East Bay Municipal Utility District

# Quarry Site Restoration Project
# Initial Study

**January 2022**

East Bay Municipal Utility District
Water Distribution Planning Division – MS 701 375 11th Street
Oakland, CA 94607

Prepared with assistance from:

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## Acronym List

| | |
|---|---|
| BMPs | Best Management Practices |
| CalFire | California Department of Forestry and Fire Protection |
| CDOC | California Department of Conservation |
| CEQA | California Environmental Quality Act |
| DMG | Division of Mines and Geology |
| DTSC | Department of Toxic Substances Control |
| EBMUD | East Bay Municipal Utility District |
| EIR | Environmental Impact Report |
| ESA | Environmental Site Assessment |
| FEMA | Federal Emergency Management Agency |
| HCP | Habitat Conservation Plan |
| IS | Initial Study |
| NPDES | National Pollutant Discharge Elimination System |
| SLRC | San Leandro Rock Company |
| SWPPP | Storm Water Pollution Prevention Plan |
| SWRCB | State Water Resources Control Board |
| VMT | Vehicle Miles Traveled |

# 1. ENVIRONMENTAL CHECKLIST

1. **Project title:** Quarry Site Restoration Project
2. **Lead agency name and address:** East Bay Municipal Utility District
   375 11th Street
   Oakland, CA 94607
3. **Contact person and phone number:** Chien Wang, Project Manager – (510) 287-1086
4. **Project location:** 13575 Lake Chabot Road, in unincorporated Alameda County between Lake Chabot Regional Park and the City of San Leandro
5. **Project sponsor's name and address:** East Bay Municipal Utility District
   375 11th Street
   Oakland, CA 94607
6. **General plan designation:** Resource Management
7. **Zoning:** Agricultural
8. **Description of project**: East Bay Municipal Utility District (EBMUD) proposes to implement the Quarry Site Restoration Project (Project). The proposed Project is located at the approximately 60-acre former quarry site (Quarry Site) owned by the privately-owned San Leandro Rock Company (see **Figure 1**). The Project requires EBMUD's acquisition of the privately-owned property and restoration of the Quarry Site in stages over time by using trench soils generated from EBMUD's pipeline construction, maintenance, and replacement activities to return the site to pre-quarry conditions. The end goal of the Project is to conserve the land, enhance wildlife habitat, and create natural open space with passive recreation. The Project is an opportunity for a long-term economical and sustainable solution for management and beneficial reuse of trench soils that would otherwise be sent to temporary stockpile sites and then subsequently transported to a permanent disposal facility.

   The first stage of the Project (Fill Operations) includes using trench soils for fill operations for long-term phased placement and stabilization of approximately 3.6 million cubic yards of trench soil at the Quarry Site over approximately 40 to 80 years. The pace of fill operations would depend on the pipeline repair and replacement rates and the number of trucks per day (or volume in cubic yards per year) of trench soils generated throughout EBMUD's service area and transported to the Quarry Site. Trucks would access the Quarry Site from Lake Chabot Road. During Fill Operations, EBMUD would also use an area of the Quarry Site for temporary stockpiles of trench backfill materials and another area for the mechanical separation of the trench soil/water mixture (referred to as "hydro-slurry") generated during pipeline repair projects. The Fill Operations stage would be followed by the Site Restoration stage which would include planting of native trees and hydroseeding with native wildflower and grass species, followed by grading and installation of a public recreational trail. The final stage of the Project is the long-term use of the restored site for open space and passive recreation (the Restored Site). **Figure 2** shows a conceptual site restoration design. The restored site would be managed as public park land and/or open space, benefitting wildlife and providing open space and a recreational trail for communities in EBMUD's service area.

