

## 3.2 Land Use, Planning, and Recreation

### 3.2.1 Approach to Analysis

This section addresses land use issues related to construction and operation of the proposed WTTIP projects, including evaluation of project consistency with general plans and other regional plans. Land use issues include the potential to divide an established community, agricultural resources effects, and recreation resources effects. This evaluation is based on discussions with local agency representatives, field reconnaissance, and a review of adopted general and regional plans, aerial photographs, and other environmental documents prepared for similar projects within the region.

### 3.2.2 Setting

The study area encompasses portions of the following jurisdictions:

- City of Orinda
- City of Lafayette
- City of Walnut Creek
- City of Oakland
- Town of Moraga
- Contra Costa County

The following sections present existing land uses in the vicinity of the proposed improvements.

### Existing Land Use

The locations of WTTIP project sites throughout EBMUD's service area are predominately suburban residential in character. Table 3.2-1 indicates the location, land use jurisdiction, general plan and zoning designations, and Important Farmland Map designation (as designated by the California Department of Conservation's Important Farmland Mapping Program) for each WTTIP project site. Existing land uses in the vicinity of each site, including agricultural uses and recreation resources, are described briefly below.

#### ***Lafayette WTP***

The Lafayette WTP is located on EBMUD property in the city of Lafayette, between Mt. Diablo Boulevard and Highway 24, east of El Nido Ranch Road (see Maps C-LWTP-1 and C-LWTP-2). Nearby land uses include Highway 24 to the north, the Lafayette Reservoir Recreation Area and a low-density residential development to the southeast, and a commercial development to the east, including a motel, office space, a synagogue, and a new Veterans Memorial building.

**TABLE 3.2-1  
WTTIP PROJECT SITE LOCATIONS AND LAND USE PLANNING DESIGNATIONS**

<b>Facility</b>	<b>Location</b>	<b>Project Location</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>	<b>Important Farmland Map Designation</b>
Lafayette WTP	Existing EBMUD facility at 3848 Mt. Diablo Boulevard	Lafayette	Open Space; Low Density Single Family	Single Family Residential District-20; Single Family Residential District-40	Urban and Built-up Land
Orinda WTP	Existing EBMUD facility at 190 Camino Pablo	Orinda	Public/Semi-Public Utility	Parks and Recreation District	Urban and Built-up Land
Walnut Creek WTP	Existing EBMUD facility at 2201 Larkey Lane	Walnut Creek	Open Space/Recreational	Open Space/Recreational	Urban and Built-up Land
Sobrante WTP	Existing EBMUD facility at 5500 Amend Road	Unincorporated Contra Costa County	Public/Semi-Public	General Agriculture	Urban and Built-up Land
Upper San Leandro WTP	Existing EBMUD facility at 7700 Greenly Drive	Oakland	Detached Unit Residential	One Family Residential	Urban and Built-up Land
Orinda-Lafayette Aqueduct	Underground tunnel from Orinda WTP to intersection of East Altarinda Drive and St. Stephens Drive; open-cut pipeline on El Nido Ranch Road from St. Stephens Drive to Bentley School parking lot at 1000 Upper Happy Valley Road in Lafayette; then tunnels under Highway 24, continues as an open-cut pipeline along Mt. Diablo Boulevard to the Lafayette WTP	Orinda/Lafayette	Public/Semi-Public Utility; Residential: Single Family Low Density; Parks and Recreation; Open Space	Planned Development District; Parks and Recreation District; Residential Lot-40 District; Residential Lot-20 District; Residential Lot-10 District	Urban and Built-up Land
Ardith Reservoir and Donald Pumping Plant	At existing EBMUD Donald Pumping Plant property, Ardith Drive and Westover Court	Orinda	Residential: Single Family Low Density (1–2 units/acre)	Residential Lot-40 District; Residential Lot-12 District	Urban and Built-up Land
Fay Hill Pumping Plant and Pipeline Improvements	At southwest corner of Moraga Road and Rheem Boulevard; in Rheem Boulevard to Chalda Way	Moraga	Rheem Park Specific Plan Area; Right-of-way	Community Commercial District	Urban and Built-up Land
Fay Hill Reservoir	At existing Fay Hill Reservoir site east of Moraga Road off of Rheem Boulevard	Moraga	Moraga Open Space Ordinance Open Space	Moraga Open Space Ordinance Open Space	Grazing Land
Glen Pipeline Improvements	Nordstrom Lane from Hilltop Drive to Glen Road, Glen Road from Nordstrom Lane to just west of Monticello Drive	Lafayette	Right-of-way	NA	Urban and Built-up Land
Happy Valley Pumping Plant and Pipeline	On Lombardy Lane at Van Ripper Lane; Miner Road from Oak Arbor Road to Lombardy Lane, Lombardy Lane from Miner Road to just past the eastern intersection with Van Ripper Lane	Orinda	Residential: Single Family Low Density (1–2 units/acre); Right-of-way	Residential Lot-40 District; NA	Urban and Built-up Land
Highland Reservoir and Pipelines	Northern edge of Lafayette Reservoir Recreation Area; from Highland Reservoir site at northern edge of recreation area to Lafayette WTP	Lafayette	Open Space; Low Density Single Family	Lafayette Reservoir; Residential Lot-40 District	Grazing Land and Urban and Built-up Land
Leland Isolation Pipeline and Bypass Valves	Lacassie Drive from North California Street to North Main Street; valve work near Danville Pumping Plant	Walnut Creek/ Unincorporated Contra Costa County	Isolation Pipeline: Right-of-way; Isolation Bypass Valves: Public/ Semi-Public Parks and Recreation	Single Family Residential District-20	Urban and Built-up Land

