

From: Navarro, Karina <karina.navarro@ebmud.com>

Sent: Wednesday, May 14, 2025 11:46 AM

To: McNulty, Liza <lmcnulty@berkeleyca.gov>

Cc: Rehnstrom, David <david.rehnstrom@ebmud.com>; Navarro, Karina <karina.navarro@ebmud.com>

Subject: RE: Notice of Preparation of a Draft Environmental Impact Report for the Berkeley Water Transportation Pier Ferry, Berkeley

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

This message has been approved by the Manager of Water Distribution Planning - David J. Rehnstrom

Dear Ms. McNulty:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the Berkeley Water Transportation Pier Ferry Project (Project) located in the City of Berkeley. Please see attached document for EBMUD's comments.

If you have any questions concerning this response, please contact Sandra Mulhauser, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-7032.

Sincerely,
David J. Rehnstrom
Manager of Water Distribution Planning



May 14, 2025

Liza McNulty, Project Manager
City of Berkeley
Parks, Recreation and Waterfront Department
2180 Milvia Street, 3rd Floor
Berkeley, California 94707

Re: Notice of Preparation of a Draft Environmental Impact Report for the Berkeley Water Transportation Pier Ferry, Berkeley

Dear Ms. McNulty:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Berkeley Water Transportation Pier Ferry Project (Project) located in the City of Berkeley (City). EBMUD has the following comments.

WATER SERVICE

EBMUD's Central Pressure Zone, with a service elevation between 0 and 100 feet, will serve the proposed development. Separate structures on a single parcel require separate water services. When the development plans are finalized, the City should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the Project. Engineering and installation of water services require substantial lead time, which should be provided for in the City's development schedule.

WATER DISTRIBUTION PIPELINES

EBMUD owns and operates water distribution and transmission water mains in EBMUD rights-of-way (R/W) in University Avenue and Seawall Drive, which provide continuous service to EBMUD's customers in the area. There is a 12-inch water main in University Avenue that crosses the proposed Project electrical utility line and an 8-inch water main in EBMUD R/W 2010-A in Seawall Drive that traverses through the Project site (see Attachment A – Map of EBMUD Distribution Pipelines and R/Ws). R/W 2010-A services Hydrant 13615, Hydrant 13616, Hydrant 13617, and numerous water meters. Any proposed construction activity in University Avenue and Seawall Drive would need to be coordinated with EBMUD so that the integrity of these water mains are maintained at all times.

EBMUD also owns three rights-of way that are adjacent to the proposed Project, R/W 2010, R/W 1650, and R/W 2548. R/W 2010 is a 20-foot-wide easement that services EBMUD Hydrant H-15918, Hydrant 12323, Hydrant 12324, and numerous water meters. R/W 1650 is a 10-foot-wide easement that services EBMUD Hydrant 19543 and water meters. R/W 2548 is a 15-foot-

wide easement that services Hydrant H-10672 and water meters. Any proposed construction activity in EBMUD rights-of-way would be subject to the terms and conditions determined by EBMUD including relocation of the water mains and/or R/W at the City's expense.

It is imperative to continue to coordinate with EBMUD during the development of street improvement projects, so reasonable time can be provided for planning, design, and construction if conflicts exist to avoid schedule impacts. The City and EBMUD will need to continue to work together in developing and finalizing the scope of work for EBMUD infrastructure adjustments and relocations. EBMUD requires reasonable time to allocate resources and modify internal construction schedules. EBMUD recommends at least 18 months advance notification for upcoming street improvement projects to allow for a reasonable amount of time to perform water pipeline relocations. The following table provides a typical project schedule for EBMUD to design and relocate approximately 1,500 feet of 8-inch water pipeline. The required time may increase or decrease depending on the size, length and complexity of the water pipeline project; and if constructed by EBMUD crews or by contractor.

<u>Required Time</u>	<u>Schedule Task</u>
1 month	Receive Street Improvement and Understand Impacts
1 month	Review Project and Planning Assessment
2 months	Collect Survey Data or Use Existing Survey from Requesting Agency
2 months	Draft Base Drawing for Water Main Relocation
3 months	Design Water Main Relocation
2 months	Develop Construction Bid Documents
3 months	Advertise and Award Water Main Relocation Project
4 months	Install New Water Main and Provide Temporary Paving
<i>18 months</i>	<i>Reasonable Notification Time (Typical Project: 1,500 feet of 8-inch pipe)</i>

EBMUD will not design piping or services until soil and groundwater quality data and remediation plans have been received and reviewed and will not start underground work until remediation has been carried out and documentation of the effectiveness of the remediation has been received and reviewed. If no soil or groundwater quality data exists, or the information supplied by the City is insufficient, EBMUD may require the City to perform sampling and analysis to characterize the soil and groundwater that may be encountered during excavation, or EBMUD may perform such sampling and analysis at the City's expense. If evidence of contamination is discovered during EBMUD work on the Project site, work may be suspended until such contamination is adequately characterized and remediated to EBMUD standards.

