

# **Westside Pumping Plant Replacement**

## **Project Update**

**Planning Committee  
December 11, 2018**

# Agenda

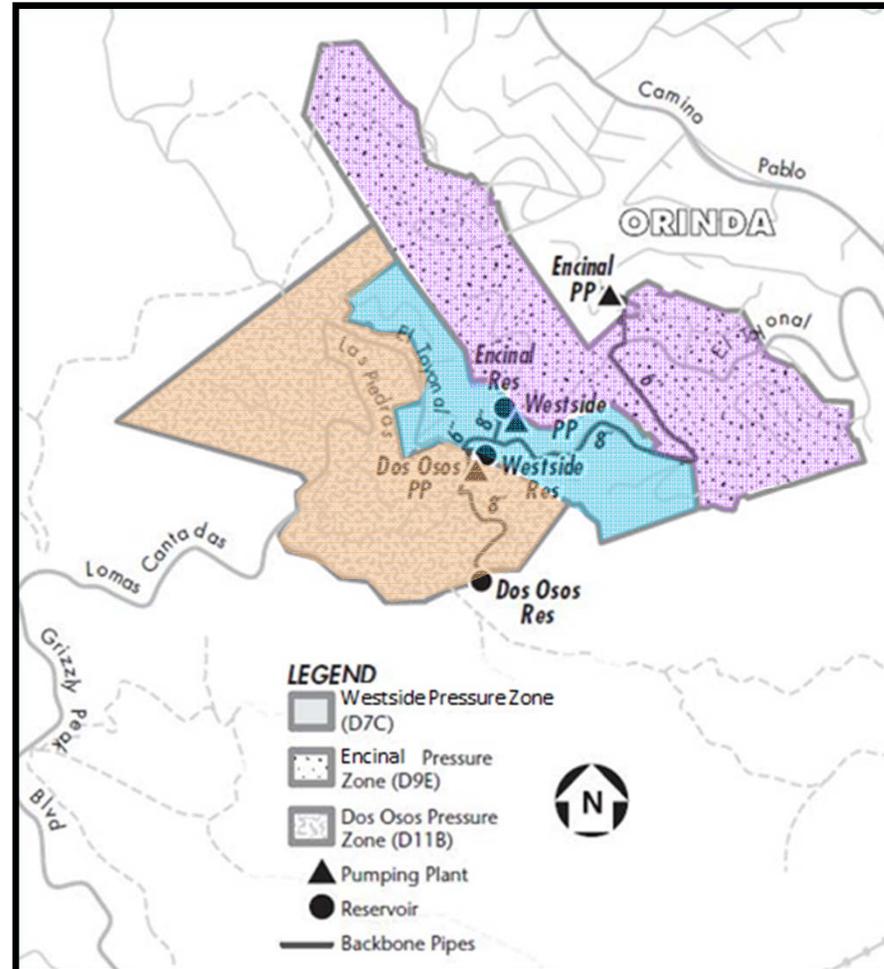


- Project Location & Overview
- Project Need
- Environmental Documentation
- Public Outreach
- Schedule & Next Steps

