify Consultant, and this contract shall terminate on the last day of the fiscal year for which appropriations are made. Such notice is a condition precedent to invoking the limitation on payment stated in subsection 9.3.

10. Records:

10.1 Consultant shall develop and maintain complete books of account and other records on the services which are adequate for evaluating Consultant's performance. Consultant's records shall demonstrate a clear distinction between the services and expenses covered by this contract and

Consultant's other cases and transactions.

10.2 Consultant's books and records shall be made available for inspection by County at reasonable times, to verify Consultant's compliance with this contract. County shall have the right to request an audit of Consultant's books and records by a certified public accountant retained by County.

11. Indemnification:

11.1 Consultant shall defend, indemnify and save County, its officers and employees harmless from any and all claims, actions, costs, judgments, damages or other expenses resulting from injury to any person (including injury resulting in death), or damage to property (including loss or destruction), of whatsoever nature arising out of or incident to the fault, negligence, wrongful act or wrongful omission of Consultant (including but not limited to, the acts or omissions of Consultant's employees, agents, and others designated by Consultant to perform services attendant to this contract).

11.2 Consultant shall not be held responsible for any claims, actions, costs, judgments, damages or other expenses directly, solely, and proximately caused by the negligence of County.

11.3 The purpose of this section is to allocate risk for claims between County and Consultant. Nothing in this section is intended to waive any limitations on liability established by the Oregon Tort Claims Act.

12. Insurance:

Consultant shall, at its own expense, at all times during the term of this agreement, maintain in force:

12.1 A comprehensive professional liability policy with minimum coverage of at least \$2,000,000 combined single limit. County shall be named as an additional insured. Certificates of Insurance shall be provided to the County upon request.

12.2 A comprehensive general liability policy with minimum coverage of at least \$2,000,000 combined single limit. County shall be named an additional insured. Certificates of Insurance shall be provided to County upon request.

12.3 Currently valid workers' compensation insurance covering all its workers. Certificates of Insurance shall be provided to County upon request.

12.4 A comprehensive automobile liability insurance policy including owned and non-owned automobiles. The coverage under this policy shall be with a minimum coverage of \$2,000,000 per occurrence (combined single limit for bodily injury and property damage claims). Certificates of Insurance shall be provided to County upon request.

13. Default

13.1 There shall be a default under this contract if either party fails to perform any act or obligation required by this contract within ten days after the other party gives written notice specifying the nature of the breach with reasonable particularity. If the breach specified in the notice cannot be completely cured within the ten day period, no default shall occur if the party receiving the notice begins performance of the act or obligation within the ten day period, and thereafter proceeds with reasonable diligence and in good faith to cure the breach as soon as practicable.

13.2 Notwithstanding subsection 13.1, either party may declare a default by written notice to the other party, without allowing an opportunity to cure, if the other party repeatedly breaches the terms of this agreement.

13.3 If a default occurs, the party injured by the default may elect to terminate this contract and pursue any equitable or legal rights and remedies available under Oregon law. All remedies shall be cumulative.

13.4 Any litigation arising out of this contract shall be conducted in Circuit Court of the State of Oregon for Curry County.

13.5 In the event of a breach of contract by Consultant or negligent performance of any of the services, County's rights under this section and any resultant cause of action against Consultant shall not be deemed to accrue until County discovers the breach or negligence, or should have, with reasonable diligence, discovered the breach or negligence. However, the preceding sentence shall not be construed to allow County to prosecute an action against Consultant beyond the maximum time limitation provided by Oregon law.

13.6 Termination shall not prejudice any right of a party prior to the effective date of termination.

14. Termination without Cause:

14.1 In addition to the right to terminate this contract under subsection 13.3, County may terminate by giving Consultant written notice sixty days prior to the termination date.

14.2 If County terminates the contract under subsection 14.1, Consultant will have the right to complete such analyses and records as may be necessary to place its files in order and, where considered necessary to protect its professional reputation, to complete a report on the work performed to date of termination.

14.3 If County terminates the contract under subsection 14.1, Consultant shall be paid for all fees earned and costs incurred prior to the termination date. Consultant shall not be entitled to compensation for lost profits.

15. Notices

Any notice required to be given under this contract or any notice required to be given by law shall be in writing and may be given by personal delivery or by registered or certified mail, or by any other manner prescribed by law.

15.1 Notices to County shall be addressed as follows:

Payroll and Personnel Coordinator  
P.O. Box 746  
Gold Beach, Or 97444

15.2 Notices to Consultant shall be addressed as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Interpretation:

Words, terms, and phrases which are not specifically defined in this contract shall have the ordinary meaning ascribed to them in Consultant's business or profession unless the context clearly indicates otherwise. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular and words in the singular include the plural. The word "shall" is mandatory and not merely directory.

17. Successors:

17.1 The successors, assigns and legal representatives of Consultant and County shall be subject to all provisions of this contract.

17.2 Consultant shall not assign any of Consultant's rights or responsibilities under this contract or enter into any subcontracts for performance of the services without obtaining the prior written consent of County.

18. No Waiver

18.1 County's review, approval, acceptance of, or payment for, any of the services shall not be construed to waive any of County's rights under this contract or of any cause of action arising out of Consultant's breach of this contract or negligent performance of services.

18.2 No provision of this contract shall be deemed waived unless such waiver is in writing and signed by the party waiving its rights. Any waiver of a breach by either party, whether express or implied, shall not constitute waiver of any other breach.

19. Severability:



EXHIBIT 1

To be determined.

## **DATA SHEET OF CURRY COUNTY INSURANCE INFORMATION**

Curry County is a Political Subdivision of the State of Oregon; one of 36 counties in this State. It is located in the most southwestern portion of Oregon. Curry County employs approximately 165 full time employees and officials. It has two unions- SEIU Local 503 with approximately 53 members, and Teamsters Local 223 with approximately 40 members. Employees of the Road Department and elected officials, supervisory and confidential and certain other employees are not represented.

With respect to SEIU members, health insurance is through Regence Blue Cross Blue Shield of Oregon, dental insurance is through Pacific Source and vision coverage is through VSP. Health, dental and vision coverage for Teamsters members and unrepresented employees and officials is through Oregon Teamsters Employers Trust. There is no agent of record commission available for that group.

County workers' compensation coverage for approximately 165 employees and a varying number of volunteers is through SAIF.

Property and Liability coverage is through City County Insurance Services Trust (CIS), an insurance pool. CIS represents a number of counties and cities throughout the State of Oregon. The total value of the buildings owned by the County is approximately \$29,272,875 which includes 5 communication towers at approximately \$627,000 each. The County is self-insured for its own vehicle damage.

**NOTE:** The data provided on this sheet was based upon available information at the time of its issuance. All such information is subject to change without further notice.

**From:** [George Rhodes](#)  
**To:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**Subject:** FW: Benefits Information  
**Date:** Tuesday, November 29, 2011 11:55:00 AM  
**Attachments:** [image002.gif](#)

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**From:** Patty Terhune [mailto:[pterhune@jbh.org](mailto:pterhune@jbh.org)]  
**Sent:** Monday, November 28, 2011 4:24 PM  
**To:** George Rhodes  
**Subject:** Benefits Information

Hello Commissioner Rhodes,

As requested, below are the current rates for our Medical and Dental plans through CIS.



The “Employee Out of Pocket – Monthly” reflects the amount after the \$1200 covered by JBH for each employee. The total monthly premium for the group on the December invoice was \$18,235.73.

If you have any questions or need anything else, please let me know.

Thank you,

**Patty Terhune**  
Administrative Coordinator  
Jefferson Behavioral Health

550 NE E Street  
Grants Pass, OR 97526  
Phone: 541-244-4860  
Fax: 541-955-8290  
[www.jbh.org](http://www.jbh.org)

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**From:** [George Rhodes](#)  
**To:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**Subject:** FW: Parks Agenda  
**Date:** Monday, July 18, 2011 9:58:00 AM  
**Attachments:** [COM\\_2011.7\\_DRAFT.AGENDA.doc](#)

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**From:** Sadie Coberley  
**Sent:** Monday, July 18, 2011 9:46 AM  
**To:** George Rhodes  
**Subject:** Parks Agenda

George,

I do not have email for Grant. Attached is the agenda for tomorrow's parks meeting.

Thank you.

-s

Sadie Coberley  
Director of Administration  
Curry County Board of Commissioners  
(541) 247-3253



# Oregon Parks and Recreation Commission

July 19-20, 2011

Bandon

## Agenda

### Wednesday July 20<sup>th</sup>

#### Executive Session: 8:30 a.m.

The Commission will meet in Executive Session to discuss acquisition priorities and opportunities, and potential litigation. The Executive Session will be held pursuant to ORS 192.660(2)(e) and (h). The Executive Session is closed to the public.

#### Business Meeting: 10:15 a.m.

1. **Commission Business** (Action)
  - a) Approval of Agenda
2. **Public Comment:** *This is the time for the public to address matters **not** included in the agenda. Speaking time is limited to 3 minutes. Although written testimony is not required, it is suggested that 12 copies be provided to the Commission Assistant prior to the meeting.*
  - a) Floras Lake Project – George Rhodes, Curry County Commission Chair
  - b) Bandon State Natural Area Project – Hank Hickox, Manager, Bandon Dunes Resort
3. **Approval of Commission Meeting Minutes** (Action)
  - a) May 2011
4. **Director's Update**
  - a) Audit Committee Charter (Action)
  - b) 2011 Oregon State Fair Update (Information)
5. **Consent Calendar** (Action)
  - a) Approval of Delegated Authority Report
    1. Contracts (Action)
    2. Natural Resources (Action)
    3. Local Government Grant Requests (Action)
6. **Budget & Legislative**
  - a) Budget Update (Information)
  - b) Legislative Update (Information)
7. **Rulemaking**
  - a) Adopt OAR 736, division 10; ADA Compliance (Action)
  - b) Adopt OAR 736, division 15; Veterans and Foster Fee Waiver Proof of Eligibility (Action)
  - c) Adopt OAR 736, division 201; Oregon State Fair (Action)

## 8. Real Property

- a) 2009-11 Biennium Land Acquisition Summary (Information)
- b) Land Acquisition Plan for 2011-13 Biennium (Action)
- c) Beaver Creek – Siegel Acquisition (Action)
- d) Easement Transfer to Bend Broadband at Peter Skene Ogden SSV (Action)
- e) Ed Macy Easement Donation– Cove Palisades (Action)
- f) Champeog State Heritage Area - Sulak Acquisition (Information)
- g) Stout Acquisition – Kam Wah Chung (Information)
- h) Ben Hur Lampman Transfer to City of Gold Hill (Information)

## 9. Planning and Land Use

- a) Tryon Creek Management Unit Comprehensive Plan (Information)
- b) Cottonwood Canyon Comprehensive Plan (Action)

## 10. Recreation and Community Programs

- a) State Scenic Bikeway Update (Information)
- b) Proposed Trails Program Projects for 2011-13 Biennium (Action)

## 11. Heritage Programs

- a) Heritage Programs Report (Information)

## 12. Operations Procurements and Facility Investment Program (FIP) Projects

- a) FIP Backlog Project Update (Information)
- b) FIP Implementation (Action)
- c) FIP 2011-13 Program Budget and Project List (Action)

## 13. Reports (Information)

- a) FIP Upcoming Contracts
- b) Bates Update
- c) Let's Go Camping Program Update
- d) Centennial Horizon Report

## 14. Commission Planning Calendar (Information)

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### Location Information:

Bandon's Harbortown Events Center  
325 2nd St SE  
Bandon, OR 97411



The services, programs and activities of the Oregon Parks and Recreation Department (OPRD) are covered by the Americans with Disabilities Act (ADA). If you need special accommodations to participate in this meeting, please contact the OPRD ADA Coordinator at (503) 986-0748 at least 72 hours prior to the start of the meeting.

**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** Fwd: DRAFT memo and map  
**Date:** Wednesday, May 11, 2011 6:32:11 PM  
**Attachments:** [DRAFT memo and map.msg](#)

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GEORGE

LET ME KNOW WHAT YOU THINK AND IF YOU CAN GET SOME BETTER AIREALS.

GRANT

**From:** [Fred Small](#)  
**To:** [Grant Hornbeak](#)  
**Subject:** DRAFT memo and map  
**Date:** Wednesday, May 11, 2011 12:28:37 PM  
**Attachments:** [DRAFT Vegetation and Wildlife Memo.pdf](#)  
[rough map w-GPS datapoints and forest transitions.pdf](#)

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Hi Grant,

Here is the draft memo and very rough map---please note that the photo overlay will show a few additional community categories (i.e. headland and emergent marsh) but will necessarily remain pretty vague for the bulk of the site's interior. We would need much higher resolution and possibly stereo pairs to refine it much further, and even then we'd have limited success without being able to see more of the site on the ground. I'll be out of office next week; should have refined map to you by early week of May 23.

Let me know if you have any questions---

Regards,  
Fred

---

Fred Small  
Wetland Scientist/Botanist  
**Pacific Habitat Services, Inc.**  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070  
(503) 570-0800 office  
(503) 570-0855 fax  
(503) 804-2636 cell



**Pacific Habitat Services, Inc.**  
**9450 SW Commerce Circle, Suite 180**  
**Wilsonville, Oregon 97070**

**Telephone number: (503) 570-0800      Fax number: (503) 570-0855**

### **Memorandum**

**Date:      May 11, 2011**

**To:        Grant Hornbeak**

**From:     Fred Small and Ron Gaines**

**RE:        DRAFT Vegetation Communities and Wildlife Habitats, Floras Lake SNA  
(PHS Project No.: 4797)**

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Grant,

This memorandum summarizes our findings from our March 30-31, 2011 field visit to the Floras Lake SNA project area.

#### **INTRODUCTION**

The Floras Lake SNA study area potentially encompasses nearly 1,000-acres of undeveloped coastal forestland, scrubland, and meadow habitat that extends for almost 3 miles south from Floras Lake in Curry County, Oregon (Figure 1). Its southern limits are roughly west of the Cape Blanco State Airport; eastern limits are roughly limited by existing private agricultural properties prominently utilized for cranberry production. The study area currently includes both state and county-owned parcels.

The Floras Lake parcels are located on an old, nearly level marine terrace; the most topographic relief across the site is limited to ravines associated with several seasonal to perennial streams that feed either to Floras Lake or directly into the ocean. The site is comprised of mostly well stabilized, sandy loam to silt loam soils that have typically developed a shallow iron pan over time. Where present, this weakly cemented layer is relatively poorly drained and may become shallowly inundated during the winter and spring months

## **VEGETATION COMMUNITIES**

### **Field Methodology**

PHS biologists visited the Floras Lake study area on March 30 and 31, 2011 to assess vegetation communities and their relative wildlife habitat value. Due to dense vegetation cover throughout this very large site, however, only a very small proportion of the area could be reasonably accessed, and the use of high quality aerial photographs was considered to be the only realistic method of quantifying those areas dominated by particular plant assemblages. Those communities that could be traversed by following the few available roads or trails were documented, and a species list was compiled that included all plants actually observed (Appendix A). The species list should not be considered comprehensive due both to the poor site access as well as the time of year; at least some herbaceous species will likely not be identifiable until later in the growing season.

### **Vegetation Community Types**

Vegetation communities within the Floras Lake parcels have been shaped by a variety of influences, most notably historic logging, wildfire, the poorly drained soil conditions in some areas, and the marine influences of occasional high winds, salt spray, and plentiful rainfall. Logging activities have apparently been conducted in a piecemeal fashion, with extensive areas now dominated by scrubland to young forest. Much of the site has not been logged for at least 40 years, however, and relatively small areas were likely never logged. This has allowed the maturation of some stands, and retention of isolated clumps of very large trees (primarily Sitka spruce). Regrowth rates are likely retarded in the most poorly drained areas, where even mature trees may be stunted.