**TABLE 3.2-1 (Continued)**  
**WTTIP PROJECT SITE LOCATIONS AND LAND USE PLANNING DESIGNATIONS**

<b>Facility</b>	<b>Location</b>	<b>Project Location</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>	<b>Important Farmland Map Designation</b>
Lafayette Reclaimed Water Pipeline	From Highland Reservoir site at northern edge of Lafayette Reservoir Recreation Area to Lafayette WTP	Lafayette	Open Space; Low Density Single Family	Lafayette Reservoir; Residential Lot-40 District	Grazing Land and Urban and Built-up Land
Moraga Reservoir	At existing Moraga Reservoir at Draeger Drive and Fernwood Drive	Moraga	Residential – 2 dwelling units/acre	2 Dwelling Units per Acre Residential District	Urban and Built-up Land
Moraga Road Pipeline	Eastern edge of Lafayette Reservoir Recreation Area, Moraga Road from Nemea Court/Madrone Drive to Draeger Drive	Lafayette/Moraga	Open Space; Low Density Single Family; Right-of-way	Lafayette Reservoir; Single Family Residential District 20; NA	Grazing Land and Urban and Built-up Land
Sunnyside Pumping Plant	Happy Valley Road and Sundown Terrace	Orinda/Lafayette	Residential: Single Family Low Density (1–2 units/acre)	Residential Lot-40 District	Urban and Built-up Land
Tice Pumping Plant and Pipeline	Tice Valley Boulevard and Olympic Boulevard; Boulevard Way from Warren Road to Olympic Boulevard	Unincorporated Contra Costa County	Open Space; Right-of-way	Single Family Residential; NA	Urban and Built-up Land
Withers Pumping Plant	At Grayson Reservoir at Reliez Valley Road and Silver Hill Way	Unincorporated Contra Costa County	Public/Semi-Public; Single Family Residential Low Density	General Agriculture	Urban and Built-up Land
<b>Other Projects (program level), excluding other improvements planned for Orinda, Lafayette, and Walnut Creek WTPs (locations described above)</b>					
Leland Reservoir Replacement	Existing EBMUD Leland Reservoir site opposite 1050 Leland Drive	Lafayette	Site location to be refined	Site location to be refined	Urban and Built-up Land
New Leland Pressure Zone Reservoir	Adjacent to I-680 and Rudgear Road	Walnut Creek/ Unincorporated Contra Costa County	Site location to be refined	Site location to be refined	Grazing Land
San Pablo Pipeline	190 Camino Pablo northwest along Camino Pablo to San Pablo WTP or San Pablo Dam	Orinda/Unincorporated Contra Costa County/Richmond	Site location to be refined	Site location to be refined	Urban and Built-up Land and Grazing Land
St. Mary's Road/Rohrer Drive Pipeline	Moraga Road and Draeger Drive south to St. Mary's Road, turns northeast onto St. Mary's Road to Rohrer Drive, east on Rohrer Drive to Grizzly Creek, turns onto Oak Canyon Road to the vicinity of Grizzly Tank, then off road between Oak Canyon Road and the tank to Lafayette WTP	Moraga/Lafayette/ Walnut Creek	Site location to be refined	Site location to be refined	Urban and Built-up Land and Grazing Land

SOURCES: California Department of Conservation, 2005a, 2005b; Cass, 2005; City of Lafayette, 2002; City of Lafayette Municipal Code; City of Orinda, 1987; City of Orinda Municipal Code; City of Walnut Creek, 2006; City of Walnut Creek Municipal Code; Coburn, 2006; Contra Costa County, 2005; Contra Costa County Mapping Information Center, 2006; Contra Costa County Municipal Code; Dani, 2005; Town of Moraga, 2002, 2005; Warner, 2005.

### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Lafayette WTP; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

A segment of the Walter Costa Trail, operated by the City of Lafayette<sup>1</sup>, traverses the Lafayette WTP property along its south side. Walter Costa Trail is a paved multi-use trail extending from the Lafayette Reservoir Recreation Area north to El Nido Ranch Road (Bay Area Hiker, 2005). From there it follows hiking trails and paved roads north to Panorama Road and a southern entrance to Briones Regional Park, approximately 1.5 miles away (Mount Diablo Audubon Society, 2005; Olmsted & Brothers Map Company, 1991).

### ***Orinda WTP***

The Orinda WTP is located on EBMUD property in Orinda, on the northeast side of Camino Pablo; San Pablo Creek traverses the WTP site along the southeast property boundary (see Maps C-OWTP-1 and C-OWTP-2). Open space and single-family residential development lie northeast of the site. South and west of the WTP, across Camino Pablo, is single-family residential development.

### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Orinda WTP; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

A paved trail extends along Camino Pablo past the EBMUD property. This approximately one-mile multi-use trail eventually connects to another major trail north toward San Pablo Reservoir (Olmsted & Brothers Map Company, 1991). The Orinda Country Club Golf Course lies to the southeast of the WTP, across San Pablo Creek (Orinda Chamber of Commerce, 2005). The Orinda Sports Field, located on EBMUD property, lies northwest of the WTP. These grass baseball and soccer fields are operated under a memorandum of understanding (MOU) between EBMUD and the City of Orinda (“Recreational and Watershed Land Use Policies and the Objectives in the City of Orinda”). The Orinda Sports Field operations will be moved to a new location prior to implementation of the proposed project, allowing for use of this area for project facilities. Playing fields and basketball courts belonging to Wagner Ranch Elementary School lie to the north of the Orinda Sports Field.

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<sup>1</sup> The trail through EBMUD property is subject to the terms of a revocable license between EBMUD and the City of Lafayette.

### ***Walnut Creek WTP***

The Walnut Creek WTP is located on EBMUD property in Walnut Creek, at the western terminus of Larkey Lane (see Map C-WCWTP-1). Surrounding land uses include open space and residential development. There is residential development east of the plant as well as beyond the open space that abuts the WTP site.

#### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Walnut Creek WTP; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

#### **Recreation Resources**

The Acalanes Ridge Open Space, owned by the City of Walnut Creek, wraps around the south, west, and north sides of the site. The Briones–Mt. Diablo Trail is located adjacent to the WTP. The trail extends 11.8 miles from Briones Regional Park to Mt. Diablo State Park; it is a multi-use trail with paved and unpaved sections, connecting schools, city parks, and community facilities with open space areas (EBRPD, 2005). Other recreational trails are located within the Acalanes Ridge Open Space to the west of the WTP.

### ***Sobrante WTP***

The Sobrante WTP is located on EBMUD property south of the intersection of Valley View and Amend Roads in an unincorporated area of Contra Costa County (see Map C-SOBWTP-1). The EBMUD property is traversed by two public roads—Valley View Road and D’Avila Way—but fencing prevents public access to existing EBMUD facilities. The WTP is surrounded by patches of open space and residential development that is predominately single family, although there are also some multifamily developments in the vicinity. A Richmond fire station and Pacific Gas and Electric Company substation abut the EBMUD property.

#### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Sobrante WTP; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

#### **Recreation Resources**

There are no recreation resources within or adjacent to the Sobrante WTP.

### ***Upper San Leandro WTP***

The Upper San Leandro WTP is located on Greenly Drive in Oakland on the southwest side of Interstate 580 (I-580) (see Map C-USLWTP-1). The WTP site is surrounded predominately by single-family residential development, with I-580 to the northeast of the site. Across I-580 is Leona Quarry; the quarry was historically used for gravel mining, but is now being converted into a residential development.

### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Upper San Leandro WTP; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

There are no recreational land uses in the immediate vicinity of the WTP.