# Project Location: Encinal Cascade



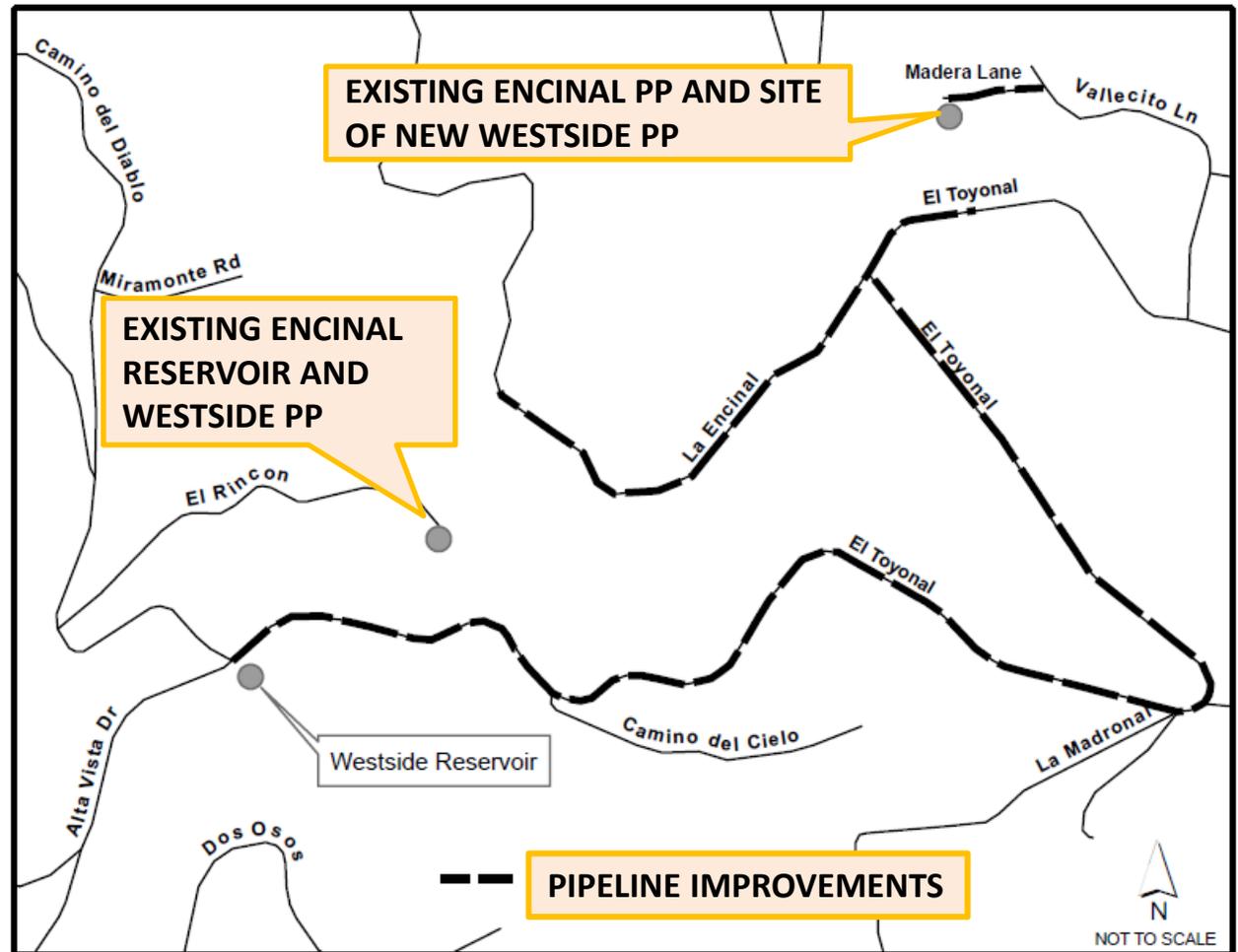
El Toyonal  
neighborhood of  
Orinda



# Project Overview



- Demolish and replace existing Encinal and Westside PPs with new Westside PP
- Demolish existing Encinal Reservoir and replace with Encinal Regulator
- Install ~ 6,900 feet of new and replacement pipelines



# Project Need



- Aging Infrastructure
- Water Quality
- Poor Access

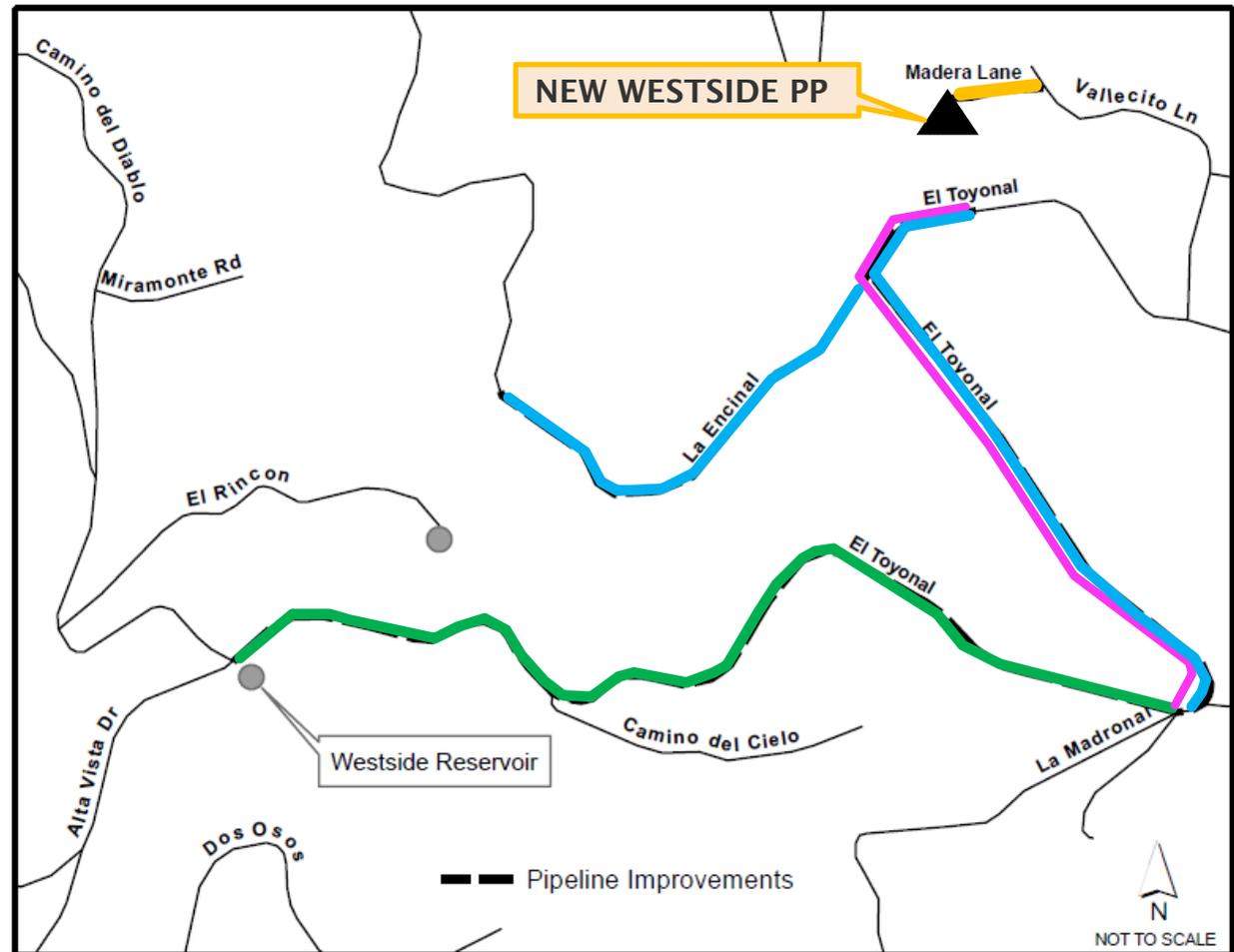


# Proposed Westside PP Site Plan



# Pipeline Improvements

- 1,500 feet of new 12" discharge pipeline 
- 2,400 feet of 12" replacement pipeline 
- 2,700 feet of 12" replacement pipeline (improvements) 
- 300 feet of new 2" pipeline in Madera Lane 



