

Quarry Site Restoration Project (Project)

Frequently Asked Questions

Prepared March 2022

Background

Q: Does EBMUD own the Quarry Site?

A: No. The Quarry Site is privately owned by the San Leandro Rock Company (SLRC). EBMUD currently has a three-year site access agreement with SLRC to complete necessary environmental site studies with the option to purchase the property at the end of three years.

Q: Is the Quarry Site currently open the public?

A: No. The Quarry Site is currently privately owned, and public access is prohibited.

Q: What is on the Quarry Site now?

A: Currently, the Quarry Site contains a small office, beehives, a landscaping company tenant, living and workspaces, and miscellaneous material and equipment storage for the private Quarry owners and tenants.

Q: Who is providing consultant professional services to EBMUD for the Project?

A: The consulting firm Woodard & Curran is providing professional environmental services for in-depth site studies and preparation of an Environmental Impact Report (EIR). Woodard & Curran has sub-contracted with a number of sub-consultants, including RHAA landscape architects and Terraphase Engineering, for technical studies.

Q: Have you investigated other locations for this Project?

A: The Quarry Site offers a rare and unique acquisition opportunity for EBMUD. The Project centers on the availability of this specific site. In general, EBMUD investigates potentially beneficial sites as they become available, and if they are suitable for EBMUD use.

Current EBMUD Trench Soil Operations

Q: Where are trench soils taken now?

A: EBMUD currently manages trench soils by taking them from EBMUD jobsites to one of three EBMUD-owned trench soil stockpile sites for temporary storage before eventual transport to a landfill as stockpile sites reach capacity, or to a development site for beneficial re-use, if possible, or directly to appropriate landfills.

The Project is not directly related to individual off-haul projects from the temporary stockpile sites, and those individual off-haul projects would continue throughout the Project duration as long as the temporary stockpile sites are being used.

However, as a permanent destination for trench soils, the Project offers a potential means to reduce the frequency of off-hauls needed from temporary stockpile sites and reduce the double-handling of trench soils (from EBMUD jobsite to temporary stockpile site to landfill).

Q: Why can't EBMUD always transport trench soils directly to a landfill?

A: Outside landfills are not always sited in close enough proximity to job sites in the EBMUD service area to be efficient places to take trench soils from individual job sites. EBMUD has transported trench soils directly to landfills from job sites when it cost efficient and geographically feasible.

Q: Why doesn't EBMUD re-use excavated trench soils in pipeline trenches?

A: EBMUD requires bedding layers of new materials which include homogeneous sand and gravel to ensure longevity of new pipelines, and local jurisdictions require the uppermost portion of the trench to be backfilled with engineered fill; so excavated trench soils cannot be re-used directly in pipeline trenches.

Q: When would actual use of the Quarry Site begin?

A: The Quarry Site would need to be purchased by EBMUD, and fill operations can only begin when all regulatory requirements are satisfied, potentially as early as 2025. This date is still to be determined pending completion of the Project EIR and the time needed to potentially acquire the Quarry Site.

Q: Where has EBMUD re-used trench soils previously?

A: EBMUD continues to examine beneficial re-use sites as part of the EBMUD handling of trench soils. In the past, EBMUD trench soils have been transported to and re-used at the Pinole Point Business Park in Richmond, Sibley Preserve Restoration Project in Contra Costa County, the Dumbarton Quarry in Fremont, and the Mariner's Cove Project in Vallejo, among others.

Project Description

Q: How steep will the slopes of the filled Quarry Site be?

A: Approximately 3 feet horizontal: 1 foot vertical (a 1-foot rise in vertical height for every 3-foot run in horizontal distance) with some areas steeper and some areas flatter.

Q: How many workers will be at the Quarry Site?

A: Approximately 8 workers would be on site during fill operations of the Quarry Site: three for site security and management of trench soils and fresh aggregate deliveries, two for grading operations, and three for mechanical separation of trench soil mixtures of soil and water from hydro-vac trucks (i.e., hydro-slurry operations).

Q: How much traffic would the Project generate?

