



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

July 18, 2012

Albert Lopez
Planning Director

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Paul Kenny
Real Estate Services
East Bay Municipal Utility District
375 Eleventh Street
Oakland, CA 94607-4240

Dear Mr. Kenny:

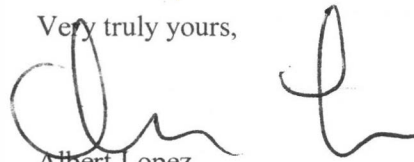
EBMUD/Sydney Reservoir Property-General Plan Conformance (PLN2012-00099)

On July 16, 2012, the Alameda County Planning Commission considered a General Plan Conformance Report under Government Code Section 65402(c) for the sale of a 2.18+ acre property located off Sydney Way, north side, between the cross streets of Carlton Avenue and Stanton Avenue, in Castro Valley, unincorporated area of Alameda County, designated County Assessor's Parcel Number 084B-0410-006-10 and an easement over parcel 084B-0410-006-11. The Planning Commission concluded that the sale of this property conforms to the policies of the Castro Valley General Plan. Included with this letter is a copy of the resolution approved by the Planning Commission.

This action may be appealed within 10 days after the date of this letter by submitting a letter to the Clerk, Board of Supervisors, Alameda County Administration Building, 1221 Oak Street, Oakland, CA 94612. The project applicant will be charged actual County costs for consideration of appeals. An appeal fee of \$250.00 must be submitted by anyone else appealing an action. The application number, the condition appealed, and the reason for the appeal should be clearly stated in the letter.

If you have any questions, please contact Sonia Urzua at (510) 670-5400.

Very truly yours,



Albert Lopez
Planning Director

cc: Public Works, Land Development

**THE COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY
HAYWARD, CALIFORNIA**

GENERAL PLAN CONFORMANCE PLN2012-00100
RESOLUTION NO. 12-13 - ADOPTED ON JULY 16, 2012

Introduced by Commissioner Loisel
Seconded by Commissioner Imhof

WHEREAS the East Bay Municipal Utility District (EBMUD) has filed with the Alameda County Planning Department, General Plan Conformance, PLN2012-00100, to support a General Plan Conformance Report under Government Code Section 65402(c) for the sale of a 23.99 acre property located between Sydney Way, Carlton Avenue, Stanton Avenue and Jennifer Drive, in Castro Valley, unincorporated area of Alameda County, designated County Assessor's Parcel Numbers: 84B-0415-007-07, 84B-0420-004-05, 84B-0420-004-06, 84B-0420-005-00, 84B-0420-010-01, 84B-0425-001-01, 84B-0425-003-00, 84B-0425-005-03, 84B-0425-006-01, 84B-0425-011-01, 84B-0425-012-00, 84B-0441-005-01, 84B-0441-032-00, 84B-0441-033-00, 84B-0441-034-00, 84B-0441-035-00, 84B-0441-036-00, 84B-0441-032-00, 84B-0455-005-05, 84B-0460-001-00, 84B-0460-002-00, 84B-0460-003-00, 84B-0460-009-07, 84B-0460-011-00, 84B-0460-012-00, 84B-0460-013-00, and easement over all or a portion of the vicinity of Perrich Avenue and Talbot Lane and shown in Exhibit B; and

WHEREAS the Planning Commission is designated by the Alameda County Zoning Ordinance as the Advisory Agency for taking action on this application; and

WHEREAS the proposed disposition of land has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15312, Class 12 of the State CEQA Guidelines because the project consists of the sale of surplus government property.

WHEREAS the General Plan Designation of the property is "Special Planning Area". Land Use Goals and Objectives applicable to the property in question are provided in Exhibit A; and

WHEREAS the sale of the property is in conformance with the stated goals and objectives of the Castro Valley General Plan, as it would not result in any change to the character of the site or its environmental setting; and

WHEREAS this Planning Commission held a duly noticed public hearing to consider this General Plan Conformance Report at the hour of 3:00 p.m. on Monday, the 16th day of July, 2012, in the Auditorium of the Alameda County Building, 224 W. Winton Avenue, Hayward, California; and

WHEREAS the testimony submitted in writing and at the public hearing and items in the public record have been considered by the Planning Commission prior to this action; and

WHEREAS the complete record for this process is in the custody of the Alameda County Planning Department, and may be found at Room 111, 224 West Winton Avenue, Hayward, California 94544.

NOW THEREFORE

BE IT RESOLVED that this General Plan Conformance Report does not constitute a project for the purposes of CEQA. Therefore, no environmental review was required; and

BE IT FURTHER RESOLVED General Plan Conformance, PLN2012-00100, is hereby

approved as this requested property acquisition is consistent with the goals and objectives of the Castro Valley General Plan.

ADOPTED BY THE FOLLOWING VOTE:

AYES: Imhof, Loisel, Rhodes, Ratto, Vice-Chair Ready, and Chair Jacob

NOES:

ABSENT:

EXCUSED:

ABSTAINED:

**PLANNING COMMISSION
AS DESIGNATED ADVISORY AGENCY**