



## REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES										
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY										
DATE: 11/29/2024	EBMUD MAP(S): 1512B466	EBMUD FILE:S-11685								
AGENCY: City of Oakland, Bureau of Planning, Zoning Division Attn: Corey Alvin 250 Frank Ogawa Plaza, Suite 2114 OAKLAND, CA 94612	AGENCY FILE: PLN24152 & VTTM 8457	FILE TYPE: Development Plan								
APPLICANT: AMG & Associates, LLC PO Box 260770 Encino, CA 91426		OWNER: TPC CS Holdings I, LLC 430 E State Street, Suite 100  Eagle, ID 83616								
DEVELOPMENT DATA										
ADDRESS/LOCATION: 6733 Foothill Boulevard    City:OAKLAND    Zip Code: 94605										
ZONING:    PREVIOUS LAND USE: Vacant lot										
DESCRIPTION: Lot merger to develop a 167-unit housing complex across three buildings.		TOTAL ACREAGE:1.95 ac.								
TYPE OF DEVELOPMENT: <div style="text-align: right; margin-right: 100px;">Multi Family Residential:167 Units</div>										
WATER SERVICES DATA										
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 52-56	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 50-56								
All of development may be served from existing main(s) Location of Main(s):Foothill Boulevard, 67th 68th Avenue										
None from main extension(s) Location of Existing Main(s):										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">PRESSURE ZONE</th> <th>SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td>G0A5</td> <td>0-100</td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE	G0A5	0-100	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">PRESSURE ZONE</th> <th>SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE			
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COMMENTS										
See attachment.										
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.										
<div style="display: flex; justify-content: center; align-items: center; margin-bottom: 5px;"> <span>11/25/2024</span> </div> <p>Chien Wang, Associate Civil Engineer;    DATE WATER SERVICE PLANNING SECTION</p>										

## Attachment

### Review of Agency Planning Application

**Agency File:** PLN24152 & VTTM 8457 (6733 Foothill Boulevard, Oakland)

**EBMUD File:** S-11685

Separate structures on the same property require separate water meters. Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code.

The proposed development can only be served from 67<sup>th</sup> and 68<sup>th</sup> Avenues and Foothill Boulevard and may not be served from the existing EBMUD 48-inch transmission pipeline on the northeast side of Bancroft Avenue. Off-site pipeline improvements, also at the project sponsor's expense, may be required to serve the proposed development. Off-site pipeline improvements include, but are not limited to, replacement of existing pipelines to the project site.

When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.