



MURPHYS SANITARY DISTRICT
90 BIG TREES RD #B
PO BOX 1110
MURPHYS, CA. 95247
(209) 728-3094

July 28, 2004

Sierra Engineering Associates
PO Box 279
San Andreas, Ca. 95249

Re: APN 068-010-044 & 074

To Whom it may concern,

The above mention parcel numbers are within the Murphys Sanitary District boundaries and will be served provided the owner comply with all MSD guidelines and engineering conditions. If you have any questions please call 728-3094.

Sincerely,

Sherill Singleton
MSD Office Manager

**Murphys Sanitary District
90 B Big Trees / P. O. Box 1110
Murphys, CA 95247
(209) 728-3094**

December 5, 2007

Mr. Doron Brenner
Murphys Rocky Hill, LLC
925 Freedom Blvd. #16
Watsonville, CA 95076

RE: Murphys Rocky Hill, LLC

Dear Mr. Brenner:

This letter is in response to our conversation yesterday regarding the status of Murphys Rocky Hill. As stated by me the District's position is that the Murphys Rocky Hill is in our service area and according to our records there are two parcels of record.

Once we receive your formal application, from the Calaveras County Planning Department, identifying how you are going to develop these two parcels is when we can formally address the amount of sewer connections we can provide.

If I can answer any further questions regarding the above, please call me at (209)728-3094.

Sincerely,



Raymond S. Honan
General Manager
Murphys Sanitary District

cc: Ed Marlow, Oscar Larson & Associates
Boardmembers, Murphys Sanitary District



Pacific Gas and
Electric Company®

Service Planning 14550 Tuolumne Road
Sonoma, CA 95370

209.533.6034
Fax: 209.533.6035

January 14, 2008

Mr. Doron Brenner
Manager, Murphys Rocky Hill, LLC
925 Freedom Boulevard, #16
Watsonville, CA 95076

Dear Mr. Brenner:

Re: Murphys Rocky Hill, Murphys

Electric service is available to serve your project, Murphys Rocky Hill
Subdivision, in Murphys.

Extensions of these facilities will be made in accordance with our electric rules
and regulations on file with the State of California Public Utilities Commission
at the time the applicant applies for electric service.

Any relocation of existing facilities would be done at the developer's expense.

If you have any questions, please call me at (209) 533-6036.

Sincerely,

A handwritten signature in cursive script that reads "Annie Loggins".

Annie Loggins
Sr. New Business Representative

UNION PUBLIC UTILITY DISTRICT
339 MAIN STREET
MURPHYS, CA 95247-9626
(209) 728-3651

RECEIVED
SIERRA ENGINEERING ASSOCIATION

July 23, 2004

Sierra Engineering Assoc., Ltd.
130 East St. Charles
P.O. Box 279
San Andreas, CA 95249
Morgan Groover

~~Re: APN #68-010-074 & 44~~

Dear Sir:

As relayed to you verbally on June 22, 2004 and per your written request of July 22, 2004, these parcels are included in our service district. However, this area may experience pressure problems because of elevation and the system would have to be installed according to district specifications. After it is through the planning department we can address it more specifically.

If you have any further questions, please let us know.

Regards,



Bill Eltringham
District Manager

UNION PUBLIC UTILITY DISTRICT
339 MAIN STREET
MURPHYS, CA 95247-9626
(209) 728-3651

November 14, 2007

Doron Brenner
Murphys Rocky Hill, LLC
925 Freedom Blvd., #16
Watsonville, CA 95076

Re: APNs 068-010-124 & 068-010-018 (formerly 068-010-074 & 44)

Mr. Brenner:

The above mentioned project is within the District boundaries.

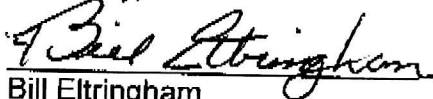
Upon payment of connection fees, there is adequate water available to serve the project's anticipated demands and there would be no need for construction of new water treatment facilities or expansion of the existing facilities. Water service for the above mentioned property will be subject to the rules and regulations of Union Public Utility District Water System Ordinance and service will be subject to the water conditions, pressure and supply that presently prevail within the District. There is no guarantee adequate water can be made available in time of water shortage.

