



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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May 4, 2016

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

Dear Mr. Lynn,

The Amador County Planning Department appreciates the opportunity to review the proposed sale of surplus EBMUD property within our land use jurisdiction. The proposal involves the sale of a portion of APN 003-470-003 (36 acres). The zoning APN 003-470-003 is "X," Special Use District. General Plan designation of A-G, Agricultural-General, which requires a 40-acre minimum parcel size.

The creation of a 36-acre parcel would be permissible as it would comply with the average 40-acre General Plan density required of the original 620-acre parcel. The process would involve submitting a Land Division application from a licensed surveyor. Anticipated fees are \$3,800.00, and the estimated timeframe from submittal to approval is approximately 120 days. It is also possible to create a Boundary Line Adjustment with one or both of the parcels immediately to the north, APN 003-470-009 and 003-470-002. Please note that APN 003-470-009 is included in California Land Conservation Act contract # 128, and the BLA would be subject to the same rezoning and contract amendment processes and fees as discussed above. A boundary adjustment with APN 003-470-002 would be free of such constraints.

If you have questions concerning the processes for adjusting or dividing these parcels, please feel free to contact me at 209-223-6502 or cbeatty@amadorgov.org.

Sincerely,

Chuck Beatty

Planner III