Appendix A:
Notice of Preparation and Comments Received on the Notice of Preparation
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A.1 - Notice of Preparation
**Notice of Completion & Environmental Document Transmittal**

**Mail to:** State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044  (916) 445-0613  
**For Hand Delivery/Street Address:** 1400 Tenth Street, Sacramento, CA 95814

**Project Title:** Trellis Residential Project  
**Lead Agency:** City of Walnut Creek  
**Contact Person:** Jeremy Lochiroc  
**Phone:** (925) 943-5399, ext2251  
**City:** Walnut Creek  
**County:** Contra Costa

**Project Location:** County: Contra Costa  
**City/Nearest Community:** Walnut Creek  
**Cross Streets:** Tice Valley Boulevard and Rossmoor Parkway  
**Zip Code:** 94596

**Longitude/Latitude (degrees, minutes and seconds):**  
37°52' 34.4" N 122°04' 06.1" W  
**Total Acres:** 8.16 (Gross)

**Assessor's Parcel No.:** 189-130-047, 189-130-048  
**Section:** 3  
**Twp.:** 15  
**Range:** 2W  
**Base:** Mt. Diablo  
**Railways:** BART  
**Schools:** WCSD, AUHSD, K-12

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**Document Type:**  
**CEQA:** ✗ NOP  
**Neg Dec:**  
**Draft BIR:**  
**NEPA:**  
**Joint Document:**  
**Other:**  

**Local Action Type:**  
**General Plan Amendment:** ✗  
**Specific Plan:**  
**Master Plan:**  
**Use Permit:**  
**Land Division:** ✗ Subdivision, etc.)  
**Other:**  

**Development Type:**  
**Residential:** Units 71  
**Acres:**  
**Employees:**  
**Transportation:** Type  
**Mining:** Mineral  
**Power:** Type  
**Waste Treatment:** Type  
**Hazardous Waste:** Type  
**Other:** Parking area associated with existing adjacent gym

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**Project Issues Discussed in Document:**  
**Aesthetic/Visual:**  
**Agricultural Land:**  
**Air Quality:**  
**Archeological/Historical:**  
**Biological Resources:**  
**Drainage/Absorption:**  
**Economic/Jobs:**  
**Fiscal:**  
**Recreation/Parks:**  
**Schools/Universities:**  
**Septic Systems:**  
**Sewer Capacity:**  
**Soil Erosion/Compaction/Grading:**  
**Solid Waste:**  
**Toxic/Hazardous:**  
**Traffic/Circulation:**  
**Vegetation:**  
**Water Quality:**  
**Water Supply/Groundwater:**  
**Wetland/Riparian:**  
**Growth Inducement:**  
**Land Use:**  
**Cumulative Effects:**  
**Other:**

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**Present Land Use/Zoning/General Plan Designation:**  
**Zoning:** Planned Development (PD) 1604; General Plan Designation: Open-Space Recreation (OS/R)

**Project Description:** (please use a separate page if necessary)  
The project includes the construction and operation of a single-family residential community comprised of up to 71 single-family detached residences, as well as associated improvements including roads, drainage, utilities, and landscaping. Each home would consist of a three-story structure not to exceed 40 feet in height. As part of the project, the existing community center and associated structures will be demolished and commercial plant nursery removed, and site graded and developed. However, the adjacent Tice Valley Community Gymnasium and Tice Valley Neighborhood Park will remain in place. To accommodate consolidation of parking spaces currently spread throughout the project site, the project applicant will enlarge the existing parking lot just north of the gymnasium and will improve this area with new landscaping and lighting.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

Revised 2010
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

X Air Resources Board
X Caltrans District #4
X Caltrans Division of Aeronautics
X Caltrans Planning
X Central Valley Flood Protection Board
X Coachella Valley Mtns. Conservancy
X Coastal Commission
X Colorado River Board
X Conservation, Department of
X Corrections, Department of
X Delta Protection Commission
X Education, Department of
X Energy Commission
X Fish & Game Region #3
X Food & Agriculture, Department of
X Forestry and Fire Protection, Department of
X General Services, Department of
X Health Services, Department of
X Housing & Community Development
X Native American Heritage Commission
X Office of Historic Preservation
X Office of Public School Construction
X Parks & Recreation, Department of
X Pesticide Regulation, Department of
X Public Utilities Commission
X Regional WQCB #2
X Resources Agency
X Resources Recycling and Recovery, Department of
X S.F. Bay Conservation & Development Comm.
X San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
X San Joaquin River Conservancy
X Santa Monica Mtns. Conservancy
X State Lands Commission
X SWRCB: Clean Water Grants
X SWRCB: Water Quality
X SWRCB: Water Rights
X Tahoe Regional Planning Agency
X Toxic Substances Control, Department of
X Water Resources, Department of

