

PROJECTS IN THE RANCHO CALAVERAS/ LA CONTENTA AREA:

Note: information subject to change; contact Planning Dept. or Supervisor Erickson for update/questions

(information below was supplied by Calaveras County Planning Dept. January, 2006)

2002-81 TENTATIVE SUBDIVISION TRACT MAP (EAGLE RIDGE, Tract 585) for KEVIN WOODY. *The applicant is requesting approval to divide 61.41 ? acres into four 5+ acre lots, a 10 ? acre lot and a 31 ? acre remainder. The property is located East of Rancho Calaveras Unit 4, South off the end of McAtee Street in the vicinity of Jenny Lind. (APN 50-010-34 is portions of the Southwest 1/4 of Section 14, the Southeast 1/4 of Section 15, the Northeast 1/4 of Section 22, and the Northwest 1/4 of Section 23, T3N, R10E, MDM).*

2002-81 TSTM, Map is filed for Record

2003-177 GENERAL PLAN AMENDMENT, ZONING AMENDMENT and TENTATIVE SUBDIVISION TRACT MAP for BENTON C and THELMA J. BOLIN et. al. *The applicants are requesting a General Plan Amendment to change the land use designation from Agriculture Preserve to Future Single Family Residential and a Zoning Amendment from A1 (General Agriculture) to RR-5 (Rural Residential - 5 acre minimum parcel size) for 97.51 ? acres. Concurrently requested is approval to divide the site into eighteen (18) lots. The property is located on the west side of Jenny Lind Road about one-half mile north of Jenny Lind. (APN 50-012-091 is a portion of the South ? of Section 16, T3N, R10E, MDM).*

2003-178 GENERAL PLAN AMENDMENT, ZONING AMENDMENT and TENTATIVE SUBDIVISION TRACT MAP for BRISKI LIVING TRUST. *The applicant is requesting a General Plan Amendment to change the land use designation from Agriculture Preserve to Future Single Family Residential and Zoning Amendment from U (Unclassified) and A1 (General Agriculture) to RR-5 (Rural Residential - 5 acre minimum parcel size) for 131.34 ? acres. Concurrently requested is approval to divide the site into twenty-five (25) lots. The property is located on the south side of State Highway 26 and west side of Jenny Lind Road about one mile north of Jenny Lind. (APN's 50-011-005 and 50-012-078 are a portion of Section 16, T3N, R10E, MDM).*

2003-179 GENERAL PLAN AMENDMENT, ZONING AMENDMENT and TENTATIVE SUBDIVISION TRACT MAP for MICHAEL C. SCHROVEN. *The applicant is requesting a General Plan Amendment to change the land use designation from Agriculture Preserve to Future Single Family Residential and a Zoning Amendment from A1 (General Agriculture) to RR-5 (Rural Residential - 5 acre minimum parcel size) for 101.37 ? acres. Concurrently requested is approval to divide the site into twenty (20) lots. The property is located on the and west side of Jenny Lind Road about one mile north of Jenny Lind. (APN 50-012-079 is a portion of Section 16, T3N, R10E, MDM).*

Project 2003-177, 178, and 179 are on hold.

2003-05 ZONING AMENDMENT and TENTATIVE SUBDIVISION TRACT MAP for JIM PLATNER. *The applicant is requesting a Zoning Amendment on three areas of a 40 ? acre site as follows; for 2.5 ? acres from REC-PD (Recreation-Planned Development) to REC (Recreation) for 2.2 ? acres and to R1 (Single Family Residential) for 0.34 ? of an acre of land. For 0.58 of an acre from REC-X-EP (Recreation-Existing Parcel Size-Environmental Protection) to REC-X-EP (Recreation-Existing Parcel Size-Environmental Protection) for 0.47 of an acre of land and to R1 (Single Family Residential) for 0.11 ? of an acre of land. And from REC-X-EP (Recreation-Existing Parcel Size- Environmental Protection) to R1 (Single Family Residential) for 1.05 ? acres of land. Other existing zones will not change. Concurrently requested is approval to divide the 40 ? acre site into*

eighty-three (83) single family lots zoned R1, two (2) open space lots zoned REC-X-EP and one (1) recreation lot zoned REC. The property is located on the north side Vista De Lago and the west side of Hogan Dam Road, about two miles south of Valley Springs. (APN's 73-042-080 & 085 are portions of the Southeast ? of Section 25 and the Northeast ? of Section 36, T4N, R10E, MDM).

2003-05 is an approved project. Last inquiry Mr. Platner is contemplating filing a 4 lot unit.