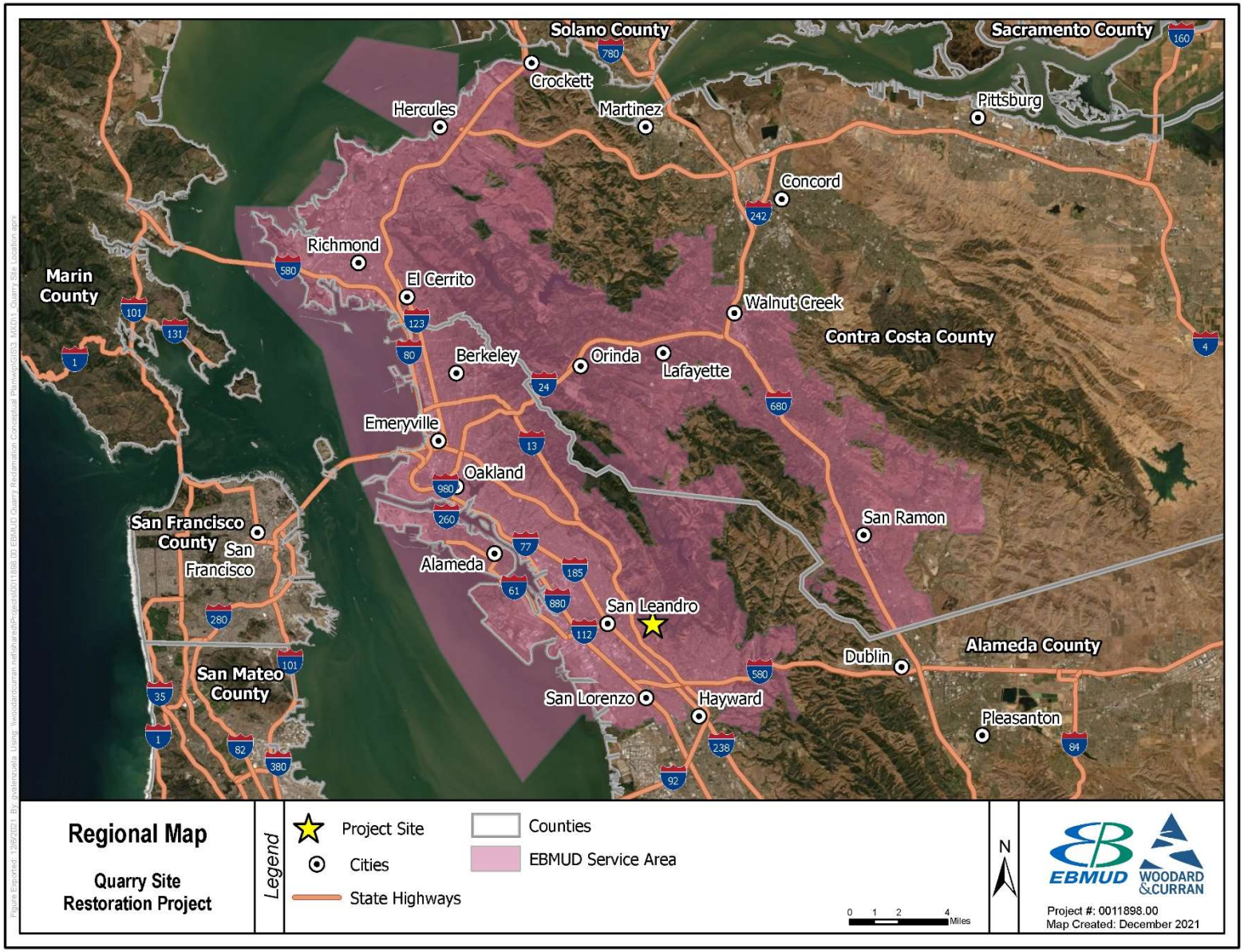


**Figure 1: Project Location**


**Figure 2: Site Restoration Design Concept**

9. **Surrounding land uses and setting:** The Quarry Site consists of two privately-owned parcels totaling approximately 60 acres. General land uses in the area include residential development and recreational/open space uses. The northern edge of the site borders Lake Chabot Road; the edge of the property along the road is fenced. The western edge of the Quarry Site adjoins San Leandro's Bay-O-Vista neighborhood and the private Bay-O-Vista Swim and Tennis Club, which is separated from the Quarry Site by a steep slope and fence. The southern portion of the Quarry Site adjoins Lake Chabot Regional Park and the East Bay Regional Park District-owned Fairmont Ridge Staging Area. The Fairmont Ridge Staging area is a public recreational amenity with parking access on Fairmont Drive and public trails that do not currently connect to the Quarry Site and are separated from the Quarry Site by a low barbed wire fence. The southern portion of the Quarry Site also adjoins an unincorporated Alameda County parcel, which was operated formerly as a U.S. Army Nike missile site. The eastern edge of the site adjoins a wooded and undeveloped section of Lake Chabot Regional Park. **Figure 3** shows the existing Quarry Site and adjacent land uses.

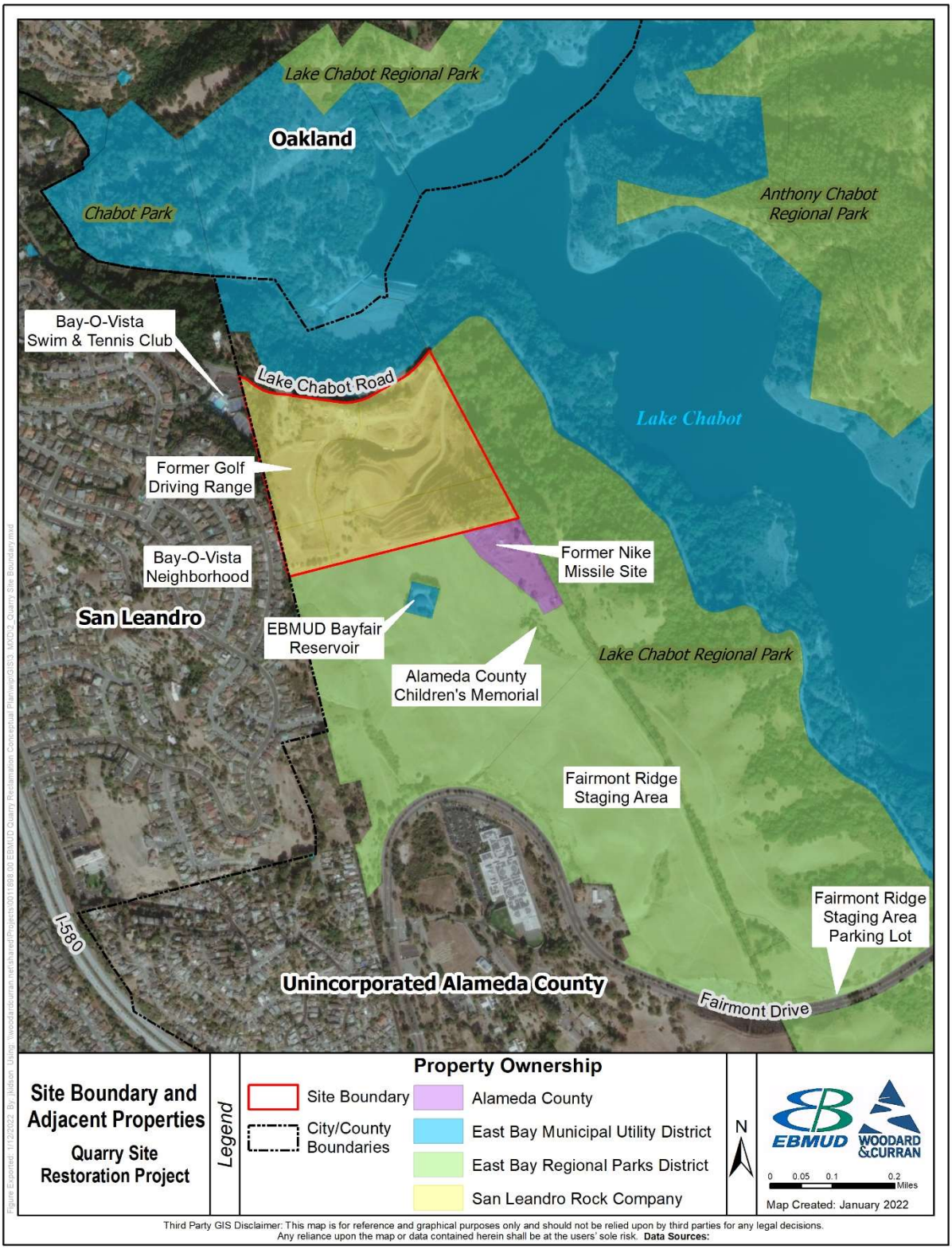


**Figure 3: Quarry Site and Adjacent Land Uses**

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

Potential permits/approvals that are anticipated to be required for the Project include, but may not be limited to:

| Agency | Anticipated Required Permit/Approval | Project Stage |
|---|---|---|
| Alameda County Community Development Agency | Conditional Use Permit for Public Utility Use of the Quarry Site | Fill Operations |
| Alameda County Community Development Agency | Dust Control Plan (DCP) filed if required | Fill Operations |
| State Water Resources Control Board (SWRCB) | Construction General Permit Order 2009-0009-DWQ - Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) | Fill Operations<br>Site Restoration |
| Alameda County Flood Control and Water Conservation District | Approval of erosion control plans | Fill Operations |
| Alameda County Building Inspection Division | Building demolition permits | Fill Operations |
| Alameda County Land Development Division | Grading permit | Fill Operations<br>Site Restoration |
| Alameda County Land Development Division | Encroachment permit for any modification to the construction entrance/exit and proposed connection to the sanitary sewer pipeline | Fill Operations |
| Alameda County Building Division | Building permit for security fencing | Fill Operations |
| Alameda County Public Works Agency | Industrial C.6 stormwater permit for stormwater discharge | Fill Operations |
| City of San Leandro Environmental Services Division | Special Discharge Permit for discharge of hydro-slurry recovered water | Fill Operations |

**11. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 2180.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** EBMUD has not received any requests from California

Native American tribes traditionally and culturally affiliated with the Project area for project notifications under PRC Section 21080.3.1(b)(1).