Local Public Review Period (to be filled in by lead agency)

Starting Date: July 16, 2014
Ending Date: August 14, 2014

Lead Agency (Complete if applicable):

Consulting Firm: FCS
Address: 1350 Treat Boulevard, Suite 380
City/State/Zip: Walnut Creek, CA 94597
Contact: Collin Ramsey
Phone: 925-357-2562

Applicant: Pulte Group, LLC
Address: 6210 Stoneridge Mall Road, 5th Floor
City/State/Zip: Pleasanton, CA 94588
Phone: 415-726-8569

Signature of Lead Agency Representative: [Signature]
Date: July 15, 2014

NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT
CITY OF WALNUT CREEK

DATE: July 16, 2014

PROJECT TITLE: Trellis Residential Project

SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq), the City of Walnut Creek is publishing this Notice of Preparation (NOP). The City will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project described in the attachment to this notice.

An Initial Study is not included with this notice, as it has been determined with certainty that the City will prepare an EIR. A summary of potential environmental impacts is outlined in the accompanying notice, subject to further analysis and refinement in the EIR.

Lead Agency
City of Walnut Creek
1666 North Main Street
Walnut Creek, CA 94596

Project Applicant
Pulte Homes
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, CA 94588

Responsible Agencies: The City needs to know your agency’s views regarding the scope and content of the environmental information which is germane to your agency’s statutory responsibility in connection with the project. Your agency will need to use the EIR prepared by our agency when considering your permitting or other approvals for the project. Please include contact information for a contact person in your agency.

Responding to this Notice: Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice. Please send your response to the City contact person at the address listed below.

Scoping Meeting: City staff and consultants will conduct a public scoping meeting to describe the project and scope of the EIR, and to solicit public comment, at the following time and location:

4:00 p.m., Wednesday, August 6, 2014
City Council Chamber
Walnut Creek City Hall
1666 North Main Street
Walnut Creek, CA 94596
Further Information/Responses to this Notice: The City’s contact person is Jeremy Lochirco, Senior Planner. Mr. Lochirco may be reached at (925) 943-5899 ext.2251, via email at lochirco@walnut-creek.org, or at 1666 North Main Street, Walnut Creek, CA 94596.

Next Steps: The City will conduct necessary environmental evaluations and publish a Draft EIR in a few months. Public notice will be provided when that document is available; notice will also be provided for public meetings and hearing that will discuss the project.
ATTACHMENT TO NOTICE OF PREPARATION  
TRELLIS RESIDENTIAL PROJECT

Proposed Project

Location:
The project site is located in the southern portion of the City of Walnut Creek, Contra Costa County, California (Exhibit 1). The site is generally bound by Tice Valley Boulevard to the north; single-family residences and unincorporated Contra Costa County to the east; community garden and open space to the south; and the Tice Valley Community Gymnasium and Tice Valley Neighborhood Park to the west (Exhibit 2). The eastern project boundary serves as the corporate limit between the City of Walnut Creek and the Contra Costa County.

The site consists of two parcels (Assessor’s Parcel Numbers [APNs] 189-130-047 and 189-130-048) and includes addresses 2071 Tice Valley Boulevard and 2055 Tice Valley Boulevard. The Walnut Creek General Plan 2025’s Land Use Map currently designates the site as Open Space-Recreation (OS/R), while the site is zoned Planned Development (PD) 1604.

Existing Conditions:
The site comprises 8.15 acres of land containing a vacant 35,635 square foot community center (formerly occupied by the Contra Costa Jewish Community Center, or JCC), a parking lot, an outdoor pool, a children’s play area, various accessory structures, and a landscape nursery. A portion of the site is also occupied by the City’s Tice Valley Gym and associated parking lot pursuant to a long-term land lease, which would remain. The community center includes classrooms, offices, library, playgrounds, swimming pools, an auditorium, and ancillary outbuildings and parking areas. Some of these buildings date back to the 1950s, although the site has been improved throughout the years, most recently in the 1990s with the construction of the Tice Valley Community Gymnasium.

