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April 8, 2016

RECEIVED
04-11-16

Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553
Attn: Jennifer Cruz

Subject: Request for General Plan Conformity Determination – Lot Line Adjustments
APN: 003-010-012; 003-010-016, 017; 007-150-017, 018; 007-140-006
County File #LL15-0019
APN: 003-010-014, 015; 003-010-016, 017; 007-150-017, 018; and 007-140-006
County File #LL15-0020

Dear Ms. Cruz:

Contra Costa Water District (CCWD) and Ronald E. Nunn have applied for the lot line adjustments referenced above and shown on the enclosed map. The purpose of the two adjustments is to remedy an inadvertent encroachment of Mr. Nunn's on CCWD property acquired for the Transfer Reservoir and Pump Station (Transfer Facilities) as part of the Los Vaqueros Project. In lieu of abating the encroachment by removing the fruit trees planted on CCWD property, we have agreed to exchange the encroached area (County file #LL15-0019) for the same amount of land owned by Mr. Nunn adjacent to CCWD's Old River Pipeline right-of-way (County file #LL15-0020). The property that will be added to the Old River Pipeline right-of-way will be used by CCWD for future facility improvements.

CCWD's acquisition of the Transfer Facility site, as well as the Old River Pipeline right-of-way, was found to be in conformance with the County General Plan by the East County Regional Planning Commission (ECRPC) on March 7, 1994 (see enclosed letter from Contra Costa County Community Development Department confirming the finding, the ECRPC agenda for March 7, 1994, and the initiating letter from CCWD (without attachments)).

The proposed lot line adjustments entail both the acquisition of real property for public purposes and the disposal of real property originally acquired for public purposes thus triggering the General Plan conformance requirements of Government Code section 55402. CCWD hereby requests that the County make a determination of conformity with the County General Plan for the following related actions:

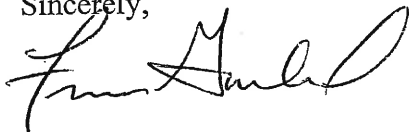
- 1) Disposal of 0.80 acre of property by CCWD via transfer to Ronald E. Nunn (County File #LL15-0019)

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- a. Location: East of Walnut Boulevard and East of Vasco Road, south of Brentwood in unincorporated Contra Costa County.
 - b. Purpose: As part of an exchange of properties, this transfer remedies an encroachment on CCWD's Transfer Facilities site, part of the Los Vaqueros water system.
 - c. Disposal: CCWD will transfer fee title to Ronald E. Nunn.
- 2) Acquisition of 0.80 acre of property by CCWD via transfer from Ronald E. Nunn (County File #LL15-0020)
- a. Location: East of Walnut Boulevard and East of Vasco Road, south of Brentwood in unincorporated Contra Costa County.
 - b. Purpose: As part of an exchange of properties, this transfer remedies an encroachment on CCWD's Transfer Facilities site, part of the Los Vaqueros water system. The acquired property will be incorporated into the Old River Pipeline right of way which houses the Old River Pipeline and related appurtenances. The added property will be used for water system improvements as necessary.
 - c. Acquisition: Ronald E. Nunn will transfer fee title to CCWD.

Please provide a written response as to conformity of our proposed lot line adjustments with the County General Plan at your earliest convenience. If you have any questions or need additional information, please contact me at (925) 688-8312 or fgarland@ccwater.com.

Sincerely,



Fran Garland
Watershed and Environmental Planning Manager

FG/rlr

Enclosures

cc: Dino Angelosante, CCWD
Ronald E. Nunn ✓