EBMUD's water distribution pipelines and valves must always be accessible to EBMUD staff in order to maintain high-quality domestic water and fire flow services and mitigate for planned and

unplanned pipeline outages. The City is responsible for protecting in-place pipeline valves and ensuring that pipeline valves are accessible (i.e., not paved over) during and after Project construction. EBMUD recommends that the City review EBMUD as-built drawings and identify potential utility conflicts between Project improvements and existing EBMUD pipelines. Attached are EBMUD guidelines for requesting pipeline as-builts that include pipeline vertical data (see Attachment B – EBMUD Map & Utility Information Request Form and Guidelines). EBMUD's process for requesting as-built drawings is a two steps process: 1) request EBMUD water distribution maps, and 2) submit to EBMUD marked-up EBMUD water distribution maps identifying which water pipeline as-builts are needed to evaluate water pipelines within street improvements. In some cases, EBMUD as-builts are not available and in those situations EBMUD recommends local agencies to pothole and field locate utilities.

EBMUD'S DESIGN STANDARDS AND SPECIFICATIONS

When evaluating the need and method for relocating and adjusting EBMUD infrastructure (e.g., pipelines, meters, valves, and fire hydrants), please review EBMUD's Design Standards and Specifications for Mains 20-inches and Smaller, which are located on the following webpage under "Apply for Standard Water Service": <https://www.ebmud.com/customers/new-meter-installation>.

PIPELINE VALVE COVER ADJUSTMENTS

For utility conflicts between the Project and existing EBMUD pipeline valve covers, the City must share with EBMUD conflict locations, and existing and final pavement grade elevations. EBMUD will support paving street improvement projects as follows:

- Grade change less than 0.5-inches - For street improvement projects with a grade change elevation less than 0.5-inches, EBMUD is not obligated to adjust pipeline valve covers to facilitate the construction of street improvements, pursuant to Streets & Highways Code Section 680, which states that EBMUD may not be required to relocate its facilities for a temporary purpose. However, EBMUD will provide valve cover rings, at no cost, to be used to make valve cover adjustments as needed. The City is responsible for protecting in-place EBMUD pipeline valve covers which will be inspected by EBMUD staff post Project completion. Pipeline valves must remain accessible during and after Project construction for water distribution operations (i.e., not paved over).
- Grade change greater than 0.5-inches - For street improvement projects with a grade change elevation greater than 0.5-inches, EBMUD will support the Project by adjusting pipelines valve covers (one time) to the final street grade. However, EBMUD is not obligated to adjust valves during construction to facilitate means and methods for completing street improvements, pursuant to Streets & Highways Code Section 680, which states that EBMUD may not be required to relocate its facilities for a temporary purpose. The City is responsible for protecting in-place EBMUD pipeline valve covers which will be inspected by EBMUD staff post Project completion. Pipelines valves must remain accessible during and after Project construction for water distribution operations (i.e., not paved over).

- Pipeline Valve Cover Upgrades - If the City determines a need to upgrade old pipeline valve covers to the new Christy G-05 Valve Box and Rise Installation, EBMUD will provide the valve boxes and covers, and will reimburse the City for the valve box upgrade at a reasonable cost. To upgrade pipeline valve covers and boxes, the City must enter into a Valve Box Agreement with EBMUD prior to start of pipeline valve cover upgrades. An EBMUD Union notification will be required to complete the work by the County's contractor.

WATER METER RELOCATIONS AND ADJUSTMENTS

When an agency like the City completes street improvements (e.g., replace sidewalks, street pavement, and storm drain pipelines) to improve both street safety and street aesthetics, EBMUD supports the agency by relocating water meters to meet Project objectives, current design standards (e.g., meters need to be placed at 1-foot off the face of curb), and mitigate utility conflicts. EBMUD relocates water meters to their new location once the area is staked and is ready for final meter placement (e.g., forms for new sidewalk and other features are in place). The City is then responsible for relocating the customer's private water service line to the new meter location. EBMUD is not financially liable for work beyond the water meter (i.e., private water line).