The project site was first developed in 1958 as the public Tice Valley Elementary School. The school was later closed due to declining attendance, and the property was sold to the Jewish Community Federation of the Greater East Bay in 1984. The Jewish Community Federation applied for and received approval from the City to amend the General Plan, and to rezone the property to a PD zoning district (PD 1604) that allowed for the establishment of a community center (the JCC). In 1985, the JCC received Design Review approval from the City to expand the existing school facilities to include administrative offices and a gymnasium (both of which were never built) and an outdoor swimming pool (which was built). Design Review approval was also granted to construct a parking lot, tennis courts, and an approximately 3,200 square foot administrative office building on vacant land next to the school site. This vacant land is the area now occupied by the commercial plant nursery in the interim, and which is proposed for development by the project.

In 1996, the City and the JCC entered into an agreement whereby the City built the Tice Valley Community Gymnasium, partially on lands owned by the JCC in exchange for granting the JCC some use of the gym facilities.
Surrounding Land Uses
North: Tice Valley Boulevard; Senior Housing
East: Rossmoor Garden Club Access Road; Senior Housing; Single-Family Residence
South: Golden Rain Foundation’s Rossmoor Garden Club
West: Tice Valley Neighborhood Park and Associated Parking Lot

Project Overview:
The project includes the construction and operation of a single-family residential community comprised of up to 71 single-family detached residences, as well as associated improvements (Exhibit 3). Each home consists of a three-story structure not to exceed 40 feet in height. Generally, the ground floor level of each residence includes a two-car garage, den or bedroom, terrace, and private yard, while additional bedrooms, bathrooms, and kitchens are found in the upper floors. Each residence is designed with complementary architectural elements consistent with the aesthetic character of the project area. A series of paseos traverse the project site and connect residences to common landscape areas, as well as to offsite locations.

As part of the project, the existing community center and associated structures will be demolished. However, the adjacent Tice Valley Community Gymnasium and Tice Valley Neighborhood Park will remain in place. To accommodate consolidation of parking spaces currently spread throughout the project site, the project applicant will enlarge the existing parking lot just north of the gymnasium and will improve this area with new landscaping and lighting.

Circulation, Access and Parking
Access to the project site will be provided via a single driveway off Tice Valley Boulevard, with co-located ingress/egress. An internal loop road and drive aisles will allow for vehicle and bicycle circulation on the project site. The project site is located within the City of Walnut Creek Bicycle Master Plan area, as well as the Contra Costa Countywide Bicycle and Pedestrian Plan area. As such, both existing and future bicycle facilities are located in the project area, including future Class II bicycle lanes along Tice Valley Boulevard adjacent to the project site and designated bicycle parking at the neighboring Tice Valley Community Gymnasium. Additionally, several other Class I, II, and III bicycle facilities are located in the project area. Public transit in the project area is provided by County Connection Route 1, with an existing bus stop located adjacent to the project site along Tice Valley Boulevard.

The project design includes a series of paseos to facilitate pedestrian circulation through the site. Every residence has a ground floor two-car garage, and approximately 25 additional guest parking spaces are located throughout the project site.

The upgraded Tice Valley Community Gymnasium and Tice Valley Neighborhood Park parking lot will wrap around the northern and eastern sides of the gym with consolidated access off Tice Valley Boulevard. Up to 241 parking spaces, including ADA parking stalls, will be provided to service the City leased and owned facilities adjacent to these parking areas. The enlarged parking lot has been designed to comply with all applicable engineering requirements established by the City, including proper widths, clearances, and turnaround radius for large vehicles such as fire trucks and buses.
Infrastructure:

Rights-of-Way and Roadways
The project includes various improvements within the public right-of-way for Tice Valley Boulevard. Improvements may include the construction of traffic calming elements, pedestrian enhancements, bike lanes, frontage sidewalk replacement, median construction, and other related street improvements as required by the City. All street and parking lot improvements will adhere to the specifications established by both the Walnut Creek General Plan 2025 Circulation Element and the City’s Municipal Code.

Water
Water service to the project site is currently provided by the East Bay Municipal Utility District (EBMUD). The project site is presently served both potable and fire water by connections to an existing 8-inch diameter water line in Tice Valley Boulevard. From the connections to the existing 8-inch pipeline, there is an existing network of potable and fire water lines and fire hydrants within the project site. Development of the project site requires the removal and reconfiguration of the existing onsite potable and fire water systems.

The proposed water distribution systems consist of a looped distribution system of pipelines that will continue to connect to the existing EBMUD 8-inch water line in Tice Valley Boulevard.

Wastewater
Wastewater service to the project site is presently provided by the Central Contra Costa Sanitary District (CCCSD). The project site is currently served by an existing 8-inch diameter wastewater pipeline in Tice Valley Boulevard. Development of the project site also requires the removal and reconfiguration of the existing wastewater facilities on the project site.

