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**RECEIVED**

AUG 22 2001

CALAVERAS COUNTY  
DEPT OF PLANNING

August 20, 2001

Mr. Dan Hendrycks  
Planner II  
Calaveras County Planning Department  
891 Mountain Ranch Road  
San Andreas, CA 95249

RE: APN 50-052-03, 8186 Warren Road, Calaveras County

Dear Mr. Hendrycks:

This letter is written in response to your letter of August 9, 2001 and our subsequent telephone conversation of August 15, 2001 concerning the receipt of complaints regarding the subject property. Our office is currently representing the owners in this matter.

We are well aware of the current zoning of the property as well as the existence of a Williamson Act Contract, which is currently in the process of Non-Renewal. I believe that the date of final expiration may be different than your letter suggests, however, that matter is being reviewed.

I am not certain of the source of the complaints about which your letter refers nor what has led you to the conclusion that a golf course is under construction. While the landowners have contemplated the idea of installing a golf course in the future, there has been nothing done onsite to install or develop any such use. What is occurring onsite is that our crews have been surveying the property in order to accurately depict boundaries and other natural features. Due to this activity, there are a fair number of survey markers, which have been placed onsite.

In addition, as you may or may not know, the applicants wish to install a vineyard to compliment the other established agricultural uses onsite, thus our surveying efforts are being used as a part of planning for this endeavor. It will, in fact, be necessary to grade a portion of the property to properly install the vineyard. Hopefully, these activities will not continue to be misconstrued by County Staff. I believe that the property owners are familiar with the terms of the existing Williamson Act Contract and would appropriately contact Mr. Jerry Howard, County Agricultural Commissioner should they have any questions in that regard.

As we discussed, it appears that this letter was written on the basis of misleading or false information since the County has not presented any evidence of the construction

of a golf course on the subject property. Additionally, as we discussed, as I was reviewing your letter trying to determine what it was that caused you to believe that a golf course was under construction, I reviewed the County Zoning Code. I can find no definition of a golf course in the County Code, thus it is impossible to determine whether it would be a permitted or conditionally permitted use within this or other zone. In light of this fact and that fact that a golf course is not under construction, I remain puzzled by your letter, other than to perhaps conclude that you were misled by complaints and/or the work that is being done for other purposes, as delineated above.

Nevertheless, please be apprised that the property owners seek to comply with applicable provisions of their Agricultural Preserve Contract and other applicable County Code provisions in their future use, development and enjoyment of this property. At this juncture, I will advise my clients that the matter has been sufficiently resolved and that the record associated with the complaint file will be sufficiently corrected and closed. Should you wish to contact me with any future questions, please feel free to contact me at 754-1853.

Thank you for your cooperation in resolving this matter based upon the facts and issues at hand.

Sincerely,



Tom Jeffries