HYDRANT RELOCATIONS OR ADJUSTMENTS (SET-BACKS/SET- FORWARDS)

When the City completes street improvements (e.g., replace sidewalks and curbs) to improve both street safety and street aesthetics, the City must ensure that there are no conflicts between existing EBMUD fire hydrants and new curb ramps and sidewalks. Fire hydrants must be located 5-feet from the edge of curb ramps and 20 to 24- inches from the face of street curbs. Hydrant relocations are horizontal offsets that require the installation of new hydrant service laterals; hydrant relocations require the City to submit Hydrant Relocation Application with EBMUD's New Business Office (510-287- 1010) or via EBMUD's online water service application at <https://wsa.ebmud.com>.

PRE-CONSTRUCTION MEETING

The City shall invite EBMUD's North Area Service Center Superintendent, Boyce Le Grande (510-986-7733 or boyce.legrande@ebmud.com), Assistant Superintendent, Tim Lewis (510-919-5071 or timothy.lewis@ebmud.com) and North Area Engineer Oscar Herrera (520-287-1005 or oherrera@ebmud.com) to all pre-construction meetings.

WASTEWATER SERVICE

EBMUD's Main Wastewater Treatment Plant (MWWTP) and interceptor system are anticipated to have adequate dry weather capacity to accommodate the proposed wastewater flows from this Project and to treat such flows provided that the wastewater generated by the Project meets the requirements of the EBMUD Wastewater Control Ordinance. However, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high

peak flows during storms due to excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. EBMUD has historically operated three Wet Weather Facilities (WWFs) to provide primary treatment and disinfection for peak wet weather flows that exceed the treatment capacity of the MWWTP. Due to reinterpretation of applicable law, EBMUD's National Pollutant Discharge Elimination System (NPDES) permit now prohibits discharges from EBMUD's WWFs. Additionally, the seven wastewater collection system agencies that discharge to the EBMUD wastewater interceptor system ("Satellite Agencies") hold NPDES permits that prohibit them from causing or contributing to WWF discharges. These NPDES permits have removed the regulatory coverage the East Bay wastewater agencies once relied upon to manage peak wet weather flows.

A federal consent decree, negotiated among EBMUD, the Satellite Agencies, the Environmental Protection Agency (EPA), the State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Board (RWQCB), requires EBMUD and the Satellite Agencies to eliminate WWF discharges by 2036. To meet this requirement, actions will need to be taken over time to reduce I/I in the system. The consent decree requires EBMUD to continue implementation of its Regional Private Sewer Lateral Ordinance (www.eastbaypsl.com), construct various improvements to its interceptor system, and identify key areas of inflow and rapid infiltration over a 22-year period. Over the same time period, the consent decree requires the Satellite Agencies to perform I/I reduction work including sewer main rehabilitation and elimination of inflow sources. EBMUD and the Satellite Agencies must jointly demonstrate at specified intervals that this work has resulted in a sufficient, pre-determined level of reduction in WWF discharges. If sufficient I/I reductions are not achieved, additional investment into the region's wastewater infrastructure would be required, which may result in significant financial implications for East Bay residents.

To ensure that the proposed Project contributes to these legally required I/I reductions, the lead agency should require the Project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for the proposed Project: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnected from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the Project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.

WATER CONSERVATION

The Project presents an opportunity to incorporate water conservation measures. EBMUD requests that the City include in its conditions of approval a requirement that the City comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The City should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures

Liza McNulty, Project Manager

May 14, 2025

Page 6

described in the regulation are installed at the City's expense.

If you have any questions concerning this response, please contact Sandra Mulhauser, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-7032.

Sincerely,



David J. Rehnstrom

Manager of Water Distribution Planning

DJR:AIT:kn

wdpd25_069_Berkeley Water Transportation Pier Ferry.doc

Attachments: A – Map of EBMUD Distribution Pipelines and R/W

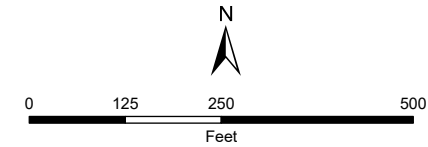
B – EBMUD Map & Utility Information Request Form and Guidelines

Potable Distribution System

- Potable Pipeline
- Service Lateral
- ⊙ System Valve (OL = Opens Left)
- ⊙ Check Valve
- ⊙ Zone Valve
- Change of Pipe ID
- Ⓢ Rate Control Station
- Ⓢ Regulator
- Ⓢ Pressure Reducing Station
- Ⓢ Flow Meter
- Manhole
- Service Connection
- Hydrant
- Facility
- Pumping Plant