The proposed wastewater conveyance system consist of collection pipelines that will convey wastewater from the project via gravity flow to the existing CCCSD 8-inch wastewater pipeline in Tice Valley Boulevard.

Storm Drainage
Stormwater drainage service to the project site is currently provided by the City of Walnut Creek. The City is a co-permitee of the San Francisco Bay Regional Water Quality Control Board’s (RWQCB) Municipal Separate Storm Sewer System (MS4) Permit. The City also operates under the RWQCB’s Municipal Regional Permit (MRP). Additionally, the City is a partner in the Contra Costa Clean Water Program (CCCWP). The CCCWP prepared the “Stormwater C.3 Guidebook”, 6th Edition, which establishes stormwater requirements for development and provides guidance for the appropriate implementation of the MRP requirements.

The project site is located within the Tice Creek watershed, which is part of the larger Las Trampas Creek watershed. The project site is comprised of two separate sub-watersheds, both draining to Tice Creek. The western watershed is collected by an existing onsite system of inlets and collection pipelines. This system connects to an existing 24-inch pipeline that flows northwest within Tice Valley Boulevard and eventually discharges to Tice Creek approximately 250-feet from the northwest corner of the project site. The eastern watershed is collected by an existing onsite system of inlets and collection pipelines. This system connects to existing pipelines that range from 24-
inches to 30-inches and flow northerly within Tice Valley Lane and eventually discharge to Tice Creek approximately 400-feet north of the northeast corner of the project site.

Development of the project site will include the removal and reconfiguration of the stormwater collection systems on the project site. The proposed system will maintain the existing drainage patterns and maintain pre-development peak flow rates within each sub-watershed. The proposed system will consist of inlets, bio-filtration areas, and pipelines. Bio-filtration areas are integrated into the landscape areas throughout the project site. The proposed stormwater system has been planned and designed to satisfy the MRP requirements by:

- Minimizing impervious surfaces, as feasible, and directing stormwater flows to bio-filtration areas.
- Integrating pervious surfaces to ensure post-development flows do not exceed pre-development flows.
- Incorporating bio-filtration areas into the site plan, minimize impervious areas, and dispersion of runoff to meet Low Impact Development requirements.

**Dry Utilities**
The project site is presently served by various existing dry utilities in Tice Valley Boulevard. Electricity and natural gas service are provided to the project site by Pacific Gas and Electric (PG&E). Telephone service is provided by AT&T. Cable TV is provided by Charter Communications.

**Open Space**
A portion of the project site will be designated as open space, and may include features such as a central park consisting of an orchard, a children’s play area, green space, and other passive recreational amenities that will connect through a network of paseos to more intimate landscape areas, a gathering area, and to the existing Tice Valley Neighborhood Park located just west of the project site.

**Project Approvals:**
The project requires the following discretionary approvals by various City decision-making bodies:

**General Plan Amendment**
- To be considered for potential recommendation by the Walnut Creek Planning Commission, and subsequently considered for potential approval by the Walnut Creek City Council.
- Would change the General Plan land use designation from Open Space-Recreation (OC/R) to Open Space-Recreation (OC/R) and Multi-Family Low (MFL).

**Zoning Amendment**
- To be considered for potential recommendation by the Walnut Creek Planning Commission, and subsequently considered for potential approval by the Walnut Creek City Council.
- Would change the zoning district from PD-1604 to PD.
- Amend zoning map to reflect change in zoning district.
Tentative Map (Major Subdivision)
- To be considered for potential recommendation by the Walnut Creek Planning Commission, and subsequently considered for potential approval by the Walnut Creek City Council.
- To subdivide the project site and allow for the development of the single-family residences.

Design Review
- To be considered for potential approval by the Walnut Creek Design Review Commission.
- For the site, building, and landscaping plans.

Tree Removal Permit
- To be considered for potential approval by the Community Development Director, Walnut Creek Planning Commission, and Walnut Creek City Council.
- Would allow for the removal of certain existing trees from the project site.

Environmental Impact Report
- To be considered for potential recommendation by the Walnut Creek Planning Commission, and subsequently considered for potential certification by the Walnut Creek City Council.
- Would evaluate and disclose the potential environmental effects of development of the project in accordance with CEQA and the CEQA Guidelines.