## ***Environmental Factors Potentially Affected***

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☒ Aesthetics | ☐ Agriculture and Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Energy |
| ☒ Geology / Soils | ☒ Greenhouse Gas Emissions | ☒ Hazards and Hazardous Materials |
| ☒ Hydrology / Water Quality | ☒ Land Use / Planning | ☒ Mineral Resources |
| ☒ Noise | ☐ Population / Housing | ☐ Public Services |
| ☒ Recreation | ☒ Transportation | ☒ Tribal Cultural Resources |
| ☒ Utilities / Service Systems | ☒ Wildfire | ☒ Mandatory Findings of Significance |

## ***DETERMINATION: (To be completed by Lead Agency)***

On the basis of this initial evaluation:

☐ The proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ The proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

## 1.1 Aesthetics

| **Except as provided in Public Resources Code Section 21099, would the Project:** | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Have a substantial adverse effect on a scenic vista? | ☒ | ☐ | ☐ | ☐ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality? | ☒ | ☐ | ☐ | ☐ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☒ | ☐ |

*Discussion*

a) The Project site may be visible from surrounding areas such as Lake Chabot Road and Lake Chabot Regional Park. During Fill Operations and Site Restoration, the Project would alter the visual character of the site from adjacent areas due to the presence of construction equipment, trucks, security fencing, soil and aggregate stockpiles, and other similar Project components. Over time, as Fill Operations and Site Restoration are completed, the Quarry Site would be restored to a native landscape similar to the surrounding park land, such as Lake Chabot Regional Park and the Fairmont Ridge Staging Area. The restored Quarry site would contribute to the scenic value of the area visible to adjacent and nearby properties and may enhance views from areas more distant from the site, such as potentially higher elevation lands within Lake Chabot and Anthony Chabot Regional Parks. Visual impacts during fill operations are considered to be potentially significant and will be described further in the Environmental Impact Report (EIR). The EIR will evaluate the Project's impact on scenic vistas.

b) A portion of Interstate 580 (I-580) northwest of the Project is designated as a state scenic highway (Caltrans, 2021); however, the Quarry Site would not be visible from that portion I-580. Thus, the Project would have no impact on scenic resources within a state scenic highway.

c) The Project is located within an urbanized area and is zoned as an A District, for agricultural use. The A District requires minimum setbacks as follows: 30 feet in the front yard, 10 feet in the rear yard, and 10 feet in side yards. There is no building height limit in the A District. Non-illuminated identification signs are allowed (provided the area of the sign does not exceed 24 square feet), and other signs may be allowed under a Conditional Use Permit. The Project would not construct new structures and thus would not conflict with the setback requirements. Any signage installed as part of the Project would not be illuminated and would not exceed 24 square feet in area. Thus, the Project would not conflict with applicable zoning regulations governing scenic quality.

The Project site is designated as Resource Management in the Castro Valley General Plan (Alameda County, 2012b). The Castro Valley General Plan describes allowable uses for parcels with the Resource Management designation. The Castro Valley General Plan states that the Resource Management designation is intended mainly for land designated for long-term preservation as open space. The Resource Management designation requires a minimum parcel size of 100 acres and a maximum building intensity for nonresidential uses of .01 floor area ratio, but not less than 20,000 square feet. The Castro Valley General Plan also sets standards for residential uses and maximum floor area. The Resource Management designation permits agricultural uses, recreational uses, habitat protection, watershed management, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses, and allows public utility uses on a conditional basis. The Project would not add new structures to the site that could exceed the allowable floor area ratio. Fill Operations would include earthmoving and use of construction equipment, which would be visible at the site. The site conditions and anticipated construction equipment would have a similar visual character to active quarry operations, which are permitted at the site. Thus, Fill Operations would not conflict with regulations governing scenic quality. The Project would permanently preserve the Quarry Site as open space. The Project thus would be consistent with the Resource Management land use designation.

Lastly, the Castro Valley General Plan includes goals and policies governing community character and design. The following Castro Valley General Plan goal pertains to the Project:

- Goal 5.1-1: Protect and enhance the hillsides, canyons, and creeks that are the foundation of Castro Valley's natural setting and visual character as well as the views of these resources from public streets, parks, trails, and other community facilities.

Consistent with Goal 5.1-1, the Project would protect and enhance hillsides and open space and restore the Quarry Site to a natural setting. The Project would preserve the site as a natural open space environment in perpetuity. The Project would not conflict with Castro Valley General Plan goals or policies governing scenic quality.

Although the Project does not conflict with regulations governing scenic quality, given the overall Project duration of approximately 40 to 80 years, impacts on scenic quality are considered to be potentially significant and will be further evaluated in the EIR.

d) Fill Operations would take place during daylight hours. Night lighting at the existing Quarry Site office building would remain during the Fill Operations stage. Temporary lighting may be installed for nighttime safety during Fill Operations for after-hours emergency access for hydro-slurry and backfill stockpile access. If used, temporary lighting would be directed downward and shielded to avoid light spillage onto neighboring properties, and may be controlled by timers or motion sensors. Site Restoration activities would take place during daylight hours and no night lighting would be required. The Restored Site would also not include night lighting. During Fill Operations and Site Restoration, construction equipment would not be expected to be a substantial source of glare. Thus, the impact related to a substantial increase in daytime or nighttime lighting that would adversely affect views in the area is considered to be less than significant. The impact of lighting will be further evaluated in the EIR.

## 1.2 Agriculture and Forestry Resources

| Would the Project: | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing | ☐ | ☐ | ☐ | ☒ |

environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

*Discussion*

a) The Quarry Site does not contain Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland) (California Department of Conservation [CDOC], 2016). Thus, the Project would have no impact on Farmland.

b) The Quarry Site is zoned Agricultural (A) by Alameda County. The site is not under a Williamson Act contract. Uses permitted by right in the Agricultural zone include various traditionally agricultural uses, as well as other uses, which include public trails. Conditionally permitted uses include those uses related to public utility uses or buildings, as well as outdoor recreation facilities (Alameda County Zoning Ordinance Chapter 17.06.40). The public utility use is consistent with the Project because the Project would facilitate and increase the efficiency of EBMUD's replacement of critical public utility pipelines that serve the public. The ultimate use of the Quarry Site (public trail) is consistent with an outdoor recreation facility. These uses require a conditional use permit from Alameda County, which EBMUD is in the process of obtaining. The Project would be implemented in compliance with the conditional use permit, and would thus be compliant with applicable zoning regulations. Because the Project would obtain a conditional use permit, and because the Project would comply with permit conditions set by Alameda County, the Project would not conflict with agricultural zoning.

c-d) The Quarry Site contains no forest land and would thus not result in loss of forest land or conflicts with zoning of forest land. There would be no impact on forest land.

e) The Quarry Site does not contain Farmland or forest land. The Project would restore a former quarry located within a nonagricultural area and would not involve changes that would result in conversion of farmland or forest land off site. There would be no impact.

