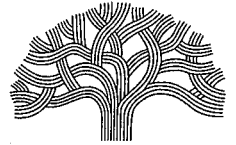


CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3911
FAX (510) 238-4730
TDD (510) 238-3254

May 24, 2017

Mr. Robert Lynn
Real Estate Services
East Bay Municipal Utility District
375 11th Street
Oakland, California 94607-4240

Subject: East Bay Municipal Utility District (EBMUD) Punchbowl Reservoir Property –
Government Code Section 65402: General Plan and Zoning Designations; APN: 037A-3178-001

Dear Mr. Lynn:

Pursuant to the EBMUD request dated April 14, 2017, I can offer the following information regarding the above referenced site along Redwood Road, currently owned by EBMUD. This information is provided pursuant to Government Code Section 65402. The referenced site has a General Plan designation of *Hillside Residential*. The Land Use and Transportation Element of the General Plan states that the Hillside Residential classification “is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures on hillside lots. Any future use would need to be evaluated pursuant to this classification.

In addition to the General Plan designation, the current Zoning District designation of the site is RH-4 (Hillside Residential, Zone 4), which is a low-density residential district. This district also allows some uses other than residential either by right or pursuant to approval of a Conditional Use Permit. Any future use would need to be evaluated pursuant to this classification.

Please do not hesitate to contact me at smiller@oaklandnet.com or (510) 238-2235 should you have any questions on the information contained in this letter.

Sincerely,

A handwritten signature in cursive script that reads "Scott Miller".

Scott Miller
Zoning Manager

Cc: Darin Ranelletti, Interim Director, Planning and Building Department