Broad cover types include mixed conifer forest, mixed evergreen-deciduous scrubland, and grass-dominated coastal headlands and emergent marshland. The mixed coniferous forest can be further broken down based on common species associations; however, these finer distinctions are not readily mapped for this site as transitions from one association to the next are very subtle at best on aerial photographs.

### **Mixed Coniferous Forest**

The mixed coniferous forest cover that prevails across most of the study area is actually comprised of several species associations. These associations have developed in response to a variety of influences (as previously outlined) and often blend nearly seamlessly from one into another.

Each of these associations is typically dominated by either shore pine or Sitka spruce, as well as by one or more understory shrub species. The most common associations include the following (from Christy et al, 1998):

- **Sitka spruce/ salal forest**
- **Sitka spruce/ evergreen huckleberry forest**
- **shore pine-Sitka spruce/ evergreen huckleberry forest**
- **shore pine / slough sedge seasonally flooded forest**

Associations dominated by Sitka spruce are of comparatively limited size within the study area, likely due to past logging activities. Nevertheless, relatively pure stands of mature spruce were observed that were clearly dominated by a salal understory, while additional stands had either an evergreen huckleberry understory, or included both species as codominants. Subdominants in these stands include western hemlock, shore pine, California wax myrtle, and western rhododendron. Shrub layer height and density varies greatly depending on canopy closure and past disturbance history, among other factors; some stands include dense shrub cover of up to 15 feet in height. Herbaceous cover is generally very sparse in these stands.

Shore pine dominates most relatively young stands, although spruce, western hemlock, and other conifers are also present. Shrub cover in these more open stands is often tall (up to 15 feet) and too densely intergrown for reasonable pedestrian access.

Shore pine also dominates a wetland association that may include understory species such as evergreen huckleberry, salal, and wax myrtle. Slough sedge is the dominant groundcover species in these areas. This association is found in shallowly depressional areas subject to seasonal ponding, often a result of impeded drainage from an iron-cemented hardpan.

### **Mixed Evergreen-Deciduous Scrubland**

This community is typically associated with poor growing conditions, such as excessive seasonal ponding and poor soils that retard development of forest communities. Hydrophytic plant species (i.e. those adapted to prolonged wet conditions) are often dominant, though this community may transition to a young upland scrub association prior to development of a treed overstory.

Common wet shrub species may include trapper's tea, four-line honeysuckle, and willows, transitioning to stunted shore pine, salal, evergreen huckleberry, and wax myrtle. Similar shrub communities may be common elsewhere in the study area, but were not directly observed in more than a few locations due to limited access.

### **Grass -dominated Coastal Headlands**

This community is found on the exposed seaward slopes above the beach in areas where forest or scrubland cover have not developed; it is especially apparent at Blacklock Point. The relative lack of wooded cover may be due to past disturbance (i.e. clearing or fire), lack of suitable soil development, and/or the effects of high winds and salt spray. Though grasses such as European beachgrass, red fescue, and bentgrass (among others) are most prevalent, forbs such as coast strawberry, coast toothwort, and footsteps of spring are also present. Isolated clumps of lowgrowing, windshaped Sitka spruce, salal, and other shrubs are scattered within this community, and some colonization by the invasive gorse was noted here as well.

### **Emergent Marshland**

This community may experience extended seasonal ponding, and shallow water tables may persist through the summer months. Emergent communities are most common in the lower floodplains of tributaries to Floras Lake, and may be scattered elsewhere in the project area in depressional areas that have not yet been colonized by shrubs (i.e. early seral stages following disturbance). Hydrophytic plants dominate this community, which often transitions to either a

wet or dry scrubland or forest, depending on soil wetness and slope steepness. Typical species include slough sedge, soft rush, skunk cabbage, water parsley, and cattail, among others.

## WILDLIFE HABITAT OBSERVATIONS

As previously noted, nearly the entire site is wooded with a mixed conifer overstory and a dense, mostly impenetrable shrub layer. A large portion of the site is covered with young stands of shore pine. Maturing stands of Sitka spruce occupy a much smaller portion of the site. A small stand of very large old growth spruce is found near the southwest edge of the property. Grassy habitats are limited to the headlands along the coastal interface.

The density of the shrub layer is dependent on the canopy closure of the overstory. In younger stands that are either sparsely stocked or short in stature, the shrub layer is tall and extremely dense. In the more mature and old growth stands of Sitka spruce the understory vegetation is comparatively sparse and stunted.

The transitions from one timber type to another were typically very subtle, making mapping the extent of the individual stands difficult. Aerial photos were referenced to assist in the mapping process but the breaks in stand types were no easier to determine on aerial photos than they were on the ground. Utilizing aerial photos and notes on the types of forest communities recorded during the field visit allowed generation of a rough map (Figure 1) depicting the distribution of younger mixed conifer forests, mature Sitka spruce forests, and old growth Sitka spruce forests.

Direct and indirect observations of wildlife made during the field visit were recorded; Table 1 lists the species observed.

**Table 1. Wildlife observed on the Flores Lake Property**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Comments</u>
<b><i>Fish</i></b>		
Unknown salmonid sp.	Unknown	Visual Observation
<b><i>Mammals</i></b>		
Black-tailed deer	<i>Odocoileus hemionus</i>	Visual Observation - Tracks
<b><i>Amphibians</i></b>		
Roughskin newt	<i>Taricha granulose</i>	Numerous Visual Observations
Red-legged frog	<i>Rana aurora</i>	Numerous Visual Observations
<b><i>Birds</i></b>		
Common raven	<i>Corvus corax</i>	Visual Observation
Wrentit	<i>Chamaea fasciata</i>	Visual Observation
Band-tailed pigeon	<i>Patagioenas fasciata</i>	Audio Observation
Chestnut-backed chickadee	<i>Poecile refescens</i>	Visual Observation
Ruby-crowned kinglet	<i>Regulus calendula</i>	Visual Observation
Red breasted nuthatch	<i>Sitta canadensis</i>	Audio Observation
Bewick's wren	<i>Thryomanes bewickii</i>	Audio Observation
Winter wren	<i>Troglodytes troglodytes</i>	Visual Observation
American robin	<i>Turdus migratorius</i>	Visual Observation
Woodpecker sp.	Species unknown	Audio Observation

### ***Sensitive Wildlife and Plant Species***

To gain a better understanding of the sensitive species that could be found on or near the Floras Lake property a data request was filed with the Oregon Biodiversity Information Center (ORBIC). Their records indicate that the following wildlife species have been documented on or within two miles of the property: California brown pelican (*Pelecanus occidentalis californicus*), Aleutian Canada goose (*Branta hutchinsii leucopareia*), bald eagle (*Haliaeetus leucocephalus*), peregrine falcon (*Falco peregrines anatum*), western snowy plover (*Charadrius alexandrinus nivosus*), purple martin (*Progne subis*), coho salmon (*Oncorhynchus kisutch*) and steelhead trout (*Oncorhynchus mykiss*). Two plants, the western lily (*Lilium occidentale*) and large flowered goldfields (*Lasthenia ornduffii*), are also documented in the project vicinity. Note that the lack of rare element information for a given area does not necessarily indicate there are no significant elements present, only that there is no existing documentation in the ORBIC database.

The lists do not represent the extent of wildlife that could potentially be found on the property. Nearly any forest dwelling species of wildlife whose range includes western Oregon could utilize this property at some point during the year. However, access by larger terrestrial species would be very limited due to the prevailing vegetation densities. The interior of the property is lacking any grassland or meadow type habitat, though grassy headlands are found above the coastal cliffs. These habitats along with the rocky coastal headlands could support a guild of wildlife that would not utilize the forested portion of the property. The Atlas of Oregon Wildlife provides a good reference for wildlife that could potentially be found in forests and coastal areas of western Oregon.

### **REFERENCES**

- Christy, John A., Kagan, James S., and Wiedemann, Alfred M. 1998. *Plant Associations of the Oregon Dunes National Recreation Area; Siuslaw National Forest, Oregon*. U.S.D.A. Forest Service, PNW Region Technical Paper R6-NR-ECOL-TP-09-98.
- Csuti, Blair et al. 1997. *Atlas of Oregon Wildlife: Distribution, Habitat, and Natural History*. Oregon State University Press. 492 pp.
- Franklin, Jerry F. and Dyrness, C.T. 1973 (1988 reprint). *Natural Vegetation of Oregon and Washington*. Oregon State University Press. 452 pp.
- Hitchcock, C.L. and Cronquist. A. 1973. *Flora of the Pacific Northwest*. University of Washington Press. 730 pp.
- Oregon Biological Information Center. 2011. *Rare, Threatened and Endangered Plants and Animals of Oregon*. Database query results for 2-mile radius around project site.

## APPENDIX A VEGETATION SPECIES LIST

A partial species list was compiled during the March 31, 2011 field visit. As noted above, this list should not be considered comprehensive due to the poor access within the site, as well as to the time of year. More species (primarily herbaceous) may become apparent as the growing season progresses, and there is certainly the potential for additional species given the large areas inaccessible at the time of this survey. The table below lists the species observed, their native or non-native status, and their potential for use in restoration.

### Partial Plant List for Floras Lake SNA study area (compiled on March 31, 2011)

Scientific Name	Common Name	(N/NN/I)*	Use for Plantings**
<b>TREES</b>			
<i>Alnus rubra</i>	red alder	N	**
<i>Chamaecyparis [=Cupressus] lawsoniana</i>	Port Orford cedar	N	**
<i>Calocedrus decurrens</i>	Incense cedar	N	**
<i>Picea sitchensis</i>	Sitka spruce	N	**
<i>Pinus contorta</i>	shore pine	N	**
<i>Pseudotsuga menziesii</i>	Douglas fir	N	**
<i>Rhamnus purshiana</i>	cascara	N	**
<i>Tsuga heterophylla</i>	western hemlock	N	**
<b>Shrubs</b>			
<i>Arctostaphylos columbiana</i>	hairy manzanita	N	**
<i>Baccharis pilularis</i>	chaparral broom	N	
<i>Berberis aquifolium</i>	tall Oregon grape	N	**
<i>Cytisus scoparius</i>	Scots' broom	NN/I*	
<i>Gaultheria shallon</i>	salal	N	**
<i>Juniperus communis</i>	Dwarf juniper	N	
<i>Ledum glandulosum</i>	trapper's tea	N	**
<i>Lonicera involucrata</i>	four-line honeysuckle	N	**
<i>Myrica californica</i>	California wax myrtle	N	**
<i>Rhododendron macrophyllum</i>	western rhododendron	N	**
<i>Ribes sanguineum</i>	Red flowering currant	N	**
<i>Rubus spectabilis</i>	salmonberry	N	**
<i>Rubus ursinus</i>	trailing blackberry	N	
<i>Salix spp.</i>	willows	N	**
<i>Ulex europeus</i>	gorse	NN/I*	
<i>Vaccinium ovatum</i>	evergreen huckleberry	N	**

<b>Herbaceous (forbs)</b>			
<i>Angelica lucida</i>	sea-watch	N	
<i>Bellis perennis</i>	English daisy	NN	
<i>Blechnum spicant</i>	deer fern	N	
<i>Callitriche sp.</i>	water starwort	N	
<i>Cardamine californica var. integrifolia</i>	coast toothwort	N	
<i>Cirsium arvense</i>	Canada thistle	NN/I*	
<i>Claytonia sibirica</i>	Siberian miners'-lettuce	N	
<i>Cornus canadensis</i>	bunchberry	N	
<i>Equisetum arvense</i>	field horsetail	N	
<i>Erechtites minima</i>	Australian fireweed	NN	
<i>Fragaria chiloensis</i>	coast strawberry	N	**
<i>Hypochaeris radicata</i>	spotted catsear	NN	
<i>Iris douglasiana</i>	Douglas's iris	N	**
<i>Lathyrus japonicus</i>	beach pea	NN	
<i>Lupinus littoralis</i>	seashore lupine	N	**?
<i>Lysichiton americanum</i>	skunk cabbage	N	
<i>Maianthemum dilitatum</i>	false lily-of-the-valley	N	**
<i>Polypodium scolieri</i>	Scouler's polypody	N	
<i>Polystichum munitum</i>	sword fern	N	**
<i>Pteridium aquilinum</i>	bracken fern	N	
<i>Oenanthe sarmentosa</i>	water parsley	N	
<i>Sanicula arctopoides</i>	footsteps of spring	N	
<i>Senecio jacobaea</i>	tansy ragwort	NN/I*	
<i>Taraxacum officinale</i>	dandelion	NN	
<i>Trifolium spp.</i>	clovers	NN	
<i>Viola sempervirens</i>	evergreen violet	N	**
<i>Xerophyllum tenax</i>	beargrass	N	**
<b>Herbaceous (graminoids)</b>			
<i>Agrostis stolonifera</i>	creeping bentgrass	NN	
<i>Ammophila arenaria</i>	European beachgrass	NN	
<i>Carex obnupta</i>	slough sedge	N	
<i>Deschampsia cespitosa</i>	tufted hairgrass	N	
<i>Festuca rubra</i>	red fescue	N	**
<i>Juncus effusus</i>	soft rush	N	**
<i>Juncus spp.</i>	rush sp.	N	
<i>Leymus mollis</i>	American dunegrass	N	**
<i>Luzula campestris</i>	woodrush	N	**
<i>Panicum capillare</i>	witchgrass	N	
<i>Typha latifolia</i>	Cattail	N	

