



County of Calaveras Department of Planning

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July 27, 2016

Robert Lynn
Real Estate Representative
East Bay Municipal Utility District
375 Eleventh Street
Oakland, CA 94607-4240

RE: CONFORMANCE DETERMINATION REQUEST FOR APNS 048-001-001 and
048-001-003

Dear Mr. Lynn:

This letter is in response to your request for a Conformance Determination regarding portions of the above-referenced properties owned by East Bay Municipal Utility District (EBMUD) in Calaveras County.

BACKGROUND INFORMATION

Pursuant to Government Code Section 65402, EBMUD has advised Calaveras County of a proposed property disposition for portions of parcels and requests a report as to their conformance with the County's existing Zoning and General Plan. California Government Code Section 65402(C) requires that a local agency shall not dispose of any real property until the jurisdiction's planning agency has reviewed and reported as to conformity with the General Plan. A finding of conformity is made when the proposed use of the property conforms to the maps and policies of the General Plan. Calaveras County Code Section 16.03.330 defines the "planning agency" as the Calaveras County Planning Department, and empowers the Planning Director to make conformance determinations.

PROJECT DESCRIPTION

EBMUD has identified the portion of each of the properties that are surplus to the District's needs and has indicated that these portions will be offered for sale or will be offered for acquisition via a Lot Line Adjustment. See Figures below for a depiction of the lands to be disposed. See Tables for a written summary and map of the relevant Zoning and General Plan Land Use designations for all of the parcels presented to the county. A discussion of the conformity determination follows the descriptive information for each of the above-referenced parcels.

FIGURE

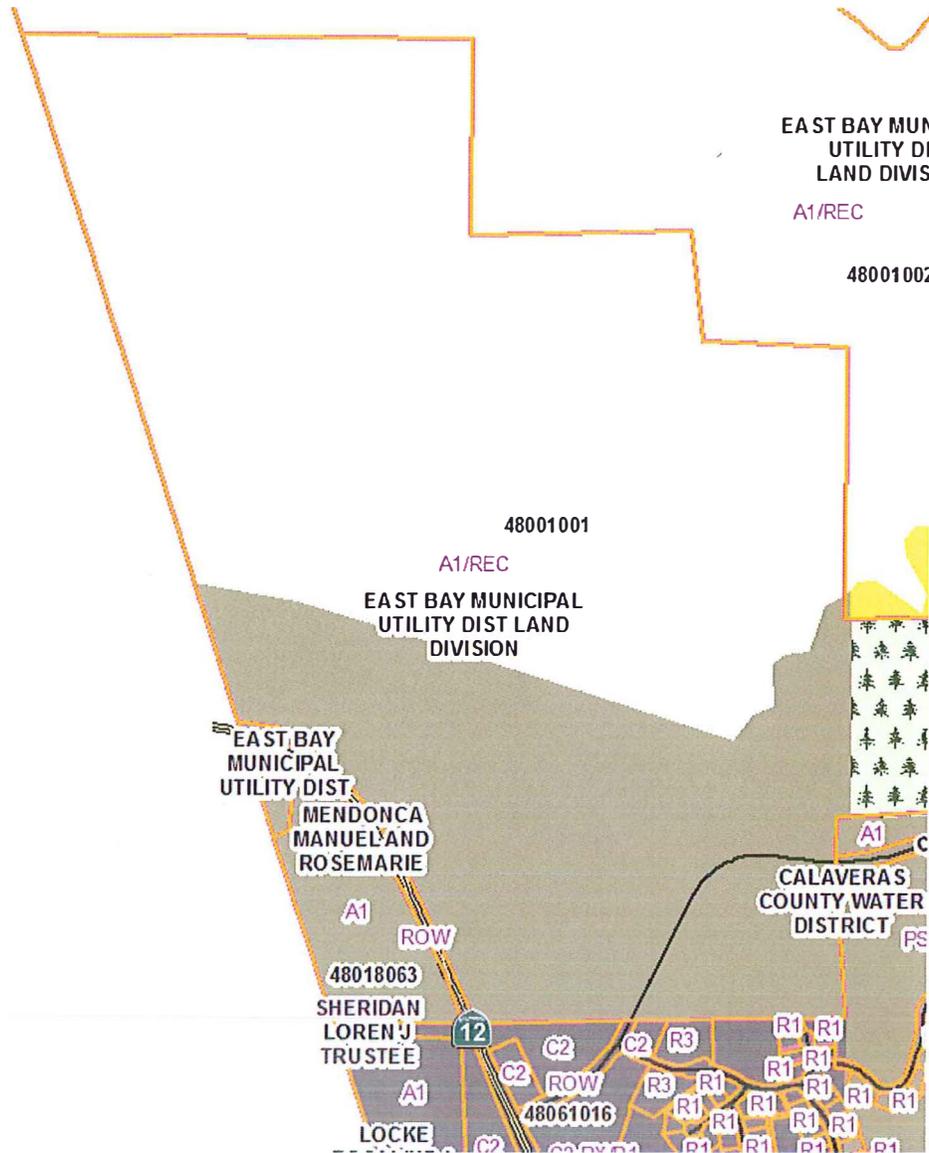
Apn 048-001-001 (25 acres to be disposed)



TABLE

APN 048-001-001

EBMUD PARCEL APN AND IDENTIFICATION	ZONING / GENERAL PLAN LAND USE
<p>048-001-001 25 Acre portion of 632.18 Acres South Camanche Parkway CAM 1 10B 26 75 86 SECS 9 10 15 16 T4R9</p>	<p><i>A-1 General Agriculture and REC Recreation I</i></p> <p>RC Wallace – Residential Center, Wallace</p>



CONFORMANCE DETERMINATION FOR APN 048-001-001

The proposed 25-acre portion of APN 048-001-001 has been determined to be in conformance with the Calaveras County Zoning Code and General Plan with implementation of the requirements described herein.

