



CALAVERAS COUNTY WATER DISTRICT

120 Toma Court • P O Box 846 • San Andreas, CA 95249 • (209) 754-3543

RECEIVED

MAY 23 2016

Calaveras County
Planning Department
May 20, 2016

Peter Maurer, Planning Director
County of Calaveras Planning Department
Government Center
San Andreas, CA 95249

Re: Jenny Lind / APN 048-003-190, 12114 South Camanche Parkway
Parcel A, Record Of Survey Book 17, Page 46
Request For Rezoning Fee Waiver

Dear Director Maurer:

The Calaveras County Water District (CCWD) owns the parcel referenced above and recently declared it surplus in anticipation of selling it on the open market as a single family home site. We retained a realtor to do this for us per our regulations for surplus property disposal. During the process of due diligence our realtor discovered the parcel is zoned M2 which precludes housing and is geared to industrial uses. We were quite surprised by this, having assumed that it was zoned A1 like the surrounding properties. Scott Speer of your staff assisted our understanding of the circumstances surrounding the current M2 zoning designation.

Apparently the zoning stems from 1964 when, through Zoning Amendment 30 and County Ordinance 305, everything in this area was zoned M by Calaveras Cement. In 1983, through Zoning Amendment 1413 and County Ordinance 1602, zoning was changed to Agricultural Preserve (AP) on the parcel from which ours was created and it was included in the Williamson Act. Subsequently, after our 3 acre parcel was created in 1992, via county-wide efforts to clean-up mislabeled AP parcels and establish official sectional zoning maps, the current M2 zoning was applied and made permanent. While I am sure CCWD as the property owner was notified of all this, I can find no record of such notification.

CCWD would like to rezone the parcel from its current M2 zoning to A1 so that it is zoned consistently with the surrounding parcels and affords us the possibility of selling the property as a home site. We request that the standard fee for this process be waived if possible. Thank you for considering our request.

Peter Maurer, Planning Director
May 20, 2016
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Please contact me at (209) 754-3192 should you have any questions or require further information.

Sincerely,

CALAVERAS COUNTY WATER DISTRICT



Robert Creamer
Engineering Analyst

RC/tbk