# Construction Challenges

- Narrow, private roadways
- Road closures and detours
- Temporary parking
- Construction staging
- Paving



# Environmental Documentation



- Notice of Exemption
- EBMUD Standard Practices and Procedures



Westside PP and Encinal Reservoir

# Public Outreach - Completed



- NOE posted August 31, 2018 for 30 days
- Staff met with City of Orinda and Moraga Orinda Fire District (MOFD) - early September 2018
  - Key issues discussed: traffic, noise, paving, fire flows, and new PP details
- Staff met with MOFD - October 2018
  - Key issues discussed: emergency access, evacuation and notification requirements, Project phasing, and communication

# Public Outreach - Future



- Community Outreach - December 2018
  - Website
  - Postcards
  - Text service
- Public Meeting - January 2019
- Orinda City Council future meeting - early 2019

# Schedule & Next Steps



- Public Outreach
- Pipeline Improvements
  - Design FY19-20
  - Construction FY20-21
- Facilities
  - Design FY20-21
  - Construction FY22-23

# Questions



Westside PP



Encinal PP



Encinal Reservoir

# **Leland Reservoir Replacement Project**

## **Update and Final Environmental Impact Report**

**Planning Committee  
December 11, 2018**

# Agenda



- Project Location & Overview
- Project Need
- Project Description
- EIR & Public Outreach
- Impacts & Community Concerns
- Schedule & Next Steps



# Project Location & Overview



## Leland Reservoir (1955)

- Existing 18 MG, open cut
- Pre-cast concrete panel roof

## 36-Inch Critical Pipeline

- Located under existing reservoir



# Project Need



- Replace aging infrastructure
- Improve water quality operations
- Improve domestic and emergency water service reliability



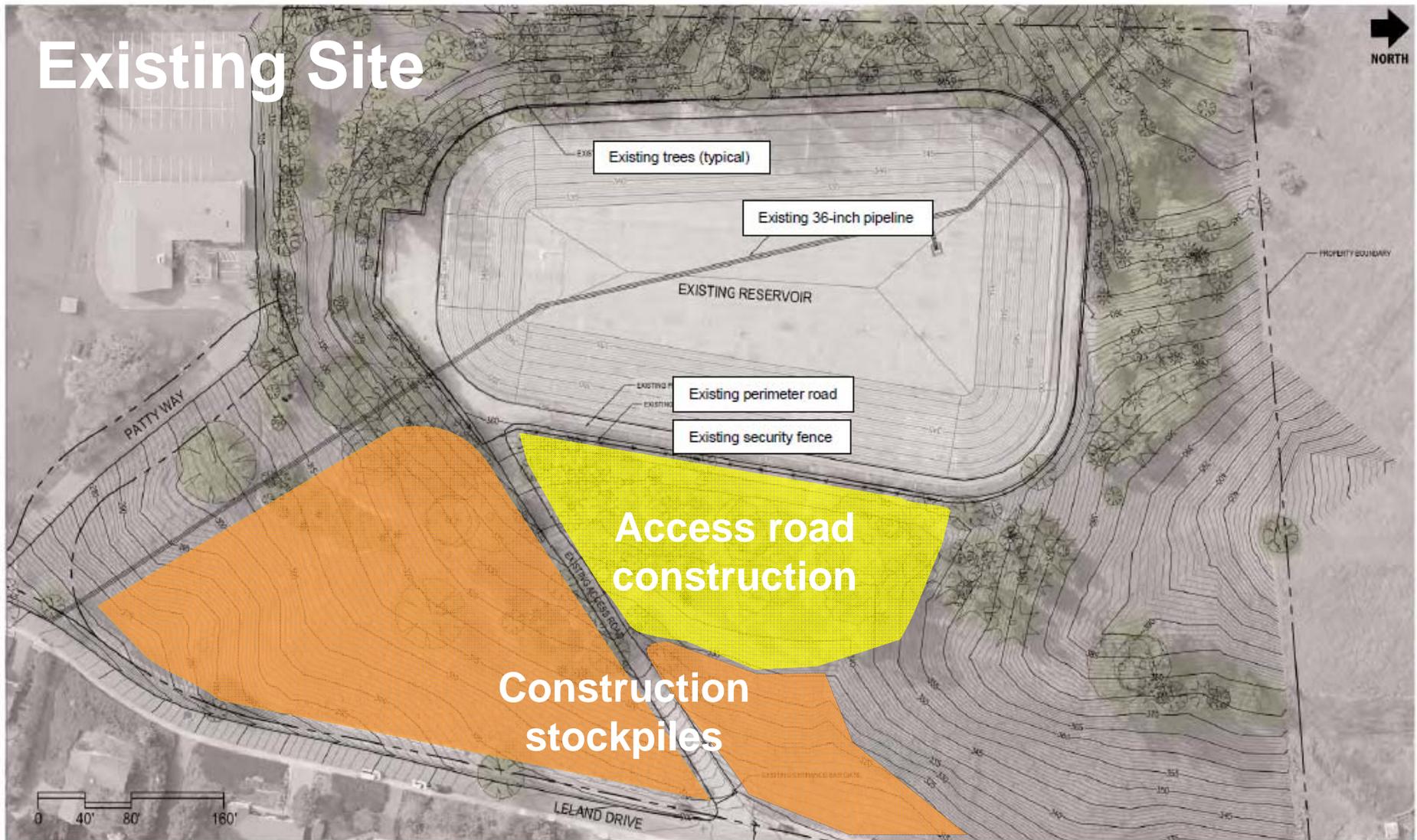
# Project Description



- Replace existing open cut with two 8 MG concrete tanks
- Construct 3,650 feet of 36-inch pipeline
- Abandon inaccessible pipeline
- Construct new storm drain