1. The existing General Plan Land Use designation of RC Residential Center – Wallace allows for a minimum parcel size of 5 acres for parcels with domestic water wells and individual septic systems. The existing Zoning of A1 for this area of the parcel allows for a minimum parcel size of 20 acres. The proposed 25-acre parcel meets the minimum conformance requirement.

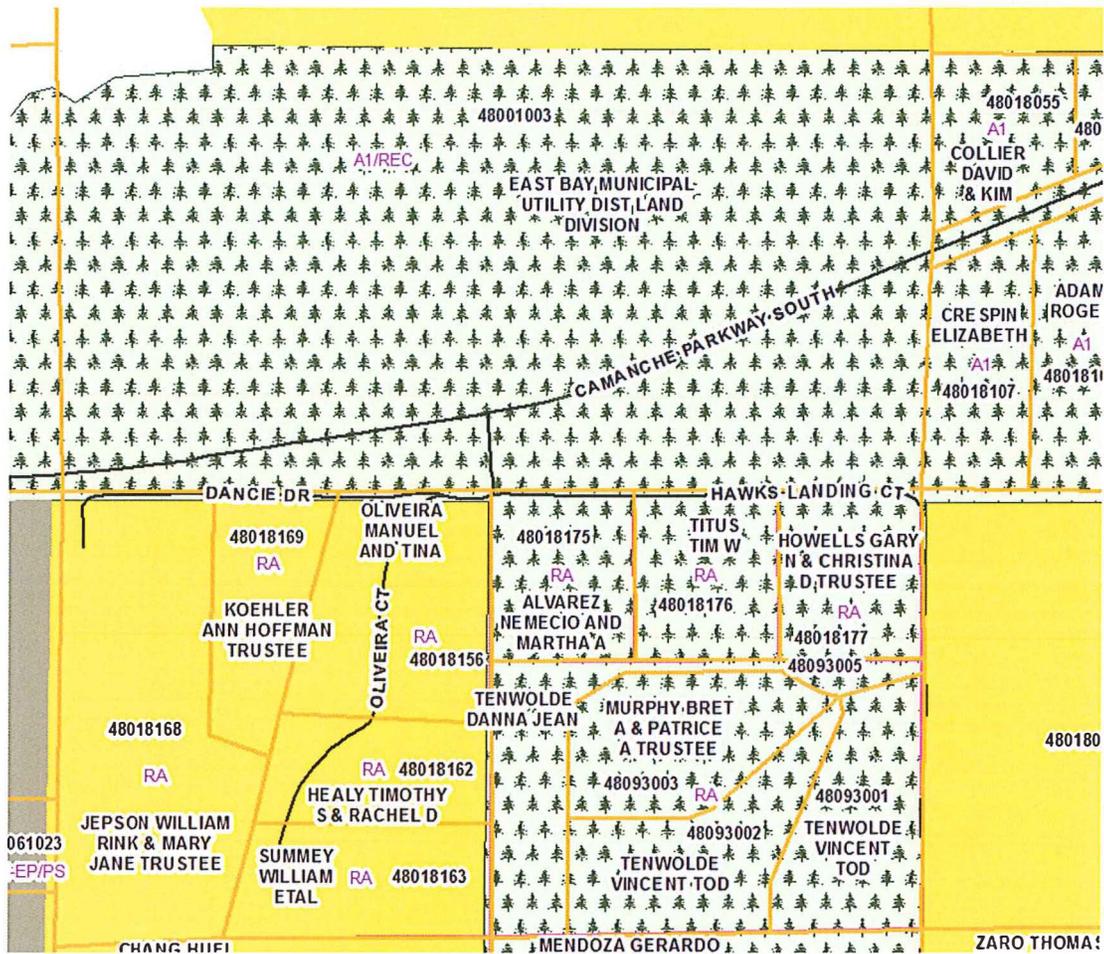
A Lot Line Adjustment of APN 048-001-001 with an adjacent parcel would meet the conformance requirements of the General Plan and Zoning Code only where the General Plan Land Use designation and Zoning match between the parcels being adjusted.

FIGURE
APN 048-001-003 (14 acres to be disposed)



TABLE
048-001-003

EBMUD PARCEL APN AND IDENTIFICATION	ZONING / GENERAL PLAN LAND USE
<p>048-001-003 14 Acre portion of 524.44 Acres South Camanche Parkway, Oliveira Court CAM 2 POR CAM82 95G SECS 2 11 14 T4R9</p>	<p><i>A-1 General Agriculture and REC Recreation I</i></p> <p>FSFR-5 – Future Single Family Residential – 5 acre and NRL – Natural Resource Lands</p>



CONFORMANCE DETERMINATION FOR APN 048-001-003

The proposed 14-acre portion of APN 048-001-003 does not meet the conformance requirements of the Calaveras County Code and General Plan.

1. The existing General Plan Land Use designation of FSR-5 allows for a minimum parcel size of 5 acres. The existing Zoning of A1 allows for a minimum parcel size of 20 acres. The proposed 14-acre parcel does not meet this minimum conformance requirement.

A Lot Line Adjustment of APN 048-001-003 with an adjacent parcel would meet the conformance requirements of the General Plan and Zoning Code only where the General Plan Land Use designation and Zoning match between the parcels being adjusted.

Please contact the Planning Department if there is additional information that we can provide at this time.

Sincerely,

Debra Lewis, Planner III