2002-142 ZONING AMENDMENT and TENTATIVE SUBDIVISION TRACT MAP for CRV Enterprises, Inc. *The applicants are requesting a Zoning Amendment from RR-10 (Rural Residential - 10 acre density) to R1 (Single Family Residential) for 33.45 ? acres. Concurrently they request approval to divide to site into forty-five (45) lots. The property is located on Harper Road west of Hogan Dam Road about three-quarters of a mile north of the intersection of Vista De Lago and Hogan Dam Road in the La Contenta area. (APN 73-042-098 is a portion of the Northeast ? of Section 25, T4N, R10E, MDM).*

2003-136 ZONING AMENDMENT and TENTATIVE SUBDIVISION TRACT MAP for CVC ENTERPRISES, INC. *The applicant is requesting a Zoning Amendment from RR-5 (Rural Residential - 5 acre density) to R1 (Single Family Residential) for 45.26 ? acres and to REC-X-EP (Recreation - Existing parcel size - Environmental Protection) for 1.15 ? acres of land for common area lots. Concurrently requested is approval to divide the 46.41 ? acre site into seventy-seven (77) single family lots and two (2) park lots (common area) zoned recreation. The property is located on the east side of la Contenta subdivision and south of Gold Creek Estates about one and one-half miles south of Valley Springs. Access will be through Gold Creek Estates from State Highway 26. (APN 73-042-028 is a portion of the Northeast ? of Section 25, T4N, R10E, MDM).*

Projects 2002-142 & 2003-136 are on hold waiting on traffic study, oak tree mitigation & cumulative impacts. These projects are east and south of Gold Creek Estates.

2005-174 ZONING AMENDMENT and TENTATIVE SUBDIVISION TRACT MAP (DEL VERDE SUBDIVISION) for Valley Springs, Ca LLC. *The applicant(s) are requesting a Zoning Amendment from R1 (Single Family Residential) 39.67 ? acres and REC-PD (Recreation - Planned Development) 0.34 of an acre to R1 (Single Family Residential) for 36.11 ? acres and REC-PD (Recreation - Planned Development) for 3.9 ? acres of land. Concurrently requested is approval to divide the site into ninety-one (91) single family lots and two (2) park lots of 1.13 ? acres and 2.77 ? acres respectively. The General Plan land use designation is La Contenta Community Center with a total area of 41.01 ? acres. The property is located south of the La Contenta Subdivision at the end of Shadow Lane in the La Contenta Community Center. (APN 73-042-092 is a portion of the North ? of Section 36, T4N, R10E, MDM).*

2005-174 is just starting, its been routed, comments back so far, needs a traffic study.

2005-44 TENTATIVE PARCEL MAP for JAMES A. and GLORIA J. SOUZA. *The applicant(s) are requesting approval to divide the site into three (3) parcels of five acres each. Current land use designation is Future Single Family Residential with existing zoning of RA (Residential Agriculture). The property is located on the south side of Olive Orchard Road about 1500 feet east of Burson Road in the Burson/Rancho Calaveras subdivision area. (APN 50-058-008 is a portion of the East ? of Section 5, T3N, R10E, MDM).*

Project 2005-44 has been routed, awaiting responses.

2005-77 TENTATIVE SUBDIVISION TRACT MAP for LUCCHESI RANCH LLC. The applicants are requesting approval of a Tentative Subdivision Tract Map (Lucchesi Ranch Estates) to divide 75 ? acres into fifteen(15) lots of five or more acres. Current land use designation is Future Single Family Residential with existing zoning of RA (Residential Agriculture) The property is located at the northeast corner of the Burson Road / Olive Orchard Road intersection about 1? miles westerly of the Olive Orchard Road intersection with State Highway 26 in the Rancho Calaveras subdivision area. (APN's 50-002-101 and 102 are a portion of the East ? of Section 5, T3N, R10E, MDM).

2005-77 has been routed and is on the list for the Initial Study to be processed.

2005-104 for TENTATIVE SUBDIVISION TRACT MAP, (Calaveras River Heights). The applicant is requesting approval to divide about 122.8? acres into 25 Lots of 1.3 acre minimum lot size, on about 48 acres zoned RR?. There are 4 common area lots proposed. Lot A, about 9 acres; Lot C, about 29.9 acres and Lot D, about 12.9 acres, all zoned REC-X-EP and Lot B, about 17.9 acres zoned PS. The Rancho Calaveras Special Plan, land use designation for the site, is Rural Residential 1 acre density and Recreation. The project as proposed is consistent with the Rancho Calaveras Special Plan. The project is located east of Rancho Calaveras off of State Hwy 26 and Mc Atee Street. (APN's 50-010-32 & 33 are portions of the Southwest ? of Section 14 and the Southeast ? of Section 15, T3N., R10E., MDM.)

2005-104 has been routed, in process

2005-190 ZONING AMENDMENT and TENTATIVE SUBDIVISION TRACT MAP for THE MARK PRINGLE COMPANY, LLC. (North Vista Plaza) 126 lots.

