



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT



PLATINUM LEVEL

SDLF Platinum-Level of Governance

President – Carolyn Graham • Vice-President – Bryon Gutow • Director – Kevin Graves • Director – Ashley Porter • Director – Lesley Belcher

**NOTICE OF THE REGULAR MEETING
OF THE WATER AND WASTEWATER COMMITTEE
OF THE TOWN OF DISCOVERY BAY
Wednesday, October 1, 2025, 5:30 P.M.**

TO ATTEND IN PERSON: The meeting will be held at the Community Center located at 1601 Discovery Bay Boulevard, Discovery Bay, CA 94505.

In addition to physical attendance at the address indicated above, the Town of Discovery Bay Community Services District is offering the following teleconferencing options as an alternative means for the public to participate in this meeting.

TO ATTEND BY ZOOM WEBINAR: <https://us06web.zoom.us/j/81370654114>

TO ATTEND BY PHONE: +1 (669) 444 9171 or +1 (719) 359 4580 **WEBINAR ID:** 813 7065 4114

Download Agenda Packet and Materials at <http://www.todb.ca.gov/>

Water and Wastewater Committee Members

Chair Kevin Graves

Vice-Chair Carolyn Graham

A. ROLL CALL

1. Call business meeting to order 5:30 p.m.
2. Roll Call.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

During Public Comments, the public may address the Committee on any issue within the District's jurisdiction which is not on the Agenda. The public may comment on any item on the Agenda at the time the item is before the Committee for consideration. Any person wishing to speak will have 3 minutes to make their comment. There will be no dialog between the Committee and the commenter as the law strictly limits the ability of Committee members to discuss matters not on the agenda. We ask that you refrain from personal attacks during comment, and that you address all comments to the Committee only. Any clarifying questions from the Committee must go through the Chair. Comments from the public do not necessarily reflect the viewpoint of the Committee members.

C. DRAFT MINUTES TO BE APPROVED

1. Approve Water and Wastewater DRAFT Meeting Minutes of September 3, 2025.

D. UPDATES

E. DISCUSSION

1. Discussion and Possible Recommendation on Sand Point Crossing Pipeline Project and Resolution No. 2025-12 Adopting CEQA Exemptions and Directing Filing of the Notice of Exemption.

F. FUTURE DISCUSSION/AGENDA ITEMS

G. ADJOURNMENT

1. Adjourn to the next Standing Water and Wastewater Committee meeting on November 5, 2025 at the Community Center located at 1601 Discovery Bay Boulevard, Discovery Bay, CA 94505.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT



PLATINUM LEVEL

SDLF Platinum-Level of Governance

President – Carolyn Graham • Vice-President – Bryon Gutow • Director – Kevin Graves • Director – Ashley Porter • Director – Lesley Belcher

**MINUTES OF THE REGULAR MEETING
OF THE WATER AND WASTEWATER COMMITTEE
OF THE TOWN OF DISCOVERY BAY
Wednesday, September 3, 2025, 5:30 P.M.**

Water and Wastewater Committee Members

*Chair Kevin Graves
Vice-Chair Carolyn Graham*

A. ROLL CALL

1. Call business meeting to order 5:30 p.m.
2. Roll Call was taken, and all members were present.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

None.

C. DRAFT MINUTES TO BE APPROVED

1. Approve Water and Wastewater DRAFT Meeting Minutes of August 20, 2025.

Vice-Chair Graham made a motion to approve the DRAFT Meeting Minutes of August 20, 2025.

Chair Graves seconded.

Vote: Motion carried – AYES: 2, NOES: 0, ABSTAINED: 0, ABSENT: 0.

D. UPDATES

None.

E. DISCUSSION

1. Discussion and Possible Recommendation Regarding Public Hearing and Resolution No. 2025-11 Amending the Town of Discovery Bay Community Services District Water and Sewer Capacity Fee Program.

Presented by Project Manager Mike Yeraka.

- A Water and Sewer Capacity Fees Study was done in 2022.
- Resolution 2025-11 approves the recommended increase per Equivalent Dwelling Unit (EDU) of 5.51% consistent with the ENR CCI Increase.
- There will be a public hearing on this matter at the September 3, 2025 Board meeting.
- The rate increase will take effect 60 days after adoption of the resolution.
- The committee asked questions regarding the amount of connections for the proposed apartment complex.

Public Comment:

- The speaker inquired about the status of proposed apartment complex.

Committee recommends moving item forward to the full Board for Directors on September 3, 2025.

F. FUTURE DISCUSSION/AGENDA ITEMS

G. ADJOURNMENT

1. Adjourned at 5:50p.m. to the next Standing Water and Wastewater Committee Meeting on October 1, 2025 at the Community Center located at 1601 Discovery Bay Boulevard, Discovery Bay, CA 94505.

DRAFT



Town of Discovery Bay

“A Community Services District”

STAFF REPORT

Agenda Title: Discussion and Possible Recommendation on Sand Point Crossing Pipeline Project and Resolution No. 2025-12 Adopting CEQA Exemptions and Directing Filing of the Notice of Exemption.

Meeting Date: October 1, 2025

Prepared By: Mike Yeraka, Projects Manager

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

- a. Discuss and make a recommendation to the Board of Directors that they adopt Resolution 2025-12 approving the Sand Point Crossing Pipeline Project and adopting a CEQA Notice of Exemption.
- b. Discuss and make a recommendation to the Board of Directors that they authorize staff to file the attached Notice of Exemption with the Office of Planning and Research and the County Clerk’s office.

