



EAST BAY MUNICIPAL UTILITY DISTRICT UPCOMING PROPERTY SALE

The East Bay Municipal Utility District (District) is preparing the sale of property that is surplus to current requirements. The property is located on Bullard Drive in Oakland, Alameda County and is approximately 1.83 acres. The following pages include an overview map and key details for the property.

INFORMATION CONTAINED HEREIN IS BELIEVED RELIABLE BUT IS NOT GUARANTEED

1. Property will be sold “AS-IS”, subject to all title exceptions, restrictions, easements and reservations whether or not of record.
2. Buyer’s responsibility to determine the acceptable uses of the property.
3. EBMUD makes no warranties upon the suitability of the lots for construction.
4. Maps, Natural Hazard Disclosure Statements and any other documents will be provided for reference purposes only. EBMUD provides no warranties or guarantees on the status, accuracy or validity of these documents.
5. Prospective Buyers should contact respective providers for utility availability and connection fees.

If you are interested in this property, please contact KeAyna Kennedy to be placed on an email list for more information.

KeAyna Kennedy, Real Estate Representative
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Dingee Reservoir Site		Alameda County
APN	48C-7188-1-2	
Address	off of Bullard Drive and Estates Drive, Oakland, CA 94603	
Approx. Area	1.83 acres	
General Plan	Hillside Residential For more information, please contact the City of Oakland.	
Zoning	RH-4 - Hillside Residential For more information, please contact the City of Oakland.	

BULLARD DR, OAKLAND, CA 94603

Site Address

BULLARD DR OAKLAND, CA 94603

Parcel No. (APN)

48C-7188-1-2

Land Use

MISCELLANEOUS
GOVERNMENTAL, PUBLIC

Buildings

None

Building Area

Lot Area

79,696 SF (1.83 ACRES)

Year Built

Owner (Assessor)

EAST BAY MUNICIPAL UTILITY
DISTRICT

Owner Address (Assessor)

375 11TH ST OAKLAND, CA 94607

Total Assd. Value

Last Market Sale

3/1/69

Opportunity Zone

No

Hazards

0/4 Present

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Tax Maps View Map

Ownership

Owner 1 EAST BAY MUNICIPAL UTILITY
DISTRICT

See next page for more information on the property.

Dingee Reservoir Property

Questions and Answers

- ❖ What materials were used to construct the reservoir and the roof?

The roof is made of wood joist that are supported on concrete cross members and concrete columns.

- ❖ What is the condition of the reservoir? Has any maintenance been needed or performed?

The last inspection was performed in October 2023. The reservoir is in fair condition; no structural maintenance was needed or performed by Facilities or Carpentry Department.

- ❖ What is the capacity of the reservoir?

The capacity of Dingee Reservoir is 4.7 million gallons when it is filled to the spillway at an elevation of 771.95 feet.

- ❖ Are the reservoir's drain mechanisms functional?

There is a 10-inch valve inside the reservoir that can be operated from the roof. A 6-inch motor-lined, plastic-coated steel pipe extends from this 10-inch valve to a storm drain pipe owned by the city of Oakland.

- ❖ Are there any restrictions or regulations governing the reservoir's usage?

The city of Oakland will have zoning laws that impact potential future uses of the site.

- ❖ Is there any information regarding the ongoing costs associated with maintaining the reservoir?

The estimated cost for the past year's maintenance is \$12,250.

- ❖ What is the quality of the water in the reservoir? Has it been tested recently?

The reservoir was drained and permanently removed from service in December of 2014.

- ❖ Is there a possibility the current water source can be used by the new owner?

The reservoir has been permanently removed from service and will not be connected to EBMUD's water distribution system at the time of sale. The reservoir site is currently graded so that storm water is directed away from the basin and the basin is covered, so filling from natural rainfall should be minimal.

- ❖ Are the trees on the property tagged with the City of Oakland?

Trees are not tagged with City of Oakland.

- ❖ For tax questions regarding the property, please contact Alameda County.