### ***Orinda-Lafayette Aqueduct***

The tunnel portion of this project would be constructed entirely within Orinda, from the Orinda Sports Field west of the Orinda WTP to an exit shaft near the St. Stephens Drive/El Nido Ranch Road intersection (see Maps C-OLA-1 to C-OLA-5). The tunnel would predominantly run beneath low-density residential land uses. The pipeline from the tunnel exit shaft would be constructed along El Nido Ranch Road, which has single-family residential development on the north side and Highway 24 and the Bentley School on the south side. The pipeline alignment would cross under Highway 24 from the Bentley School parking lot, then parallel Mt. Diablo Boulevard to the Lafayette WTP in the vicinity of Walter Costa Trail and the Lafayette Reservoir Recreation Area.

### **Agricultural Resources**

The Orinda-Lafayette Aqueduct project area and adjacent areas are designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

As noted above, the proposed aqueduct would be located in the vicinity of the Orinda Sports Field, a paved multi-use trail adjacent to Camino Pablo, the Walter Costa Trail, and the Lafayette Reservoir Recreation Area. These recreation resources are described within the land use descriptions for the Lafayette WTP, the Orinda WTP, and the Highland Reservoir and Pipelines.

### ***Ardith Reservoir and Donald Pumping Plant***

The site for the new Ardith Reservoir and relocated Donald Pumping Plant is on EBMUD-owned property at Ardith Drive near Westover Court in Orinda (see Map C-ARRES-1). The facility is surrounded by low-density single-family residential development, with Orinda Intermediate School approximately 700 feet to the east.

### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Ardith Reservoir and Donald Pumping Plant site; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

There are no recreation resources within or adjacent to the Ardith Reservoir and Donald Pumping Plant project location.

### ***Fay Hill Pumping Plant and Pipeline Improvements***

The proposed improvements would be at EBMUD's existing Fay Hill Pumping Plant, located at the corner of a shopping center in Moraga, in the southwest quadrant of the intersection of Moraga Road and Rheem Boulevard (see Map C-FHPP-1). The corner is primarily developed with commercial land uses, with open space and grazing land across the intersection (east of Moraga Road and north of Rheem Boulevard).

The pipeline route would extend along Rheem Boulevard west of Chalda Way. Land uses in the immediate vicinity include commercial development and open space, with residential development further east on the south side of Rheem Boulevard.

#### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Fay Hill Pumping Plant and Pipeline Improvements; the site is designated as Urban and Built-up Land on the Important Farmland Maps. As noted above, there are grazing lands in the vicinity of the project area.

#### **Recreation Resources**

There are no recreation resources within or adjacent to the Fay Hill Pumping Plant and Pipeline Improvements project area.

### ***Fay Hill Reservoir***

The Fay Hill Reservoir is located on existing EBMUD-owned property north of Rheem Boulevard and east of Moraga Road in Moraga (see Map FHRES-1). The reservoir is situated on a hilltop surrounded by privately owned grazing land and open space. There is relatively new residential development on the south side of Rheem Boulevard, where an access road enters the EBMUD property. Two new housing developments have been proposed for construction in open space areas near the reservoir property—Rancho Laguna and Palos Colorados (to include a golf course).

#### **Agricultural Resources**

The Fay Hill Reservoir site is designated as Grazing Land on the Important Farmland Maps, and adjacent Rheem Valley areas include existing grazing use.

#### **Recreation Resources**

There are no recreation resources within or adjacent to the Fay Hill Reservoir site.

### ***Glen Pipeline Improvements***

The Glen Pipeline Improvements consists of a pipeline segment that would be constructed in public streets in Lafayette (see Map C-GLENPL-1). The segment would be constructed in Nordstrom Lane, from Hilltop Drive to Glen Road, then east in Glen Road to just west of Monticello Road. The segment is surrounded by single-family residential development.

### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Glen Pipeline Improvements project area; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

There are no designated recreation resources within or adjacent to the proposed Glen Pipeline Improvements.

### ***Happy Valley Pumping Plant and Pipeline***

This proposed new pumping plant would be constructed on a privately owned parcel on Lombardy Lane near Van Ripper Lane in Orinda (see Maps C-HVPP to C-HVPP-3). The currently undeveloped site is surrounded by single-family residential development.

The proposed Happy Valley Pipeline alignment follows Miner Road and Lombardy Lane through a predominately single-family residential neighborhood. The southern portion of the proposed pipeline alignment, near Oak Arbor Road (its terminus), is adjacent to the Orinda Country Club Golf Course.

### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Happy Valley Pumping Plant and Pipeline site; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

There are no recreation resources at or adjacent to the proposed Happy Valley Pumping Plant and Pipeline site. As noted above, a portion of the proposed pipeline would be adjacent to the Orinda County Club Golf Course.

### ***Highland Reservoir and Pipelines***

Highland Reservoir would be constructed on an undeveloped hill slope in oak woodland within the Lafayette Reservoir Recreation Area, in an area traversed by a dirt road and hiking trails (see Map C-HIGHRES-1). An inlet/outlet pipeline is proposed for construction to connect the new reservoir with the Lafayette WTP. It would be constructed through the recreation area, across Mt. Diablo Boulevard to the Lafayette WTP. A new overflow pipeline would be constructed from the Highland Reservoir tank to the Lafayette Reservoir, extending into the reservoir approximately 600 feet. The proposed construction access road for the project would extend from Mt. Diablo Boulevard south to the reservoir site through open space (both privately owned open space and a portion of the Lafayette Reservoir Recreation Area).

### **Agricultural Resources**

There are no existing agricultural uses within or adjacent to the Highland Reservoir and Pipelines site. However, areas of the project site within the Lafayette Reservoir area are designated as



Grazing Land, while other portions of the pipeline route are designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

As noted above, the Highland Reservoir would be constructed within the Lafayette Reservoir Recreation Area. This recreation area, owned and operated by EBMUD, lies directly across Mt. Diablo Boulevard to the south of the WTP. The 1.4-billion-gallon reservoir, completed in 1933, serves as an EBMUD standby drinking water supply. The 925-acre reservoir site was opened to public recreational use in 1966. Activities include hiking, nonmotorized boating, fishing, and picnicking. The reservoir has two main trails—a 2.7-mile paved lakeside loop trail and the 4.7-mile Rim Trail, as shown on Map A2 (Lafayette Chamber of Commerce, 2005). A series of shorter unpaved trails connect the Lakeside and Rim Trails. The reservoir would be located adjacent to the Rim Trail, northwest of where that trail meets the Lakeside Trail.