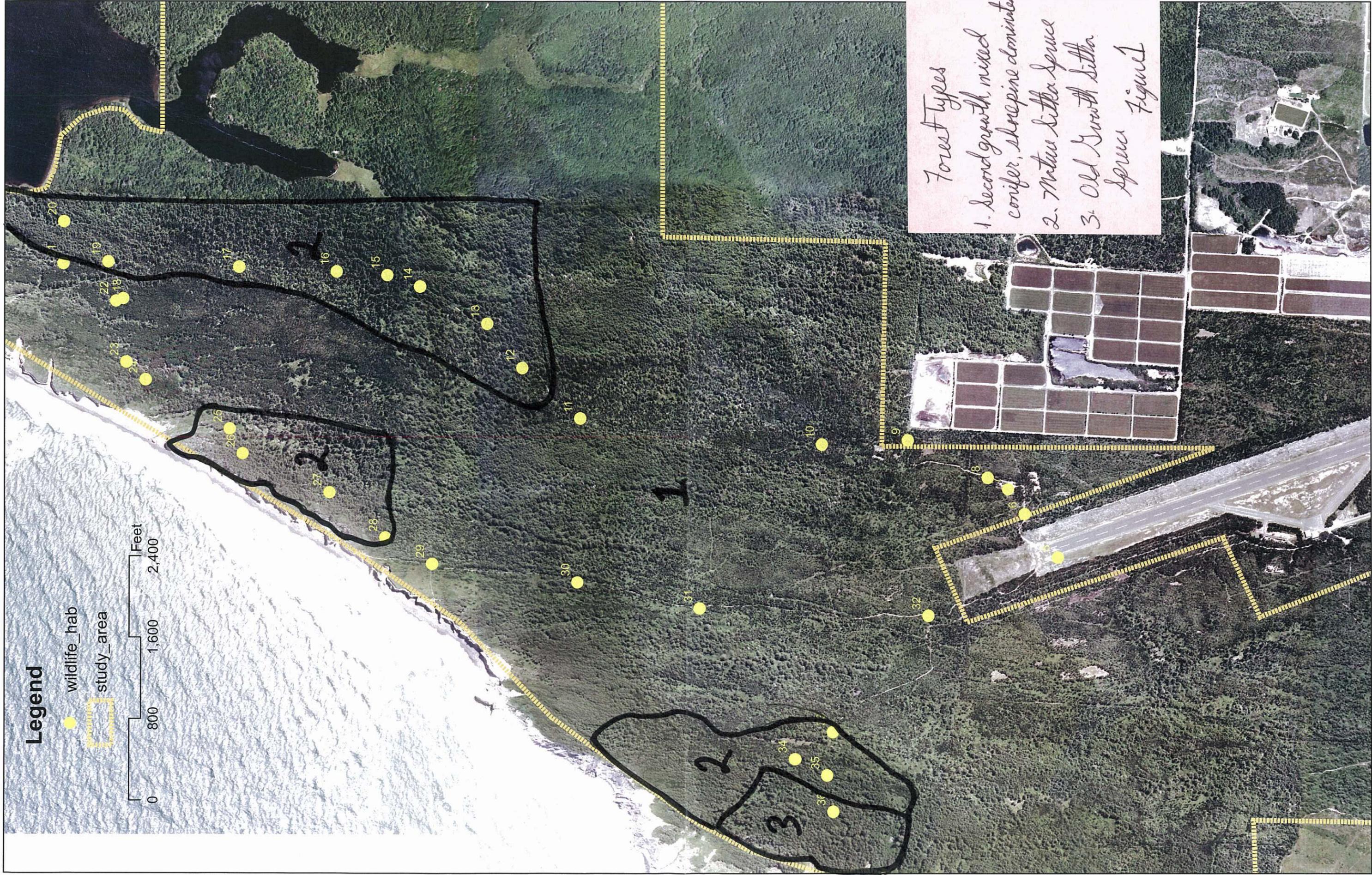
\*N/NN/I? [N=Native; NN=Non-Native; I=Invasive (generally also non-native)]

\*\*These species may be useful as Restoration Plantings, depending on location; confirm microsite soils/hydrologic conditions during planning stages prior to ordering and installation

# Legend

wildlife\_hab

study\_area



Forest Types  
1. Second growth, mixed conifer, spruce dominated  
2. Mature Sitka Spruce  
3. Old Growth Sitka Spruce

Figure 1

**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** Fwd: Floras Lake  
**Date:** Wednesday, June 15, 2011 8:23:04 AM  
**Attachments:** [Floras Lake.msg](#)

---

GEORGE

I THINK THIS FILE IS TOO BIG FOR MY COMPUTER. COULD YOU DOWNLOAD AND PRINT FOR BOTH OF US.

THANKS GRANT

**From:** [John van Staveren](mailto:John.van.Staveren@pacifichabitat.com)  
**To:** [GBHornbeak-aol.com](mailto:GBHornbeak-aol.com)  
**Subject:** Floras Lake  
**Date:** Wednesday, June 15, 2011 7:22:30 AM  
**Attachments:** [August PHS Wildlife Report.pdf](#)

---

Grant - it sounds like we'll need to get better access to the property to make sure we prepare a bullet proof report and address all of the issues that environmental groups could raise. Both Fred and Dale talked about the difficulty in getting around. Is there anyway to get a machine of some type to open it up? We could work with the operator to make sure they located trails in the right places.

I've attached a report that we wrote for the Elkhorn Valley resort. We helped them put together documents for people living there too, but I couldn't see those in the file. An integrated pest management plan was an important component, which is something that you'll likely have to come up with.

Give me a call or drop me an email with any questions. The cell is probably the best way to talk to me this week.

Thanks

John

**John van Staveren**  
**Pacific Habitat Services, Inc.**  
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Office: (503) 570-0800  
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**WILDLIFE HABITAT MITIGATION PLAN  
FOR THE  
ELKHORN RESORT  
IN MARION COUNTY, OREGON**

**Prepared for**  
**Elkhorn Golf & Resort LLC**  
**c/o Pacific Santa Fe Corporation**  
Lake Oswego, Oregon 97035

**Prepared by**  
**Pacific Habitat Services, Inc.**  
Wilsonville, Oregon  
(503) 570-0800

**August 4, 2008**



**WILDLIFE HABITAT MITIGATION PLAN  
FOR THE  
ELKHORN RESORT  
IN MARION COUNTY, OREGON**

**Prepared for**

**Elkhorn Golf & Resort LLC**  
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**August 4, 2008**

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## 1.0 INTRODUCTION

Elkhorn Resort Management, LLC proposes to develop approximately 137 acres adjacent to the existing Elkhorn Valley Golf Course in Marion County (Figure 1, all Figures are in Appendix A). The Elkhorn Valley Golf Course is located between the Little North Fork Santiam River and North Fork Road. The proposed development site, which is on the south side of North Fork Road, includes 150 single family residential lots, one multi-family lot and two commercial lots. The multi-family lot will contain condominiums. A hotel and a store will be located on the commercial lots.

This report responds to concerns raised in two letters (October 15, 2007 and December 14, 2007) written by the Oregon Department of Fish and Wildlife (ODFW) to the Marion County Planning Division's office regarding the preliminary Subdivision Plan approval of the resort. The two letters include a request for additional information that ODFW considers important in determining whether they can support the application.

## 2.0 CURRENT CONDITIONS

The entire Elkhorn property encompasses approximately 464 acres and is composed of three basic physiographic features: riparian lowland, river terrace and slope.

The riparian lowland covers approximately 210 acres and is associated with the Little North Fork Santiam River. The river provides habitat for spring Chinook salmon (*Oncorhynchus tshawytscha*) and summer and winter Steelhead (*Oncorhynchus mykiss*), which are listed as threatened under the federal Endangered Species Act. The riparian area is dominated by hardwoods such as Oregon ash, big leaf maple and red alder.

The river terrace is occupied by the existing golf course. A golf course has been at this location since 1976 and covers approximately 122 acres. The golf course property is isolated by an elk-proof fence. Six streams flow through the golf course, fed by higher elevations to the south. The largest is Moorehouse Creek. Through the years, five of these streams have been used by the golf course as water hazards. Most of the drainages appear to have perennial flow and all contain instream blockages to upstream migration of anadromous fish.

To the south of the golf course is the location of the proposed development. The development is proposed to be built on a north facing slope covering approximately 137 acres. Elevations range from approximately 1,000 feet on North Fork Road to approximately 1,320 feet. The proposed development area was logged within the past decade. The majority of the merchantable Douglas-fir was removed and Douglas-fir seedlings have been planted back into the logged area. This area is quite brushy with Scot's broom and Himalayan blackberries being the dominate vegetation on the lower portions of the slope. The upper portions of the slope are vegetated with primarily native species. The six streams that flow through the golf course flow through the proposed development site. They appear to have been buffered as per Oregon Department of Forestry (ODF) regulations.

The ownership surrounding the proposed development site is a mixture of federal and corporate timber properties, though some private property borders the northeast corner. The dominant land use appears to be timber production. Habitat conditions on the adjoining properties include areas that have recently undergone timber harvest, young Douglas-fir plantations and mature Douglas-fir forests.

### 3.0 PROPOSED DEVELOPMENT

As stated above, the proposed Elkhorn Resort will include 150 single family residences, condominiums, a hotel and a store. An approximately 200-foot wide setback will separate the proposed development from neighboring land owners. The footprint of the development (including residential and commercial lots, roads and effluent storage facilities) covers approximately 69.27 acres, which is less than 51% of the total 137 acres development site. The remaining undeveloped land (67.73 acres) is designated as natural open space.

### 3.1 Potential Impacts

#### 3.1.1 Rare, Threatened and Endangered Species

To determine whether the proposed development has the potential to impact rare, threatened, and endangered species, a data request was filed with the Oregon Natural Heritage Information Center (ORNHIC). The search area included a 0.5 mile area around the Elkhorn property. ORNHIC records indicate the following species have been found within a 0.5 mile of the property:

Oregon slender salamander ( <i>Batrachoseps wrightorum</i> ) ..	Species of Concern*
Northern red-legged frog ( <i>Rana aurora aurora</i> ).....	Species of Concern
Long-legged myotis ( <i>Myotis volans</i> ).....	Species of Concern
Northern spotted owl ( <i>Strix occidentalis caurina</i> ) .....	Threatened**
Chinook salmon ( <i>Oncorhynchus tshawytscha</i> ) .....	Threatened
Steelhead trout ( <i>Oncorhynchus mykiss</i> ) .....	Threatened

\* Species of Concern - indicating a species that might be in need of concentrated conservation actions.

\*\* Threatened – protected by the Federal Endangered Species Act

**Oregon slender salamander:** Inhabits mature and second-growth Douglas-fir forests on the west slope of the Cascades. It can also be found in moist hardwood forests within coniferous forest landscapes. It is usually absent from recent clear-cuts (Csuti et al. 2001). The proposed development will take place in an area that was recently clearcut and will, therefore, not alter or remove late successional habitats used by the Oregon slender salamander. As such, we feel it is unlikely the development of the site will have an effect on this species.

**Northern red-legged frog:** This species is usually found near streams and ponds in meadows, woodlands and forests. It prefers dense ground cover. Outside of the breeding season this frog can be found up to 300 yards from standing water (Csuti et al. 2001). If present in the area, the proposed development may reduce the amount of habitat used by the red-legged frog during the non-breeding season. However, approximately 67.73 acres of the site will not be developed and may continue to provide high quality habitat for non-breeding red-legged frogs.

**Northern spotted owl:** In Oregon this species is found in late successional mixed coniferous forests. Nest areas are usually located in Douglas-fir forests but mountain hemlock, true fir, and lodgepole pine or ponderosa pine may also be used (Csuti et al. 2001). As the proposed development was recently logged, no habitat for the northern spotted owl remains. As such, we feel it is unlikely the development of the site will have an effect on this species.

**Chinook salmon and steelhead:** These species are found in the Little North Fork Santiam River. The six streams that flow through the development site and the golf course and into the river do not provide habitat for these fish as upstream blockages exist on all of the channels. As such, the development will not have any direct impact on habitat used by these species. Previous plans to build a bridge across the river have been abandoned and impacts to the riparian area will be minimal. As such, there will be few indirect impacts to these species.

**Long-legged myotis:** This bat is associated with a variety of forest habitats including conifer and hardwood forests. In drier areas it can be found in riparian forest communities. This bat will roost in crevices in cliff faces, abandoned buildings, caves and mines (Csuti et al. 2001). Although the bat may pass through the development site for feeding, there is no suitable roosting habitat within the property. As such, the development should have little effect on the survival of this species.

### **3.1.2 Elk Habitat**

ODFW expressed concerns about the potential impact this project might have on elk (*Cervis elaphus*). Elk are managed as a game species by ODFW. ODFW considers this area as Habitat Category 3 for elk, which is defined as essential habitat for fish and wildlife, or important habitat for fish and wildlife that is limited either on a physiographic province or site-specific basis, depending on the individual species or population. Elk currently move through the proposed development area and construction of the site will likely cause elk to alter their travel routes to the river and the riparian areas north of the golf course, especially at the eastern end of the property.

Elk inhabit forests, meadows, mountain valleys and foothills (Csuti et al. 2001). Because elk are known to inhabit the proposed development site a brief description of elk habitat is presented below.

In simple terms, elk habitat consists of hiding cover, thermal cover and foraging area (Thomas et al. 1979). Hiding cover is that which will obscure 90% of an adult elk at 200 yards. Thermal cover is that which assists elk, in varying temperature and weather conditions, maintain constant body temperatures. Generally, thermal cover consists of forest stands that trap heat in the winter months and reduce the amount of thermal radiation in the summer months.

Foraging areas are usually naturally occurring or man-made openings in the forest canopy. Witmer et al. (1985) found that foraging areas in western Oregon were those that had all or most of the forest canopy removed. In western Washington clearcuts, especially those between six and fifteen years old, provide high quality forage for elk during the winter months (Schroer et al. 1993). Optimal elk habitat would include hiding cover, thermal cover and foraging areas.

The proposed development will reduce the amount of thick brushy vegetation available in the area by 69.27 acres. The remaining 67.73 acres will be fragmented by development further reducing the quality of the habitat for elk.

## **4.0 MITIGATION**

The construction of the proposed development will not have a direct impact on breeding habitat for the northern spotted owl, Oregon slender salamander, northern red-legged frog and long-legged myotis. During the non-breeding season, the site may be used by northern red-legged frogs, but other suitable habitat is available within the area.

However, ODFW considers this area as Habitat Category 3 for elk. The construction of the development will have a direct effect on this habitat due to the permanent presence of the development, plus an indirect impact from human use of the area. As such, the Elkhorn development has attempted to avoid impacts when possible and to mitigate for unavoidable impacts. Mitigation is proposed to be in-kind and in-proximity to the development site.

### **4.1 Impact Minimization and Avoidance**

The mitigation goal for Habitat Category 3 is no net loss of either habitat quantity or quality (OAR 635-415). This goal can be achieved by avoiding impacts through alternatives to the proposed development action; or if unavoidable, by mitigating through reliable in-kind, in-proximity habitat mitigation to achieve no net loss in either pre-development habitat quantity or quality.

The development site has already been disturbed through logging; however, one can argue that logging is a temporary impact and in time the forest will regrow. Obviously, construction of the development is a permanent impact. However, the development team has designed the development to avoid where possible and minimize impacts. The following measures were incorporated into the design.

- Clustering – to minimize the amount of disturbed area associated with the proposed development, the lots will be clustered into groups, leaving open space between the clusters.
- Buffering – a two hundred foot buffer will separate most of the development from neighboring properties. This buffer area will be undeveloped, and maintained and planted with native vegetation. Access to this buffer will be restricted and signs stating that this area is a natural area will be posted every fifty feet.

- Carports – ODFW sited the construction of carports in the eastern portion of the development as a potential impact to elk movement through the area. The developer has removed these structures to reduce the potential conflicts with elk and human uses of the area.
- Stream buffers – the width of stream buffers have been increased from 20 feet<sup>1</sup> to a minimum of 50 feet.
- Large trees, snags, stumps and downed woody debris will be retained and protected throughout the development whenever practicable.
- The development's Codes, Covenants and Restrictions (CCRs) will include language that requires landscaping with only native vegetation.
- Any sensitive plantings such as gardens will be fenced with elk proof fencing to prevent problems.
- Exclusion fence – to avoid conflicts between elk and humans, the elk exclusion fence around the golf course will be upgraded to an eight-foot high woven wire fence and it will be moved closer to the golf course allowing the elk to use the riparian area within the Elkhorn property. Egress gates will be placed in the corners of the fence to allow elk that do make it onto the golf course a way to get out of the enclosure.

## 4.2 Mitigation

The Elkhorn development will directly impact 69.27 acres and indirectly impact 67.73 acres. The Elkhorn development will mitigate for the entire 137 acres of Category 3 habitat with approximately 180 acres of Category 2<sup>2</sup> riparian habitat along the Little North Fork Santiam River (Figure 2).

This high quality riparian area is used by elk throughout the year and is especially important during the calving period and during dry summer months (Schroer et al. 1993, Witmer 1981). Riparian areas are often relatively undisturbed and can act as optimal habitat, provide hiding and thermal cover as well as forage for a variety of species. The land is on either side of the river and includes an island. It is forested with Douglas fir, big leaf maple and alder.

