

Leland Reservoir Replacement Project

Questions/Comments and Answers from Windsor Drive Neighborhood Watch Group Meeting (September 28, 2016)

Existing Conditions

Q: Why is existing pipeline being abandoned in Old Tunnel Road and in the right-of-way?

A: The existing 36-inch-diameter transmission main is a critical pipeline that supplies water from East Bay Municipal Utility District's (EBMUD's) Lafayette Water Treatment Plant (WTP) to Leland Reservoir, which serves the cities of Lafayette, Walnut Creek, and Pleasant Hill. The existing 36-inch-diameter pipeline is over 60 years old and is not currently accessible for maintenance or repair due to its location underneath the existing Leland Reservoir and portions of the reservoir's 40-foot-tall embankments.

The existing 36-inch pipeline must remain in service until a new pipeline is installed to allow water to continue to be distributed between the Lafayette WTP and the water distribution system. Installing a new 36-inch transmission main in Windsor Drive, Condit Road, and Leland Drive will allow EBMUD to safely take the existing reservoir and 36-inch pipeline underneath the reservoir out of service to construct the new tanks without impacting water service to existing customers. EBMUD will be able to better operate and maintain the new critical 36-inch pipeline in the future once it is under standard cover (three to five feet) in the traveled public right-of-way.

Q: Why is the existing pipeline inaccessible?

A: The existing 36-inch-diameter pipeline is not currently accessible for maintenance or repair due to its location underneath the existing Leland Reservoir and portions of the reservoir's 40-foot-tall embankments.

Q: Is the pipeline in the right-of-way difficult or impossible to repair?

A: The portion of the pipeline that is located within the 15-foot wide EBMUD right-of-way between Old Tunnel Road and EBMUD's property is under standard cover (approximately 3 feet). Repair of this section of pipeline is possible, but may require an extended shutdown of the pipeline and reservoir depending upon the location of the repair and the conditions of the valves that are used to isolate the area of the break.

Project Alternatives

Q: Are there alternative alignments for the pipeline besides Windsor Drive?

A: Alternative alignments, including construction of the new pipeline in Old Tunnel Road and Leland Drive, in the existing alignment, and through the existing reservoir site, were evaluated. Placement of the new 36-inch pipeline in the existing alignment (through the reservoir site) would put the existing critical 36-inch pipeline, which must remain in service until a new pipeline is installed, at high risk of damage during construction activities. Construction over the existing 36-inch pipeline during demolition of the existing reservoir, installation of the new 36-inch pipeline, and construction of the new concrete tanks would be extremely difficult and was, therefore, not selected; the pipeline would also have limited accessibility for maintenance or repair due to its location between the new reservoirs and portions would still be located under the 40-foot-tall embankment. An alignment in Old Tunnel Road is not feasible as the elevation of Old Tunnel Road is located above the existing reservoir.

Pipeline Construction

Q: What will happen to old pipeline?

A: The section of the pipeline that is located under the existing Leland Reservoir basin where the new tanks would be constructed would be removed and disposed of offsite. The remaining section of abandoned pipeline in Old Tunnel Road, in the EBMUD right-of-way, and on the Leland Reservoir site would be left in place and filled with a low-density fill material, such as cellular concrete.

Q: Where will the new pipeline be located in street?

A: The exact location of the pipelines will be determined during the final design of the project and depends upon where other existing utilities are located in the street.

Q: How will pipelines get to reservoir?

A: The pipeline would be constructed on EBMUD property parallel to Leland Drive and in the reservoir site access road to the new tanks. The pipeline would be connected to the existing pipeline on the southeast side of the Leland Reservoir site.

Q: Will my landscaping be damaged by the pipeline construction?

A: No, the pipeline construction and staging of equipment and materials will all be within the public right-of-way. Trees or shrubs that are encroaching off of private property and into the public right of way may need to be trimmed to avoid damage during construction.

Q: How will residential parking and access to homes on Windsor Drive be affected during pipeline construction? During Happy Valley Road pipeline replacement the neighbors didn't have access to their homes for parking.

A: During pipeline construction activities requiring full roadway closures, the affected roadway segments would be closed to through-traffic except emergency vehicles, garbage collection, and the U.S. Postal Service. Access for local residences would generally be maintained with controlled access to and from their locations. Only the roadway segments under construction would be closed. Upon completion of construction for a specific segment, access to that segment would be restored. Open trenches would be covered with plates during non-construction hours and road closures would be removed to allow for access during non-work periods. Parking and access are addressed in the Transportation Section (Chapter 3) of the EIR.