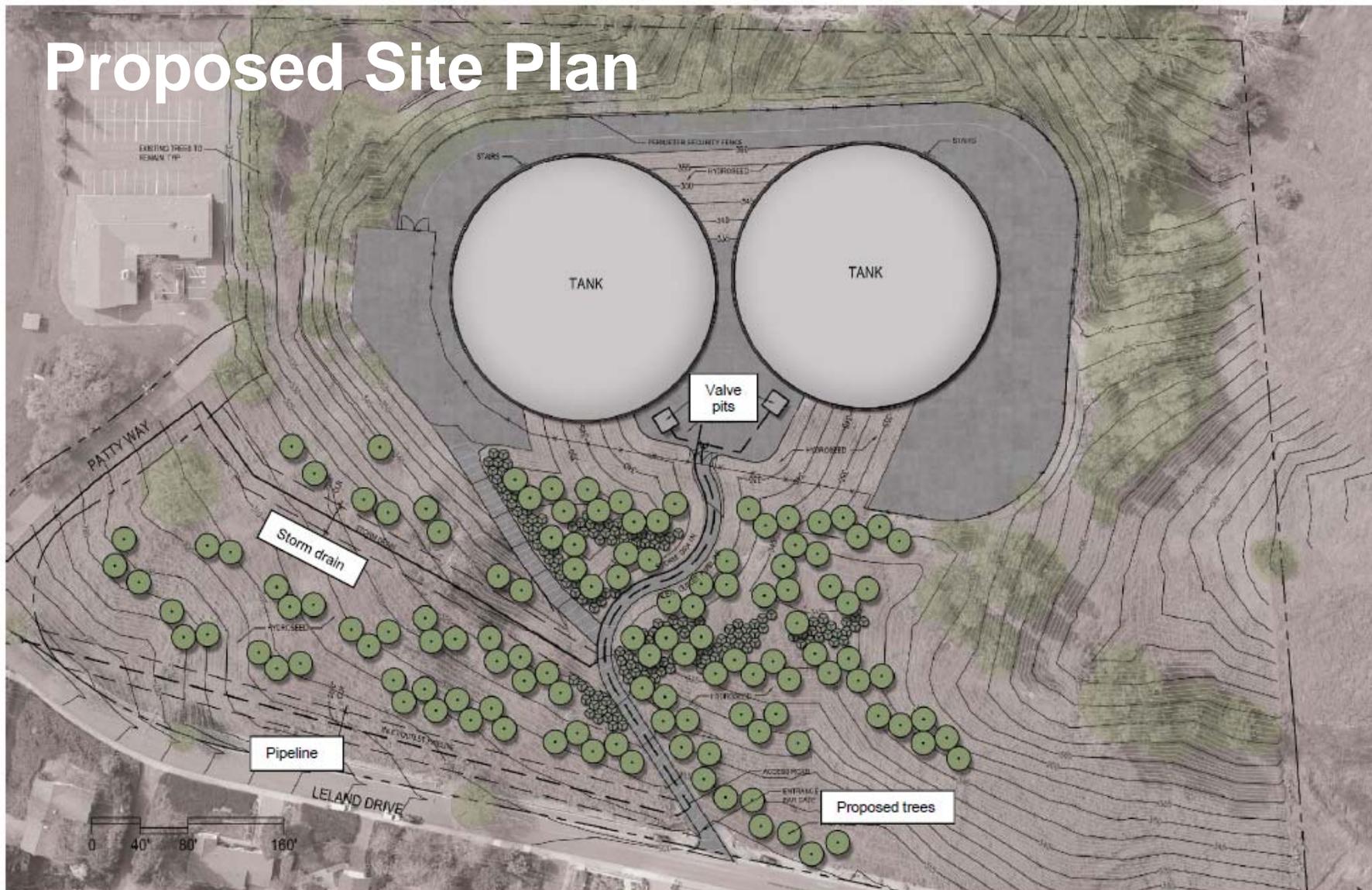


# Existing Site



Source: RHAA Landscape Architecture + Planning, 2017

# Proposed Site Plan



Source: RHAA Landscape Architecture + Planning, 2018



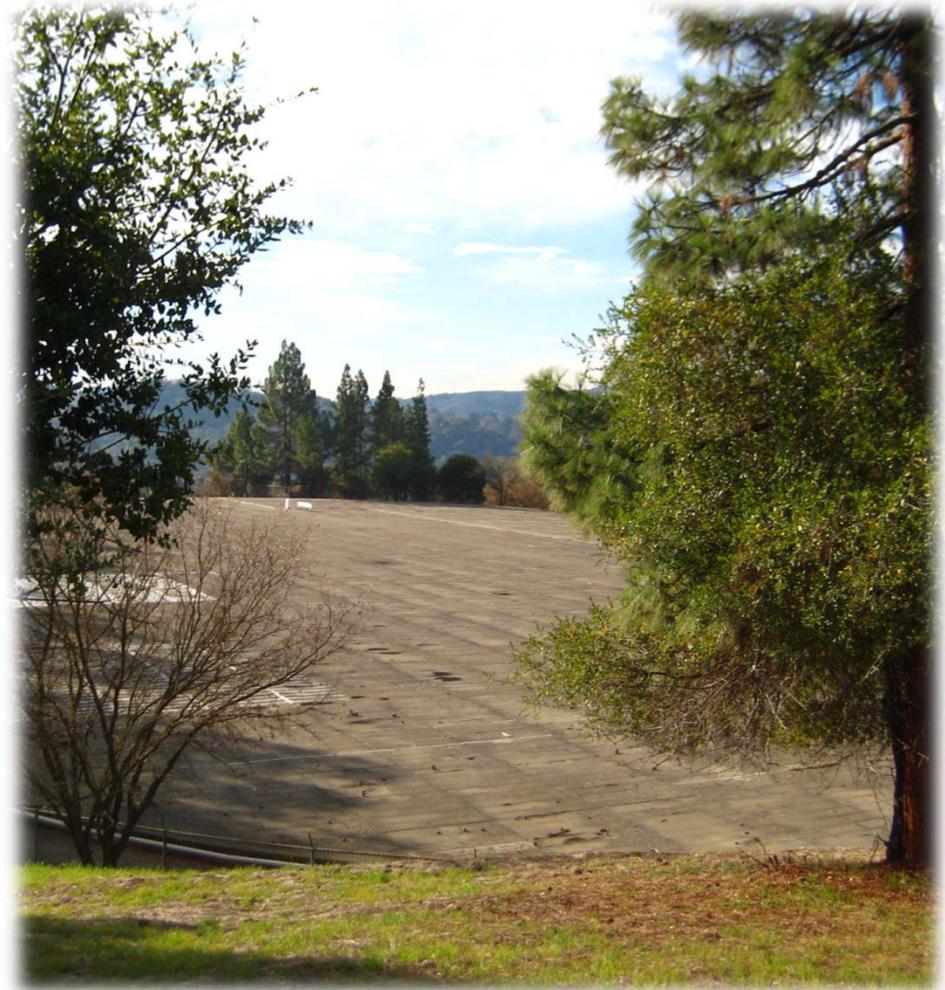
LELAND RESERVOIR - FINAL EIR  
EAST BAY MUNICIPAL UTILITY DISTRICT  
**1048 LELAND DRIVE | 15 YEAR PROJECTION**  
JUNE 2018



# Draft EIR Analysis



- Environmental Impact Report (EIR)