A: Traffic will be investigated as part of the EIR transportation and traffic impacts analysis. The EIR will include analyses of vehicle miles traveled, intersection level of service and roadway segment capacities.

Q: What would be the Quarry Site hours of operation?

A Typical hours of operation would be 7:00 am to 7:00 pm Monday through Friday.

Typical trench soils delivery hours would be between 9:00 am to 3:00 pm Monday through Friday. Before 9 am and after 3 pm, work at the Quarry Site would primarily involve trench soils processing and grading or compaction of soil already on site.

No fill operational activities would be permitted on Saturdays, Sundays or during EBMUD holidays during any work period except for critical and emergency work.

Q: Will the Project impact San Leandro Creek watershed and riparian areas?

A: Impacts on San Leandro Creek will be investigated as part of the EIR biological and hydrological impacts analysis. The Project includes stormwater drainage management, and the intent is to maintain or decrease existing runoff flow rates from the Quarry Site to San Leandro Creek.

Q: Would the Project impact pavement conditions over local roadways, including Lake Chabot Road and Fairmont Drive?

A: Impact to roadways will be investigated as part of the EIR transportation and traffic impacts analysis. The Project traffic analysis will analyze Project traffic over proposed haul routes to and from the Quarry Site.

Q: Will the Project create dust, odors, and noise?

A: Dust, odors, and noise will be investigated as part of the EIR air quality and noise impacts analyses.

Q: Would there be pests (i.e., rodents) due to the Project?

A: EBMUD trench soils have been used for beneficial re-use at other development projects and there have not been issues with pests associated with trench soils. Trench soils are not associated with garbage or refuse, but typically consist of compacted dirt removed from roadways and/or utility corridors.

Q: What about the environmental quality of the trench soils being brought to the Quarry Site?

A: A Quarry Site Soils Management Plan will be developed to prescribe a sampling, monitoring and reporting plan for trench soils brought to the Quarry Site before placement as fill. Trench soils from areas of known contamination would not be brought to the Quarry Site. EBMUD trench soils have been previously used for beneficial re-use (e.g., Pinole Point Business Park in Richmond, Sibley Preserve Restoration Project in Contra Costa County, the Dumbarton Quarry in Fremont, and the Mariner's Cove Project in Vallejo, among others).

Q: What kind of Project lighting would be installed?

A: Fill operations would not take place at night and thus would not require night lighting. However, pole-mounted lighting would be installed for nighttime safety in the event after-hours emergency access is needed at the Quarry Site; the lighting would be

directed downward and shielded to avoid light trespass and glare onto neighboring properties and may be controlled by on-off switches and/or motion sensors as required.

The restored site would not have any permanent lighting installed.

Q: Would the Project change the view from any resident's backyard?

A: Numerous public viewpoints were investigated to determine views the Quarry Site would be visible, and these public viewpoints will be discussed as part of the EIR aesthetics impacts analysis.

Q: How secure will the Project site be?

A: During fill operations, only EBMUD-authorized staff and vehicles would have access to the Quarry Site, and EBMUD security staff would monitor the Quarry Site daily. Secure construction fencing would surround all active work areas. The existing office building at the front gate on Lake Chabot Road would be maintained as a security kiosk during fill operations.

Q: What recreational amenities will be at the Restored Site?

A: Similar to the adjacent Fairmont Ridge trails and staging area, upon completion of fill operations and site restoration, the restored site would consider:

- Public trail open to pedestrians, bicyclists and horse-riding
- Parking at staging area off Lake Chabot Road.

Schedule

Q: Please elaborate on why there is an estimated 40- to 80-year timeframe to complete fill operations.

A: The EIR will be analyzing two potential fill operation rates: one where the Quarry Site would receive all trench soils from the EBMUD service area (approximate 40-year duration because the Quarry Site would receive more trench soils at a faster rate), and one where the Quarry Site will be used in addition to existing EBMUD-owned trench stockpile sites (approximate 80-year duration because the Quarry Site would be one of four receiving facilities for EBMUD trench soils so the Quarry Site would fill more slowly under this scenario).

Q: How long is this planning phase going to take right now that we are in?

A: The current planning phase would generally take approximately 3 years before the subsequent design and operation phases.