Q: What is pipeline construction duration? Seven weeks?

A: Pipelines are typically installed at a rate of 80 to 200 feet per day. For the approximately 2,700 feet of pipeline installation required in Windsor Drive and Condit Road, active construction of the pipeline is estimated to take approximately sixteen weeks to complete, not including time for construction staging, holidays, and final paving. Pipeline connections at Old Tunnel Road/Windsor Drive and Leland Drive/Meek Place may take several weeks to complete.

Q: How deep would the pipeline be? Would it cross sewer lines?

A: The new pipeline would typically have 4 feet of cover and would typically go under other existing underground utilities, such as sewer crossings.

Q: Will soil movement impact the sewer line?

A: Construction activities are not anticipated to affect the underground utilities, including sewer lines. If, during pipeline installation or reservoir construction-related activities, sewer lines, sewer laterals, or other utilities are impacted, EBMUD will coordinate with the appropriate utility owner to repair or replace the damaged utility line(s).

Q: Will water be shut down?

A: The residences surrounding Leland Reservoir are not directly connected to the pipelines that will be affected by construction. The new pipelines are large transmission pipelines with no water service connections. EBMUD does not expect construction to affect water service to existing residential and business customers. If your connection is affected by a nearby tie-in, you may experience a short term disruption of service. EBMUD makes every reasonable attempt to ensure you will be notified in advance.

Reservoir Construction

Q: How is the reservoir drained prior to construction? What is EBMUD going to do with water in reservoir when draining?

A: Prior to construction of the Project, the existing reservoir would be drained which would take several weeks; water from the reservoir would first be allowed to drain into the distribution system from normal water demands until the water level drops to a point where pressures would become too low to maintain customer level of service, after which the valves that connect the reservoir to the distribution system would be closed. The remaining reservoir water would be filtered, tested, dechlorinated, and discharged to either the sewer for treatment at Central Contra Costa Sanitary District (CCCSD) treatment plant in Martinez or to the storm drain.

Q: Why downsize the reservoir, particularly given the recent drought?

A: The existing Leland Reservoir, constructed in 1955, has a capacity of 18 million gallons (MG). The reservoir is oversized for the area that it serves. The two new concrete tanks that will replace the existing Leland Reservoir will have a combined capacity of 16 MG which, based on future water demand projections for the area, is the appropriate size.

EBMUD is not decreasing its water supply. EBMUD has two distinct water systems, the untreated water supply system and the treated (potable) water distribution system. EBMUD's water supply reservoirs are Pardee Reservoir, located in the Sierra foothills, and San Pablo, Briones, and Upper San Leandro Reservoirs located in the East Bay. These water supply reservoirs are used to capture seasonal runoff for the year. Leland Reservoir is a water distribution reservoir, which contains treated potable water and is currently oversized for its current and projected future demands. The 16-MG replacement for Leland Reservoir is sized to meet the projected future demands.

Q: Will there be changes to drainage?

A: Yes, there will be changes to drainage patterns on the site. Potential impacts related to drainage from the Project are addressed in the Hydrology and Water Quality Section (Chapter 3) of the EIR.

Q: Is there a Phase 1 environmental hazard report?

A: Hazardous material surveys of the Leland Reservoir site are identified in Volume II (Appendices) of the EIR. Potential impacts related to hazardous materials are addressed in the Hazards and Hazardous Materials Section (Chapter 3) of the EIR.

Q: Is there a geological report?

A: EBMUD completed a Geotechnical Feasibility Assessment that is included in Volume II (Appendices) of the EIR. Potential impacts related to geology and soils are addressed in the Geology and Soils Section (Chapter 3) of the EIR.

Q: What are standard dust mitigations?

A: Standard dust mitigations typically include watering the active construction areas, keeping paved areas clean of dirt (e.g., using water sweeping trucks on paved areas), and effectively stabilizing excavated slopes and stockpiles. Potential impacts related to dust are addressed in the Air Quality Section (Chapter 3) of the EIR.

Q: Will the tanks remove the neighborhood from the FEMA 100-year flood plain or from the reservoir inundation zone? Will the new tanks reduce flood risk?