- EBMUD Standard Practices and Procedures
- Mitigation Monitoring and Reporting Plan



# Draft EIR Analyses

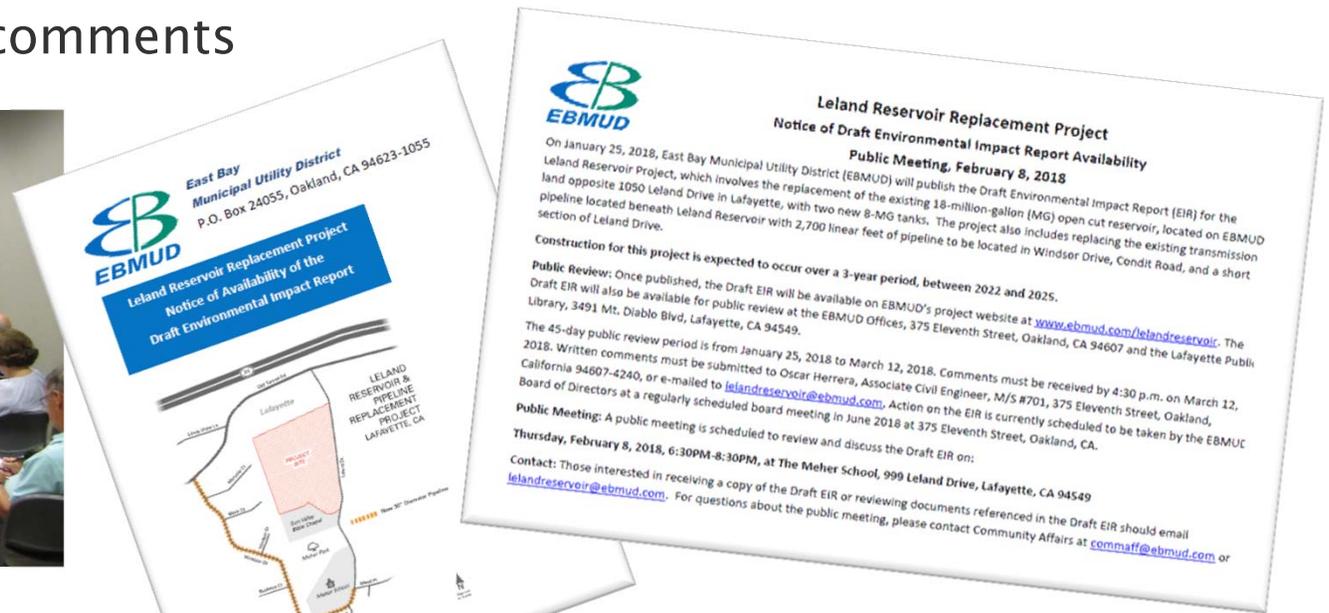


Environmental Factors	Less than Significant	Less than Significant with Mitigation	Significant and Unavoidable
Aesthetics		✓	
Air Quality	✓		
Biological		✓	
Cultural	✓		
Energy	✓		
Geology	✓		
GHGs	✓		
Hazards		✓	
Hydrology	✓		
Noise			✓
Recreation	✓		
Traffic		✓	