Landbase

 EBMUD Right of Way



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By receiving the requested information, you agree that you, and any of your representatives authorized by the District to possess the information, will use the information only for the authorized purpose for which you requested it. If you obtained the information to prepare construction documents, you may make the information publicly available only to the extent necessary for safe construction. In all other circumstances, you may not provide any of the information, or any copy of it, to any other person or entity without the District's prior written approval. When you no longer require the information for your use, you must return or destroy all copies of the information. If you do not accept these terms, you must refrain from using the information and immediately return it.

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LOCATIONS ARE APPROXIMATE – NOT INTENDED FOR DESIGN PURPOSES – REQUEST AS-BUILT DRAWINGS IF NEEDED FOR DESIGN WORK



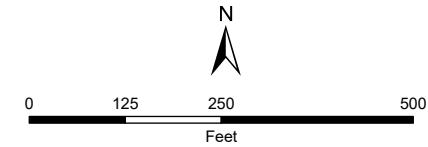
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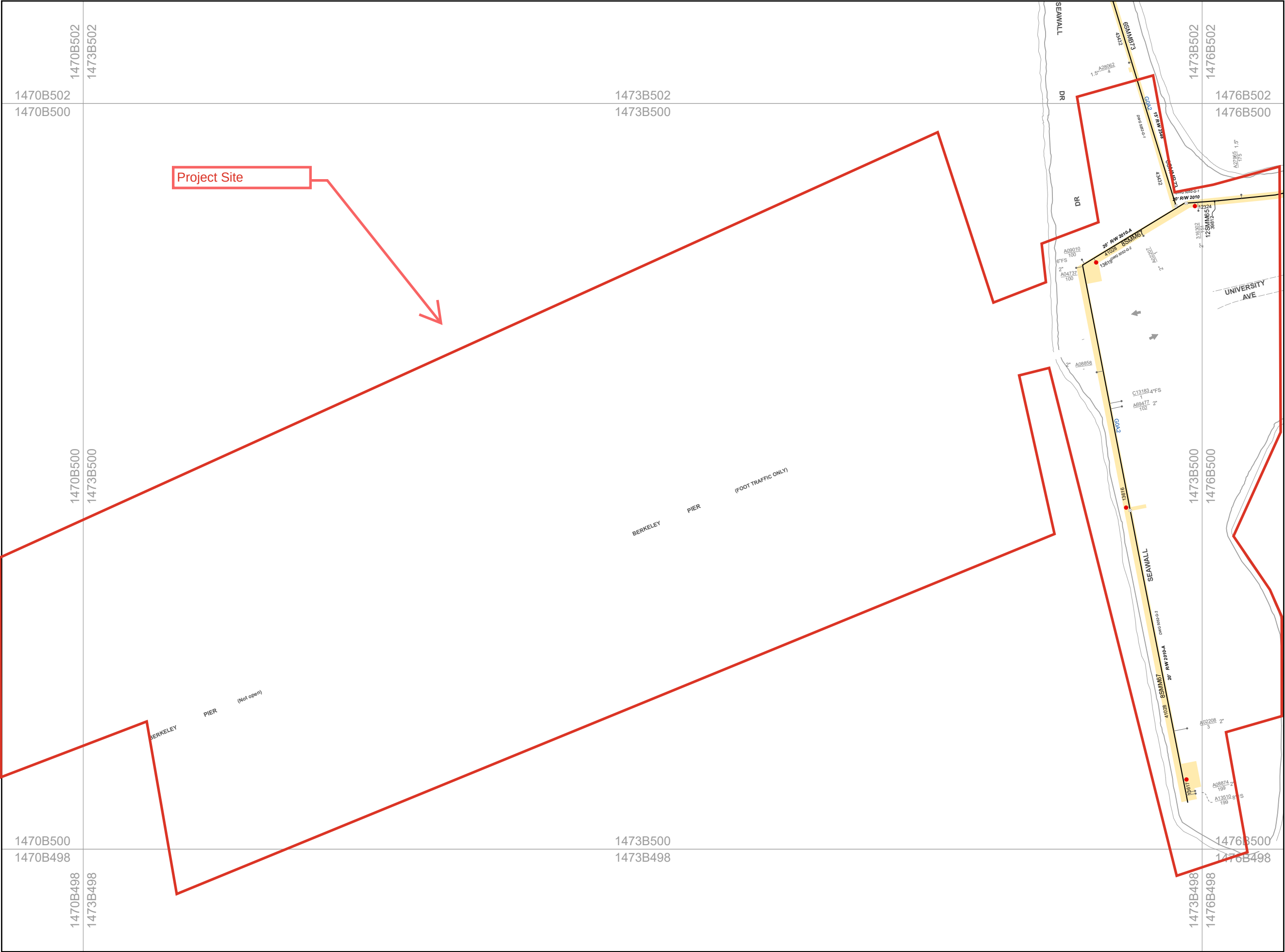
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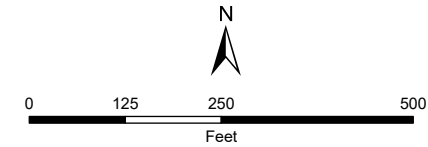
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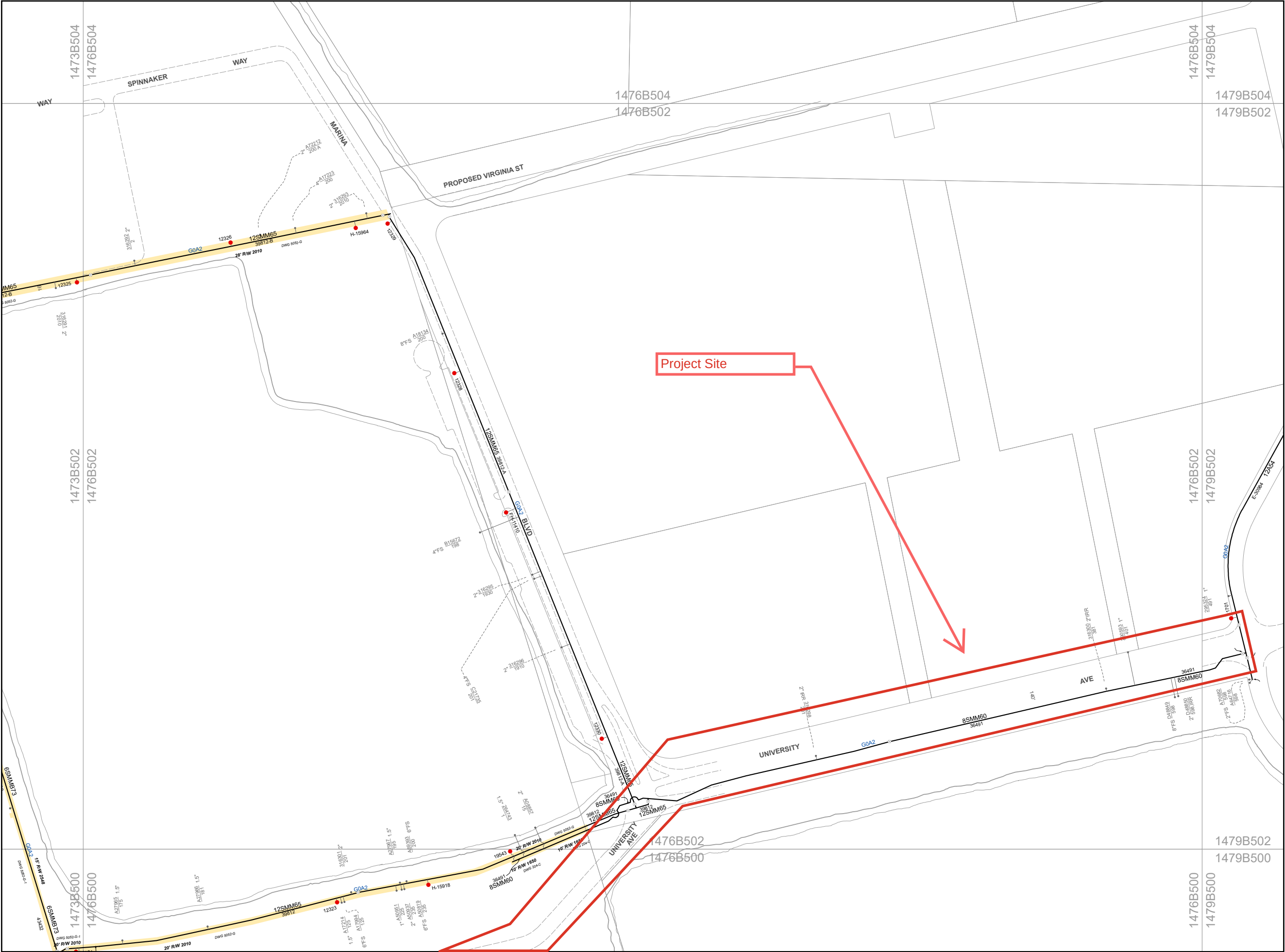