Union Public Utility District reserves the right to interrupt water service in an emergency, drought, for non-payment, or by the action of the Board of Directors.

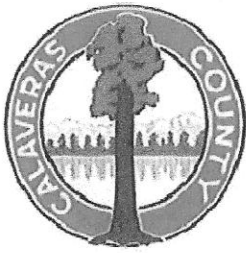
As relayed to you verbally on June 22, 2004, this area may experience pressure problems due to the elevation of the parcels and the system would need to be installed according to District specifications. Once the project has completed the Planning Department process, we can meet and address the issues in more detail.

If you have any questions, our staff is always willing to help and can be reached at 209/728-3651.

Sincerely,



Bill Eltringham
District Manager



County of Calaveras Department of Planning

Rebecca L. Willis, AICP ~ Planning Director
Phone (209) 754-6394 Fax (209) 754-6540
website: www.co.calaveras.ca.us

March 21, 2012

Murphys Rocky Hill LLC
109 Spreading Oak Drive
Scotts Valley, CA 95066

Re: Project 2007-022 Murphys Rocky Hill – Completeness Review

Dear Mr. Brenner:

The Calaveras County Planning Department is in receipt of new processing documents dated February 21, 2012 for the above mentioned project. Our initial review of the revised map and previous correspondence from March and April 2011 indicates that there are still a few unresolved issues and deficiencies with the map. Below is a list of these items that require your attention before staff can continue with the processing of your application. Until these items are received, the application is deemed incomplete for processing.

1. The revised map is lacking some of the minimum information needed pursuant to the instruction checklist for Tentative Subdivision Tract Maps. Attached to this letter is a copy of the checklist with the highlighted sections that have not been adequately addressed on the map. The items include, but are not limited to, a reduction of the map to allow for circulation to numerous departments and outside agencies, approximate size of proposed parcels and length of all roads and cul-de-sacs.
2. The map is incorrectly labeled as a Tentative Parcel Map. Please revise to say Tentative Subdivision Tract Map.
3. Road Modification Request (Section 12.02.380) – As discussed in an April 14, 2011 email between Mr. Certo and Public Works staff, it was stated that a road modification would be required to address roadways that exceed the maximum length of dead end roads. To date a road modification has not been submitted and it would appear that the proposed roads exceed the maximum length specified in Section 12.02.230.
4. The road templates shown on the map are not County standards. The road modification request should also include deviations from the standard templates if you chose to propose what is shown on the recent map. A March 30, 2011 letter from Mr. Certo to Public Works indicated that you would be applying for a road modification to address the modified road templates.
5. Provide more information regarding the 30' easement to the adjacent property that is shown in between lots 8 and 9. What is the intended purpose of this easement?
6. Provide information regarding driveway locations, slopes and building pad areas for those lots that have steep slopes with what appears to be very minimal building area. Staff's initial review indicates that this includes, but may not be limited to lots 10-28.

7. Initial review of the revised maps indicates that there could be a few parcels that may not be able to comply with Section 12.02.260 E. which states:

Driveway encroachments shall be located no closer than twenty feet from intersection returns on local and residential public roads and all private roads. On all other roads it shall be no closer than one hundred feet unless approve by the director.

Provide an exhibit that clearly indicates where driveways would be located for those parcels that may not comply with this section of the County Code.

- ✓ 8. The March 30th letter indicated that the original traffic analysis that was done through Dowling Associates would be revised. If this has been completed, please provide the County with a copy for our review and concurrence.
- ✓ 9. The pedestrian reconnaissance-level biological survey dated October 27, 2005 does not address three special status species and/or plants; the tight coin, the Whipple's monkey flower and the yellow-lip pansy monkey flower. These are listed in the California Natural Diversity Database as special status species/plants and must be addressed in the report as either not occurring on the site (and why) or present on site and what the appropriate mitigation is. The pedestrian reconnaissance-level survey will need to be updated and submitted to the Planning Department for review and concurrence.
- ✓ 10. Submit the revised Archeological Report as indicated in your February 21, 2012 letter.