### ***Leland Isolation Pipeline and Bypass Valves***

Pipeline improvements would be constructed along Lacassie Avenue, in a commercial (retail and office) section of Walnut Creek (see Maps C-LELPL-1 and C-LELPL-2). Valve improvements would occur on and near the Danville Pumping Plant, and adjacent to Danville Boulevard and the County Transportation and Utility Corridor, commonly referred to as the Iron Horse Regional Trail, in a predominately residential area of unincorporated Contra Costa County.

### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Leland Isolation Pipeline and Bypass Valves; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

The Iron Horse Regional Trail is a 12-foot-wide paved multi-use trail in a 20-foot-wide easement. It follows a former Southern Pacific Railroad right-of-way that was abandoned in 1977. The trail currently extends approximately 16 miles, from Monument Boulevard in Concord south to the Contra Costa County/Alameda County line. The trail connects residential and commercial areas, schools, public transportation, open space and parks, regional trails, and other community facilities. The Iron Horse Regional Trail is operated and maintained by the East Bay Regional Parks District (EBRPD) under a license agreement with Contra Costa County. It is also a utility corridor, with existing underground facilities and easements.

### ***Lafayette Reclaimed Water Pipeline***

The Lafayette Reclaimed Water Pipeline would be co-located with the Highland Reservoir Pipeline between the proposed Highland Reservoir and the Lafayette WTP. However, at Mt. Diablo Boulevard, the Lafayette Reclaimed Water Pipeline would extend westward to the WTP, while the Highland Inlet/Outlet Pipeline would extend eastward to the WTP. See the description for the Highland Reservoir and Pipelines, above.

### **Agricultural Resources**

There are no existing agricultural uses within or adjacent to the Lafayette Reclaimed Water Pipeline site. However, areas of the project site within the Lafayette Reservoir area are designated as Grazing Land, while other portions of the pipeline route are designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

The Lafayette Reclaimed Water Pipeline would be constructed within the Lafayette Reservoir Recreation Area, described above under Highland Reservoir and Pipelines. In addition, the pipeline would cross the Walter Costa Trail, as described under the Lafayette WTP, above.

### ***Moraga Reservoir***

The existing Moraga Reservoir is located on EBMUD-owned property at the intersection of Draeger Drive and Claudia Court in Moraga (see Map C-MORRES-1). The reservoir is surrounded by single-family residential development.

### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Moraga Reservoir; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

### **Recreation Resources**

There are no recreation resources within or adjacent to the Moraga Reservoir project area.

### ***Moraga Road Pipeline***

The proposed improvements would be constructed from the Lafayette WTP, then across Mt. Diablo Boulevard and through the Lafayette Reservoir Recreation Area where the pipeline would run overland toward the southeast to Nemea Court. The pipeline would then extend southward to Moraga Road and then along Moraga Road from the intersection of Draeger Drive and Moraga Road (the tie-in to the existing Moraga Reservoir) (see Maps C-MORPL-1 to C-MORPL-7). The pipeline would be constructed within Lafayette and Moraga public streets through areas of mixed residential and commercial development and on EBMUD-owned open space at the Lafayette Reservoir Recreation Area.

### **Agricultural Resources**

The Moraga Road Pipeline route includes land designated as Grazing and Urban and Built-up Lands on the Important Farmland Maps.

### **Recreation Resources**

As noted above, the Moraga Road Pipeline would cross the Lafayette Reservoir Recreation Area, including the Rim Trail. See the description of the recreation area included above for the Highland Reservoir and Pipelines project component.

### ***Sunnyside Pumping Plant***

This proposed new pumping plant would be constructed on privately owned, currently undeveloped property located in Lafayette, on the Orinda border near the intersection of Happy Valley Road and Sundown Terrace (see Map C-SUNPP-1). The project site is adjacent to an existing horse paddock. EBMUD would purchase the project site prior to project construction. The site is surrounded by low-density single-family residential development and open space.

#### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Sunnyside Pumping Plant site; the site is designated as Urban and Built-up Land on the Important Farmland Maps. However, the proposed site is in the vicinity of land identified as Grazing Land on the Important Farmlands Map.

#### **Recreation Resources**

There are no recreation resources within or adjacent to the Sunnyside Pumping Plant site.

### ***Tice Pumping Plant and Pipeline***

The Tice Pumping Plant would be located on privately owned vacant land in unincorporated Contra Costa County, south of Olympic Boulevard (see Map C-TICEPP-1). The site is at the foot of a steep, grass-covered slope, adjacent to a segment of paved recreational trail that parallels Olympic Boulevard. Adjacent land uses include open space to the south, commercial uses to the east, and single-family residential development to the west (along Olympic Boulevard) and to the north (across Olympic Boulevard). The pipeline would extend east along Olympic Boulevard, then north in the right-of-way of Boulevard Way, past corner commercial development, and through a single-family residential neighborhood.

#### **Agricultural Resources**

There are no agricultural resources within or adjacent to the Tice Pumping Plant and Pipeline; the site is designated as Urban and Built-up Land on the Important Farmland Maps.

#### **Recreation Resources**

There are no recreation resources within the Tice Pumping Plant and Pipeline site. As noted above, the Tice Pumping Plant and Pipeline site is located adjacent to a segment of paved recreational trail that parallels Olympic Boulevard.

### ***Withers Pumping Plant***

The Withers Pumping Plant would be located on EBMUD property at the existing Grayson Reservoir, near the intersection of Reliez Valley Road and Silver Hill Way in an unincorporated area of Contra Costa County (see Map C-WITHPP-1). The site is surrounded by open space and single-family residential development.

### **Agricultural Resources**

The Withers Pumping Plant location does not include agricultural uses, and the site is designated as Urban and Built-up Land on the Important Farmland Maps. However, the site is located less than one-half mile from Grazing Lands identified on the Important Farmlands Maps.

### **Recreation Resources**

There are no recreation resources at or adjacent to the proposed Withers Pumping Plant site. The Grayson Woods Golf Course is located to the east of a residential neighborhood that is adjacent to the project site.

## **Project Consistency with Plans and Policies**

Consistency between the proposed WTTIP and general plans and other plans is discussed in accordance with CEQA Guidelines Section 15125(d). Appendix D summarizes the content of general plans for the WTTIP area land use planning agencies and the EBMUD *East Bay Watershed Master Plan*. Resource-specific plans, such as air quality attainment plans, are discussed in the resource sections that follow Section 3.2. It is EBMUD's practice to work closely with host jurisdictions and the neighboring community during project planning and to conform to local land use plans and policies to the extent possible. However, actual determinations of project consistency with general plans would be made by the pertinent land use jurisdictions during project implementation.