Not only will Elkhorn protect this area in perpetuity, but they will agree to control Scot's broom in perpetuity. A review of the location of any stands of this species will be made by Elkhorn personnel and the approximate location placed on an aerial photograph. The locations will be sent to ODFW for their review and Elkhorn will institute control methods as soon as warranted in order to have the most effective control.

---

<sup>1</sup> Marion County Rural Zoning Ordinance 113.140.

<sup>2</sup> The riparian habitat is considered Habitat Category 2 because of its limited availability on a site-specific basis.

It will be placed in a permanent conservation easement. As stated above, the elk exclusion fence that is currently within this area will be moved closer to the golf course. This ratio of the area covered by the Habitat Category 2 to the Habitat Category 3 is greater than 1.3:1.

In addition to protecting this area and controlling the spread of Scot's broom in perpetuity, the Elkhorn Resort will plant an appropriate mix of native forage species approved by ODFW for elk.<sup>3</sup>

## 5.0 CONCLUSION

The proposed development will remove 69.27 acres of habitat and fragment an additional 67.73 acres. The location of the proposed development will likely cause elk and other wildlife to alter their travel routes through the current resort site to access the river and riparian areas north of the golf course. Fortunately, due to the project being located in a relatively undeveloped area, other less developed routes are available.

As compensation and to mitigate the long term effects of the development, the resort owners are proposing to provide in perpetuity a larger, higher quality habitat and one that is less abundant in the area than that being lost to the development. The mitigation proposal is to replace the 137 acres of Category 3 habitat, with approximately 180 acres of Category 2 habitat, with a replacement ratio of almost 2:1. This area will also have Scot's broom control in perpetuity. We believe these measures are appropriate and adequate mitigation for the impacts caused by the Elkhorn Resort.

In their letters, ODFW had several specific requests for additional information. The Elkhorn Resort has responded to these requests as described below:

- *Develop a stormwater management plan*

The Elkhorn Resort will develop a stormwater management plan to ensure that all stormwater is treated prior to entering the creeks that flow into the Little North Fork Santiam River.

- *Protect the integrity of the river by avoiding a) hardened erosion control solutions, b) bridge construction across the river, c) golf course expansion into the floodplain and d) additional development into the floodplain and property west of the river.*

Erosion control of the river bank will be accomplished through bioengineering methods. All permits and approvals will be obtained for the erosion control solution and ODFW will have an opportunity to comment when the application is filed. Previous plans to construct a bridge have been abandoned. No golf course expansion will occur within the floodplain. The area surrounding the river will be preserved in perpetuity. Only one seasonally used building will be placed within the floodplain of the river.

---

<sup>3</sup> The Woodland Fish and Wildlife Project Publication produced by the World Forestry Center and the Rocky Mountain Elk Foundation is a useful source for determining which forage species to plant for elk

- *Develop an Integrated Pest Management Plan (IPMP)*

The Elkhorn Valley Golf Course has developed a new IPMP. A copy of the plan is included in Appendix B.

- *Maintain and/or restore riparian buffers along all streams*

The Elkhorn Resort will control invasive non-native species along the riparian areas of the river and along all of the streams that flow through the proposed development site.

- *Replace and adequately set to ODFW fish passage standards the undersized and hanging culverts on Moorehouse Creek and the unnamed creek east of Moorehouse Creek*

A review of the streams within the golf course determined that altering them to create fish passage is not practicable. Several of the streams, including Moorehouse Creek, flow through water hazards. Elkhorn investigated the possibility of creating passage, but it was concluded that the engineering to achieve this goal was not practicable: the water hazards would have to be profoundly altered to achieve passage. In addition, the length of the creeks upstream of the golf course does not warrant restoring passage.

Elkhorn does agree that all new culverts and any culverts that are directly affected by construction activities will be constructed to ODFW approved fish passage standards.

- *Habitat management plan*

Appendix C contains a wildlife management plan.

- *Golf Course management plan and game damage prevention and response plan*

PHS has reviewed the golf course's procedures for handling large game animals on the golf course. Appendix C contains recommendations for managing wildlife.

- *Fish and Wildlife Habitat Mitigation Plan*

This report is the Habitat Mitigation Plan

- *CCRs for the new resort*

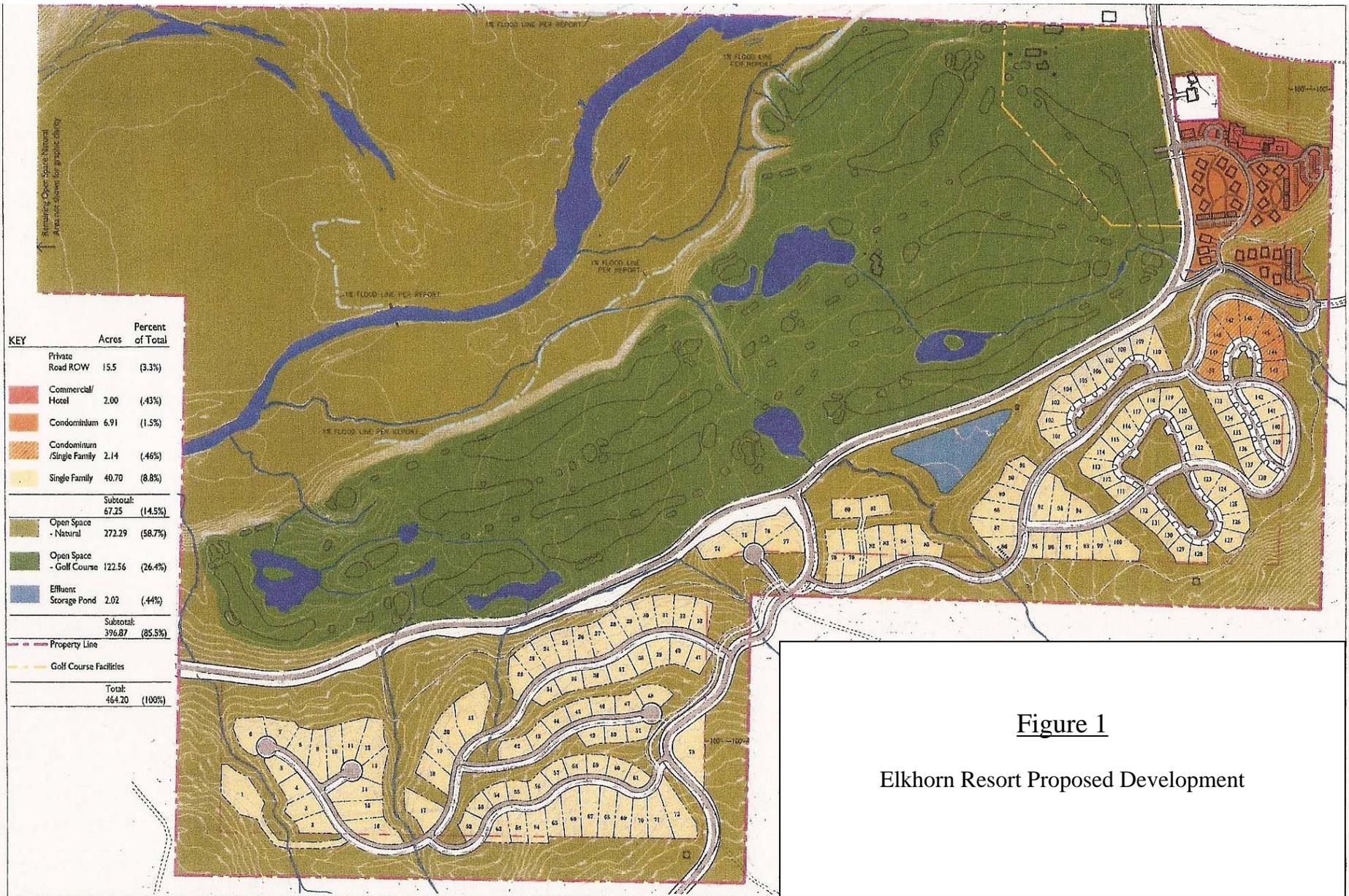
CCRs will be developed as plans for the project progress. These CCRs will include requirements on how seasonal residents of the resort need to live so that the resort's impact on wildlife is minimal. This will include trash disposal, pet management, native plantings, etc.

## 6.0 REFERENCES

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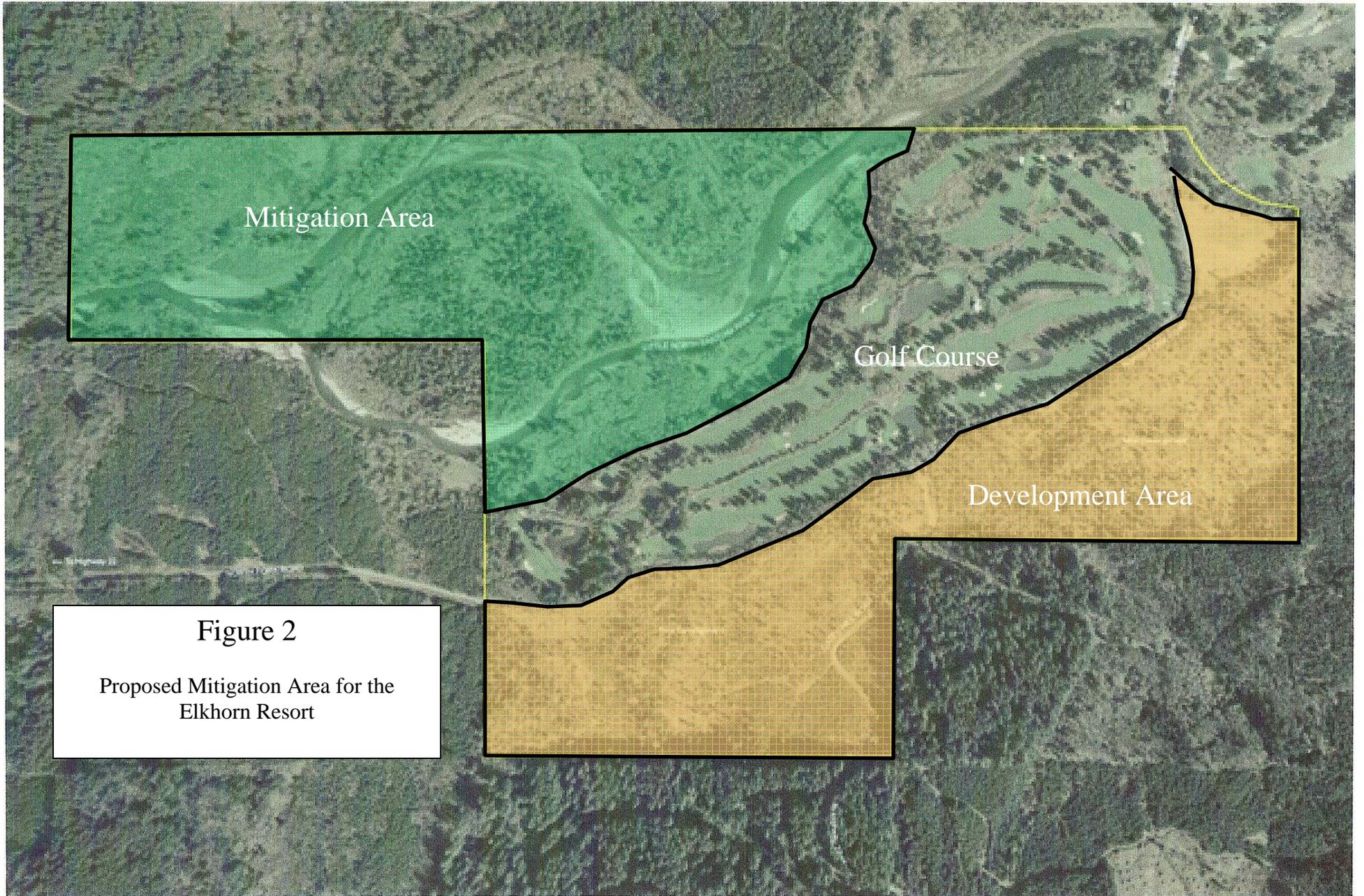
# Appendix A





**Figure 1**

Elkhorn Resort Proposed Development



**Figure 2**  
Proposed Mitigation Area for the  
Elkhorn Resort

# Appendix B

## Integrated Pest Management Plan



# **Elkhorn Valley Golf Course**

## **Integrated Pest Management Plan**

# Elkhorn Valley Golf Course

## Integrated Pest Management Plan

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- 4. Pink Snow Mold
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  - b. Fungicide Control
- 5. Summer Patch
  - a. Cultural Control
  - b. Fungicide Control
- 6. Pythium Blight
  - a. Cultural Control
  - b. Fungicide Control

B. Broadleaf Weeds

1. Turfgrass
2. Ornamentals

C. Insects

1. Cutworms
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## **I. Introduction**

Elkhorn Valley Golf Course recognizes the importance of sound environmental stewardship, and is committed to optimizing its golf course management practice to protect the environment within, and surrounding the golf course. This commitment is fully supported by the ownership of Elkhorn Valley Golf Course, which understands and appreciates the significance, value, and importance of Integrated Pest Management (IPM).

The following document describes the Elkhorn Valley Golf Course Integrated Pest Management plan. The plan is tailored for the specific environment of Elkhorn Valley Golf Course and is used as an operational reference that directs golf course management practice. Elkhorn Valley Golf Course is dedicated to the philosophy and the practicality of Integrated Pest Management, and remains vigilant to incorporate emerging and useful golf course management practices into the IPM plan. Accordingly, this document is viewed to be a functional document that will evolve and undergo revisions over time that reflect industry developments that will bolster and optimize the effectiveness of the plan.

## **II. Integrated Pest Management Definition**

Simply defined, the broad objective of Integrated Pest Management is to maximize the use of natural methods to control pests through optimized, disciplined, and documented golf course management practice. To meet this objective, the IPM defines turfgrass, non-turfgrass, natural, and aquatic management areas; pests of concern within these areas, methods to monitor pest populations, pest threshold levels that when exceeded require action, and the proper action to be taken once threshold levels have been reached.

Several examples of natural methods to control pests include optimizing turf health through cultural practice to enhance natural plant resistance to pest infestation, optimizing habitats for beneficial species, and minimizing turf damage resulting from routine golf course operations. However, in spite of the use of natural methods, in certain instances the use of chemicals such as pesticides to control some pests is unavoidable. An essential component of the IPM plan is the coordination of the ongoing use of natural methods with the selective use of these agents as a means of minimizing pesticide application.