Staff received the Planned Development fees on March 12th, as well as the revised application pages. The Board of Supervisors will act on your refund request on March 27th for the unused deposit that was submitted for previous contract planning services. As previously mentioned, this application has been deemed incomplete for those reasons outlined above. If you should have any questions regarding the items listed in this letter, please contact me at your earliest convenience.

Thank you,



Darcy Goulart
Planner III

Cc: David B. Zulim, Inc.
Gene Deaver, Mother Lode Engineering, Inc.
Robert Pachinger, Public Works
Project File 2007-022

Attachment

mail from doron:

info from the county:

From: Debra Lewis [mailto:dlewis@co.calaveras.ca.us]
Sent: Mon 3/28/2011 10:48 AM
To: Doron Brenner
Subject: 2007-022 Murphys Rocky Hill Entitlements

Hi Doron,

This is what my research showed:

General Plan: Both parcels lie within the Murphys Douglas Flat Community Plan area. Within the Community Plan, both parcels have a Land Use Designation of Rural-Residential, 1-acre Density. In the General Plan Update, the preferred Land Use Designation is "RR Residential Rural" with a maximum density of 1 dwelling unit per 1 acre. This means that, if the new General Plan is adopted prior to completion of processing of your project, it will not change your allowable land use.

Zoning:

068-010-124 – approximately 43.3 acres is zoned "RR-1," Rural Residential 1-acre density.
068-010-018 – approximately 1.3 is zoned "U," Unclassified.

COMPLICATED

Therefore, with public water and sewer, you could achieve 43 or 44 parcels, depending on your exact acreage.

Entitlements Required: It would be necessary to apply for a Zoning Amendment, to amend the zoning of 068-010-018 from U to RR-1. The Zoning on 068-010-124 could remain unchanged. You would need to apply for the Planned Development Permit, in order to allow for the density transfer, and apply for a Tentative Subdivision Tract Map (0-150 lots) to create your parcels. Note that your project will require approval at both the Planning Commission and Board of Supervisors level, owing to the need for the ZA. In conclusion: ZA, PD, TSTM, requiring both a PC and BOS Hearing.