Overall, implementation of the WTTIP appears to be consistent with general and regional plans. The proposed project would facilitate local jurisdictions' ability to achieve general plan goals and policies related to providing a high-quality water supply, addressing capacity deficiencies, and improving emergency response capabilities by improving water available for firefighting. As discussed in Section 2.2 of the Project Description, the communities that would benefit from the WTTIP vary depending on the need being addressed and the facility being improved. The improvements to reduce microbial pathogens and to control disinfection byproducts are proposed at all of the WTPs and therefore represent a health benefit to all EBMUD treated-water customers. Improvements to ozonation systems at the Sobrante and Upper San Leandro WTPs would provide the District's West of Hill's customers with better-tasting water. Improvements to address existing capacity deficiencies, to meet projected increases in demand, and to address existing hydraulic constraints would benefit customers in the Lamorinda/Walnut Creek area by ensuring that supplies continue to meet demand, increasing the amount of water available for firefighting during warm weather, and reducing problems associated with fluctuations in water pressure.

Implementation of the WTTIP would result in potential inconsistencies with the land use and zoning designations of applicable jurisdictions (see Table 3.2-1) and with the general plans of local jurisdictions related to tree removal and to the temporary closure of public roadways and emergency access routes. However, potential inconsistencies would be short term for the most part (i.e., would occur during construction only), with the exception of potential land use and zoning designation inconsistencies, conflicts with tree removal policies, and conflicts with some

policies related to views and scenic resources. As noted above, actual determinations of project consistency with general plans would be made by the pertinent land use jurisdictions during project implementation.

Due to the extent and type/size of trees that could be removed for construction of the Highland Reservoir and Pipelines, the proposed project may be inconsistent with City of Lafayette Open Space Goal OS-4, Open Space Policy OS-1.3, Open Space Policy OS-3.1, Open Space Policy OS-4.3, and Open Space Policy OS-4.4, which address protection of important trees and woodland areas and specify replacement requirements. Due to the extent and type/size of trees that could be removed for construction of the Highland Reservoir and Pipelines and the Moraga Road Pipeline, the proposed project may be inconsistent with EBMUD's *East Bay Watershed Master Plan* Guideline Bio.5 regarding the protection of heritage native trees and trees with outstanding characteristics.

The Lafayette Reservoir Recreation Area, the Lafayette WTP, and some terrain between the two are within a City-designated Hillside Overlay District. The intent of the overlay district is to preserve hills and ridges within the City in as near a natural state as feasible by regulating development on hillsides and ridgelines. The City of Lafayette could consider some of the WTTIP projects in this area (changes to the Lafayette WTP, the Highland Reservoir and Pipelines, and other proposed pipelines connecting to the Lafayette WTP) to be inconsistent with the Hillside Overlay District. The Highland Reservoir and Moraga Pipeline would be inconsistent with City policies precluding development within a 250-foot setback of City-designated Class II ridgelines. The Highland Reservoir and Pipelines project is located within the 250-foot setback area of a Class II ridgeline. The Moraga Road Pipeline alignment traverses ridgelines designated by the City as Class III and Class II ridges. Both facilities would be exempt from application of this policy pursuant to Section 53091 of the California Water Code.

Temporary road closures associated with the Glen Pipeline Improvements may be inconsistent with City of Lafayette Fire Hazard Policy S-4.1, Police Services Goal S-7 and Policy S-7.3, and Emergency Preparedness Goal S-8 and Policies S-8.1 and S-8.5, which address emergency services and response times. In addition, this project component may be inconsistent with City of Lafayette Circulation Goal C-2 and Circulation Policy C-2.1 regarding the management of traffic flow. Temporary road closures associated with the Happy Valley Pumping Plant and Pipeline may be inconsistent with City of Orinda Safety Implementing Policy 4.2.2.N regarding adequate medical and other emergency services. Temporary access closures associated with the Tice Pipeline may be inconsistent with Contra Costa County Roadway and Transit Policy 5-16, Public Protection Goal 7-V, Public Protection Policy 7-59, Fire Protection Goal 7-7, and Fire Protection Policies 7-62 and 7-63 regarding emergency service and response times.

## 3.2.3 Impacts and Mitigation Measures

### Significance Criteria

For the purposes of this EIR and consistent with Appendix G of the CEQA Guidelines, a WTTIP project is considered to have a significant impact if it would:

- Physically divide an established community;
- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance;
- Conflict with existing zoning for agricultural use or a Williamson Act contract;
- Involve other changes that could result in conversion of farmland to nonagricultural use;
- Increase the use of existing parks or recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- Include recreational facilities or require construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

### Impacts and Mitigation Measures

Table 3.2-2 indicates the level of significance for the identified land use impacts, listed by WTTIP project component. These land use impacts are described below.

#### **Impact 3.2-1: Division of an established community.**

Proposed improvements at the five water treatment plants and the Ardith Reservoir and Donald Pumping Plant, Fay Hill Pumping Plant and Pipeline Improvements, Fay Hill Reservoir, Leland Isolation Pipeline and Bypass Valves, Moraga Reservoir, and Withers Pumping Plant project sites would be located at existing EBMUD facilities, near or within the developed areas of those facility sites, and implementation of these WTTIP components would not result in a land use impact.

The Happy Valley Pumping Plant, Sunnyside Pumping Plant, and Tice Pumping Plant project components would be located at properties that are currently privately owned. These properties are located within predominantly single-family residential and open space areas. The Highland Reservoir would be located in a relatively undeveloped area of the Lafayette Reservoir Recreation Area. The proposed project components would be relatively small, compact facilities that would not disrupt or divide the existing communities they are located within; therefore, the Happy Valley Pumping Plant, Highland Reservoir, Sunnyside Pumping Plant, and Tice Pumping Plant project components would result in a less-than-significant land use impact.

Construction of the Orinda-Lafayette Aqueduct, Fay Hill Pipeline Improvements, Glen Pipeline Improvements, Happy Valley Pipeline, Highland Pipelines, Leland Isolation Pipeline, Lafayette Reclaimed Water Pipeline, Moraga Road Pipeline, and Tice Pipeline project components would include construction within and/or across public roads and would temporarily disrupt access

