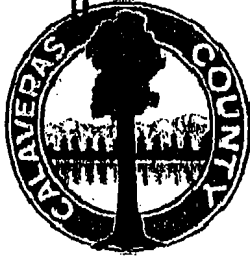


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COUNTY of CALAVERAS
DEPARTMENT of PLANNING

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Robert Sellman ♦ Interim Planning Director

February 9, 2006

Mr. Mike Nemeo
9209 Ospital Road
Valley Springs, California 95228

RE: Golf Course Construction
2004-114 The Ridge at Trinitas (Nemeo)

Dear Mr. Nemeo:

During a recent public scoping meeting for your proposed project (The Ridge at Trinitas), comments were made that construction of the golf course appears to be continuing. If construction of the golf course or related facilities is occurring, it is important for you to understand that a golf course and related facilities (public or private) are not permitted uses under the current zoning for your property. No additional project-related work, including grading; installation of utilities or irrigation; installation of cobbles along the banks of drainages; construction of golf cart paths, bridges, on-site roads, or maintenance structures; landscaping; or any other activities, other than maintenance to maintain the existing level of course development, is allowed until the final decision on the application for a zoning amendment, tentative subdivision tract map, and conditional use permit has been made by the Planning Commission and/or Board of Supervisors.

Use, expansion, or alteration of the golf course or related facilities without a valid permit is a violation of Section 17.04.010 of the County zoning code and may be subject to enforcement action, including fines and other penalties. Agricultural activities, such as maintaining and harvesting of the existing olive orchard, that are permitted within the existing AP/A1 (Agricultural Preserve / General Agriculture) zoning are exempt from this restriction, as is construction of the permitted single family residence.

A decision of any planning staff member may be appealed to the Planning Commission by following the appeal procedures in Section 17.98.070, and submitting a written request, accompanied by the appropriate fee, within fifteen calendar days from the date of the staff decision. (§17.98.020)

It is particularly important for you to avoid physical changes to the project environment during the application process. The timeline for the baseline conditions used to determine environmental impacts is established when the Notice of Preparation (NOP) is issued. The NOP was issued on December 29, 2005 and the project schedule currently estimates that the Draft Environmental Impact Report will be available for public review by June 2006. If conditions change on-site following this action, it may be necessary to establish a new baseline, reissue the NOP, and reevaluate impact determinations. This could significantly delay project review.

If you have any questions, please contact me at (209) 754-6394.

Sincerely,



Robert Sellman
Interim Planning Director

cc:

Ray Waller, Director - Building Department
Janis Elliott, Asst. County Counsel
Susan Larson
Tom Jeffries, Jeffries Engineering
Bill Claudino, Supervisor - District 1
Ted Allured, Planning Commissioner - District 1
Shaelyn Strattan, Planner III