## 1.3 Air Quality

| | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| **Would the Project:** | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☒ | ☐ | ☐ | ☐ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non- attainment under an | ☒ | ☐ | ☐ | ☐ |

| | | | | |
|---|---|---|---|---|
| applicable federal or state ambient air quality standard? | | | | |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☒ | ☐ | ☐ | ☐ |
| d) Result in other emissions (such as those leading to odors) or adversely affecting a substantial number of people? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a-c) The Project could result in potentially significant emissions of criteria pollutants during Fill Operations and Site Restoration, primarily from use of construction vehicles and equipment on site as well as truck hauling of soils to the Quarry Site. Once the Quarry Site is restored, emissions would primarily be limited to visitor vehicle use and occasional site maintenance trucks. The EIR will estimate the potential reduction in criteria pollutant emissions during Fill Operations as a result of improving the efficiency of trench soil transport and will identify whether the Project would reduce air quality impacts overall or whether there is a potential for significant air quality impacts, locally and/or regionally. The EIR will estimate the extent of emissions expected to be generated during the three stages of the Project and any potential exceedances of applicable thresholds as well as any conflicts with applicable air quality plans.

d) Fill Operations and Site Restoration could generate odors typically associated with a construction site (such as sulfur compounds from use of oil and diesel fuel) as well as potential odors from sludge waste associated with hydro-slurry processing. Although these odors typically dissipate in a short distance from a construction site, the Project is located adjacent to residential areas. Odor impacts are considered to be potentially significant and will be described further in the EIR. Therefore, the EIR will evaluate the potential for Project-related odors to adversely affect people.

## 1.4 Biological Resources

| | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| **Would the Project:** | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☒ | ☐ | ☐ | ☐ |

| | | | | |
|---|---|---|---|---|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☒ | ☐ | ☐ | ☐ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☒ | ☐ | ☐ | ☐ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☒ | ☐ | ☐ | ☐ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☒ | ☐ | ☐ | ☐ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a-f) A variety of native tree and shrub species exist across the Quarry Site, although much of the interior property is covered by remains of the rock quarry. An arborist survey of the site conducted in 2021 inventoried 832 trees, with the most common species being coast live oak *(Quercus agrifolia)*, Monterey pine *(Pinus radiata)*, blue gum eucalyptus *(Eucalyptus globulus)*, and California bay laurel *(Umbellularia californica)* (Insignia, 2021a). The Quarry Site also contains a 0.48-acre seasonal forested wetland located in the northwestern corner of the site (Insignia, 2021b). A biological resources assessment conducted in March 2021 found that all special-status plant species documented within 2 miles of the Quarry Site are not expected to occur or have a low potential to occur at the site (Kleinfelder, 2021). The San Francisco dusky footed woodrat was found to have a high potential to occur where trees are present at the site; all other special-status wildlife species were determined to have a low potential or no potential to be present. Protected migratory birds could also nest at the Quarry Site (in habitat or on existing buildings).

Impacts to biological resources are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate potential impacts of the Project on candidate, sensitive and special status plant and wildlife species; effects on riparian habitat and other natural communities, effects on state and federally protected wetlands; impacts on movement of native wildlife and effects on nursery sites, potential conflicts with local policies and ordinances protecting biological resources, and potential conflicts with conservation plans.

## 1.5 Cultural Resources

| **Would the Project:** | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☒ | ☐ | ☐ | ☐ |
| b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5? | ☒ | ☐ | ☐ | ☐ |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a-c) Most of the Quarry Site has been highly modified by past quarry operations. There are no known archaeological resources recorded for the Quarry Site. There are no indications of prehistoric or historic archaeological resources aside from the remnant foundations of the former rock crusher and loading area in the northeastern corner of the site along Lake Chabot Road.

The site also contains various office, warehouse, residential and other minor structures associated with past quarry operations that date from the late 1920s through the late 1950s. Historical research will be conducted to determine the eligibility of the Quarry and buildings on site for listing on the California Register of Historical Resources.

Cultural resources impacts are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate the Quarry Site's historical resources in detail and identify the potential for the Project to cause a substantial adverse change to the significance of the Quarry Site's historical and archaeological resources or to disturb human remains.

## 1.6 Energy

| Would the Project: | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☒ | ☐ | ☐ | ☐ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a-b) Fill Operations and Site Restoration would require use of energy, such as fuel, for construction equipment, haul trucks, hydro-slurry trucks, and material delivery trucks. Electricity use associated with the Project is anticipated to be low, consisting of minor components such as lighting, and would not affect the availability of energy resources. The Project may reduce energy use associated with hauling trips, because trench soils transported to the Quarry Site would not need to be subsequently transported to a permanent location as they are from current EBMUD stockpile sites. The EIR will estimate potential energy reductions from improving the efficiency of trench soils transport and identify whether the Project would reduce energy consumption overall or whether there is a potential for significant energy impacts. The EIR will evaluate energy required for Fill Operations, Site Restoration, and long-term use of the Restored Site for passive recreation to ensure that energy consumption is not wasteful, inefficient or unnecessary. Consistency with state and local plans for renewable energy and energy efficiency will be addressed.

## 1.7 Geology and Soils

| Would the Project: | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area | ☒ | ☐ | ☐ | ☐ |

| | | | | |
|---|---|---|---|---|
| or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | |
| ii) Strong seismic ground shaking? | ☒ | ☐ | ☐ | ☐ |
| iii) Seismic-related ground failure, including liquefaction? | ☒ | ☐ | ☐ | ☐ |
| iv) Landslides? | ☒ | ☐ | ☐ | ☐ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☒ | ☐ | ☐ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | ☒ | ☐ | ☐ | ☐ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☒ | ☐ | ☐ | ☐ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ☒ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |

*Discussion*

a-d) Two fault traces are located within the Quarry Site's vicinity. The active trace of the Hayward fault is located approximately 500 feet west of the Quarry Site and a secondary trace of the Hayward fault was determined to pass through the western portion of the Quarry Site. The Quarry Site is within an Alquist Priolo fault zone. Impacts associated with geologic hazards are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate geotechnical hazards, including the potential for fault rupture, seismic ground shaking, liquefaction, landslides, as well as the potential for erosion, instability, and expansive soils. The EIR will evaluate geotechnical hazards as part

of planning and design of Fill Operations, Site Restoration and long-term use of the Restored Site for passive recreation.