**TABLE 3.2-2  
SUMMARY OF POTENTIAL PROJECT-LEVEL LAND USE IMPACTS**

Facility	Impact 3.2-1	Impact 3.2-2	Impact 3.2-3
	Division of an Established Community	Agricultural Resources Impacts	Recreation Resources Impacts
Lafayette WTP			
<i>Alternative 1</i>	LTS	–	LTS
<i>Alternative 2</i>	–	–	LTS
Orinda WTP			
<i>Alternative 1</i>	–	–	LTS
<i>Alternative 2</i>	–	–	LTS
Walnut Creek WTP			
<i>Alternative 1 or 2</i>	–	–	LTS
Sobrante WTP			
<i>Alternative 1 or 2</i>	–	–	–
Upper San Leandro WTP			
<i>Alternative 1 or 2</i>	–	–	–
Orinda-Lafayette Aqueduct			
<i>Alternative 2</i>	LTS	–	LTS
Ardith Reservoir and Donald Pumping Plant	–	–	–
Fay Hill Pumping Plant and Pipeline Improvements	LTS	LTS	–
Fay Hill Reservoir	–	LTS	–
Glen Pipeline Improvements	LTS	–	–
Happy Valley Pumping Plant and Pipeline	LTS	–	LTS
Highland Reservoir and Pipelines	LTS	LTS	LTS
Lafayette Reclaimed Water Pipeline	LTS	LTS	LTS
Leland Isolation Pipeline and Bypass Valves	LTS	–	LTS
Moraga Reservoir	–	–	–
Moraga Road Pipeline	LTS	LTS	LTS
Sunnyside Pumping Plant	LTS	LTS	–
Tice Pumping Plant and Pipeline	LTS	–	LTS
Withers Pumping Plant	–	LTS	LTS

SM = Significant Impact, Can Be Mitigated  
SU = Significant Impact, Unavoidable  
LTS = Less-Than-Significant Impact  
– = No Impact

through pipeline routes. Pipeline construction would progress at a rate between 40 feet per day and 120 feet per day (depending on the pipeline, location constraints, and construction techniques), and it is assumed that construction activities generally would be located in front of any one residence for approximately one to two days. Construction-phase detours would allow continued access to adjacent communities throughout the construction period at most construction areas (see Section 3.8, Traffic and Circulation, Impact 3.8-5).

Following construction, access along roadways would be reestablished. The WTTIP pipeline project components would result in a temporary and less-than-significant land use impact.

**Impact 3.2-2: Agricultural resources impacts.**

The California Department of Conservation's Important Farmland Maps for Contra Costa County and Alameda County indicate that project components are predominately located within areas or are adjacent to areas designated as Urban and Built-up Lands (see the Setting section).

Construction of these project components would not result in an agricultural resources impact. However, some components are located on designated Grazing Land or are adjacent to land with grazing uses or designations, including:

- Fay Hill Pumping Plant and Pipeline Improvements – adjacent areas include existing grazing use
- Fay Hill Reservoir – designated as Grazing Land, adjacent areas include grazing use
- Highland Reservoir and Pipelines – includes areas designated as Grazing Land
- Lafayette Reclaimed Water Pipeline – includes areas designated as Grazing Land
- Moraga Road Pipeline – includes areas designated as Grazing Land
- Sunnyside Pumping Plant – in the vicinity of land designated as Grazing Land
- Withers Pumping Plant – adjacent areas include land designated as Grazing Land

Construction of the proposed WTTIP could disrupt ongoing grazing uses (i.e., noise, use of construction equipment) located near project components or temporarily disturb lands designated for grazing use. However, the WTTIP would not convert Prime Farmland, Unique Farmland, or Farmland of State Importance and would not result in the permanent loss of agricultural use. Overall grazing productivity would not be substantially affected. Potential disruption of grazing activities would end upon the completion of construction activities. Therefore, the proposed project would result in a less-than-significant agricultural resources impact for the above-listed project elements.

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**Impact 3.2-3: Recreation resources impacts.**

There are no recreation resources within or adjacent to the Sobrante WTP, Upper San Leandro WTP, Ardith Reservoir and Donald Pumping Plant, Fay Hill Pumping Plant and Pipeline Improvements, Fay Hill Reservoir, Glen Pipeline Improvements, Moraga Reservoir, and Sunnyside Pumping Plant project components, as described above in the Setting. Implementation of these WTTIP components would not result in a recreation impact.

Following completion of the proposed WTTIP under Alternative 1, a segment of the Walter Costa Trail adjacent to the Lafayette WTP would be relocated. The specific alignment of the relocated segment would be determined in consultation with the City of Lafayette. This project would include future CEQA evaluation, as required, during the project development process.

Construction of some WTTIP facilities would temporarily disrupt access to or enjoyment of existing recreation facilities. If such disruption resulted in the diversion of a large number of recreation users to other recreational facilities within the project region, overcrowding could



occur at those facilities during peak-use periods, causing more rapid deterioration of facilities and greater impacts to the natural and cultural resources within those areas. For instance, overcrowding could lead to parking, trail use, and other activities at nondesignated areas, resulting in disturbance of sensitive resources found in these areas. Projects that could cause recreation resources impacts are described below.

**Lafayette WTP.** Under Alternative 1, construction staging would require the temporary closure (for the duration of the approximately four- to six-year construction period) of the short segment of Walter Costa Trail that passes through the south side of the WTP. Under Alternative 2, construction activities could result in noise, dust, construction traffic, and access disruption and could therefore disrupt recreational use of the Walter Costa Trail. The District would determine during the project design phase whether construction activities would require closure of the WTP segment of Walter Costa Trail under Alternative 2.

**Orinda WTP.** As described in the Setting, above, the Orinda Sports Field will be moved from the Orinda WTP property prior to proposed construction and would not be affected by the proposed project. Construction activities and staging would generate noise, dust, construction traffic, and access disturbance and could therefore disrupt recreational uses of the golf course to the east of the WTP, and the asphalt trail that runs along the south side of the property (on the north side of Camino Pablo) over the approximately four- to six-year construction period. In particular, a substantial amount of excavation would be associated with the potential future clearwell construction projects at the site of the current Orinda Sports Field under both alternatives.

**Walnut Creek WTP.** Construction activities at the Walnut Creek WTP would result in noise, dust, construction traffic, and access disruption and could therefore disrupt recreational use of the adjacent Acalanes Ridge Open Space and the adjacent segment of the Briones–Mt. Diablo Trail over the approximately one- to two-year construction period.

**Orinda-Lafayette Aqueduct.** The proposed aqueduct would be located in the vicinity of the Orinda Sports Field, a paved multi-use trail adjacent to Camino Pablo, the Walter Costa Trail, and the Lafayette Reservoir Recreation Area. As noted above, the Orinda Sports Field would move from the Orinda WTP site prior to implementation of the WTTIP. While most construction activities would be located below ground, construction of the Orinda-Lafayette Aqueduct would result in noise, dust, and construction traffic, particularly at tunnel portals/shafts and along the pipeline route, that could cause disruption of recreation uses during the course of the approximately three- to five-year construction period (see Appendix B, Table B-OLA-1 regarding the rate and duration of pipeline construction).

