



EAST BAY MUNICIPAL UTILITY DISTRICT UPCOMING PROPERTY SALE

The East Bay Municipal Utility District (District) is selling three properties that are surplus to current requirements. The properties are portions of District parcels located in Amador and Calaveras County and vary in size from 15.3 to 25.4 acres. The following pages include an overview map and key details for each property.

INFORMATION CONTAINED HEREIN IS BELIEVED RELIABLE BUT IS NOT GUARANTEED

1. Properties will be sold “AS-IS”, subject to all title exceptions, restrictions, easements and reservations whether or not of record.
2. Buyer’s responsibility to determine the acceptable uses of the properties.
3. EBMUD makes no warranties upon the suitability of the lots for construction.
4. Maps, Natural Hazard Disclosure Statements and all other documents are provided for reference purposes only. EBMUD provides no warranties or guarantees on the status, accuracy or validity of these documents.
5. Prospective Buyers should contact respective providers for utility availability and connection fees.

For more information, including Planning Reports, Offer Instructions and Purchase Agreements please visit:

www.ebmud.com/property

Offers will be reviewed on an ongoing basis

Real Estate Services
(510) 287-1244

Please contact EBMUD Real Estate Services at 510-287-1244 if you wish to be removed from the EBMUD surplus property email list

Amador County West	
APN	003-470-003 (portion)
Address	Camanche Parkway North, Lone, CA 95640
Approx. Area	24.5 acres
General Plan	"A-G" - Agricultural-General. 40-acre minimum parcel size. <i>24.5-acre parcel conforms because it complies with the average 40-acre General Plan density required of the original 620-acre parcel.</i>
Zoning	"X" - Special Use District
Asking Price	\$255,000
Purchase Deposit	\$20,000



Calaveras County West	
APN	048-001-001 (portion)
Address	South Camanche Parkway, Wallace, CA 95254
Approx. Area	25.4 acres
General Plan	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.
Zoning	The existing Zoning of "A1" for this area of the parcel allows for a minimum parcel size of 20 acres.
Asking Price	\$332,500
Purchase Deposit	\$25,000



Calaveras County East	
APN	048-001-003 (portion)
Address	South Camanche Parkway, Wallace, CA 95254
Approx. Area	15.3 acres
General Plan	The existing General Plan Land Use designation of "FSFR-5" allows for a minimum parcel size of 5 acres.
Zoning	The existing Zoning of "A1" allows for a minimum parcel size of 20 acres. The proposed 15.3-acre parcel does not meet this minimum conformance requirement.
Asking Price	\$200,000
Purchase Deposit	\$15,000

