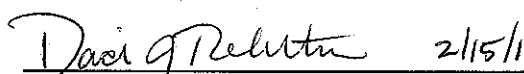




REVIEW OF AGENCY PLANNING APPLICATION

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: 08/12/2010	EBMUD MAP(S): 1524B492, 1521B492, 1524B490 , 1521B490	EBMUD FILE: S-9192
AGENCY: City of Orinda Planning Department Attn: Scott Pacheco 22 Orinda Way ORINDA, CA 94563	AGENCY FILE: Lavenida Lane	FILE TYPE: Tentative Map
APPLICANT: Moraga General Properties, LLC 899 Hope Lane Lafayette, CA 94549-5131		OWNER: Moraga General Properties, LLC 899 Hope Lane Lafayette, CA 94549-5131
DEVELOPMENT DATA		
ADDRESS/LOCATION: Intersection of Lavenida Drive and Donna Maria Way. City: ORINDA Zip Code: 94563		
ZONING: RL-40 PREVIOUS LAND USE: Vacant		
DESCRIPTION: Applicant requests tentative map approval for an 8 lot residential subdivision on undeveloped land totaling approximately 12.2 acres.		TOTAL ACREAGE: 22.74 ac.
TYPE OF DEVELOPMENT: <p style="text-align: center;">Single Family Residential: 8 Units</p>		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 500-700	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 550-700
All of development may be served from existing main(s) Location of Main(s):		All of development must be served from main extension(s) Location of Existing Main(s): Donna Maria Way
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE
D5A		SERVICE ELEVATION RANGE
		450-650
COMMENTS		
<p>A main extension, at the project sponsor's expense, will be required to serve the proposed development. 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. Depending on the final elevations of the proposed development, a Limited Pressure Service Agreement will be required to provide water service to portions of the development located above 650 feet. A Limited Pressure Service Agreement recommends the installation and maintenance of individual pumping facilities (hydropneumatic service), at the project sponsor's expense, to maintain adequate pressure to the premises at all times.</p> <p>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. Once the property is subdivided, separate meters for each lot will be required. No water meters are allowed to be located in driveways. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p>		
ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 550-700		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
 David J. Rehnstrom, Senior Civil Engineer; DATE WATER SERVICE PLANNING SECTION		Orinda Planning Department FEB 17 2011 RECEIVED