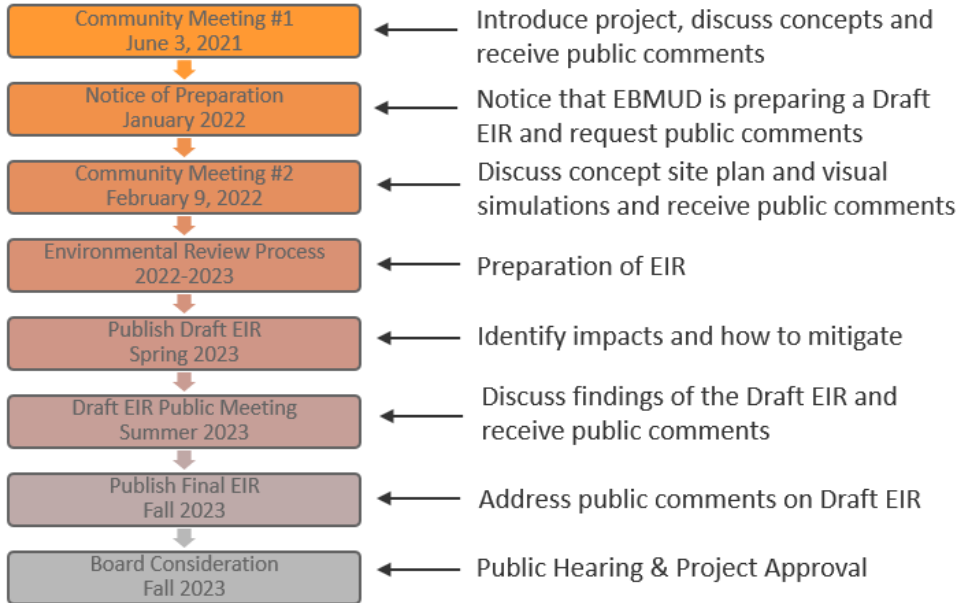
Q: Why can't EBMUD fill the Quarry faster?

A: The EIR will look at two scenarios for filling the Quarry Site. One scenario is the fastest way EBMUD could fill the Quarry Site – where all future trench soils from every jobsite in the EBMUD service area would be brought to the Quarry Site as they are generated – approximately 40 years. This duration is based on typical pipeline replacement repair activities, including how many miles of pipeline would be replaced yearly, how many feet of pipeline can be repaired daily, how many repairs are done each year, and how much trench soil is generated by each activity, among others. The Project adheres to EBMUD's current Capital Improvement Program which assumes a pipeline replacement target of 40 miles per year by 2040. EBMUD can't fill the Quarry Site faster than EBMUD generates trench soils.

Q: What happens after the EIR is completed?

A: If the Final EIR is certified by the EBMUD Board of Directors, the privately-owned property would need to be acquired by EBMUD. Then, engineering design of the site, construction of project components, and site mobilization and preparation would occur before the phased fill operations stage would begin. Site restoration would occur at the end of each phase of fill, and after the final phase of fill is completed, including site revegetation, tree planting, and public trail and staging area construction.

Quarry Site Restoration Project Environmental Review Schedule



Quarry Site Restoration Project Schedule - General



Project Outreach

Q: Has EBMUD talked to other stakeholder agencies?

A: EBMUD has held preliminary meetings with the City of San Leandro, East Bay Regional Park District, and Alameda County Planning Department and continues to coordinate with these agencies moving forward.

Q: What public outreach was done for the most recent community meeting?

A: For the February 9, 2022, community meeting, EBMUD mailed postcards to over 1,900 homes within the Project vicinity. EBMUD also posted meeting notifications to Nextdoor and WaterSmart (EBMUD's electronic outreach service) which reached roughly 4,500 EBMUD customers. EBMUD also notified and mailed the Notice of Preparation of an EIR to over 60 local, state and federal agencies.

Q: If I didn't receive a postcard, how do I get on the EBMUD Project mailing list?

A: Please send an email request to be added to the Project mailing list to the Project email (quarry.restoration@ebmud.com) with your contact information.