## **III. IPM Objectives**

- Minimize potential hazards to human health and the environment
- Optimize playing conditions of the golf course
- Utilize effective monitoring to enable selective control of pest populations
- Minimize pesticide use through targeted application while optimizing pesticide efficacy
- Improve turf grass quality
- Lower operating costs

#### IV. IPM Structure

The structure of the IPM plan is based on the selective targeting of plant pathogens, weeds, and insects that threaten the agronomic health of the golf course. In addition, the IPM plan includes provisions to optimize the quality of aquatic areas of the golf course. The strategy of the IPM is as follows:

- Define areas requiring management and the relative maintenance intensity associated with each area
- Identify pests likely to be encountered
- Establish threshold levels for each pest which when exceeded, trigger corrective action
- Scout and monitor for the presence of pests
- Maintain vigorous turf health through cultural practice to optimize pest tolerance
- Implement sequential corrective action when threshold levels have been exceeded
  - Adjust cultural practice
  - Utilize biological controls when appropriate
  - Apply minimum amounts of selective chemical agents in a highly targeted fashion. Chemical agents will be selected based on minimal toxicity and optimal efficacy, and will be applied only when alternative cultural practice and biological controls fail to reduce pest infestation below threshold levels.
- Document all scouting and monitoring observations, treatments, and treatment results

#### V. Area Definition

Elkhorn Valley Golf Course is an 18 hole golf course located on approximately 120 acres in Lyons, Oregon. The first nine holes of the golf course were completed in 1976, using native materials for all aspects of construction. The second nine holes of the golf course were completed in the fall of 1999. Native materials were primarily used for the construction of the second nine holes. Exceptions are the tee boxes, which were capped with sand; and the greens, which were built as USGA type greens (sand based). The managed areas of the golf course include turfgrass areas, non-turfgrass areas, natural areas and wetlands, and aquatic areas. A description of each specific area is provided below:

##### A. Turfgrass Areas

Three species of grass dominate the turfgrass composition of the golf course. The majority of the turf on the first nine holes is comprised of bluegrass (*Poa annua*) with lesser amounts of bent grass. The second nine holes, was seeded with perennial ryegrass owing to the ability of this grass to establish quickly and its tendency to dominate over competing grass types and weeds. *Poa annua* will ultimately colonize and become the dominant grass type on the

second nine. Perennial ryegrass is also used to seed areas under repair for the reasons mentioned above. All grass types are well suited and adapted for the climate of the location. The turfgrass areas and their respective management requirements are described in Table 1.

**Table 1. Elkhorn Valley Golf Course Area Definition and Maintenance Requirements**

Area	% Total Area*	Fertilizer Requirement	Irrigation Requirement	Mowing Frequency	Cultivation Frequency
Greens	3.5	medium high	medium to low	high	high
Green Surrounds	5.5	medium to low	medium to low	medium	medium
Tee Surface	3	medium to low	medium to low	medium	medium
Tee Surrounds	1.5	medium to low	medium to low	medium	medium
Fairway	38	medium to low	medium to low	medium	medium
Rough	48	medium to low	medium to low	low	low
Ornamental	0.5	medium to low	medium to low	N/A	low

\* = percent total turf area

## B. Non-Turfgrass Areas

Non-turfgrass areas consist of bunkers, ponds and streams, wetlands and natural areas, and ornamental plantings.

### 1. Bunkers

Fairway and green-side bunkers are located throughout the golf course. Bunker management is confined to routine maintenance including raking and smoothing of sand contained within the bunkers.

### 2. Ponds and Streams

Three separate streams enter the golf course on its southern boundary. Two of the streams flow all year and the third stream is seasonal, becoming dry in the summer. All three streams traverse the golf course in a south to north direction, and ultimately feed into the Little North Fork of the Santiam River.

The first stream enters the golf course at the southeastern border of the golf course near number one green. The stream flows downstream into a pond located on the number two fairway. Pond overflow traverses number 16 fairway and feeds into a pond on hole number 11. Water from the pond on number 11 continues downstream into a pond located on number eight, and then feeds into Morehouse Creek, which flows into the Little North Fork.

The second stream (Morehouse Creek) enters the southern boundary golf course and feeds into a pond on hole number three. Water from the pond continues downstream across number 13 fairway, behind number seven green, across number eight fairway and finally flows into the Little North Fork.

The third, seasonal creek enters the southern border of the golf course in front of number four green and flows into a pond near number four green. Water from the pond travels across number four fairway via a culvert to the fairway lake on number four. Water from the lake enters a stream that crosses number four fairway and continues behind the tee

boxes on hole number 15 until it flows into a lake/marsh on hole number 14. Water from this lake continues downstream in front of number 6 green and enters Morehouse Creek, which flows into the Little North Fork.

### 3. Wetlands and Natural Areas

A series of areas designated as wetlands are contained within the golf course. These areas have been identified by a wetlands specialist, and are treated as environmentally sensitive areas with respect to golf course management practice.

Natural areas consist of native grasses, plants, and trees indigenous to the region. These areas surround the perimeter of the golf course and are also located on the interior of the golf course.

### 4. Ornamental Plantings

Ornamental plantings are limited to areas in the immediate vicinity of the Elkhorn Valley Golf Course clubhouse.

## VI. Pest Population Definition

A summary of the total pest population at Elkhorn Valley Golf Course is shown in Table 2.

Table 2. Pest Definition and Distribution at Elkhorn Valley Golf Course

Category	Pest	Turfgrass	Ornamentals	Ponds, Lakes, and Streams
<b>Fungal Disease</b>	Anthracnose	•		
	Dollar Spot	•		
	Leaf Spot	•		
	Pink Snow Mold	•		
	Phythium Blight	•		
	Summer Patch	•		
<b>Broadleaf Weeds</b>	Buckhorn Plantain	•	•	
	Chickweed	•	•	
	Clovers	•	•	
	Creeping Buttercup	•	•	
	Dandelion	•	•	
	English Daisy	•	•	
	Mallow	•	•	
	Mouse-ear Chickweed	•	•	
	Oxalis	•	•	
	Plantain	•	•	
	Thistles	•	•	
	Yarrow	•	•	
<b>Insects</b>	Cutworms	•		
	European Crane fly	•		
	White Grubs	•		
<b>Aquatic</b>	Algae			•
	Common Duckweed			•
	Water Milfoils			•

## VII. Pest Threshold Levels

The action threshold levels for specific pest types are shown in Table 3. Action threshold level is defined as the number of pests detected within a specified area that leads to corrective action to reduce the density of the specific pest to levels below the threshold level.

Table 3. Action Threshold Limits for Specific Pest Categories

Pest	Tees	Fairways	Rough	Greens	Ornamentals
Fungal Disease	3% <sup>a,b</sup>	10%	N/A	1% <sup>a,b</sup>	10% <sup>b,c</sup>
Broadleaf Weeds	1-5/1000 ft <sup>2</sup>	5-10/1000 ft <sup>2</sup>	20/1000 ft <sup>2</sup>	1/1000 ft <sup>2</sup>	20/1000 ft <sup>2</sup>
<b>Insects</b>					
Cutworms	2/ft <sup>2</sup>	N/A	N/A	2-3/1000 ft <sup>2</sup>	N/A
European Crane-fly	25-40/ft <sup>2</sup>	25-40/ft <sup>2</sup>	N/A	15-25/ft <sup>2</sup>	N/A
White Grub	25-40/ft <sup>2</sup>	25-40/ft <sup>2</sup>	N/A	15-25/ft <sup>2</sup>	N/A

<sup>a</sup> = % of area affected

<sup>b</sup> when conditions dictate, preventative measures will be used

<sup>c</sup> spot treatments are used when conditions dictate

## VIII. Pest Monitoring

All golf course maintenance staff will be trained to routinely scout the golf course and monitor for evidence of pest infestation appropriate for their individual job descriptions. The intensity and frequency of monitoring will be adjusted based on the likelihood of pest infestation (i.e., seasonal) or in situation/site specific instances. All monitoring observations of potential pest infestation will be reported directly to the superintendent on the same day of the observation, and will be documented in a monitoring log book. Recorded observations will include the area observed and a description of the pest(s). No action will be taken until the threshold for a specific pest has been exceeded. If the threshold for a given pest is exceeded, the resulting corrective action and the corresponding results will also be recorded in the log book.

### A. Fungal Disease

Fungal disease represents a serious threat to turf health and is of concern primarily on tees and greens. Tees and greens will be inspected daily for symptoms of fungal disease. The primary means of identifying fungal disease will be diagnosis by the superintendent. However, in some instances symptoms consistent with fungal disease may have alternative causes (nutrient deficiency, insects, etc.). When uncertainty regarding potential fungal disease is encountered, samples will be sent to a plant pathology lab for confirmation of the presence of fungal pathogens. Heightened monitoring of greens and tees will occur when conditions known to favor the development of these pathogens occur. Conditions favoring each specific disease are as follows:

#### 1. Anthracnose

Anthracnose appears in the summer when temperatures exceed >78°F and soil moisture conditions are high. Disease development is promoted by compaction, excess thatch, and low nitrogen conditions. Symptoms of Anthracnose include yellow to brown irregular shaped areas on turf with grass leaves having yellow lesions with black centers.

## 2. Dollar Spot

Dollar Spot appears when night-time temperatures are  $>50^{\circ}\text{F}$  and day-time temperatures are  $<90^{\circ}\text{F}$ , and when leaf wetness exceeds 10 hours per day for several days. Drought stress and low nitrogen conditions also favor the development of disease. Symptoms of Dollar Spot include straw-colored patches approximately one to three inches in diameter with straw-colored lesions that extend across leaf blades.

## 3. Leaf Spot

Leaf Spot appears when temperatures range from  $77^{\circ}\text{F}$  to  $95^{\circ}\text{F}$ . Disease severity increases with higher temperatures, when leaf moisture exceeds 10 hours per day for several days, and under conditions of high nitrogen fertility. Symptoms of Leaf Spot include oval chocolate-brown spots on leaves, which sometimes may have tan centers.

## 4. Pink Snow Mold

Pink Snow Mold appears in the autumn, winter, and spring and is very common in Western Oregon during the winter. Conditions favoring disease development include cool temperatures ( $35^{\circ}$  -  $65^{\circ}\text{C}$ ) and lush turf growth in which turf contains high nitrogen and low potassium. Symptoms of Pink Snow Mold include light reddish to brown patches ranging from one to eight inches in diameter

## 5. Summer Patch

As the name implies, Summer Patch appears in the summer when day time temperatures are  $>85^{\circ}\text{F}$  under high soil moisture conditions. Low mowing height also promotes the development of Summer Patch. Symptoms of Summer Patch are circular patches of straw-colored turf less than four inches in diameter. Leaves turn yellow or brown starting at the leaf tip and roots are light to dark brown.

## 6. Pythium Blight

Pythium appears when night temperatures are  $>65^{\circ}\text{F}$  and leaf moisture exceeds 10 hours per day for several days. Conditions of poor surface and sub-surface drainage, and high nitrogen fertility promote the development of this disease. Pythium appears as greasy brown patches on turf that are one inch or less in diameter, which turn straw colored as the patches increase in diameter.

### B. Broadleaf weeds

All turfgrass and ornamental areas will be monitored daily for the presence of broadleaf weeds.

### C. Insects

Monitoring for insects will consist of visual inspection of susceptible areas on a daily basis. Conditions favoring the development of specific insects are as follows:

### 1. Cutworms

The adult cutworm is a moth that lays eggs on grass leaves at night. The resultant larvae are thick-bodied caterpillars approximately 1.5 to 2 inches in length that may be greenish gray, brown, or black, and often have spots or stripes. The larvae reside in the thatch layer during the day and emerge to the surface to feed on the grass blades at night. Cutworm infestation results in small brown circular patches on the turf. Also, an indication of cutworm infestation is the presence of birds attempting to feed on cutworms by digging at the thatch layer during the day.

### 2. European Crane-fly

The European Crane-fly is a flying insect that resembles a large mosquito. Adults lay eggs on the turf in late summer, which hatch in late fall. The resulting larvae are approximately one inch long and are brownish gray in appearance. The larvae feed on the turf during the fall, overwinter, and then become active in the early spring. The larvae reside under the surface of the turf and feed on the turf root system, becoming especially active after soil temperatures exceed 50°F in the early spring. Evidence of infestation is the presence of irregular brownish patches on the turf surface.

### 3. White Grubs

White grubs are grayish white with a brown head, range from 1/8" to 1.5" in length, and form a C-shape while in the resting position. Adults are a yellow-brown to black, hard-shelled beetle with some forms having a bright blue-green or yellow metallic luster. Adults emerge in the summer with larvae hatching in the spring. Larvae feed on roots from zero to four inches below the surface. Symptoms of white grub infestation include roots being pruned to one inch or less below the soil surface, easy lifting of sod, and the presence of C-shaped grubs.

### D. Aquatic

Monitoring of the streams and ponds on the golf course will consist of visual inspection of these areas on a daily basis. The optimal condition is to have zero aquatic pests. As a result, early detection of aquatic pests is very important, and corrective action will be engaged as soon as evidence of these pests is recognized.

## IX. Pest Control

The pest control strategy is sequential and consists of using cultural practice as the first line of defense, followed by biological control where appropriate, and finally the use of chemical agents if the preceding two approaches fail to contain pest infestation. Specific pest control strategies are defined below.

### A. Fungal Disease

Within the overall spectrum of pest management, fungal disease represents the most serious and consistent threat to turfgrass health at Elkhorn Valley Golf Course. An essential aspect of preventing the development fungal disease is the optimization of turf vigor through

routine management practice. In addition, fungal disease control is dependent on the correct identification of the disease, understanding the disease cycle and conditions that promote disease development, and the selective use of the appropriate fungicide agents. Certain, specific cultural practices can be employed to minimize the potential for fungal disease, which are described below. In general, if these measures fail and symptoms of fungal infestation are observed, the next tactic is the selective application of fungicides.

### 1. Anthracnose

#### a. Cultural Control

Nitrogen will be applied at the rate of 1/2 lb N/1000 ft<sup>2</sup>/3 weeks or less. Light-weight mowing equipment will be used when practical to minimize compaction of turf and the thatch layer will be monitored and managed in an effort to restrict the thatch layer to 1/4" or less. Shade will be minimized to improve air circulation for enhanced drying of turf, and irrigation of tees and greens will be avoided in the late afternoon and evening prior to midnight. Disease resistant cultivars will be used during overseeding.

#### b. Fungicide Control

In the event that conditions favoring Anthracnose growth develop, select turfgrass areas will receive preventative treatment with Heritage (azoxystrobin). If actual Anthracnose infestation is diagnosed, affected areas will be treated with Banner (propiconazole), Consyst (chlorothalonil/thiophanate), or Cleary's 3336 (thiophanate methyl).

### 2. Dollar Spot

#### a. Cultural Control

Nitrogen will be applied at the rate of 1/2 lb N/1000 ft<sup>2</sup>/month or less. Moderate to high levels of potassium levels will be maintained and the thatch layer will be monitored and managed in an effort to restrict the thatch layer to 1/4" or less. Shade will be minimized to improve air circulation for enhanced drying of turf, irrigation of tees and greens will be avoided in the late afternoon and evening prior to midnight, and soil moisture will be monitored to avoid drought stress.

#### b. Fungicide Control

In the event that Dollar Spot infestation is diagnosed, affected areas will be treated with Banner (propiconazole), Daconil (chlorothalonil), or Chipco 26109 (iprodione).

### 3. Leaf Spot

#### a. Cultural Control

Moderate rates of nitrogen will be applied at the rate of 1/4 -1/2 lb N/1000 ft<sup>2</sup>/month or less during the summer and moderate to high levels of potassium and phosphorus will be maintained. Shade will be minimized to improve air circulation for enhanced drying of turf and irrigation of tees and greens will be avoided in the late afternoon and

evening prior to midnight. Light-weight mowing equipment will be used when practical to minimize compaction of turf and the thatch layer will be monitored and managed in an effort to restrict the thatch layer to 1/4" or less.

b. Fungicide Control

In the event that Leaf Spot is diagnosed, affected areas will be treated with Banner (propiconazole); Terrachlor, Scotts FFII, or Engage (PCNB), Chipco (iprodione), Daconil (chlorothanlonil), or Heritage (azoxystrobin).

4. Pink Snow Mold

a. Cultural Control

Moderate rates of nitrogen will be applied at the rate of 1/2 lb N/1000 ft<sup>2</sup>/month or less during late summer and fall. Moderate to high levels of potassium and phosphorus will be maintained. Shade will be minimized to improve air circulation for enhanced drying of turf and drainage will be optimized. Irrigation of tees and greens will be avoided in the late afternoon and evening prior to midnight, and soil moisture will be monitored to avoid drought stress.

b. Fungicide Control

In the event that Pink Snow Mold infestation is diagnosed, affected areas will be treated with Banner (propiconazole); Terrachlor, Scotts FFII, or Engage (PCNB), Fore (mancozeb), Cleary's 3336 (thiophanate methyl), Scotts Fung VII (triadimefon), Chipco GT (iprodione), Daconil (chlorothanlonil), or Heritage (azoxystrobin).