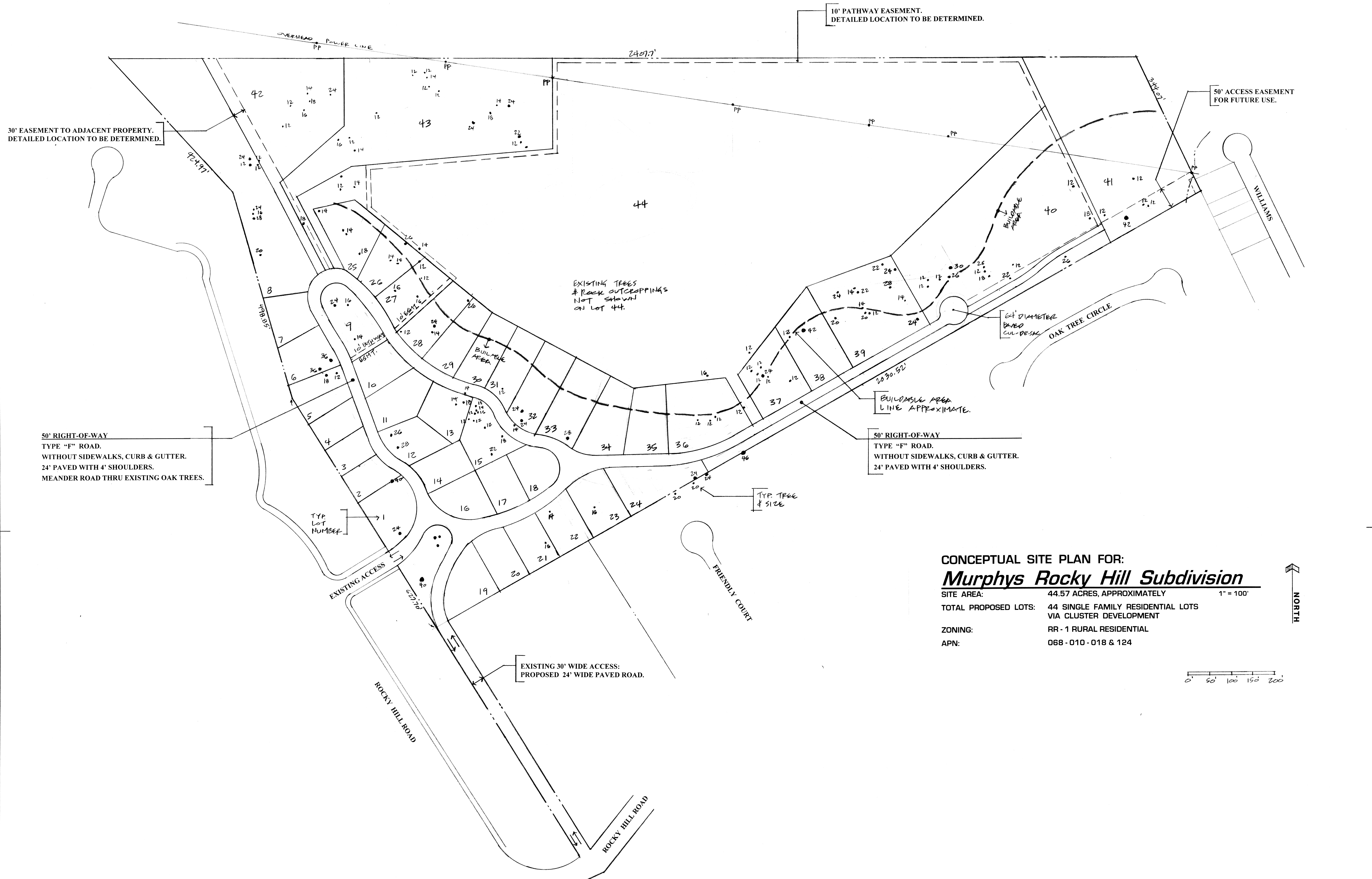
Discussion: You may wish to consider an alternative approach, which would require a revision to your conceptual map. I note that your conceptual parcels 8, 42, 43, and 44 are served with "driveways" that may not, as yet, meet the requirements of the Public Works Department. PW will, among others, enforce the requirement for maximum cul-de-sac length and will apply specific criteria to all driveways. I anticipate that this area of your map will require redesign based on their input. Here is the approach: Remove parcel 068-010-018 (1.3 acres) from your application and designate it as NAPOTS-Not a Part of This Subdivision. When you re-design your subdivision, make sure to include an acceptable legal access to this parcel via your subdivision roads. Otherwise, work around it.

Alternative Entitlements Required: Limit your subdivision to APN 068-010-124 only. Create 42 or 43 parcels, as the acreage allows, within the limitations of the RR-1 zoning and PD requirements. This approach does away with the need for a Zoning Amendment, and does away with the need for a hearing at the Board of Supervisors level. In conclusion: PD and TSTM, requiring only the PC Hearing. This may facilitate project processing.

If you designate a building envelope on each parcel, you will be able to minimize impacts to oak woodlands, and reduce the required mitigation.

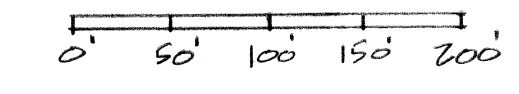
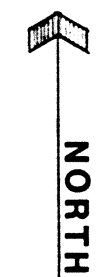
Let me know if there is further clarification I can provide.