# Draft EIR Public Outreach



- 210 mailers sent
- 1 public meeting - February 8, 2018
  - 30 comments recorded
- 17 comment letters and e-mails
  - 97 individual comments



# Key Community Comments



- Visual impacts
- Tree removal and planting
- Construction hours and noise
- Advance notification
- Construction truck routes
- Temporary road closures



# City of Lafayette Comments

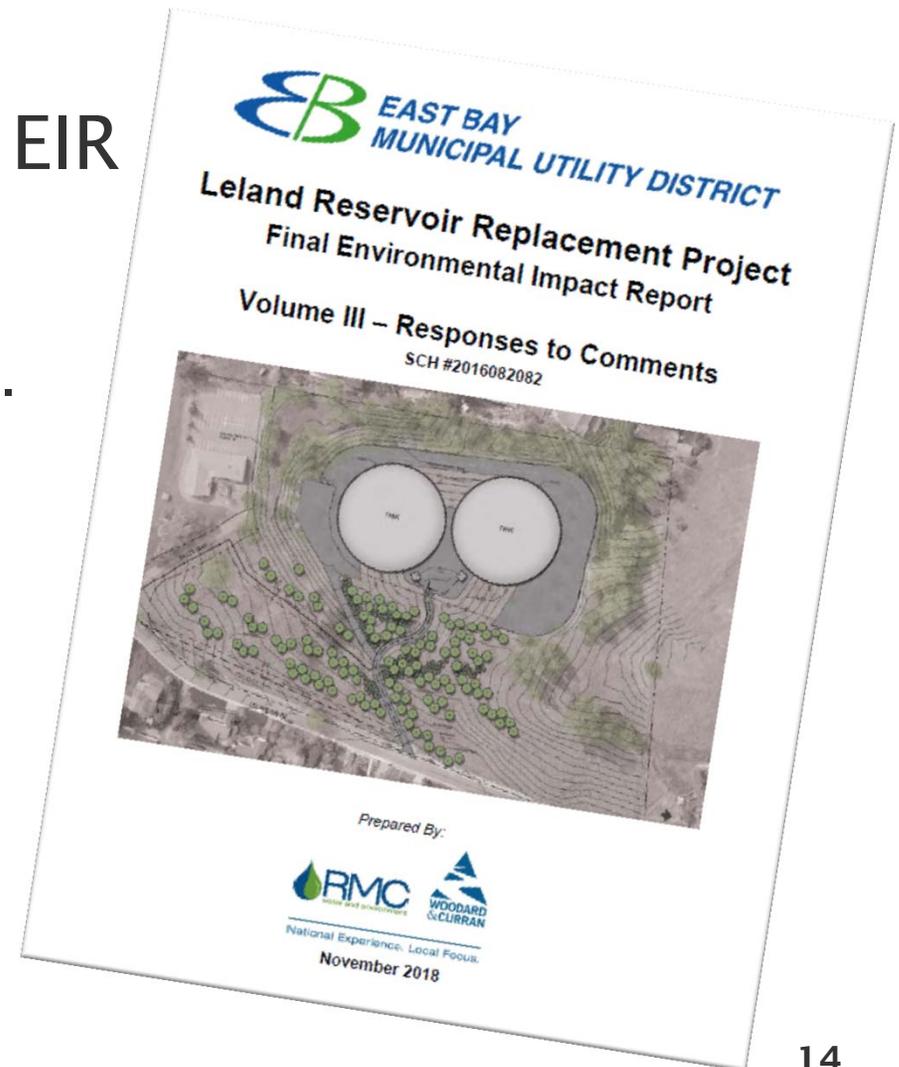


- Visual impacts
- Tree removal and planting
- Construction hours and noise
- Advance notification
- Construction truck routes
- Storm drain sizing
- Street paving
- Traffic analysis



## No substantial changes to EIR

- Revised typical construction start time from 7 a.m. to 8 a.m.
- Additional tree planting and changes to fencing type and location