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Map & Utility Information Request Form

(Fillable PDF form)

Date of Submission:	
Requestor:	
Name	
Company/Agency	
Address	
Email	
Phone	
Purpose of Request: Provide brief reason for the requested Mapping or Utility Information	

***Include a Vicinity Map with all requests and
a Highlighted Map with all UTILITY INFORMATION requests***

(See the Map & Utility Information Guidelines for map examples)

With this submittal, I agree to the following:

This information is furnished as a public service by East Bay Municipal Utility District. The District makes every effort to produce and publish the most current and accurate information possible. This information must be accepted and used by the recipient with the understanding that the District makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability for the use of this information. Furthermore, the District assumes no liability associated with the use or misuse of such information. Please notify the District if discrepancies are found.

By receipt of requested documents, the DOCUMENT RECIPIENT agrees that he or she, and/or any other authorized representatives of the DOCUMENT RECIPIENT, will provide no copy (nor partial copy) to any other person or agency, will not redistribute any document to any other entity, business or individual, nor use the document for other than the specified purpose. At the point the document is no longer required for use by the DOCUMENT RECIPIENT, the data shall be returned to the District or destroyed.



EAST BAY MUNICIPAL UTILITY DISTRICT
Map & Utility Information Request Guidelines
July 29, 2019

REQUESTING MAP INFORMATION FROM EBMUD

Mapping Services provides electronic PDF's of the WATER DISTRIBUTION SYSTEM map used by the District. Requests for maps showing other utilities should be submitted through the responsible agency. Water distribution pipelines and appurtenances will be shown as close as possible to actual field locations, but portions are often shifted or distorted to allow for visual clarity between graphic elements.

Complete the attached **Map & Utility Information Request Form** and include a **Site Vicinity Map** for the area being requested (see *Sample Vicinity Map* below).

Note to homeowners: Include a copy of personal identification, such as a Driver's License, with the request. The area being requested by residents must include the residence or property of the requestor. If the requested area does not specifically include the requestor, then the group or organization seeking this information must be properly identified.

Vicinity Map Example



Submit requests using one of the following methods (*email preferred*):

- Email: MapUnit@ebmud.com; Subject: *Mapping Information Request*
- Mail: EBMUD Mapping Services Request, PO Box 24055, MS 805, Oakland, CA 94623-1055

FAQs

How long will it take to process the request?

Requests are typically processed within five business days. The completeness of the information provided, the size of the area requested, and the volume of requests received each day may impact the processing time. Mapping Services may process requests on a rotating basis, so it is not necessary to address the request to a specific individual.

What if more detailed or accurate information is needed?

After receiving and reviewing the map provided, if more detail is needed, such as pipeline construction drawings showing pipe depth, please refer to **Page 2** of this guideline.



EAST BAY MUNICIPAL UTILITY DISTRICT
Map & Utility Information Request Guidelines
July 29, 2019

REQUESTING UTILITY INFORMATION FROM EBMUD

After receiving and reviewing the initial requested Water Distribution System map, if more detail is needed, such as detailed utility information, more accurate location, pipe depth, etc., please complete the attached **Map & Utility Information Request Form** and also include a map with **highlighted Extension Number(s)** to identify the construction drawing being requested (*see example of highlighted map below*).

Identifying Extension Numbers (Required for UTILITY INFORMATION requests)

An Extension Number is a number used to track the construction drawings for a pipe segment. The extension number may be five numbers only or five numbers with a one or two letter prefix and may include a single letter suffix. *NOTE: The "ND" designation means that EBMUD has "No Data" or construction drawings available for the pipeline.*

Highlighted Extension Number Map Example:



Submit requests using one of the following methods (email preferred):

- Email: utility.info@ebmud.com, Subject: Utility Information Request
- Mail: EBMUD Utility Information Request, PO Box 24055, MS 504, Oakland, CA 94623-1055

FAQ

What does the larger number near the Extension Number represent?

The Pipe Designation Number is the larger text, typically located below the pipe and near the extension number (e.g., 12CM54). This number represents the pipe's **NOMINAL DIAMETER**, **MATERIAL/LINING/COATING CODE**, and **INSTALLATION YEAR**, in that order.