**Happy Valley Pipeline.** The southernmost segment of the pipeline connecting the new pumping plant to Happy Valley Reservoir would be constructed in Miner Road, passing along the western side of the northern tip of the Orinda Country Club Golf Course. Construction activities would result in noise, dust, construction traffic, and access disruption (see Appendix B, Table B-HVPP-2 regarding the rate and duration of pipeline construction), causing temporary disturbance to recreation use of the golf course during part of the approximately one- to two-year construction period.

**Highland Reservoir and Pipelines.** The Highland Reservoir and Pipelines would be located within the Lafayette Reservoir Recreation Area. Construction of the facility would result in noise, dust, construction traffic, and access disruption (see Appendix B, Table B-HIGHRES-2 regarding the rate and duration of pipeline construction). Therefore, general construction activities could result in recreation area disturbance (including picnicking, trail use, and fishing/boating use) during the approximately one- to two-year construction period. A short segment of the inlet/outlet pipeline route would cross the recreation area entrance access road; however, this segment would be constructed at night, and vehicle access to the recreation area would be maintained.

Construction of the overflow pipeline would require closure of the west end of the Lakeside Trail for approximately one week and would disrupt fishing/boating use in the vicinity of the pipeline. Construction of the Highland Reservoir would require closure of an adjacent segment of the Rim Trail, from the Lakeside Trail intersection to just beyond the proposed reservoir location, for the duration of reservoir construction. However, Rim Trail users would be able to bypass the closed trail section through use of the Westview Trail or other trails that link the Lakeside and Rim Trails. Following completion of reservoir construction, a short segment of the Rim Trail would be relocated to the northeast of its existing alignment.

**Lafayette Reclaimed Water Pipeline.** The Lafayette Reclaimed Water Pipeline would be located within the Lafayette Reservoir Recreation Area and would cross the Walter Costa Trail in the vicinity of the Lafayette WTP. Construction of the facility would result in noise, dust, construction traffic, and access disruption. Therefore, general construction activities could result in recreation area disturbance during the approximately one- to two-year construction period. A short segment of the pipeline route would cross the recreation area entrance road; however, this segment (and the co-located Highland Pipeline segment described above) would be constructed at night; therefore, vehicle access to the recreation area would be maintained. Construction would also require closure of a short segment of the Walter Costa Trail. Construction of this pipeline would occur prior to Lafayette WTP improvements.

**Leland Bypass Valves.** Valve improvements would be located adjacent to the Iron Horse Regional Trail. Construction activities would result in noise, dust, construction traffic, and access disruption, causing temporary disruption of trail use during part of the approximately one-year construction period.

**Moraga Road Pipeline.** The Moraga Road Pipeline would cross the Lafayette Reservoir Recreation Area. A short segment of the pipeline would cross the Rim Trail and a neighborhood connector trail, requiring closure of affected trail segments during pipeline construction (see Appendix B, Table B-MORPL-1 regarding the rate and duration of pipeline construction). However, Rim Trail users would be able to bypass the closed trail section through use of the Big Oak Trail or other trails that link the Lakeside and Rim Trails. Construction of the facility would result in noise, dust, and construction traffic and could disrupt access to the recreation area during part of the approximately one- to two-year construction period.

**Tice Pumping Plant and Pipeline.** Construction activities at the Tice Pumping Plant and Pipeline site would result in noise, dust, construction traffic, and access disruption (see Appendix

B, Table B-TICEPP-2 regarding the duration of pipeline construction) and could therefore disrupt use of the adjacent segment of paved recreational trail that parallels Olympic Boulevard over the approximately one- to two-year construction period.

**Withers Pumping Plant.** Construction of the Withers Pumping Plant would result in noise, dust, construction traffic, and access disruption. The Grayson Woods Golf Course, situated to the east of a residential neighborhood that is adjacent to the project site, is located some distance from the project site. However, construction activities associated with the proposed Withers Pumping Plant could disrupt recreational use of the golf course over the approximately one- to two-year construction period.

Operation of WTTIP components would require periodic maintenance activities that would further disrupt recreation uses. For instance, maintenance access to Lafayette WTP facilities could disrupt use of the Walter Costa Trail, and access to the Highland Reservoir would likely be via the Lafayette Reservoir Recreation Area Rim Trail. As a result of the construction and operation effects described above, some recreation users might use other regional facilities. While the proposed WTTIP could result in closure or disruption of several recreation opportunities, construction of project components would be phased, operation activities would be periodic, a variety of recreation types would be affected (i.e., paved trails in urban areas, rural recreation opportunities, golf courses), and effects would be distributed over a relatively large area within the EBMUD service area. Further, given the availability and diversity of recreation opportunities in the vicinity of the project components listed above, diversion of recreation users would not likely result in overcrowding and associated potential deterioration of facilities and natural and cultural resources. Therefore, construction and operation of the above-described project elements would result in a less-than-significant recreation resources impact.

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## Program-Level Elements

### ***Lafayette WTP***

Impacts associated with proposed program-level changes to the Lafayette WTP under Alternative 1, including disruption of an established community, agricultural resources impacts, and recreation resources impacts, would be similar to those described above for project-level elements (Impacts 3.2-1 through 3.2-3).

### ***Orinda WTP***

Impacts associated with proposed program-level changes to the Orinda WTP, including disruption of an established community, agricultural resources impacts, and recreation resources impacts, would be similar to those described above for project-level elements (Impacts 3.2-1 through 3.2-3). Program-level developments under Alternative 1 and Alternative 2 are shown in blue on Maps D-OWTP-1 and D-OWTP-2 following Chapter 2. As shown, the elements common to both alternatives include new clearwell capacity (two program-level clearwells are shown under Alternative 1; one program-level clearwell is shown under Alternative 2), chlorine contact

basin, UV disinfection facility, low-lift pumping plant, high-rate sedimentation unit and San Pablo Pumping Plant to pump water through the San Pablo Pipeline (discussed below). These facilities would be constructed in the existing backwash water settling basins (to be decommissioned under either alternative), the Orinda Sports Field, and intervening property. As described in the Setting, above, the Orinda Sports Field will be moved from the Orinda WTP property prior to proposed construction. Construction activities could disrupt use of the paved trail adjacent to Camino Pablo; the duration of construction would depend on the program-level elements constructed. Existing vegetation at properties adjacent to the WTP property would continue to separate activities in this part of the WTP property from adjacent communities.

### ***Walnut Creek WTP***

Potential program-level elements at the Walnut Creek WTP include high-rate sedimentation units and a UV disinfection facility. Impacts associated with proposed program-level changes to the Walnut Creek WTP, including disruption of an established community, agricultural resources impacts, and recreation resources impacts, would be similar to those described above for project-level elements (Impacts 3.2-1 through 3.2-3).