5. Summer Patch

a. Cultural Control

Moderate rates of nitrogen will be applied at the rate of  $\leq$ 1/2 lb N/1000 ft<sup>2</sup>/month or less during spring and summer. Compaction will be minimized by the use of light-weight mowing equipment and drainage will be optimized. Mowing height will be raised to the highest level possible while still maintaining targeted green speeds, and disease resistant cultivars will be used for overseeding.

b. Fungicide Control

In the event that Summer Patch infestation is diagnosed, affected areas will be treated with Banner (propiconazole), or Cleary's 3336 (thiophanate methyl).

6. Pythium Blight

a. Cultural Control

Moderate rates of nitrogen will be applied at the rate of 1/2 lb N/1000 ft<sup>2</sup>/month or less and optimum levels of calcium will be maintained. Shade will be minimized to

improve air circulation for enhanced drying of turf and drainage will be optimized. Mowing of wet areas will be avoided, especially when night temperatures exceed 70°C.

b. Fungicide Control

In the event that Pythium infestation is diagnosed, affected areas will be treated with Koban (etridiazole), or Aliette (fosetyl-Al), or Subdue (metalaxyl).

B. Broadleaf weeds

1. Turfgrass

The primary means of controlling broadleaf infestation will be to optimize turf health by cultural practice. Selection of well-adapted turfgrass cultivars in combination with proper mowing, fertilization, irrigation, cultivation, insect and disease control produces a dense vigorous turf that optimizes resistance to colonization by broadleaf weeds. If cultural practice is not completely effective, the first approach to broadleaf control at Elkhorn Valley Golf Course is mechanical removal (i.e., hand pulling), followed by the selective application of the herbicides Confront (triclopyr + clopyralid) or Trimec (2-4,D + mecoprop + dicamba).

2. Ornamentals

The primary means of broadleaf weed control in ornamentals will be mechanical (hand pulling). In addition, mulches such as bark dust will be used to control weed populations.

C. Insects

General turfgrass cultural practice leading to optimal turf vigor aids in minimizing the impact of insect infestation. However, when threshold levels of a specific insect have been exceeded, the selective use of biological agents and/or insecticides will be employed.

1. Cutworms

a. Cultural Control

Optimize turf vigor through standard cultural practice.

b. Biological Control

Several biological agents including azadirachtin (Turplex, Margosan-O) and *Bacillus thuringiensis* (Bactimos, Dipel, M-One, M-Peril, MVP, Teknar, Thuricide, etc.) have been shown to be effective agents against cutworms. These agents will be considered for use following a cost/efficacy analysis.

c. Insecticide Control

The insecticide currently used to control cutworm infestations exceeding threshold levels is Sevin (carbaryl), Delta Guard T & O (deltamethrin), or Dursban (chlorpyrifos).

## 2. European Cranefly

### a. Cultural Control

Optimize turf vigor through standard cultural practice.

### b. Biological Control

*Steinernema carpocapse* (Turfcoc Vector) is a commercially available entomopathic nematode shown to be effective at treating European Cranefly infestation. This agent will be considered for use following a cost/efficacy analysis.

### c. Insecticide Control

The insecticide currently used to control European Cranefly infestations that exceed threshold levels is Sevin (carbaryl).

## 3. White Grubs

### a. Cultural Control

Optimize turf vigor through standard cultural practice.

### b. Insecticide Control

The insecticide currently used to control White Grub infestations that exceed threshold levels is Sevin (carbaryl).

## D. Aquatic

Management of aquatic areas at Elkhorn Valley Golf Course is primarily restricted to the mechanical removal of weeds. Algal growth is controlled by the selective use of Cutrine plus.

## X. Turfgrass Cultural Practice

Turfgrass area maintenance is the most labor intensive element of the IPM program, requiring greater than 95% of resource allocation. As stated repeatedly throughout this document, the primary intent of the IPM program is to optimize turfgrass vigor utilizing sound cultural practice as a means of preventing and/or minimizing pest infestation. The three basic components of turfgrass cultural practice at Elkhorn Valley Golf Course include cultivation, fertilization, and irrigation.

### A. Cultivation

Cultivation of turfgrass includes the routine use of mechanical controls such as mowing, aeration, topdressing, thatch removal, and overseeding to promote a healthy turf environment.

## 1. Mowing

Mowing will be performed on an as-needed basis and mowing frequency is area dependent. Mowing of Greens occurs daily, mowing of tees and fairways occurs three to four times per week, and mowing of the rough occurs on an average of one to two times per week.

Lightweight mowing equipment is used as often as practical to minimize turf compaction and mowing heights are adjusted for individual areas. Mowing heights include 0.115 to 0.185 inches for greens, 0.35 to 0.5 inches for tees, 0.5 to 0.75 inches for fairways, and 1.5 to 2.5 inches for rough.

## 2. Aeration

Aeration is the practice of removing soil cores from turf and is performed to minimize turf compaction. This practice enhances the movement of air, water and nutrients in the soil and is a useful technique to manage thatch layers.

Aeration frequency is greatest for greens and tees and to a lesser extent for fairways. Aeration is typically performed during periods of active turf growth in the early spring, early summer and fall; although selective aeration may occur at the discretion of the superintendent. In the case of greens, topdressing material is applied to fill the cores resulting from the aeration treatment.

## 3. Thatch Management

Thatch is a layer of organic debris and the roots, crowns, and stems of grass that exists between the soil and the turf canopy. In the absence of cultural management, this layer becomes thicker over time and restricts the movement of air, water and nutrients; resulting in sub-optimal turf growth. Management of thatch is particularly important on greens and consists primarily of aeration and topdressing practices. The thatch layer on greens will be maintained at a depth of 0.5 inches or less.

## 4. Topdressing

The practice of topdressing consists of the application of a layer of sand to greens and is used to assist in thatch layer management and to provide a smooth and firm playing surface. Topdressing applications typically follow the aeration or verticutting of greens, and are also made in the absence of aeration ("light" topdressing). Following the application of sand, the sand is lightly brushed into the turf surface.

## 5. Overseeding

Overseeding is the selective application of turfgrass seed to improve areas of turf depletion and to bolster turf density. Overseeding is performed in the late fall, early spring, or early summer.

## B. Fertilization

The application of fertilizers is essential for development of turf vigor. Management of turf fertility is a combinatorial process involving the understanding of soil composition, fertility management history, and the use of soil test information. The objective of the fertilizer program is to provide maximum nutrient availability to turf while simultaneously avoiding the application of excess nutrients to avoid weed infestation, disease development, and nutrient runoff into the water system.

### 1. Turfgrass Nutrient Requirements

The major nutrients required for turfgrass health are nitrogen, phosphorus, potassium, calcium, sulfur and iron. "Minor" nutrients, also referred to as micronutrients, include boron, copper, manganese, magnesium, and zinc. The availability of nutrients to turfgrass is influenced markedly by the pH of the soil. Consequently, maintenance of the appropriate pH is an important component of the fertilizer program.

#### a. Nitrogen

The management of nitrogen levels is critical owing to the high turf demand for this nutrient and the potential for excess nitrogen to enter into surface water and groundwater. As a result, the amount of nitrogen delivered to turfgrass will be the minimum amount necessary to promote turf vigor. In general, nitrogen will be applied based on known rates to be effective for Western Washington. In certain instances when turf and/or climate conditions dictate, rates of application will be adjusted (either higher or lower) at the discretion of the superintendent.

Nitrogen formulations consist of water insoluble (slow release) and water soluble (quick release) types. Slow release nitrogen sources include urea formaldehyde, sulfur-coated urea, IBDU, polymer coated fertilizers, and organic preparations such as activated sewage sludge. Examples of quick release nitrogen sources include ammonium sulfate, ammonium nitrate, and urea. To maximize plant uptake and minimize nitrogen runoff (e.g., nitrate), slow release nitrogen sources will be used whenever possible.

Determination of the appropriate nitrogen source will be at the discretion of the superintendent and will be based on the season and relative growth rate of the turf at the time of application.

#### b. Phosphorus

Turf requirements for phosphorus are relatively low and phosphorus does not leach from soil quickly. As a result, application rates tend to be correspondingly low, which minimizes the possibility of storm water runoff carrying residual phosphorus into water systems.

#### c. Potassium

Turf requirements for potassium are intermediate between nitrogen and phosphorus levels. In general, potassium rates are dictated by the NPK formulation chosen for

application. Although applied to maximize efficiency of uptake, potassium does not pose the extent of environmental risk that excess nitrogen and phosphorus levels represent.

d. Additional Nutrients

In general, turfgrass requirements for sulfur, calcium, iron, and micronutrients are lower than for nitrogen, phosphorus and potassium. These nutrients are available in a variety of formulations and application of these nutrients will be at the discretion of the superintendent.

e. pH

Maintenance of the proper soil pH is essential in optimizing the availability of nutrients, and also is important in minimizing overall turfgrass stress. When the soil pH requires adjustment to a more alkaline pH, lime will be added until the targeted pH is obtained. When soil requires adjustment to a more acidic pH, ammonium sulfate will be added until the targeted pH is obtained.

2. Fertilizer Treatment Areas

The rate and frequency of fertilizer application is area dependent and is shown in Table 4. Fertilizer application is most intensive on the greens with less frequent applications being made to tees and fairways, and the least frequent application being made to the rough.

Fertilizer is applied no closer than five feet to any aquatic areas and specialized equipment is used to direct/limit fertilizer distribution when fertilizer is being applied near sensitive areas.

Table 4. Elkhorn Valley Golf Course Fertilizer Application Areas and Application Frequencies

Area	% Total Area*	Fertilizer Treatments per Year
Greens	3.5	12
Green Surrounds	5.5	3
Tee Surface	3	8
Tee Surrounds	1.5	3
Fairway	38	3
Rough	48	2
Ornamental	0.5	2

\* = percent total turf area

3. Soil Nutrient Testing

Soil testing for nutrient composition provides valuable information that allows for the development of strategic fertilizer plan development and also provides insight into the affect of preceding management practice. Soil testing will be performed on areas of the golf course selected by the superintendent to generate information that will provide technical support during the development of the fertilizer program.

4. Fertilizer Storage

All fertilizers will be maintained in a dedicated moisture free, well-ventilated storage area.

## 5. Fertilizer Documentation

Records of all fertilizer purchases will be maintained in a fertilizer log book. All fertilizer applications will be documented on a fertilizer application form. Information recorded will include date of application, location of application, type of fertilizer(s) applied, rate of application, irrigation following application, and the identity of the applicator(s).

## C. Irrigation

### 1. Water Source

Elkhorn Valley Golf Course utilizes water contained within the pond located on hole number three to irrigate the golf course. The pond water level is maintained by water entering the pond from Morehouse Creek and water pumped into the pond from the Little North Fork.

### 2. Irrigation System

The irrigation system is currently an automated satellite control system that is configured to ultimately become computer controlled. The system on the front nine holes is a block system and the system on the back nine holes is valve-in-head system. Areas of localized dryness are treated by hand watering.

### 3. Irrigation Water Quality

Historically, no turfgrass problems have been correlated with problems in irrigation water quality. Accordingly, testing of irrigation water quality is not performed. In the event that turfgrass symptoms indicate potential contaminants in irrigation water, water samples will be acquired from all irrigation water sources and submitted for irrigation suitability testing by a qualified analytical laboratory.

### 4. Water Conservation

The primary means of determining turfgrass irrigation requirements is the observations of the superintendent and staff. Irrigation is limited to prevent over-application of water as a means of optimizing turf vigor and conserving water. The areas requiring the most frequent irrigation are tees, fairways, and greens. Because it represents a substantial percentage of the overall turfgrass area, the rough is irrigated as sparingly as possible to conserve water.

## XI. Pesticides

### A. Pesticide Definition

A pesticide is any substance that is used to control pests including insects (insecticides), weeds (herbicides), and fungi (fungicides). The mechanism of action of most pesticides is to eliminate the pest by poisoning the target pest.

## B. Pesticide Use Determination

The ideal pesticide is highly potent (requires minimal application), is target-specific (is safe for non-targeted species), and is compatible with the environment. While these properties are ideal and pursued by pesticide manufacturers, the degree of cross-toxicity and environmental compatibility in pesticides approved for use by the Environmental Protection Agency can vary considerably. As a result, pesticides are applied to control pests at Elkhorn Valley Golf Course on a last resort basis when all other pest control measures have proven ineffective.

The primary strategy for pest management as defined in this IPM plan is to optimize turf vigor through cultural practice to optimize turf resistance to, or tolerance of pests. In the event that cultural practice does not maintain pest populations below damage thresholds, biological controls will be considered whenever possible. Pesticides will be applied only after the two preceding tactics have proven unsuccessful at pest management. Pesticides applied for pest control will be chosen based on the safety and efficacy of the pesticide and the experience of the superintendent. In addition, the superintendent will monitor developments in pesticide research and development and will incorporate the use of newly marketed EPA approved pesticides where appropriate.

## C. Current Practice

In certain instances the use of pesticides for pest management is unavoidable. The locations of pesticide use and the typical frequency of the application of these agents is shown in Table 5.

Table 5. Elkhorn Valley Golf Course Pesticide Application Areas and Application Frequencies

Area	% Total Area*	Pesticide Treatments per Year
Greens	3.5	12
Green Surrounds	5.5	1
Tee Surface	3	4
Tee Surrounds	1.5	1
Fairway	38	1
Rough	48	0
Ornamental	0.5	0

\* = percent total turf area

The pesticides that have potential for use at Elkhorn Valley Golf Course include one algicide, twelve fungicides, three insecticides, and two herbicides (Table 6.) While every effort is made to limit the pesticides used to those listed above, the development of pesticide resistance by pests is always a potential threat. To minimize the development of disease resistance, fungicides with different mechanisms of action are rotated as frequently as practical and necessary. In addition, if pest resistance to these agents does develop, or if unanticipated circumstances arise, the superintendent may use alternative EPA approved pesticides as required.

**Table 6. Pesticide Selection for Potential Application**

Pesticide Trade Name	Chemical Name	Pesticide Category
Cutrine	Copper Sulfate	Algicide
Alliete	Fosetyl-Al	Fungicide
Banner	Propiconazole	Fungicide
Chipco GT	Iprodione	Fungicide
Cleary's 3336	Thiophanate Methyl	Fungicide
Consyst	Chlorothalonil/Thiophanate Methyl	Fungicide
Daconil	Chlorothalonil	Fungicide
Fore	Mancozeb	Fungicide
FFII	PCNB	Fungicide
Heritage	Azoxystrobin	Fungicide
Koban	Etridiazole	Fungicide
Scotts Fung VII	Triadimefon	Fungicide
Subdue	Metalaxyl	Fungicide
Confront	Triclopyr + Clopyralid	Herbicide
Trimec	2-4,D + Mecoprop + Dicamba	Herbicide
Delta Guard T & O	Deltamethrin	Insecticide
Dursban	Chlorpyrifos	Insecticide
Sevin	Carbaryl	Insecticide

#### D. Pesticide Storage

All pesticides will be maintained in a dedicated, dry, well-ventilated area that has restricted access.