Project will be routed soon

Tentative Subdivision Tract Map 98-07, for Floyd R. Norried Jr., regarding Vista Plaza No.2, per Planning Commission Resolution No. 99-38, was approved June 3, 1999, to divide 4 existing parcels into 8 commercial parcels, two multiple family residential parcels and 38 approximately ? acre single family residential parcels. The property is located on the west side of State Hwy 26, on Vista Del Lago West, approximately 1? miles southwesterly of the intersection of Hwy's 12 and 26 in Valley Springs. (APN's 73-042-109, 110 and 119 are a portion of the East ? of Section 26, T4N, R10E, MDM.)

The northerly portion of the project has recorded and the new application above covers the multi-family portion. The 38 residential lot portion is pending.

2003-157 ZONING ADMENDMENT & TENTATIVE SUBDIVISION TRACT MAP for CRV ENTERPRISES, INC. (Olive Orchard Estates). The applicants are requesting a Zoning Amendment from U (Unclassified), to RA (Residential Agricultural -5 acre density) for 256.31? acres. Concurrently requested is approval of a Tentative Subdivision Tract Map, "Olive Orchard Estates Unit No. 1 & 2., to divide the property into fifty (50) Lots, of 5 acres. The project site is currently planted with Olive Trees throughout the property. To access the site proceed from Valley Springs southwesterly on State Route Hwy 26 for approximately 5 miles to Olive Orchard Road, turn right and go approximately 1? miles to the project site, at 5608 Olive Orchard Road, in the Rancho Calaveras Subdivision Area, located on both sides of Olive Orchard Road. The property, (APN 50-002-05 is located in

portions of the West ? of Section 4, Northeast ? of Section 5 and the Northwest ? of Section 9, T3N., R10E., MDM.

Olive Orchard Estates has been approved, under construction, under continued review for substantial conformance and specific environmental issues.

92-527 TSTM, Spring Ranch Estates

August 7, 2002 the County provided a letter regarding moratorium periods for 92-527 Tentative Subdivision Tract Map for Spring Ranch Estates. The motion by the Board of Directors of CALAVERAS COUNTY WATER DISTRICT (CCWD) approved on June 13th, 2001 that constitutes a development moratorium as defined in Government Code ?66452.6 (f) has been lifted.

Pursuant to your letter CCWD lifted the moratorium on July 30, 2003. We have calculated an expiration date and have determined that 537 days from July 30, 2003 is January 17th, 2005 the new expiration date. The 17th, of January is Martin Luther King Day and the County Offices will be closed for the holiday. This means that the effective date for the expiration is Tuesday, January 18, 2005. To make a timely filing of a final map, the County Surveyor will need all clearances delivered to him along with the map in a proper form (all necessary signatures on the map, corrections made, taxes paid, etc.) on that date, except for those things over which the applicant has no control, for the County to do the final processing. If the map is not able to be recorded prior to the expiration date a new application for a Tentative Subdivision Tract Map will have to be submitted.

Project 92-527 has expired. No new application has been submitted, and to complicate things the Rancho Calaveras Special Plan now limits the density to one acre lots. The original map was for fifty-one (51) ? acre lots, and the potential is now limited to 25 lots.

APN # 73-042-087 Valley Springs Estates, TSTM 474, M. Chu

This letter is in response your letter received on June 24th, 2003 regarding the County's position on development moratoriums. The property that you are inquiring about is APN 73-042-087 owned by Ms. Miriam Chu and located in the La Contenta area. The site, a 31 ? acre parcel was approved for Tentative Subdivision Tract Map, Valley Springs Estates, Tract 474, on December 16, 1993. The approved subdivision is for 71 single family lots. Through State mandated extensions and discretionary extensions the tentative map was to expire on December 16, 2002. Tract 474 is located within Calaveras County Water District's Assessment District 604 (A. D. 604).

On June 13th, 2001 the Board of Directors of CALAVERAS COUNTY WATER DISTRICT (CCWD), approved a motion that states:

Based upon the determination of the District Engineer that present sewer treatment capacity is not adequate to serve additional connections, development outside of the New Hogan/La Contenta Wastewater Treatment Facility service area is precluded until the Board determines that capacity is available.

CCWD's motion meets the definition of a development moratorium as set forth in Government Code ?66452.6 (f). Recently, CCWD informed you that connections within A. D. 604 are on a first come first serve basis and that there are approximately 20 connections per year available for the next four years. They further state that the connections are for historic rates for in-fill lots and small development. Finally, CCWD states that developments such as Valley Springs Estates, will be required to pre-pay connections if they want to accelerate funding for expansion of the treatment facility ahead of CCWD's current schedule.

CCWD's position is that even though your project is within their service area, they do not have the capacity to serve the project and may not have capacity until after 2005. The County interprets CCWD's inability to currently serve the capacity of your project as a continuation of the moratorium established on June 13th, 2001. This moratorium extends until CCWD declares it has the capacity to serve your project or on June 13th, 2006 whichever comes first. At that time the project would have just over eighteen months until the conditionally approved tentative map expires.

Above is a letter sent in June of 2003. A six lot unit was recorded and the balance has a final map submitted and is in process.