e) The Project would not include the installation of septic tanks or alternative wastewater disposal systems. Currently, wastewater at the site is managed with onsite septic systems for existing Quarry Site bathrooms. As part of the Project, a new sanitary sewer pipeline is proposed to be constructed to connect the Quarry Site to the City of San Leandro sanitary sewer in Lake Chabot Road. The primary sources of sanitary sewer discharge would be the bathroom facilities at the Quarry Site office building and warehouse and recovered water from the hydro-slurry process. Potential impacts from the new sanitary sewer connection are further discussed in Section 1.19, Utilities and Service Systems. The existing septic tanks would be removed, and no new septic tanks or alternative wastewater disposal systems are proposed. Therefore, there would be no impacts related to suitability of soils for septic tanks or alternative wastewater disposal systems.

f) The Project site is composed of a geologic formation known as Coast Range ophiolite (rhyolite, gabbro, and basalt sequences). These are volcanic rocks, which would not be expected to contain paleontological resources, and no known paleontological resources have been recorded in this area (EBMUD, 2014). Therefore, the Quarry Site is considered to be of low paleontological sensitivity. Further, the Project would not involve excavation to depths that would encounter paleontological resources, and in fact would deposit soil at the Quarry Site. Excavation at the site would be limited to minor site remediation activities and site preparation for deposition of fill. Thus, no impacts to paleontological resources would occur.

## 1.8 Greenhouse Gas Emissions

| **Would the Project:** | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☒ | ☐ | ☐ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a-b) The EIR will estimate greenhouse gas (GHG) emissions generated by the Project, which would primarily be from equipment and trucks used during Fill Operations, Site Restoration, and visitor vehicles to the Restored Site for passive recreation. The EIR will estimate GHG emission reductions from improving the efficiency of trench soils transport and will identify whether the Project would reduce GHG emissions or whether there is a

potential for significant GHG-related impacts. Additionally, the EIR will address consistency with applicable plans, policies and regulations related to GHG emissions.

## 1.9 Hazards and Hazardous Materials

| Would the Project: | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☒ | ☐ | ☐ | ☐ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☒ | ☐ | ☐ | ☐ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area? | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☒ | ☐ | ☐ | ☐ |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a) The Project would not involve the routine transport, use or disposal of hazardous materials other than typical construction materials such as diesel fuel. Materials delivered to the site would include trench soils for Fill Operations, hydro-slurry for processing and disposal, and aggregate base that would be stockpiled in one location on the site for delivery and pick up. These materials are not considered hazardous. Additionally, construction equipment and trucks at the Quarry Site would be fueled using mobile fuel trucks. No fuel would be stored on site.

Phase I and Phase II Environmental Site Assessments (ESAs) were conducted for the Quarry Site to identity the presence of potential environmental contamination. The reports found that the potential contamination identified in the Phase I ESA does not appear to have impacted shallow soil at the Quarry Site. However, the Phase II ESA recommended removal of soil associated with two select areas where contaminants associated with gasoline and/or diesel fuels were present (Terraphase, 2021b). The Phase II ESA recommended removal of soil would be a conservative approach to remove any potential future direct exposure risks.

Although the Project is not expected to involve use, transport or disposal of hazardous materials, impacts of use of construction materials are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate the fuels and other construction materials and demolition wastes that would be associated with Fill Operations, Site Restoration and long-term use of the Restored Site.

b) The Fill Operations stage would require the use of diesel fuel and hydro-slurry processing tanks containing non-hazardous slurry wastes on site, along with demolition of Quarry Site structures which may contain asbestos and lead based paint. Site Restoration would require use of diesel fuel for equipment and materials for planting and establishment of native vegetation on-site. Contractors would be required to prepare Hazardous Materials Management Spill Prevention and Control Plans for hazardous materials management, which would address spill control measures and notification and documentation requirements in the event of a spill, and compliance with applicable EBMUD procedures and local and state regulations for testing and removal of demolition waste. Operation of the Restored Site would not involve the use of hazardous materials. Impacts of a hazardous materials release to the environment are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate hazards associated with Fill Operations and Site Restoration.

c) The Quarry Site is not located within one-quarter mile of an existing or proposed school. The closest school is Joy Family Day Care/Preschool, which is located approximately 0.6 miles west of the Quarry Site. There would be no impact.

d) The Project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5. Neither the State Water Resources Control Board (SWRCB) Geotracker website nor the Department of Toxic Substances Control (DTSC) Envirostor website identify any hazardous waste clean-up sites

or underground storage tanks at the Quarry Site (SWRCB, 2021; DTSC, 2021). There would be no impact.

e) The Project is not within two miles of a public airport and is not within the airport influence area of either the Oakland International Airport (approximately 5 miles west of the Quarry Site) or the Hayward Executive Airport (approximately 4 miles south of the Quarry Site). There would be no impact.

f) The Alameda County Emergency Operations Plan defines the governmental policies and procedures that would be implemented in response to an emergency (Alameda County, 2012a), and the Alameda County Local Hazard Mitigation Plan addresses hazards such as dam failure, drought, earthquake, flood, landslide, liquefaction, tsunami, and wildfire (Alameda County, 2016). The Quarry Site is not publicly accessible, therefore work at the site would not hinder evacuation or emergency response. The Project would not require road closures that could impede emergency evacuations or response. However, the Project would require numerous haul trips for 40 or more years to complete Fill Operations at the Quarry Site. The rate of fill is not yet determined and would dictate the number of trucks per day and overall fill schedule. Impacts of haul truck traffic conflicts are considered to be potentially significant and will be described further in the EIR. The EIR will include a detailed analysis of trench soils transport scenarios. The EIR will evaluate the project's contribution to truck traffic on roadways, such as Lake Chabot Road, Estudillo Road and Fairmont Drive, and the potential to significantly impact emergency response and evacuation.

g) The Quarry Site is in a very high fire hazard severity zone as mapped by the California Department of Forestry and Fire Protection (CalFire) (CalFire, 2007). During Fill Operations and Site Restoration, the site operator and/or construction contractor would be required to comply with EBMUD safety specifications for performing work in a fire-safe manner, and supply and maintain on the site adequate fire-fighting equipment capable of extinguishing incipient fires. They are also required to comply with applicable federal, local and state fire-prevention regulations.

Once fully restored, the site could include passive use public trails and visitor parking. There would be no residences or structures that would be exposed to fire risk. The Project would be designed and managed for fire prevention (including spacing of tree plantings and cattle/goat grazing and mowing, as appropriate), and fire risk at the site would be comparable to the surrounding recreational open spaces at Lake Chabot Regional Park and Fairmont Ridge Staging Area. However, the Project would add native vegetation to the site and allow public access, which could create potential significant impacts related to wildfire risk and the EIR will evaluate this impact in detail.