#### E. Formulation

Prior to pesticide formulation, the superintendent will determine that local weather conditions are suitable for pesticide application. All pesticides will be formulated according to manufacturer's labeling instructions by properly trained personnel. Personnel will wear personal protective equipment appropriate for the pesticide being formulated during the entire mixing process. All formulations will be prepared in a dedicated pesticide mixing area.

#### F. Application

All pesticides will be applied by personnel properly trained in the safe application of these agents. Applicators will wear appropriate personal protective equipment appropriate for the pesticide being applied. All pesticide application equipment will be properly calibrated prior to the addition of the pesticide formulation to the equipment and application to the golf course.

The areas of the golf course requiring pesticide application will be specifically defined by the superintendent. Whenever, possible, applications will be selective and limited to localized, targeted areas to minimize the amount of pesticide being applied. Pesticides are applied no

closer than five feet to any aquatic areas, and specialized equipment is used to direct/limit pesticide distribution when pesticides are being applied near sensitive areas.

#### G. Clean Up and Disposal

Pesticide containers, mixing tanks, and equipment will be rinsed in accordance with recommended procedures and rinse water will be distributed onto the golf course.

#### H. Pesticide Documentation

All pesticide purchases and usage will be documented in a Pesticide log book as a means of monitoring inventory control. Pesticide application information recorded will include date of application, location of application, type of pesticide applied, rate of application, weather conditions, and the identity of the applicator(s).

### **XII. Facilities Description**

#### A. Maintenance Building

The maintenance facility at Elkhorn Valley Golf Course consists of a single building containing approximately 2200 square feet of floor space. The building is segregated into five main areas which are described below.

##### 1. Mechanical Shop

This area is dedicated area of the maintenance building where all equipment maintenance and repair work is performed. All fluids and solvents required for maintenance and repair are maintained within this area and used fluids and solvents are disposed of according to federal, state, and local guidelines.

##### 2. Equipment Storage

This area contains all equipment used in golf course maintenance operations including mowers, tractors, and fertilizer and pesticide application equipment.

##### 3. Fertilizer Storage

All fertilizer is stored in a dedicated storage container. The storage container is configured to ensure that fertilizer is maintained in a dry, well-ventilated area.

##### 4. Pesticide Storage

All pesticides are stored in a dedicated storage container that has restricted access. The storage area includes dedicated ventilation and temperature control systems.

##### 5. Staff Quarters

This area consists of the superintendent's office, the staff lunchroom, and staff rest room.

B. Oil Storage Shed

All oils and solvents are stored in a dedicated oil storage shed.

C. Fuel Depot

The fuel depot is located approximately 100 feet from the maintenance building and consists of a gravity feed gasoline tank and a gravity feed diesel tank.

D. Equipment Wash Area

All pesticide formulation and the washing of equipment occurs at a dedicated equipment wash area located approximately 30 feet from the maintenance building.

### XIII. References

1. *A Guide to Integrated Control of Turfgrass Diseases. Volume I. Cool Season Turfgrasses.* 1993. L.L. Burpee (ed.). GCSAA Press. Lawrence, KS.
2. *Best Management Practices for Golf Course Development and Operation.* 1993. King County Environmental Division. Seattle, WA.
3. *Color Atlas of Turfgrass Diseases.* 1997. J. Beard (ed.). Ann Arbor Press, Inc. Chelsea, MI.
4. *Fundamentals of Turfgrass Management.* 1998. N. Christians (ed.). Ann Arbor Press, Inc. Chelsea, MI.
5. *IPM Handbook for Golf Courses.* 1998. G. Schumann, P. Vittum, M. Elliott, and P. Cobb (eds.). Ann Arbor Press, Inc. Chelsea, MI.
6. *Oregon Pesticide Applicator Manual. A Guide to the Safe Use and Handling of Pesticides.* (1998). Oregon State University Extension Service. Corvallis, Oregon.
7. *Pacific Northwest Plant Disease Control Handbook.* 1998. J. Psheidt and C. Ocamb (eds.). Extension Services of Oregon State University, Washington State University, and the University of Idaho.
8. *Pacific Northwest Insect Control Handbook.* 1998. G Fisher, J. DeAngelis, C. Baird, R. Stoltz, L. Sandvol, A. Antonelli, and E. Beers (eds.). Extension Services of Oregon State University, Washington State University, and the University of Idaho.
9. *Pacific Northwest Weed Control Handbook.* 1998. R. William, D. Ball, T. Miller, R. Parker, J. Yensih, T. Miller, C. Eberlein, G. Lee, and D. Morishita (eds.). Extension Services of Oregon State University, Washington State University, and the University of Idaho.
10. *The Standard Pesticide User's Guide.* 1997. B. Bohmont (ed.). Prentice-Hall, Inc. Upper Saddle River, NJ.
11. *Turf Management for Golf Courses.* 1982. J. Beard (ed.). Prentice-Hall, Inc. Upper Saddle River, NJ.

# Elkhorn Valley Golf Course Pest Monitoring Record

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Location: \_\_\_\_\_

Observation: \_\_\_\_\_

Pest Identification: \_\_\_\_\_

Threshold Exceeded?      Yes      No

Corrective Action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Corrective Action Results: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Scout Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Superintendent

# Elkhorn Valley Golf Course Granular Fertilizer Application Record

Date of Application: \_\_\_\_\_

Location of Application: \_\_\_\_\_

Weather and Ground Conditions: \_\_\_\_\_

Product Name and Formulation: \_\_\_\_\_

Date of Previous Application: \_\_\_\_\_

Lbs. N/M	Lbs. P/M	Lbs. K/M
Lbs. S/M	Lbs. C/M	Lbs. Mg/M

Micronutrients Applied \_\_\_\_\_

Application Method \_\_\_\_\_

Irrigation Following Application?            Yes            No

Minutes of Irrigation Following Application: \_\_\_\_\_

Applicator Name(s): \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_  
Superintendent

# Elkhorn Valley Golf Course Pesticide Application Record

Date of Application: \_\_\_\_\_

Location of Application: \_\_\_\_\_

Weather Conditions: \_\_\_\_\_

Temperature \_\_\_\_\_ Wind \_\_\_\_\_ Rain? \_\_\_\_\_

Product Name and Active Ingredient: \_\_\_\_\_

EPA registration #: \_\_\_\_\_

Date of Previous Application: \_\_\_\_\_

Formulation	
Emulsified Concentrate	Granular
Flowable	Wettable Powder

Formulation: \_\_\_\_\_ per \_\_\_\_\_ gallons of water

Total Product Used: \_\_\_\_\_ gallon \_\_\_\_\_ lbs. \_\_\_\_\_ ounces

Application Method: \_\_\_\_\_

Total Area Covered: \_\_\_\_\_

Environmental Precautions: \_\_\_\_\_  
(from label)

Applicator Name(s): \_\_\_\_\_

Pesticide License #(s) \_\_\_\_\_

Signature: \_\_\_\_\_  
Superintendent

# Elkhorn Valley Golf Course Liquid Fertilizer Application Record

Date of Application: \_\_\_\_\_

Location of Application: \_\_\_\_\_

Weather and Ground Conditions: \_\_\_\_\_

Product Name and Formulation	Application Rate (Amount per 1000 ft <sup>2</sup> )	Total Area Fertilized
1.		
2.		
3.		
4.		
5.		
6.		

Date of Previous Application: \_\_\_\_\_

Application Method: \_\_\_\_\_

Irrigation Following Application?                      Yes                      No

Minutes of Irrigation Following Application: \_\_\_\_\_

Applicator Name(s): \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature: \_\_\_\_\_  
                   Superintendent

# Elkhorn Valley Golf Course EMPLOYEE TRAINING RECORD

Training Date: \_\_\_\_\_

Name of Trainee: \_\_\_\_\_

Name of Training Supervisor: \_\_\_\_\_

Description of Training: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Training Outcome:      Trainee Proficient / Trainee Not Proficient

Training Supervisor Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Training Supervisor Signature

\_\_\_\_\_  
Superintendent Signature

# Appendix C

## Elkhorn Resort Wildlife Management Plan



## **ELKHORN RESORT WILDLIFE MANAGEMENT PLAN**

Expanding the Elkhorn Resort into lands formerly managed for timber production will potentially increase the incidence of wildlife and human interactions. Concerns have been raised by the Oregon Department of Fish and Wildlife (ODFW), neighboring land owners and land managers about the increased amount of human activity in the Little North Fork Santiam River corridor. This Wildlife Management Plan lists the issues of concern and the steps proposed to address those issues.

The list of concerns includes the following:

- Displacement of wildlife, especially elk, from traditional foraging areas.
- Wildlife using the Golf Course as a refuge.
- Encroachment into the forest buffers on the perimeter of the property, riparian floodplain and land northwest of the river.
- Potentially dangerous and harmful wildlife encounters and interactions.

### **Displacement of wildlife, especially elk, from traditional foraging areas**

The proposed Elkhorn Resort development will be built in an area that has been recently cleared of the majority of its forest canopy. Forested areas that have been cleared, whether it is by man-made or natural processes such as fire, often generate a large amount of high quality forage for browsers such as elk. Clear-cuts that are six to fifteen years old provide the most nutritious, highest quality forage. Once forest cover is reestablished the quality of the area for foraging purposes decreases. While this type of habitat may be limited on the Elkhorn Resort property it is not limited within the Little North Fork Santiam River watershed.

The Elkhorn Resort shall enter approximately 180 acres of high quality riparian habitat into a conservation easement that will protect sensitive habitats for fish and wildlife in perpetuity. Attempts shall be made to remove invasive non-native vegetation and enhance the quality of the area by planting suitable forage species for elk.

The size of the area available for elk in this area will be increased by moving the boundary of the elk exclusion fence from the riparian area to the grassy edge of the golf course.

### **Wildlife using the golf course as a refuge**

To reduce the likelihood of elk using the golf course as a refuge the following measures shall be implemented:

- The Elkhorn Resort shall replace the old elk fence with a woven wire, 8-foot high fence to adequately exclude elk from the golf course.
- Gates should be placed at the corners of the fence allowing elk that do make it onto the golf course to exit. Elk should be hazed to the north side or the property away from the highway and towards the riparian area along the river.

- The location of the northern elk fence boundary shall be moved out of the floodplain to the grass edge of the golf course.

### **Potentially dangerous and harmful wildlife encounters and interactions.**

By increasing the amount of human habitation within the Little North Fork Santiam River corridor there is a strong likelihood that human use of surrounding lands will increase. To reduce the incidence of off-road driving, vandalism and illegal dumping on neighboring public lands the following measures shall be implemented:

- The Elkhorn Resort shall coordinate and partner with the BLM to gate roads limiting vehicle traffic on sensitive BLM lands.

To reduce the impacts to wildlife the following measures will be implemented:

- The western, southern and eastern boundaries of the development are surrounded by a 200 foot wide buffer. The total length of the buffer is  $\pm 1.9$  miles. Large conifer and hardwood trees as well as large snags, stumps and downed logs shall be retained in the buffer as habitat for a variety of large and small wildlife.
- The stream protection buffers will be increased from 20 feet to 30 feet offering more protection to the streams than is required by county code. Large conifer and hardwood trees as well as large snags, stumps and downed logs shall be retained in the buffer as habitat for a variety of large and small wildlife.
- As mentioned above, approximately 180 acres of sensitive riparian habitat on the north side of the resort will be protected through a conservation easement.

The Elkhorn Resort shall develop an educational program emphasizing conservation of wildlife populations and their natural habitats. Educational programs may include Homeowner Association newsletters, informational signs, interpretative trails and signs, and other educational media. The following measures are the minimal requirements that should be implemented.

- Prepare a species list with a description of their habitats for area wildlife.
- Compile a summary of warnings relating to wildlife for resort owners and guests, including human interactions with wildlife.
- Print educational materials for residents and guests will include warnings to stay away from newborn wildlife.
- Educational materials will provide recommendations for any observation or contact with injured wildlife including a contact number.

- Wildlife brochures and educational materials will be prepared specifically for the Elkhorn Resort and made available to resort owners and guests at central check-in and administrative facilities.
- The Elkhorn Resort shall educate resort residents on wildlife and landscaping. Oregon State University Extension Service and ODFW have information on trees, shrubs, and flowers that are less desired by wildlife. Wildlife educational materials will include at a minimum the brochures and printed documents described above.
- The Elkhorn Resort shall require the buyer of each individually owned residential unit to execute and record in the County Deed Records a Waiver of Remonstrance agreeing that the buyer and his/her successors will not now or in the future complain about any authorized wildlife damage control activities conducted within the resort or on properties immediately adjacent to the resort boundaries. Predator wildlife damage control activities shall be conducted by US Fish & Wildlife, ODFW or similar Federal or State agencies on destination resort property.
- Include conditions to implement a planting plan that does not encourage deer and elk to forage on residential landscaping.
- The Elkhorn Resort shall be responsible for damage to resort facilities by elk, deer, skunks, raccoons, and other wildlife. ODF& may counsel and assist, but primary responsibility will remain with Elkhorn Resort and individual owners.

**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** Fwd: Project  
**Date:** Monday, July 25, 2011 8:06:35 PM  
**Attachments:** [Re Project.msg](#)

---

GEORGE

I DON'T KNOW WHERE HE IS COMING FROM. I READ THE LAST SENTENCE OF THE E-MAIL FORM THE ATTORNEY TO SAY THEY ARE NOT GOING TO PROCEED. I REALYY DON,T TRUST CHENEY AT THIS POINT.SOUNDS TO ME LIKE THEY ARE PLAYING A POWER GAME. BE CAREFULL.

GRANT

**From:** [Cheney Jeff](#)  
**To:** ["gbhornbeak@aol.com"](mailto:gbhornbeak@aol.com); [Warner Lisa - Exec. Office](#)  
**Cc:** [Case Jim](#)  
**Subject:** Re: Project  
**Date:** Monday, July 25, 2011 2:43:44 PM

---

Grant - I'm confused. How can you ask such questions when we have not received a response to a letter sent by our legal counsel to Rhodes July 19th?

Here are the contents of Steve Abel's (legal counsel) letter

July 19,2011

Dear Commissioner Rhodes:

Let me first thank you for your ongoing work on this matter. As my client has proceeded with due diligence to develop a possible world class golf and lodging destination and an airport with a new 7,000-foot runway plus taxi-way for a 100,000 pound aircraft in Curry County, it continues to find significant concerns about the success of the development. Among the concerns are:

1. How will it acquire a million gallons of water a day during the Oregon dry season to operate their golf courses if all the ground water and surface water rights on this land and

adjacent land have been fully allocated by the Water Master? Is there a market for existing water rights and what would this cost?

2. How can a development build a world class golf course and a hotel anchored in the bedrock if it can only excavate 10-15 feet without disturbing existing water rights?

3. How far from the edge of the bluff must a developer build a hotel and golf course in order to avoid erosion issues over the next 100 years? The most dramatic locations for golf

holes are within 50 feet of the bluff and Blacklock Point for the hotel.

4. There is a major fault line on the property. How can a developer take the risk of building a major development around this fault line?

5. Is the County serious about requiring both a nature center and a RV park? My client was thinking of an isolated chapel in the forest, but it would not want to build both a nature center and a chapel. Is a nature center more important to the County than a chapel?

6. What will be the County's annual lease fee for the land and improvements, and what can the lessee do to prevent the County, State, or any other governmental authority governing the property in future years from modifying the financial terms of the contract, imposing additional fees, or causing reversion of the property back to the County?

7. What protections does a developer have that the land and developments would not revert to the state for possible violations of restrictive covenants imposed upon the state's land transfer to the county?