# Key Mitigation Measures

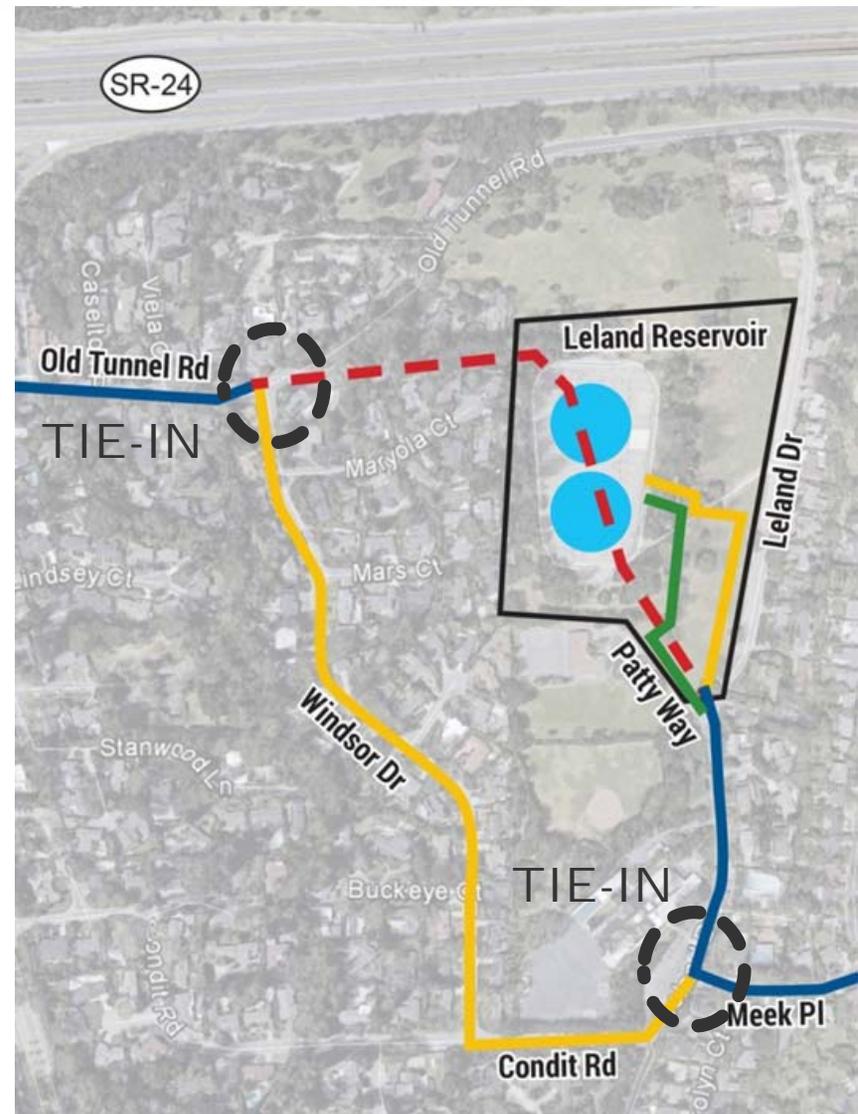


- Advance noticing
- Emergency access maintenance
- Noise source controls
- Preconstruction surveys for special status species
- Species-specific avoidance and mitigation
- Traffic control measures
- Nighttime lighting controls for night work
- Alternative lodging for night work

# Significant & Unavoidable Impacts



- Nighttime noise levels exceed sleep disturbance thresholds
  - 24-hour pipeline tie-in connection work
  - Notify residents within 500' at least 10 days in advance
  - Provide alternative lodging, if requested
- Construction work starting before 8:00 a.m.



# Schedule and Next Steps



- Draft and Final EIR
  - January 2018 to November 2018

**Completed**

- 
- Board Action on Final EIR
    - December 2018
  - Design Phase
    - 2022 to 2024
  - Construction Phase
    - 2024 to 2027