## 1.10 Hydrology and Water Quality

| Would the Project: | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☒ | ☐ | ☐ | ☐ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) result in substantial erosion or siltation on-or off-site; | ☒ | ☐ | ☐ | ☐ |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | ☒ | ☐ | ☐ | ☐ |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☒ | ☐ | ☐ | ☐ |
| iv) impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation? | ☐ | ☐ | ☐ | ☒ |

| | | | | |
|---|---|---|---|---|
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |

*Discussion*

a) The Project would not involve direct discharges to surface water or groundwater. The soils transported to the site would be clean and inert (non-hazardous) and would not be expected to introduce pollutants that would impact surface or groundwater quality. Fill Operation and Site Restoration activities have the potential to increase erosion and sedimentation, and spills of fuels could degrade water quality of downstream receiving waters. The Project would be required to comply with the statewide *General Permit for Discharges of Storm Water Associated with Construction Activity*, NPDES Order No. CAS000002, Order No. 2009-009-DWQ (Construction General Permit), which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs) to control erosion and sediment in storm water discharges in order to protect water quality of downstream surface waters. The Project design would include temporary and eventually permanent slope drains installed into the face of the working slope during Fill Operations to convey surface water runoff from the side of the slope to one of three on-site sediment control basins, as well as other erosion and sediment control BMPs in accordance with a site-specific SWPPP. Water quality impacts during fill operations are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate potential water quality impacts associated with Fill Operations, Site Restoration and long-term use of the Restored Site for passive recreation.

b) The Quarry Site is located approximately 1 mile east of the Santa Clara Valley Groundwater Basin – East Bay Plain. Fill Operations and Site Restoration would not require groundwater supplies. No groundwater would be required once the site is restored to a native landscape. Existing buildings and impervious surfaces at the Quarry Site would be demolished, and a visitor parking lot would be constructed. The Project is not expected to create a significant net change in the amount of impervious surface area at the site such that groundwater recharge from rainfall would be impeded. The Project would result in new layers of soil above the Quarry Site's existing pervious surfaces, which would increase flow distance to groundwater. However, the Project's impact on sustainable groundwater management would be less than significant.

c) i) As noted in item a), a SWPPP would be implemented during Fill Operations and Site Restoration to ensure that work does not result in erosion or siltation. Erosion impacts are considered to be potentially significant and will be described further in the EIR.

c) ii) The Project would not create substantial amounts of new impervious surface area. The Project would construct a new visitor parking lot and would remove some existing impervious surface area by removing buildings currently at the Quarry Site. During Fill Operations, slope drains, swales, check dams, and sediment basins and other measures would be implemented to control storm water discharges from the site. Runoff impacts are considered to be potentially significant and will be described further in the EIR. The EIR

will evaluate the potential for increase in the rate and volume of runoff to create downstream flooding impacts.

c) iii) The Project would alter the drainage patterns at the Quarry Site. BMPs specified in a site-specific SWPPP would be implemented during Fill Operations and Site Restoration to minimize pollutants in storm water discharges. The Restored Site would consist of native landscape which would not be expected to generate pollutants in stormwater runoff. Post-construction BMPs would be implemented to control runoff at the Restored Site. EBMUD would be required to comply with all state and local regulations governing stormwater management and flood control.

Runoff impacts are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate the potential for Fill Operations, Site Restoration and the long-term use of the Restored Site to generate runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The EIR will evaluate adequacy of stormwater improvements during each stage of the Project to prevent polluted runoff from leaving the Quarry Site.

c) iv) The Quarry Site is not located within a 100-year or 500-year flood plain (Federal Emergency Management Agency [FEMA], 2009). Thus, the Project would not impede or redirect flood flows and would have no impact on areas that are currently subject to flood risk.

d) The Project is not within an area that is subject to flooding and is outside the inundation area of Chabot Dam (EBMUD, 2019). The Project area is also not subject to tsunami, or seiche (FEMA, 2009; Alameda County, 2016), and no hazardous materials would be stored on site. The Project would not have the potential to release pollutants due to inundation.

e) Because the Project would not include discharge to surface waters and would not require groundwater the Project would not interfere with the implementation of a water quality control plan or sustainable groundwater management plan. There would be no impact.

## 1.11 Land Use and Planning

| **Would the Project:** | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a) The Project would restore the Quarry Site, which is currently privately owned, inaccessible to the public and does not provide connectivity between surrounding areas (including the adjacent Bay-O-Vista neighborhood). Work associated with the Fill Operations and Site Restoration would be limited to the Quarry Site and would not involve construction of new structures (such as a highway) that could physically divide the community. There would be no impact.

b) The Quarry Site is zoned for agricultural use and has a land use designation of Resource Management. Conditionally permitted uses include public utility uses or buildings and outdoor recreation facilities (Alameda County Zoning Ordinance Chapter 17.06.40). As discussed in Section 1.2, Agriculture and Forestry Resources, the Project would facilitate and improve the efficiency of EBMUD's replacement of utility pipelines that serve the public, and thus is consistent with the conditionally permitted use for public utilities. The proposed end-use recreational area and public trail are consistent with the outdoor recreational facility use identified in the zoning ordinance, which is also a conditionally permitted use. EBMUD would obtain a conditional use permit from Alameda County for the Project, and the Project would be implemented in accordance with the terms and conditions of the Project conditional use permit. Because a conditional use permit has not yet been secured, the EIR will include a discussion of consistency with land use plans. Conflicts with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be considered a potentially significant impact and will be further discussed in the EIR.

## 1.12 Mineral Resources

| **Would the Project:** | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☒ | ☐ | ☐ | ☐ |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a, b) The Project would restore the Quarry Site to native habitat. The Quarry Site parcels are currently designated for Resource Management land use by the Castro Valley General Plan. According to the California Department of Conservation Division of Mines and Geology, (CDOC DMG), the site is designated as MRZ-2 ("areas where adequate information indicates that significant deposits are present, or where it is judged that a high likelihood

for their presence exists"), for aggregate resources, and specifically greenstone and rhyolite deposits suitable for asphaltic concrete aggregate, road base, and fill (CDOC DMG, 1987). Therefore, although the quarry has been closed since 1986, the Project could affect availability of a known mineral resource, which is considered to be a potentially significant impact and will be described further in the EIR. The EIR will evaluate the potential for impacts to a known mineral resource of regional or state value, or to a locally-important mineral resource recovery site.

## 1.13 Noise

| | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| **Would the Project result in:** | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☒ | ☐ | ☐ | ☐ |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☒ | ☐ | ☐ | ☐ |
| c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

*Discussion*

a, b) Fill Operations would involve haul trips to the Quarry Site and use of heavy construction equipment for placement and stabilization of soils. The nearest sensitive receptors are the residences adjacent to the Quarry Site, located along Lakeview Drive in the City of San Leandro Bay-O-Vista neighborhood. Due to use of construction equipment near a residential area, the Project would have the potential to generate a substantial increase in noise and would have the potential to generate groundborne vibration and noise during activities such as grading, which would be a potentially significant impact. The EIR will evaluate the potential for noise and vibration impacts.

c) The Project is not within 2 miles of a private or public airport and is not within the airport influence area of either the Oakland International Airport or Hayward Executive Airport, which are the nearest airports to the Quarry Site. There would be no impact.