Debra Lewis, Planner III
County of Calaveras
Planning Department
891 Mountain Ranch Road
San Andreas, CA 95249
Phone (209) 754-6394
Fax (209) 754-6540



CONCEPTUAL SITE PLAN FOR:
Murphys Rocky Hill Subdivision

SITE AREA: 44.57 ACRES, APPROXIMATELY 1" = 100'
 TOTAL PROPOSED LOTS: 44 SINGLE FAMILY RESIDENTIAL LOTS VIA CLUSTER DEVELOPMENT
 ZONING: RR - 1 RURAL RESIDENTIAL
 APN: 068-010-018 & 124



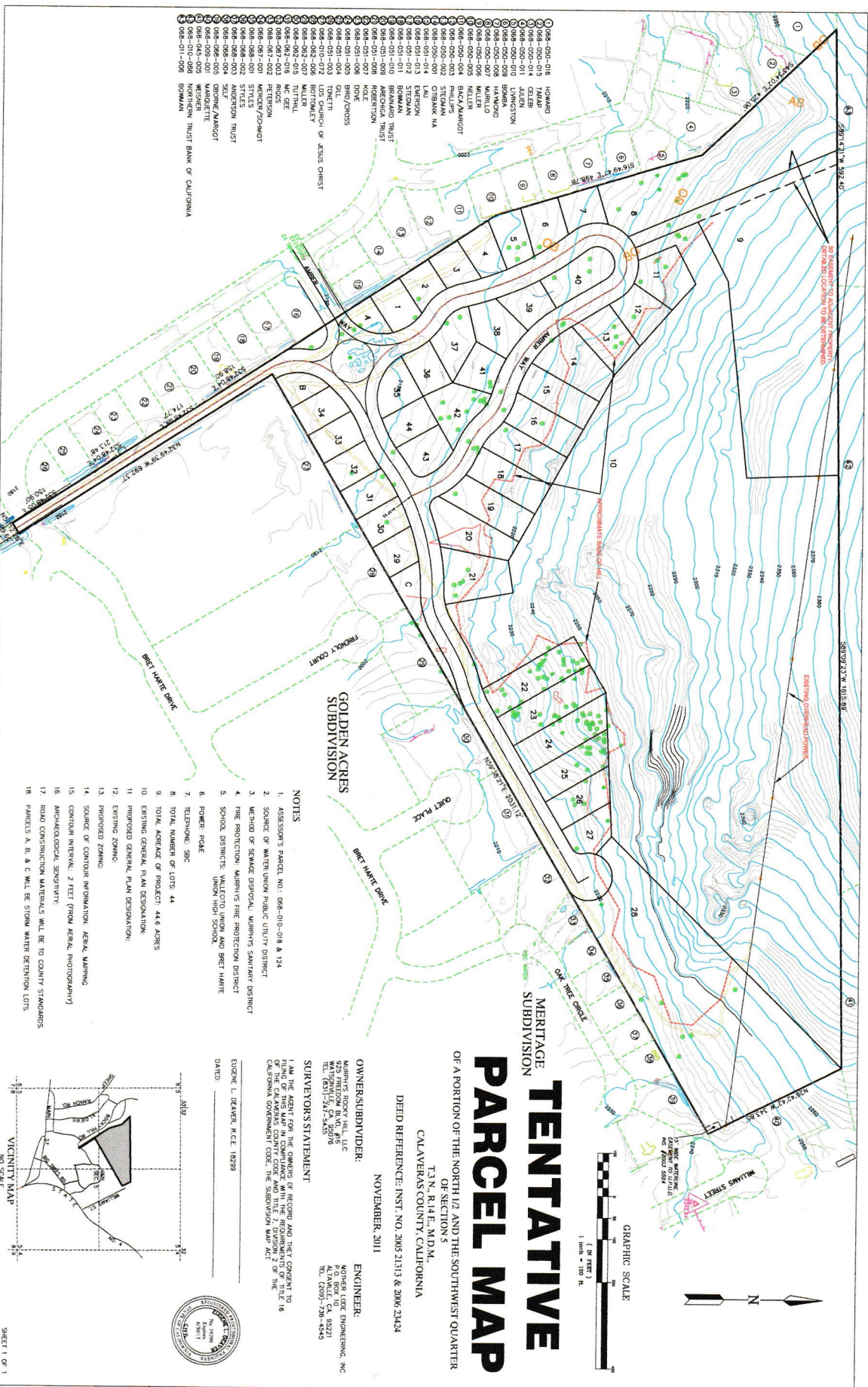
REVISIONS	BY
#1	
2/2/11	DE

DAVID B. ZULIM INC.
 150 FELKER ST. SUITE F
 SANTA CRUZ, CALIFORNIA 95060
 TEL: 831.426.0150
 FAX: 831.426.0150
 DESIGN
 PLANNING
 DAVID B. ZULIM
 P.E. 31047 CALIFORNIA

Construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply to all subcontractors and their agents, employees, independent contractors and subcontractors from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional. The design professional and owner shall be named as additional insureds on contractor's insurance policy.

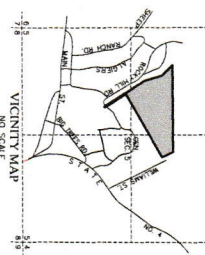
CONCEPTUAL SITE PLAN FOR:
Murphys Rocky Hill Subdivision
 MURPHYS, CALAVERAS COUNTY, CALIFORNIA

Date	4/17/09
Scale	1" = 100'
Drawn	DE
Job	608-11A
Sheet	1
Of	Sheets



- 098-020-016 HOWARD
- 098-020-017 GLENN
- 098-020-018 JULEN
- 098-020-019 HANVINGTON
- 098-020-020 HAWAII
- 098-020-021 HAWAII
- 098-020-022 HAWAII
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- NOTES**
1. ASSESSOR'S PARCEL NO.: 098-010-018 & 124
 2. SOURCE OF WATER: UNION PUBLIC UTILITY DISTRICT
 3. METHOD OF SEWAGE DISPOSAL: WAPARRS SANITARY DISTRICT
 4. FIRE PROTECTION: MARY'S FIRE PROTECTION DISTRICT
 5. SCHOOL DISTRICTS: VALETO UNION AND BRET HARTE
 6. POWER: PACE
 7. TELEPHONE: SBC
 8. TOTAL NUMBER OF LOTS: 44
 9. TOTAL ACREAGE OF PROJECT: 44.6 ACRES
 10. EXISTING GENERAL PLAN DESIGNATION:
 11. PROPOSED GENERAL PLAN DESIGNATION:
 12. EXISTING ZONING:
 13. PROPOSED ZONING:
 14. SOURCE OF CONTOUR INFORMATION: AERIAL MAPPING
 15. CONTOUR INTERVAL: 2 FEET (FROM AERIAL PHOTOGRAPHY)
 16. ARCHAEOLOGICAL SENSITIVITY:
 17. ROAD CONSTRUCTION MATERIALS WILL BE TO COUNTY STANDARDS
 18. PARCELS A, B, & C WILL BE STORM WATER DETENTION LOTS.



SHEET 1 OF 1

2241-D

TENTATIVE PARCEL MAP

OF A PORTION OF THE NORTH 1/2 AND THE SOUTHWEST QUARTER OF SECTION 5, CALAVERAS COUNTY, CALIFORNIA

T.N. R.H.E. M.D.M.
 CALAVERAS COUNTY, CALIFORNIA

DEED REFERENCE: INST. NO. 2008 21313 & 2006 23424

NOVEMBER, 2011

OWNERS/SUBDIVIDER:
 NORTH LOPE REALTY, LLC
 925 FREDSON BLVD., SUITE 100
 WATSONVILLE, CA 95076
 TEL: (831) 262-2823

ENGINEER:
 NORTH LOPE ENGINEERING, INC.
 1000 W. 10TH ST., SUITE 100
 ALAMOGON, CA 94221
 TEL: (520) 738-4245

SURVEYORS STATEMENT

I AM THE AGENT FOR THE OWNERS OF RECORD AND THEY CONSENT TO THE PREPARATION OF THIS MAP IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 16 OF THE CALIFORNIA GOVERNMENT CODE AND THE SUBDIVISION MAP ACT.

DATE: NOVEMBER 1, 2011

ENGINEER: EUGENE L. DEAVER, P.C.E. 18239