**Next Steps**

# Questions



**Main Wastewater Treatment Plant  
(MWWTP)  
Yerba Buena Access Road Acquisition**

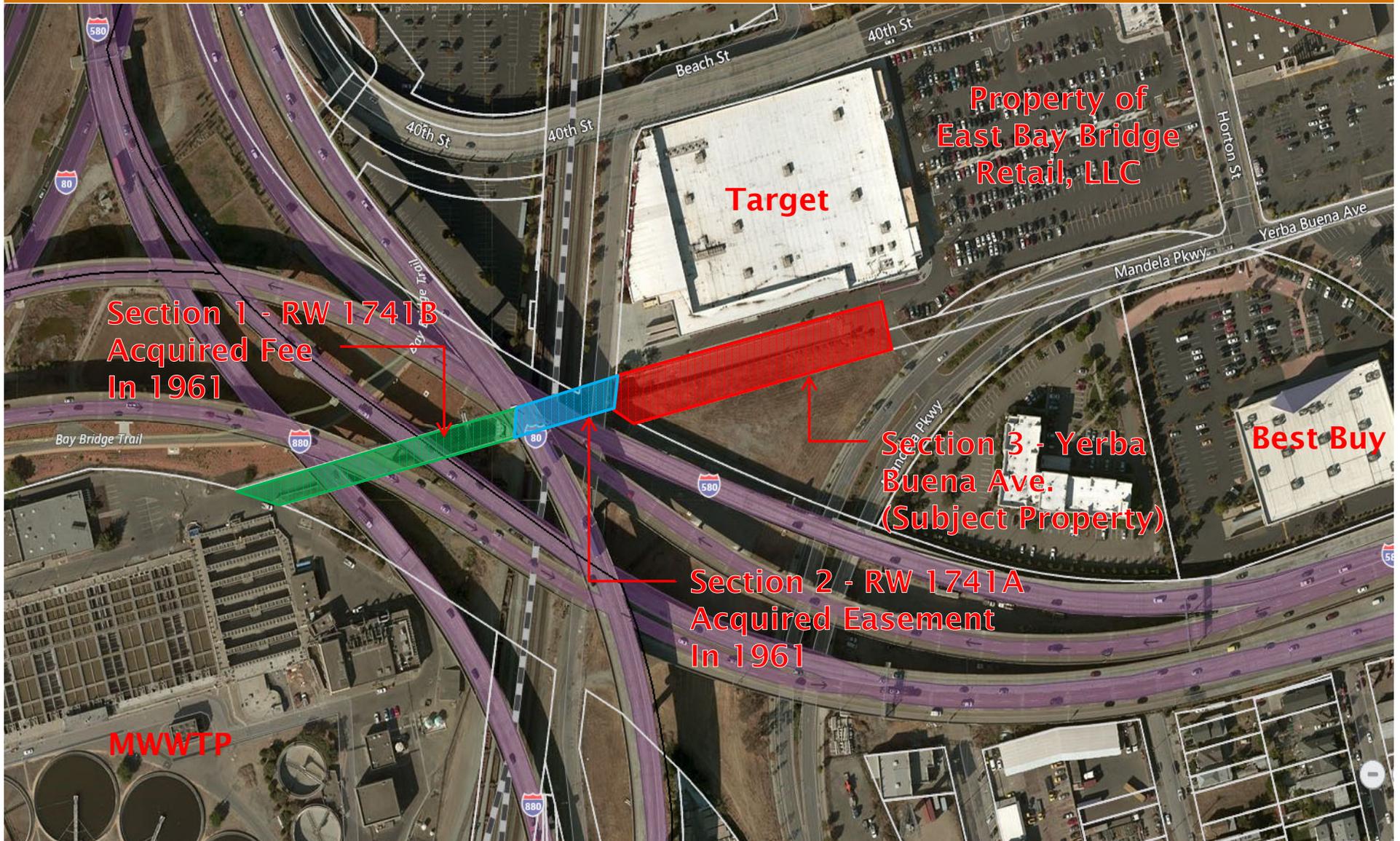
Planning Committee  
December 11, 2018

# Access Gates to MWWTP



Three access gates for employees, contractors, and emergency service personnel.

# Existing Yerba Buena Access Road Property Rights



Section 1 - RW 1741B  
Acquired Fee  
In 1961

Target

Property of  
East Bay Bridge  
Retail, LLC

Section 3 - Yerba  
Buena Ave.  
(Subject Property)

Best Buy

Section 2 - RW 1741A  
Acquired Easement  
In 1961

MWWTTP

# Eminent Domain Proceedings



- Conduct a public hearing to provide the property owner to address the Board
- Adopt a Resolution of Necessity
- To adopt a Resolution of Necessity, the Board must make four findings:
  - The project is necessary
  - The property rights are necessary
  - The project will accomplish the least private injury and the most public good
  - Offer of just compensation has been made

# The Project is Necessary



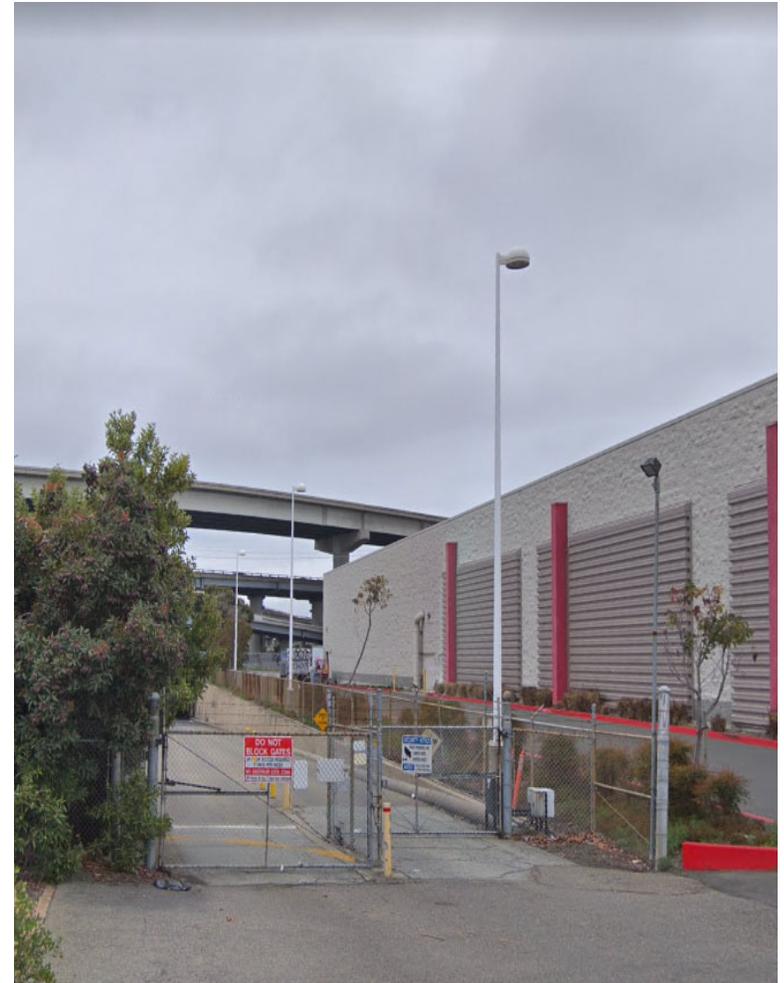
- Must have secondary access to the MWWTP due to traffic impacts
- The Yerba Buena Access Road provides reliable routine and emergency access



# The Property Right is Necessary



- No formal property rights
- At risk of losing a vital access without formal property rights
- No other alternative to access the MWWTP (under-rail crossing)



# Accomplish Least Private Injury and Most Public Good



- This section of road is fenced and only used by the District and not by the public
- Only access to MWWTP and dead ends into District property
- Would not serve any public benefit in the future
- No impact on the development or owner's development rights
- ***Offer of Just Compensation Has Been Made***

# Next Steps



- Conduct a public hearing during the December 11, 2018 Board Meeting
- Adopt a Resolution of Necessity authorizing staff to file eminent domain actions

**QUESTIONS?**