A: No area within the Project site is located within the FEMA 100-year flood plain. The California Emergency Management Agency does not require inundation maps for tanks; therefore construction of the tanks would eliminate the mapped reservoir inundation zone. Potential impacts related to flooding and seismic hazards are addressed, respectively, in the Hydrology and Water Quality Section and Geology and Soils Section (Chapter 3) of the EIR.

Constructions Hours and Noise

Q: Construction hours – why does the contractor start so early?

A: Construction would typically occur between 7:00 a.m. and 7:00 p.m., Monday through Friday, with afterhours or weekend construction activity limited to unplanned/unexpected occurrences or critical shutdowns and emergencies. Construction trucks and personnel could report to the site at 7:00 am for minor tasks and meetings, but no construction work that generates noise over 90 decibels (dBA) would occur until 8:00 am. Nighttime work would likely be required for the tie-ins of the new pipeline to the existing distribution system. Construction work hours must start by 7:00 a.m. for the following reasons:

- Construction work must start as early in the morning as possible to allow workers, deliveries, and equipment movement to avoid the heaviest rush hour traffic on highways and roads. Deliveries may arrive early in the morning before 7:00 a.m. due to either lighter traffic or permits that prohibit travel during certain hours.
- Earlier start times also allow the work to avoid the heat of the day in summer and the darkness when the daylight hours are shorter. During summertime heatwaves, contractors will sometimes request earlier start times to avoid working throughout the heat of the day.

- Starting early in the morning also allows for a larger time buffer in the afternoon, when adhering to an 8-hour work day. The buffer can provide extra daylight hours in case the project schedule slips or a construction issue comes up during the day that must be corrected.
- Concrete work requires a 6:00 a.m. start time due to the need for setup in the morning to mobilize a pump truck prior to the first delivery of concrete. Pump trucks will typically arrive at 6:00 a.m., ahead of the rest of the concrete crew. Disruptions in the concrete pour can affect the quality of the concrete work and service life of the structure; therefore, it is extremely important that concrete trucks arrive at regular intervals, particularly later in the concrete pour. If concrete truck movement is inhibited by heavy traffic later during afternoon commute hours, the concrete pour operation could be disrupted. In addition, concrete work is affected by temperature. Early start times ensure longer periods of time when temperatures are lower and concrete sets slower and is easier to work with.
- For concrete work that involves flat work, such as the tank floor, the concrete finishers typically stay later to finish the concrete after the remainder of the crew has gone home. Starting concrete work early allows concrete finishers to complete their work during daylight hours, or at least minimize the amount of work being performed after dark under floodlights. Finishing concrete after dark can negatively affect the quality of the concrete finish.

Q: How will noise from demolition and other loud construction activities be mitigated?

A: Potential impacts and mitigations related to construction noise are addressed in the Noise Section (Chapter 3) of the EIR.

Construction Traffic

Q: Traffic impacts need to be considered with respect to the church, school, and swim team.

A: Potential impacts related to traffic are addressed in the Transportation Section (Chapter 3) of the EIR. Potential impacts related to recreation (e.g., the swimming pool) are addressed in the Recreation Section (Chapter 3) of the EIR.

Q: Will the construction route be from Pleasant Hill Road to Condit Road or Old Tunnel Road?

A: Typically, the construction contractor would choose their preferred truck route. The proposed construction routes analyzed in the EIR have the most direct access to the proposed pipeline and reservoir sites; therefore, the Old Tunnel and/or Condit Road routes would likely be the preferred truck routes for the construction contractor. Potential impacts related to construction traffic are addressed in the Transportation Section (Chapter 3) of the EIR.

Tree Removal and Replacement

Q: Is EBMUD exempt from local tree ordinances?

A: Pursuant to California Government Code Section 53091, EBMUD, as a local agency and utility district serving a broad regional area, is not subject to local tree ordinances for projects involving facilities for the production, generation, storage, or transmission of water. However, it is the practice of EBMUD to work with local jurisdictions and neighboring communities during project planning, and to consider local environmental protection policies for guidance.

Q: How will trees along street be protected (e.g., during pipeline construction and from heavy equipment traffic)?

A: Trees or shrubs that are encroaching off of private property and into the public right of way may need to be trimmed to avoid damage during construction. Tree protection is discussed in the Biological Resources Section (Chapter 3) of the EIR.

Q: Not happy with landscape plan, too few trees for the number of trees that will be removed. The tree replacement numbers are too low. There are key gaps in proposed versus existing landscaping. EBMUD should replace trees with oaks.