## 1.14 Population and Housing

| Would the Project: | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☒ | ☐ |

*Discussion*

a) The Project does not include new homes or businesses, and therefore would not directly induce growth. The Project would not have indirect impacts associated with accommodation of additional growth because it does not expand utility service areas or increase water supply. Thus, there would be no impact on population and housing.

b) There are two single-family residences and a warehouse building with a residence located at the Quarry Site. These buildings would be demolished as part of the Project. These residences are the property of the Quarry Site owner and are unoccupied with the exception of one on-site caretaker and one tenant; therefore, the Project would not displace substantial numbers of people or housing. The Project would not necessitate construction of replacement housing and impacts would be less than significant.

## 1.15 Public Services

| | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of | ☐ | ☐ | ☐ | ☒ |

| | | | | |
|---|---|---|---|---|
| which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| Fire protection? | ☐ | ☐ | ☐ | ☒ |
| Police protection? | ☐ | ☐ | ☐ | ☒ |
| Schools? | ☐ | ☐ | ☐ | ☒ |
| Parks? | ☐ | ☐ | ☐ | ☒ |
| Other public facilities? | ☐ | ☐ | ☐ | ☒ |

*Discussion*

a) The Project includes restoration of a former quarry site to a permanent, regional recreational amenity. The Project does not include residential or commercial development that would induce population growth requiring new or expanded fire and police protection, schools, parks or other facilities. In addition, the Project would not indirectly induce unplanned population growth that would place new demands on public service providers. Thus, the Project would not require new or expanded governmental facilities. The Project would not affect the ability of local providers to maintain acceptable service ratios, response times or other performance objectives for services. No new or expanded governmental facilities would be needed; there would be no impact.

## 1.16 Recreation

| | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☒ | ☐ | ☐ | ☐ |
| b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a) Because the Project would not increase population (see Section 1.14, Population and Housing), the Project would not increase use of existing neighborhood or regional parks or recreational facilities.

The Quarry Site is bordered on the west by the private Bay-O-Vista Swim and Tennis Club. Lake Chabot Regional Park borders the Quarry Site to the south and east, and to the north across Lake Chabot Road. Lake Chabot Regional Park provides hiking, equestrian, and bicycle trails, boating, picnic areas, and other recreational amenities. The nearest access to Lake Chabot Regional Park is located along Lake Chabot Road, approximately 1 mile southeast of the Quarry Site. Work associated with Fill Operations and Site Restoration would be limited to the Quarry Site, and thus would not impede access to existing recreational facilities. The Project could increase use of surrounding East Bay Regional Parks District parks and trails (e.g., by adding connectivity to nearby trails and parks). Impacts to recreational facilities are considered to be potentially significant and will be described further in the EIR. The EIR will analyze the potential recreational impacts relative to the nearby public trails that could become accessible from the Restored Site.

b) The Project would restore the Quarry Site to a natural state, which could then be managed as park land. The Restored Site would include new passive recreational facilities (e.g., public trails), the construction of which could have various adverse physical effects on the environment as discussed in applicable topics throughout this Initial Study. Impacts are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate the impacts of construction and operation of the passive recreational facilities of the Restored Site.

## 1.17 Transportation

| **Would the Project:** | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☒ | ☐ | ☐ | ☐ |
| b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☒ | ☐ | ☐ | ☐ |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☒ | ☐ | ☐ | ☐ |

d) Result in inadequate emergency access? ☒ ☐ ☐ ☐

*Discussion*

a) The Castro Valley General Plan contains goals and policies addressing the circulation system, including roadways, bike routes, and pedestrian routes. Alleviating congestion and improving safety are two overarching goals of the Castro Valley General Plan Circulation Element. The Alameda County Transportation Commission's Transportation Plan establishes near-term projects, programs, and strategic priorities, details a 30-year transportation vision, and guides the decision-making of the Alameda County Transportation Commission, which is responsible for planning, funding, and delivering transportation improvements throughout Alameda County. The Project would involve haul trips to the Quarry Site during the Fill Operations, as well as additional construction truck trips during the Site Restoration, and visitor trips to the Restored Site for passive recreation. Transportation impacts are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate Project consistency with the Castro Valley General Plan, Alameda County Transportation Commission's Transportation Plan, and other applicable plans, ordinances, or policies.

b) The Project would entail change in vehicle patterns associated with hauling trench soils to the Quarry Site instead of to EBMUD's stockpile sites that are currently used for temporary trench soils stockpiling. Potential changes in vehicle miles traveled (VMT) are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate VMT associated with haul truck trips and passenger vehicles to the Quarry Site during the Fill Operations and Site Restoration, as well as VMT by recreational users to the Restored Site. The EIR will also estimate potential reduction in VMT during Fill Operations, which may result from greater efficiency of trench soils transport and final disposal at the Quarry Site.

c) The Project would not alter the geometric design features of roadways. The Project design makes use of the existing access point located off Lake Chabot Road for haul truck and material delivery trucks during Fill Operations and Site Restoration, and for the future visitor parking lot of the Restored Site. The Project would involve haul trips along local streets including Lake Chabot Road, Estudillo Avenue and Fairmont Drive, and potentially other local streets. The rate of fill of the Quarry Site is not yet determined. However, a large number of haul trips would be required over 40 or more years of Fill Operations. Incompatibility of haul truck traffic with local traffic is considered to be a potentially significant impact and will be described further in the EIR. Multiple scenarios for filling the site would be evaluated. The EIR will evaluate the Project's potential impacts due to incompatible uses during Fill Operations and Site Restoration.

d) Work associated with Fill Operations and Site Restoration would be confined to the Quarry Site and would be planned to maintain adequate emergency access to the site at all times. However, as discussed in item c) above, and in Section 1.9, Hazards and Hazardous Materials, the number of haul trips could result in a potentially significant impact on emergency access and the EIR will evaluate these impacts.

## 1.18 Tribal Cultural Resources

| | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☒ | ☐ | ☐ | ☐ |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a) The Quarry Site could contain unknown, buried tribal cultural resources. Impacts to tribal cultural resources are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate the potential for the Project to affect tribal cultural resources that are eligible for listing on the California Register of Historical Resources or meet the criteria for inclusion in the register. The analysis will consider significance of the resource to Native American tribal groups.

