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DEBORAH COOPER
CLERK-RECORDER

By 
Deputy clerk

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ENVIRONMENTAL FILING

TITLE OF DOCUMENT



NOTICE OF EXEMPTION

TO: Contra Costa County Clerk-Recorder's Office 555 Escobar St., Martinez, CA 94553	FROM: (LEAD AGENCY) EAST BAY MUNICIPAL UTILITY DISTRICT Office of the Secretary - (510) 287-0404 375 Eleventh Street, MS 806 Oakland, CA 94607-4240 <input checked="" type="checkbox"/> Lead Agency is the Project Applicant <input checked="" type="checkbox"/> Lead Agency is Public Agency Approving Project <input checked="" type="checkbox"/> Lead Agency is Carrying Out Project
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PROJECT INFORMATION

- TITLE:** Fleet Maintenance East Improvements Project
- LOCATION:** (City, County, and specific location)
2658 North Main Street, Walnut Creek, Contra Costa County
- DESCRIPTION:**
Rehabilitate existing facilities at EBMUD's Fleet Maintenance East Facility. Work includes: demolition of some existing structures; refurbishment of some existing facilities including structural, mechanical and electrical systems; replacement of perimeter fencing; installation of photovoltaic panels on facility roofs; landscaping/parking lot improvements; and installation of storm water management controls. This Notice of Exemption (NOE) augments the previous NOEs filed in 1/2015 and 10/2015.

EXEMPTION FINDING (Check one)

This project is exempt from CEQA because:

- Activity is not a project
- Activity is Ministerial (Sec.21080(b)(1); Guideline 15268)
- Activity is a Declared Emergency (Sec.21080(b)(3); Guideline 15269(a))
- Activity is an Emergency Project (Sec.21080(b)(4); Guideline 15269(b)(c))
- Activity is Categorically Exempt Under Guideline 15301, 15302, and 15303
- Activity is Statutorily Exempt Under Guideline _____
- Reasons why project is exempt:
Under Section 15301, the repair, maintenance, or minor alteration of existing public structures involving negligible or no expansion of use are categorically exempt. Under Section 15302, replacement of existing structures and facilities on the same site as the structures being replaced are exempt. Under Section 15303, construction of new, small facilities or structures are exempt. The Project will have no significant environmental effects relative to location, cumulative impact, or significant effects due to unusual circumstances, hazardous waste, or historical resources, pursuant to Section 15300.2 of the CEQA Guidelines.

APPROVAL BY INITIATING UNIT: 566

08/17/2022	Najme Jalali	Maura Bonnarens
1. DATE PREPARED	2. PREPARED BY (initial)	3. REVIEWED BY (Unit Supv. initial)
Elizabeth Bialek	<i>EJB</i>	
4. RECOMMENDED BY (Division/Section Manager)		
Najme Jalali	505	Associate Civil Engineer
5. CONTACT PERSON	MAIL SLOT #	TITLE
		(510) 287-1029
		PHONE

NOTICE OF EXEMPTION APPROVED FOR FILING WITH THE COUNTY CLERK
August 26, 2022

DATE: _____

9/12/2022

REPARTEMENT DIRECTOR: *[Signature]*

SECRETARY OF THE DISTRICT: *[Signature]*

DATE FORWARDED TO COUNTY CLERK: _____

Fleet Maintenance East Improvements Project

Project Background

The Fleet Maintenance East Improvements Project (Project) will make improvements to EBMUD's Fleet East Maintenance Facility property located at 2658 North Main Street in Walnut Creek. In April 2015, EBMUD purchased the property from Waste Management Collection and Recycling, Inc. The property includes four structures: fleet maintenance, administration building, tire shop, and covered storage. Prior to utilizing the site, EBMUD performed limited work to repair and restore the facility to make it functional that was described in two Notice of Exemptions (NOEs) filed with Contra Costa County in January and October of 2015, and included painting of the covered storage areas, office building and warehouse; repair of flooring and installation of equipment, including vehicle lifts in the repair bays; installation of bridge cranes in shop areas; interior office reconfiguration; installation of storage racking; warehouse awning removal; security fencing improvements and installation of interior mechanical and electrical equipment and tools; and installation of plate piles to stabilize the hillside along the eastern portion of the property.

During operation of the facility over the past few years, some of the work included in the previous NOEs has been completed. While operating and continuing to evaluate the site, EBMUD identified additional improvements needed to address deficiencies at several structures including the administration building, fleet bay structures No. 3-5, tire shop, and covered storage. Several mechanical equipment and electrical systems are deteriorated and at the end of their useful life. In addition, it was determined that site improvements including replacing the perimeter security fencing, improving the stormwater management system, landscaping, exterior lighting, and parking space re-configuration are required.

Project Description and Justification

The Fleet Maintenance East Facility supports EBMUD's day-to-day operations and enhances its ability to respond to emergencies in its East of Hills service area. To ensure the facility's operational reliability and improve personnel safety and security at the site, EBMUD will be performing additional maintenance and improvement work items beyond what was initially anticipated in the initial NOEs; the additional scope of work included in the updated NOE includes:

- Demolish the existing administration building and construct a new administration building near the southern end of the site. The existing structure is structurally unsafe for personnel, and it is more cost-effective for it to be replaced.
- Demolish and reconstruct fleet building bays No. 3-5. The existing repair bays No. 3-5 are currently not fully functional due to structural deficiencies of the building, lack of appropriate mechanical equipment, and an electrical system that is reaching the end of its useful life.
- Replace the deteriorated floor slab, improve the poorly functioning drainage, and repaint the walls of the pressure wash-bay structure.

East Bay Municipal Utility District – Fleet Maintenance East Improvements Project

- Demolish and replace the tire shop. The existing building is currently not fully functional due to structural deficiencies of the building, lack of appropriate mechanical equipment, and an electrical system that is reaching the end of its useful life.
- Demolish the covered storage on the upper level of the property. The covered storage is at the end of its useful life and there is no need for it at the site.
- Install photovoltaic panels on top of the facility's roofs in order to support EBMUD's goal to reduce greenhouse gas emissions.
- Install an emergency generator.
- Site improvements including:
 - Enhance the parking lot design and re-configure the parking spaces.
 - Improve the exterior lighting.
 - Install additional landscaping.
 - Improve the stormwater management system at the site, incorporating the C.3 Stormwater Management requirements and City of Walnut Creek Design Standards.

Permits

All work will be done on EBMUD property. A Conditional Use Permit (CUP) and a building permit will be obtained with the City of Walnut Creek. In addition, the Project will be subject to provision C.3 Municipal Regional Clean Water Permit, which EBMUD will obtain as part of the CUP.

Schedule

Construction duration is approximately 1.5 years and expected to begin in early 2024. Typical work hours will be 7:00 a.m. to 7:00 p.m., Monday through Friday, to the extent feasible.

Public Considerations

EBMUD standard practices and procedures applicable to all EBMUD construction projects have been incorporated into the Project. Implementation of EBMUD's standard practices and procedures minimizes the impact from construction related activities. Moreover, all work shall be performed in accordance with the City of Walnut Creek permit requirements and local ordinances. The proposed use matches the existing use and conforms to the general plan zoning for the area.

East Bay Municipal Utility District – Fleet Maintenance East Improvements Project