EXECUTIVE SUMMARY:

The existing 8-inch underwater pipeline between Sand Point Court and Newport Lane, as shown on the attached map, is undersized, creating a hydraulic bottleneck when either the Willow Water Treatment Plant (WTP) or Newport WTP is offline. To enhance system reliability and capacity, the existing pipeline under Newport Bay is proposed to be replaced with a 12-inch High Density Polyethylene (HDPE) pipeline installed via horizontal directional drilling (HDD). Additionally, the project proposes replacing approximately 3,400 linear feet of 8-inch asbestos cement (AC) pipe along Sand Point Road—from Sand Point Court to the intersection with Discovery Bay Boulevard—with 12-inch PVC pipe. The existing AC pipe is aging and brittle, making it prone to cracking, hazardous to repair, and more susceptible to failure due to soil settlement.

As a result, at the May 21, 2025 meeting, the Board of Directors authorized staff and Luhdorff & Scalmanini (LSCE) to commence design of the Sand Point Crossing Pipeline Project.

In order to comply with the California Environmental Quality Act (CEQA), the Board must adopt Resolution No. 2025-12, which approves the attached Notice of Exemption, authorizes the project to proceed, and directs staff to file the Notice of Exemption as necessary. This exemption applies to the replacement or reconstruction of existing facilities and to pipeline projects less than one mile in length.

FISCAL IMPACT:

\$50 for necessary filing fees which are budgeted for in the project.

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

June 18, 2025 – Board of Directors authorized funding for the project in the FY 25/26 Budget.

ATTACHMENTS:

1. Resolution 2025-12.
2. Notice of Exemption.
3. Project Area Map.



**TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT**

RESOLUTION 2025 - 12

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TOWN OF DISCOVERY BAY, ADOPTING CATEGORICAL EXEMPTION
FOR THE PURPOSES OF SATISFYING THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT, APPROVING THE SAND POINT CROSSING PIPELINE PROJECT
AND DIRECTING THE GENERAL MANAGER TO FILE A NOTICE OF EXEMPTION
WITH THE CONTRA COSTA COUNTY CLERK AND THE OFFICE OF PLANNING
AND RESEARCH.**

WHEREAS, the Town of Discovery Bay Community Services District ("District") is a government agency organized and existing under the laws of the State of California; and

WHEREAS, the District has a hydraulic bottleneck in its water distribution system between Newport Lane and Discovery Bay Blvd. due to an undersized waterline.; and

WHEREAS, the District is the lead agency under the California Environmental Quality Act ("CEQA") for the Sand Point Crossing Pipeline Replacement Project ("Project"); and

WHEREAS, the Project consists replacing an existing 8-inch pipeline with a 12-inch pipeline from Newport Lane to Discovery Bay Blvd. and under Port Bay; and

WHEREAS, the Project falls within the Statutory and Categorical Exemptions to the California Environmental Quality Act ("CEQA") pursuant to Sections 21080(1) and 21080.21(a) and CEQA Guidelines Section 15302(c) and 15282(k); and

WHEREAS, all other legal prerequisites to the adoption of this resolution have been met.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The above recitals are true and correct.

Section 2: The Notice of Exemption prepared for the Project has been completed in accordance with CEQA Guidelines.

Section 3: The Board hereby approves the Project and adopts the Statutory and Categorical Exemptions for the Project.

Section 4: The Board hereby authorizes the General Manager to take all actions necessary construct the Sand Point Crossing Replacement Project.

Section 5: The Board hereby directs the General Manager to prepare and file with the County Clerk of Contra Costa County for posting and the Office of Planning and Research, a "Notice of Exemption" pursuant to California Administrative Code, Title 14, Chapter 3, Section 15062.

Section 6: This Resolution shall take effect immediately upon its adoption.

Section 7: The Board Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 1st DAY OF October, 2025.

CAROLYN GRAHAM
President, Board of Directors

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the Town of Discovery Bay Community Services District at a regularly scheduled meeting, held on October 1, 2025, by the following vote of the Board:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest:

Dina Breitstein
Board Secretary

DRAFT

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Contra Costa

555 Escobar St

Martinez, CA 94553

From: (Public Agency): Town of Discovery Bay Community Services District
1800 Willow Lake Road
Discovery Bay, CA 94505

(Address)

Project Title: Sand Point Crossing Pipeline Replacement Project

Project Applicant: Town of Discovery Bay Community Services District, 1800 Willow Lake Rd., Discovery Bay, CA 94505

Project Location - Specific:

Sand Point Ct. and Newport Bay between Newport Lane and Discovery Bay Blvd.

Project Location - City: Discovery Bay (unincorporated) Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

The existing 8-inch pipeline is undersized and creates a hydraulic bottleneck when one of the water treatment plants is off-line. The project would install a 12-inch pipeline to alleviate this issue, benefiting customers by improving distribution reliability and fire flow. The project would be within the existing roadway and directionally drilled under water. A small amount of easement would be required. There would be no in-water work.

Name of Public Agency Approving Project: Town of Discovery Bay

Name of Person or Agency Carrying Out Project: Town of Discovery Bay Community Services District. Ph: 925-634-1131
1800 Willow Lake Rd. Discovery Bay, CA 94505

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Sections 15282(k) and 15302 (c), Replacement or Reconstruction
- Statutory Exemptions. State code number: Section 21800.21(a) Pipelines less than one mile in length.

Reasons why project is exempt:

The replacement pipeline would be in the same location, within the existing public right-of-way, and serve the same purpose. A larger diameter pipe is needed to meet current safety standards and accommodate existing demand. No new customers would be served. None of the exceptions apply.

Lead Agency

Contact Person: Mike Yeraka, PE Area Code/Telephone/Extension: 925-634-1131

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: Projects Manager

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Attached: Resolution 2025 -



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo, Map data ©2022 500 ft

Project Disturbing Area:

- * Newport Lane (Newport Bay Crossing)
- * Sand Point Ct. (Newport Bay Crossing & Mainline)
- * Sand Point Rd. (Mainline)