## 1.19 Utilities and Service Systems

| Would the Project: | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☒ | ☐ | ☐ | ☐ |
| b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☒ | ☐ | ☐ | ☐ |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? | ☒ | ☐ | ☐ | ☐ |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |

*Discussion*

a) The Project would not create housing or induce population growth that would require or result in expansion of utilities. Fill Operations proposes a new sanitary sewer connection to the City of San Leandro sanitary system in Lake Chabot Road for the discharge of recovered water from the hydro-slurry process and to serve two existing Quarry Site restrooms. Existing facilities at the Quarry Site are served by onsite septic systems which would be removed as part of initial site preparation, prior to commencing Fill Operations. The existing water service connection at the Quarry Site would be used for refilling water trucks during Fill Operations, and irrigation for plant establishment during Site

Restoration, and may require installation of meters and fire hydrants. Additionally, the site would require electrical power for light poles used during Fill Operations, but would not require expansion of existing utilities or other utilities which are not already on site. Recreational amenities of the Restored Site would be limited to parking and passive use public trails; no picnic tables, bathrooms, or water fountains would be added to the site that could require construction of new or expanded water, wastewater, or utility facilities. The Project would alter the existing pattern of stormwater drainage but would not result in changes in runoff that would require construction or expansion of the existing municipal storm drain system. Construction of the proposed new sanitary sewer connection could result in potentially significant impacts and the EIR will evaluate those impacts.

b) During Fill Operations, water would be used for dust control as part of soil stabilization. Temporary irrigation would be required during Site Restoration for establishment of native vegetation. The Restored Site would not require permanent use of water. The proposed native landscape would be drought tolerant and self-sustaining. The Restored Site would not include additional facilities that consume water (such as restrooms or drinking water fountains). Impacts to water supply during Fill Operations and Site Restoration are considered to be potentially significant and will be described further in the EIR. The EIR will evaluate Project water use and its effects on water supply availability.

c) The Project would generate wastewater during Fill Operations from site operators/contractors use of the existing Quarry office and warehouse bathrooms, as well as from hydro-slurry process wastewater, which would be disposed of via a proposed new connection to the City of San Leandro sanitary sewer system. Hydro-slurry decanted water volumes would average approximately 2,000 gallons per day, potentially ramping up over time to 3,000 gallons per day, and these volumes of wastewater could result in potentially significant impacts on wastewater treatment provider capacities, and the EIR will evaluate those impacts. The Restored Site would be used for passive recreation and would not include bathrooms or water fountains, and thus no wastewater would be generated during long-term use of the site. Restored Site impacts would be less than significant.

d) The Project would generate solid waste from demolition of existing buildings at the site, including two residences, office building, shop/warehouse/residence, and minor outbuildings including storage sheds. Prior to Fill Operations, all buildings would be demolished except the office building and warehouse; the office building and warehouse would be demolished at the conclusion of Fill Operations. Construction debris from demolition would be transported and disposed of at the appropriate landfills. Alameda County is primarily served by the Vasco Road Sanitary Landfill and the Altamont Landfill and Resource Recovery Facility. The Vasco Road Landfill has a permitted capacity of approximately 2,500 tons of solid waste per day and a remaining permitted capacity of approximately 7.3 million cubic yards (CalRecycle, 2019b). The Vasco Road landfill has an estimated "cease operation date" of December 31, 2022, and thus may not be accepting waste when the Project begins. The Altamont Landfill and Resource Recovery Facility has a permitted capacity of approximately 11,000 tons of solid waste per day and, as of June 2016, a remaining permitted capacity of 65 million cubic yards (CalRecycle, 2019a). Wood, metal, and other materials would be recycled. Additionally, trees removed from

each fill area over time would be hauled off site to the appropriate green waste facility for composting and/or processing into wood chips. Adequate landfill capacity exists in the region to accommodate the construction debris and green waste that would be generated. Therefore, the Project would not impair attainment of solid waste reduction goals.

Additionally, trench soils imported to the Quarry Site would be beneficially used for site restoration purposes, and unlike existing EBMUD's stockpile sites, would not require subsequent off-site disposal at a designated landfill or other beneficial use site. Thus, the Project would divert solid waste to be used for restoration purposes and would provide a benefit for solid waste management, and the Project overall would have no impact on solid waste management.

e) The Project would comply with all applicable regulations regarding solid waste. There would be no impact.

## 1.20 Wildfire

| | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:** | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☒ | ☐ | ☐ | ☐ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☒ | ☐ | ☐ | ☐ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☒ | ☐ | ☐ | ☐ |
| d) Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a) The Project is within a state responsibility area and is located in a very high fire hazard severity zone (CalFire, 2007). Activities associated with Fill Operations and Site Restoration would be confined to the Quarry Site. However, as discussed in Section 1.9, Hazards and Hazardous Materials, numerous haul trips would be required to transport soil to the site and would have the potential to impact emergency response, which is considered to be potentially significant impact and will be described further in the EIR. Once Site Restoration is complete, the site would contain native habitat, public trails and visitor parking; these facilities would not impact emergency response or evacuation.

b) The Project would restore the Quarry Site and would alter the existing slopes and vegetation currently present on the site. The Project would create a native-landscaped open space area with passive recreation opportunities (public trail) similar to the East Bay Regional Park District lands adjacent to the site on the south. There would be no occupants at the site. Native trees would be planted at adequate distances from adjacent development on the west, and grazing would take place periodically to manage wildfire risk. Nevertheless, area residents (including residents adjacent to the Quarry Site) could have the potential to be exposed to risk of uncontrolled wildfire spread or pollutants due to wildfire. Therefore, potentially significant impacts could occur related to wildfire spread which will be evaluated in the EIR.

c) As discussed in Section 1.19, Utilities and Service Systems, the Project proposes a new connection to the City of San Leandro sanitary sewer system in Lake Chabot Road and may require new water meters and fire hydrants. Therefore, potentially significant impacts could occur related to installation or maintenance of associated infrastructure, which will be evaluated in the EIR.

d) The Project would alter the site drainage and topography during Fill Operations and be restored with native vegetation during Site Restoration. Steep slopes may introduce instability and potential risks from flooding or landslide related to post fire slope instability. This impact may be considered potentially significant and will be further discussed in the EIR.

## 1.21 Mandatory Findings of Significance

| | *Potentially Significant Impact* | *Less Than Significant With Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the | ☒ | ☐ | ☐ | ☐ |

| | | | | |
|---|---|---|---|---|
| number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | | |
| b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | ☒ | ☐ | ☐ | ☐ |
| c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☒ | ☐ | ☐ | ☐ |

*Discussion*

a) The Project has the potential to result in significant impacts to biological and cultural resources. Impacts will be addressed in detail in the EIR.

b) The City of San Leandro, Alameda County and other appropriate/affected agencies will be contacted during preparation of the EIR to identify other planned projects in the vicinity of the Project. If any projects are identified the potential for cumulative impacts could be significant. The EIR will describe any projects in the vicinity that could combine with the Project to result in cumulative effects. Cumulative impacts will be evaluated in the EIR.

c) The Project has the potential to adversely affect human beings directly and/or indirectly. These adverse effects could include changes in views; air quality impacts; hazardous material transportation, use or disposal; noise generation; traffic, transportation and emergency access impacts; and wildfire impacts. These potential adverse effects will be addressed in the EIR.

# 2. REPORT PREPARATION

## 2.1 Report Authors

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