A: Subsequent to the EIR scoping meetings, the landscape plan was revised to include the planting of 30 additional native oak trees, for a total of 75 native oak trees to be planted at the site. Planted trees would be coast live oak and valley oaks.

Q: Why are the trees tagged on private property at 3134 Maryola Court?

A: The tags (yellow ribbons) indicate that the tree was included in the inventory of trees, but does not indicate any plan to remove the tree. The arborist hired by EBMUD removed all ribbons that were placed on the trees.

Q: The project EIR should consider wildlife impacts from tree removal.

A: Potential impacts related to wildlife are addressed in the Biological Resources Section (Chapter 3) of the EIR.

Cumulative Impacts

Q: There are potential impacts to traffic from the planned development in Saranap.

A: Cumulative impacts from other projects in the vicinity are addressed in the Other CEQA Considerations Section (Chapter 5) of the EIR.

Views and Aesthetics

Q: How tall are the tanks? Will views be impacted?

A: The tanks are approximately 40 feet tall; the top of the new tanks will be approximately five feet higher than the existing reservoir. Potential impacts related to views are addressed in the Aesthetics Section (Chapter 3) of the EIR.

Q: Don't want to see graffiti/concerned about vandalism if tanks are visible.

A: To maintain security, the tanks would be enclosed with an 8-foot black vinyl coated security chain link fencing with barbed wire at the top.

Street Repaving

Q: Where the pipeline is installed, repave the entire street, not just slurry.

A: EBMUD will do a T-cut repair, which means a replacement of the roadway to one foot beyond the edge of the trench. Where the edge of the trench is within two feet of a gutter lip or the edge of pavement, the pavement between the trench cut and the gutter lip or edge of pavement will be removed and replaced. The permanent replacement paving will be installed towards the end of the Project, so initially residents will see temporary asphalt in the trench area.

Q: Following repair of the main break at Old Tunnel Road/Windsor Drive the gate pot in the street makes a loud "thump" when someone drives over it. Concerned about doing a good job with repaving/ponding.

A: Following paving, contractor work would include adjusting gates pots, manholes, and other items to finish grade to prevent the issue described.

Public Safety

Q: Concerned about heavy equipment (e.g., safety/site issues when heavy equipment is parked on the side of the road). Safety concerns on Old Tunnel Road regarding trucks; the road is too narrow for large trucks; they aren't allowed.

A: Potential impacts related to traffic safety are addressed in the Transportation Section (Chapter 3) of the EIR.

Material and Equipment Staging

Q: Can equipment be stored at the City of Lafayette's Maintenance Yard on Camino Diablo?

A: The contractor is responsible for securing equipment and material storage location. Pipeline installation contractors typically stage equipment and materials along the pipeline alignment route adjacent to where the pipeline will be placed in the ground. Some equipment and materials can also be stored on the existing Leland Reservoir site.

EBMUD Contact During Construction

Q: Who is the on-site contact for issues during construction? A general Customer Services line is not acceptable.

A: An EBMUD contact person will be designated to respond to construction-related issues, including noise. The phone number of the liaison will be conspicuously posted at construction areas, on all advanced notifications, and on the EBMUD Project website. The EBMUD contact person will take steps to resolve complaints, including coordinating periodic noise monitoring, if necessary.

Project Funding

Q: How much will project cost? Who is paying for it, and will the project increase our water rates?

A: The estimated project cost is approximately \$30 million. There will not be a separate assessment imposed on the current utility users who benefit from the new reservoir and pipeline. The revenue collected from water sales funds EBMUD's operating and capital costs throughout EBMUD without geographic restrictions. Customers throughout EBMUD share in the operating, maintenance and rehabilitation/replacement cost of each facility through the water rates. In setting the water rates, EBMUD anticipates the capital improvement needs for rehabilitating and replacing its aging infrastructure. In some instances, EBMUD will issue bonds to pay for the rehabilitation/replacement capital projects, which will be repaid from future water sales revenue from all customers. As EBMUD's infrastructure continues to age, there may be increased spending on facility rehabilitation/replacement, which will require EBMUD to increase overall water rates to all customers to fund these projects.

Public Access

Q: Will there be more access to the top of hill at the Leland Reservoir site?

A: Public access is not allowed at the Leland Reservoir site. No changes would be made to public access as a result of the project.

Real Estate Values

Q: Will there be an impact to real estate values during construction?

A: EBMUD is unaware of any changes to real estate values due to construction activities.

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