### ***Leland Reservoir Replacement***

The Leland Reservoir Replacement project would be located at an existing EBMUD facility within a residential area. The site and adjacent areas are designated as Urban and Built-up Lands on the Important Farmlands Maps, and there are no existing recreation or agricultural resources within or adjacent to the site. The Leland Reservoir Replacement project would result in less-than-significant, program-level land use, agricultural resources, and recreation resources impacts.

### ***New Leland Pressure Zone Reservoir***

The New Leland Pressure Zone Reservoir site would be located at Caltrans and privately owned properties in Walnut Creek; a potential construction access route is in unincorporated Contra Costa County. This site has low-density residential development to the north and east, open space to the south, and I-680 to the west. A pipeline would be constructed to connect the new tank with existing EBMUD facilities at Rudgear Road and Danville Boulevard in a residential area just west of I-680.

The proposed project would likely be a relatively small, compact facility and would not likely disrupt or divide the existing community it would be located within. The New Leland Pressure Zone Reservoir would result in a less-than-significant, program-level land use impact.

The New Leland Pressure Zone Reservoir site and adjacent areas are designated as Urban and Built-up Lands. There are no agricultural resources within the New Leland Pressure Zone Reservoir site; however, there are Important Farmland Maps Grazing lands in the project vicinity, adjacent to the Sugarloaf Open Space. The New Leland Pressure Zone Reservoir project component would not significantly affect those lands as any construction-related impacts would be temporary.

The reservoir site is adjacent to the Sugarloaf Open Space. Potential construction access routes being considered could be located within portions of the open space, including potential use of the Bottom Spring Trail. Access through the open space could disrupt use of or require closure of segments of the trail or other areas of the open space during periods of construction. In addition, reservoir construction would result in noise, dust, construction traffic, and access disruption that could further disrupt use of the Sugarloaf Open Space. Some recreation users might divert to other regional facilities. However, the availability and diversity of recreation opportunities in the vicinity of the New Leland Pressure Zone Reservoir site, it is unlikely that the diversion of recreation users would result in overcrowding and associated potential deterioration of facilities and natural and cultural resources. Therefore, construction of this project component would result in a less-than-significant, program-level recreation resources impact.

### ***St. Mary's Road/Rohrer Drive Pipeline***

This pipeline route would follow Moraga Road south from Draeger Drive to St. Mary's Road, then travel east and north along St. Mary's Road to Rohrer Drive, ending at the eastern terminus of Oak Canyon Road. This pipeline route would pass through residential areas and two public recreation areas—the park adjacent to Moraga's Town Offices off Donald Drive (Hacienda de las Flores) and Moraga Commons, and the Lafayette-Moraga Regional Trail. The route would also pass the Campolindo High School and St. Mary's College campuses.

Construction of the St. Mary's Road/Rohrer Drive Pipeline would include construction within public roads and would likely disrupt access through the pipeline route temporarily, particularly along Rohrer Drive where the roadway is narrow and winding. Construction-phase detours would likely be implemented to allow continued access to adjacent communities throughout the construction period. Following construction, access along roadways would likely be reestablished. The St. Mary's Road/Rohrer Drive Pipeline project would result in a temporary but significant program-level land use impact.

The California Department of Conservation's Important Farmland Maps for Contra Costa County designates the potential pipeline route as Urban and Built-up Lands. However, adjacent areas include designated Prime Farmland, including a small area located just west of the Moraga Road/St. Mary's Road intersection. Implementation of this proposed project would not directly affect those areas, however, and therefore convert Prime Farmland, Unique Farmland, or Farmland of State Importance nor likely result in the permanent loss of agricultural use. Any disruption of agricultural activities would end upon the completion of construction activities. Therefore, the proposed St. Mary's Road/Rohrer Drive Pipeline would result in a less-than-significant, program level agricultural resources impact.

Portions of the pipeline alignment would cross the Lafayette-Moraga Regional Trail and would be adjacent to a park next to Moraga's Town Offices and Moraga Commons, disrupting use of these recreation resources during periods of the approximately one- to two-year construction phase. Some recreation users might divert to other regional facilities. However, given the availability and diversity of recreation opportunities in the vicinity of the St. Mary's Road/Rohrer Drive Pipeline project, diversion of recreation users would not likely result in overcrowding and

associated potential deterioration of facilities and natural and cultural resources. Therefore, construction of this pipeline project would result in a less-than-significant, program-level recreation resources impact.

### ***San Pablo Pipeline***

The San Pablo Pipeline would be constructed within the EBMUD Old San Pablo Trail. The Trail runs 4.7 miles along San Pablo Reservoir, is unpaved, and provides access to several picnic areas as well as two ranger stations and the marina. Constructing within the trail would result in temporary impacts but not permanently disrupt or divide adjacent communities.

The EBMUD San Pablo Recreation Area provides recreation opportunities, including fishing and boating, picnicking, nature study, and hiking. Fishing and boating operations are managed by Urban Park Concessionaires. The EBMUD San Pablo Recreation Area is open from mid-February to mid-November and is closed during the migratory bird season as part of EBMUD's wildlife enhancement program. The San Pablo Recreation Area includes group picnic areas, a large play apparatus for children, as well as picnicking, hiking, and biking (on paved paths). Designated trails adjacent to the reservoir include the Old San Pablo Trail and the Oursan Loop Trail. These trails interconnect with multiple casual trails within EBMUD protected watershed lands. A segment of the Bay Area Ridge Trail is co-designated along a portion of the Old San Pablo Trail, from the EBMUD/EBRPD property boundary to the San Pablo Recreation Area entrance at San Pablo Dam Road. Some recreational trails on EBMUD watershed lands are accessible by permit only.

The California Department of Conservation's Important Farmland Maps for Contra Costa County designates segments of the potential pipeline route as Grazing Lands. However, the proposed project component would not convert Prime Farmland, Unique Farmland, or Farmland of State Importance and would not likely result in the permanent loss of agricultural use. Overall grazing productivity would not be substantially affected, and any disruption of grazing activities would end upon the completion of construction activities. Therefore, this proposed project would result in a less-than-significant, program-level agricultural resources impact.

Portions of the San Pablo Pipeline would be located within Old San Pablo Trail, disrupting use of or requiring closure of trail segments during periods of the approximately one- to two-year construction phase. In addition, pipeline construction would result in noise, dust, construction traffic, and access disruption that could further disrupt use of the San Pablo Recreation Area. Some recreation users might divert to other regional facilities. However, given the availability and diversity of recreation opportunities in the vicinity of the San Pablo Pipeline project, diversion of recreation users would not likely result in overcrowding and associated potential deterioration of facilities and natural and cultural resources. Therefore, construction of this project component would result in a less-than-significant, program-level recreation resources impact.

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