Anyone of these issues would be sufficient to stop the project, but when taken as a whole and in combination with the potential for protracted litigation with opponents and other political bodies, there appears to be no way it can move forward at this time with a reliable and financially viable plan to build a renowned destination.

---

**From:** GBHornbeak@aol.com [mailto:GBHornbeak@aol.com]  
**Sent:** Monday, July 25, 2011 09:04 AM  
**To:** Herb Kohler; Cheney Jeff; Warner Lisa - Exec. Office  
**Subject:** Project

Herb & Jeff,  
Commissioner Rhodes and I are confused about your continued interest in doing the Floras Lake Project. On July 19th, we received an email from Steve Able that said that it appears no way Kohl can go forward at this time.

I did not receive my monthly consulting check for the July-August period with no explanation or notice

of why it wasn't being sent.

Both George and I thought you were no longer interested. On Friday, July 22, George got an email from Kathleen Sheedy requesting a telephone conference with Steve Able on Tuesday, July 26th.

We have both given you verbal confirmation that Kohler is the first choice to do the project. In all fairness, we need to know for sure if you are willing to go forward and if not, release us from our commitment so we can move on as this project is extremely important to both the county and myself.  
Grant

**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [George Rhodes](#)  
**Subject:** INSURANCE PACKAGE  
**Date:** Tuesday, November 01, 2011 10:13:46 AM

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GEORGE

WHAT IS THE STATUS OF THE INSURANCE PACKAGE? DO YOU THINK THE CITY OF BROOKINGS WOULD BE A CANDIDATE? SHERIAN TALKED TO SOME ONE AT SALMONRUN WHO SAID ED IS GOING TO MAKE A PRESENTATION TO THE CITY ON WHAT THEY ARE PLANNING ON DOING. KEEP YOUR EAR TO THE GROUND.

GRANT

**From:** [George Rhodes](#)  
**To:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**Date:** Wednesday, November 30, 2011 11:11:00 AM  
**Attachments:** [BENEFITS.doc](#)

---

Grant,

This is some information on Curry County. Give me a call around 2:00 pm on my cell and I can try to answer any questions after Adam has a chance to review.

Thanks,  
George

## **EMPLOYEE BENEFIT INFORMATION**

### **Effective 7/1/11**

For SEIU employees there is a nine month probationary period for all positions - except for those in the Assessor, County Clerk and Treasurer's offices, which have a one year probationary period. All non-represented and Teamsters positions have a one year probationary period.

### **GROUP MEDICAL COVERAGE**

Insurance premiums are based on a composite rate meaning the premium is the same for employee only or employee and family member(s). (Employee must cover all dependents.)

All eligible employees are covered under Blue Cross/Blue Shield of Oregon.

The **REGULAR** Blue Cross group policy for SEIU employees includes health and prescriptions. There are two plans available – one with a \$500 deductible (\$1500 per family) and one with a \$1500 deductible (\$4500 per family). Basic office visits have a Preferred or Participating Provider co-pay and there is coverage for in-network/out-of-network services at a percentage after the deductible is met. Prescriptions have a \$10/\$35/\$75 co-pay depending on the medication. A mail order benefit is available. Vision insurance is provided by VSP with a \$20 co-pay for exam once every 12 months and a schedule of other benefits covered. Dental insurance is provided by PacificSource. The dental provides 70% coverage for the first year; 80% for the second year; 90% for the third year; and 100% for the fourth year and thereafter as long as the covered individual goes to the dentist once every calendar year. Maximum coverage per year is \$1500. Total premium for the \$500 deductible package is \$1496.28 and \$1379.96 for the \$1500 deductible package. The County will contribute \$1000.00 per month toward the insurance. Employee portion for the \$500 deductible is \$248.14 per pay period. Employee portion for the \$1500 deductible is \$189.99 per pay period. The employee portion of premium will be deducted pre-tax unless specifically requested to be deducted after tax. Benefits begin the first of the month following 30 days' employment.

The Sheriff's Department and all non-represented employees are covered under the **TEAMSTERS BLUE CROSS PLAN** which is a separate group from the regular Blue Cross Plan. This coverage has a \$250.00 deductible per person and includes health, dental and prescriptions. The medical is a Preferred Provider plan and covers 80% for preferred providers and 70% for non-preferred. The dental plan provides 75% coverage for the first year, 85% the second year and 95% the third year and thereafter as long as the covered individual goes to the dentist once every calendar year. The vision is provided by VSP with \$10.00 co-pay for exam every 18 months and a schedule of other benefits provided. The total premium for coverage is \$1049.37. The County will contribute \$1085.00 per month for the Teamsters bargaining unit employees. The County has agreed to contribute \$50.00 per month to a Health Reimbursement Account for bargaining unit employees who chose to participate. Beginning July 1, 2008, the County will contribute up to \$1000.00 per month for non-represented employees. Coverage begins the first of the month following 80 hours worked.  
**DENTAL COVERAGE IS NOT EFFECTIVE UNTIL AFTER 3 MONTHS.**

**FOR 50% TO 90% EMPLOYEES** the County will pay a prorated sum toward the cost of health insurance for employees and dependents proportionate to the percentage of full time hours worked.

### **LIFE INSURANCE**

All eligible employees are covered by a \$10,000 (\$15,000 for law enforcement) life insurance policy paid for by the County. Teamsters provides an additional \$2000 for employees.

An additional policy of \$3,000 life and short-term disability (\$40 per week) for sickness or accident off the job is available. Accident pay starts the day of the initial doctor visit. Sickness pay starts the 8th day after the initial doctor visit - paid up to 26 weeks. THE COST TO THE EMPLOYEE IS \$1.27 PER MONTH. For an additional \$.40 you may purchase dependent life coverage for all dependents in the amount of \$1,000.

### **UNIONS**

Most non-management employees (except for the Road Department & Sheriff's Office) are represented by SEIU. The union dues are 1.7% of base salary plus \$2.75 per month.

The Sheriff's Department is represented by the Teamsters Union and the dues are \$50.00 per month. There is a \$150.00 initiation fee.

### **PERS**

After 6 months of employment employees become members of PERS if they work in a position that requires 600 hours in a year. The County pays the employee's portion for all employees.

**AFLAC INSURANCE** is available through payroll deduction. They provide several different supplemental policies including cancer, ICU and hospitalization as well as some life insurance options in addition to the normal coverage. Participation is optional and most premiums can be deducted pre-tax. Information is available from the payroll department.

**DIRECT DEPOSIT** is available. You can distribute your check to a maximum of three institutions. The first check after you sign up for direct deposit will be a trial run with the next payroll directly deposited. This option can be taken at any time.

**DEFERRED COMPENSATION PLAN** through Nationwide Retirement Solutions is available. Information is available from the payroll department.

### **VACATION AND SICK LEAVE**

Vacation & sick leave hours are accrued at 7.50 or 8.00 hours per month (or proportionate to percentage of hours worked if less than full time) for each full month worked through the first five years of employment. An additional 1/4 day per month of vacation is accrued for each additional five year period up to a maximum of two days

per month for twenty years or more.

VACATION IS AVAILABLE FOR USE AFTER THE EMPLOYEE HAS WORKED FOR SIX MONTHS.

### **FLOATING HOLIDAYS**

All eligible employees (50% or more) will accrue two floating holidays per fiscal year. Hours are computed the same as vacation and sick. Floating holidays are available after the completion of 3 continuous months of employment.

All exempt employees will accrue an additional floating holiday per fiscal year. Hours are computed the same as vacation and sick.

FLOATING HOLIDAYS ARE USE OR LOSE

**TEAMSTER REPRESENTED EMPLOYEES WILL RECEIVE ONE HOLIDAY PER MONTH IN LIEU OF ANY REGULAR HOLIDAYS OR FLOATING HOLIDAYS. THESE MAY BE USED AT A TIME AGREED UPON BY EMPLOYEE AND SUPERVISOR. EXECUTIVE ADMINISTRATIVE ASSISTANT, CHIEF CIVIL DEPUTY, PAROLE AND PROBATION ADMINISTRATIVE ASSISTANT, ANIMAL CONTROL OFFICER, AND PAROLE AND PROBATION OFFICERS WILL RECEIVE AN ADDITIONAL HOLIDAY IN JULY, NOVEMBER AND MARCH AND MUST TAKE A HOLIDAY ON ALL REGULAR SCHEDULED HOLIDAYS.**

### **LONGEVITY PAY IS FIGURED AS FOLLOWS:**

5 - 10 years of service	1.5%
10 - 15 years of service	2.5%
15 - 20 years of service	3.5%
20 plus years of service	5.0%

Longevity for 50% to 90% employees shall be based upon hours worked. To receive credit for one year of service a percentage employee must work 1950/2080 hours.

**PAY DAYS ARE THE 15<sup>TH</sup> AND THE LAST WORKING DAY OF THE MONTH. Pay periods end the 7<sup>th</sup> and 22<sup>nd</sup> of the month.**

---

**From:** George Rhodes  
**Sent:** Tuesday, November 29, 2011 11:55 AM  
**To:** GBHornbeak@aol.com  
**Subject:** FW: Benefits Information

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**From:** Patty Terhune [<mailto:pterhune@jbh.org>]  
**Sent:** Monday, November 28, 2011 4:24 PM  
**To:** George Rhodes  
**Subject:** Benefits Information

Hello Commissioner Rhodes,

As requested, below are the current rates for our Medical and Dental plans through CIS.

Plan Name	2011 - 2012		
	One Party	Two Party	Family
<b>Copay Plan B (Regence)</b>	482.16	1015.53	1358.83
<b>Alternative Care Rider</b>	7.42	15.59	22.42
<b>VSP 12/12/24</b>	8.83	12.46	22.28
<b>Total Medical</b>	<b>498.41</b>	<b>1043.58</b>	<b>1403.53</b>
<b>Dental Plan V (ODS)</b>	47.86	82.59	142.40
<b>Ortho Rider</b>	1.27	3.33	17.91
<b>Total Dental</b>	<b>49.13</b>	<b>85.92</b>	<b>160.31</b>
<b>Total Medical &amp; Dental</b>	<b>547.54</b>	<b>1129.50</b>	<b>1563.84</b>
<b>Employee Out of Pocket - Monthly</b>	0.00	0.00	363.84

The "Employee Out of Pocket – Monthly" reflects the amount after the \$1200 covered by JBH for each employee. The total monthly premium for the group on the December invoice was \$18,235.73.

If you have any questions or need anything else, please let me know.

Thank you,

**Patty Terhune**  
Administrative Coordinator  
Jefferson Behavioral Health  
550 NE E Street

Grants Pass, OR 97526

Phone: 541-244-4860

Fax: 541-955-8290

[www.jbh.org](http://www.jbh.org)

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**From:** [GBHornbeak@aol.com](mailto:GBHornbeak@aol.com)  
**To:** [emurdock@salmonrun.net](mailto:emurdock@salmonrun.net)  
**Subject:** Re: project  
**Date:** Tuesday, June 28, 2011 2:04:24 PM

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ED

AS WE DISCUSSED, MY ROLE IN THE PROJECT IS TO HELP YOU DEVELOPE A STRONG WORKABLE PROGRAM GOING FORWARD AND THEN BE YOUR AGENT TO PRESENT IT ON YOUR BEHALF TO THE RIGHT POLITICAL BODIES.IF STEVE WANTS TO KNOW MY QUALIFICATIONS TO DO THIS THE BEST PERSON FOR HIM TO TALK WITH IS GEORGE WHO HAS WITNESSED FIRST HAND MY INVOLVEMENT WITH THE CROOK PROJECT AND THE COUNTY CURRY PROJECT AT FLORAS LAKE.

IT IS MY SENSE THAT STEVE ALSO NEEDS TO TALK TO GEORGE BEFORE THE PROJECT CAN MOVE FORWARD, AS I THINK GEORGE WANTS TO HEAR FIRST HAND WHERE STEVE IS COMING FROM BEFORE HE RISKS ANY OF HIS POLITICAL CAPITAL.

LET ME KNOW TIMES WHEN STEVE MAY BE AVAILABLE FOR A CALL AND I WILL LET GEORGE KNOW.

GRANT

July 21, 2011

OPRD

725 Summer Street NE, Suite C  
Salem, OR 97301

Dear Commissioners,

I am a business owner in Port Orford, OR. I have been a resident of Curry County in the Port Orford area, full time, since 1975. In the last year I built and opened a restaurant, Redfish, adjacent to Battle Rock Park, overlooking the Pacific Ocean, in partnership with my wife, Julie, my brother Gregory and his wife Susan. We also demolished a cinder block strip mall, also adjacent to the park, and replaced it with a landscaped sculpture garden. In addition to that, we remodeled a 5000 sq. ft building and turned it into a contemporary art gallery that is unique for the coast.

I have listened with great interest, to the talk of developing a world class Park that may include golf in the Floras Lake / Airport area. As a long term resident I understand the trepidation expressed by other residents of the area. Residents that are aware of Blacklock Point feel a special relationship to the area for a variety of reasons. Among those reasons are the minimal usage this Park gets as well as the unparalleled natural beauty it offers. There is an appreciation for not having to generally share such a beautiful spot of public property, with large numbers of the public.

We are at the precipice of an uncertain future with regard to public and private economies. I would suggest that what I understand of the Curry County Commission's proposal to trade land with the Oregon State Parks in order to lease a portion of the Park to a developer with an unquestionable track record for environmentally sound stewardship is worth serious consideration. I believe the State Parks could build in safeguards and expectations with requirements that would serve the State Parks and the public well.

I feel there is a unique opportunity for the State to secure additional Snowy Plover habitat, suppress fire danger with the removal of non native noxious plants, and improve year round access to the beautiful vistas this part of the coast offers.

The economic benefit to Port Orford, Curry County and the State of Oregon can be tremendous as long as the bar for this type of development remains high. I believe the developer that is fortunate enough to work with the County and State should be held to extremely high standards. I know that such developers exist and if we, the people of Curry County and the State of Oregon can attract them to our region, it can be mutually beneficial for all involved.

Sincerely,



Chris Hawthorne  
96624 Sixes River Road  
Sixes, OR 97476

**From:** [Bruce Zuber](#)  
**To:** [gbhornbeak@aol.com](mailto:gbhornbeak@aol.com)  
**Subject:** Support Letter  
**Date:** Friday, August 05, 2011 1:08:08 PM  
**Attachments:** [Airport Park Letter.docx](#)

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Hi Grant,

Let me know if you think I need to make any changes.

Bruce

August 5, 2011

Bruce Zuber  
Zuber & Sons Logging, L.L.C.  
P.O. Box 235  
Wedderburn, OR 97491

Dear Oregon State Parks Board of Commissioners:

I would like to take this time to express my support for the Curry County acquisition and merger of the Cape Blanco Airport/Floras Lake State Park and the 600 (plus) acres currently owned by the county. The development of the airport and park lands has been discussed with several private developers who are interested in improving the area.

Curry County is facing financial difficulty with the loss of Federal SRS funds. This is an opportunity for the county to lease this land to a developer and provide a revenue source for the county general fund, plus provide much needed jobs for the people in this county.

There would be no direct impact on our logging company, but being a resident of this county for over 45 years, I do care about my county. Over the last twenty years I've seen a decline in family wage jobs; a decline in the enrollment in our schools; and an increase in the fear that Curry County is no longer a place to raise a family. This project would bring a change in all three of these areas.

Economic opportunities of this type don't just happen without thought. With proper education and outlined goals we can positively communicate the recreational, financial, and environmental benefits of this proposal.

I encourage the State of Oregon to support the Curry County Commissioners in this project.

Respectfully,

Bruce Zuber  
(541) 247-6047