Possible Responsible and Trustee Agencies:
The following state, regional, and local agencies may use the EIR to support approvals pertinent to their purview:

- California Department of Fish and Wildlife
- Bay Area Air Quality Management District
- San Francisco Bay Regional Water Quality Control Board
- Contra Costa County Flood Control District
- Central Contra Costa Sanitary District
- East Bay Municipal Utilities District
- Contra Costa County Fire Protection District
- Central Contra Costa Transit Authority (County Connection)

Potentially Significant Environmental Impacts:
The City has not prepared an Initial Study for the project, but has determined the general scope for the EIR analysis. The potential environmental effects of the project and/or the environmental issues that the EIR will address include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
The following provides brief descriptions of probable environmental effects for each of the environmental issue areas listed immediately above.

**Aesthetics**
While the project site is currently developed, the project constitutes a new land use type, and thus, could potentially affect the aesthetic character and quality of the existing visual environment. Accordingly, potential aesthetic impacts resulting from project implementation will be evaluated further in the Draft EIR.

**Air Quality**
Development of the project will generate air emissions during both the short-term construction phase (dust and equipment emissions) and during the long-term operational phase (vehicle and stationary source emissions). Accordingly, potential air quality impacts resulting from project implementation will be evaluated further in the Draft EIR.

**Biological Resources**
The project site is located within an established area and is currently developed, which limits the opportunity for significant biological resources to occur on the project site. However, the project site and surrounding area contain an array of large mature trees and unimproved open space that offers potential breeding and nesting habitat for various avian species, while also contributing to species diversity within the City. Accordingly, potential biological resources impacts resulting from project implementation will be evaluated further in the Draft EIR.

**Cultural Resources**
The Walnut Creek General Plan 2025 identifies the project site and the surrounding area as “Highly Sensitive” for archeological resources. Additionally, the Stanley Dollar House, a “Potentially Historic Resource” as identified in the City’s General Plan, is located in the broader project area. Based both on distance from this known historic site and the disturbed nature of the project site, potential cultural resources impacts are considered unlikely. However, as with all development projects that require subsurface earthwork, construction of the project could potentially unearth previously unknown cultural resources on the project site. Accordingly, potential cultural resources impacts resulting from project implementation will be evaluated further in the Draft EIR.

**Geology and Soils**
Based on the seismically-active project region, the project could potentially be subject to strong seismic ground shaking, liquefaction, and landslide. Additionally, other geotechnical issues, including expansive or otherwise unstable soils, as well as erosion and topsoil loss could also potentially affect the project site. Accordingly, potential geology and soils impacts resulting from project implementation will be evaluated further in the Draft EIR.
Greenhouse Gas Emissions
Development of the project will generate greenhouse gases during both the short-term construction phase and the long-term operations phase. Construction and operations emissions will be required to comply with State Assembly Bill 32, BAAQMD thresholds, and the City’s Climate Action Plan (CAP). Accordingly, potential greenhouse gas impacts resulting from project implementation will be evaluated further in the Draft EIR.

Hazards and Hazardous Materials
Based on the historical land uses that have previously occurred on the project site, it is unlikely that any recognized environmental concerns such as underground storage tanks are found onsite. However, given the age of the existing buildings, it is conceivable that asbestos-containing materials or lead-based paint may have been used in their initial construction. Accordingly, potential hazards and hazardous materials impacts resulting from project implementation will be evaluated further in the Draft EIR.

Hydrology and Water Quality
The quality of both nearby surface waters and underlying groundwater aquifers can be affected by past, current, and proposed land uses within a particular watershed. Shallow groundwater is known to occur in the project area, which can make the subsurface waters even more susceptible to water quality impacts. Additionally, the City contains numerous creeks that are susceptible to water quality effects, including Tice Creek, which traverses near the northwest portion of the project site. Accordingly, potential hydrology and water quality impacts resulting from project implementation will be evaluated further in the Draft EIR.

Land Use and Planning
The project requires several discretionary approvals related to land use, including a General Plan Amendment and Zoning Amendment. To prevent any potential land use compatibility issues, the project’s overall consistency with all applicable land use plans, policies, and guidelines established by the City must be evaluated. This consistency analysis must be conducted to ensure that the discretionary actions listed above will be compatible with the broader character of the surrounding area and that they would not result in further environmental effects. Accordingly, potential land use and planning impacts resulting from project implementation will be evaluated further in the Draft EIR.

Noise
Development of the project could potentially generate noise levels in excess of standards established in the local general plan or noise ordinance and/or create either a permanent or temporary increase in ambient noise levels in the project area. The operation of construction equipment, vehicles, and power tools during the short-term construction phase will produce noise that could exceed existing ambient noise levels in the project vicinity. The proposed project will also introduce new land uses on the project site that may generate increased noise levels. Accordingly, potential noise impacts resulting from project implementation will be evaluated further in the Draft EIR.
Population and Housing
The project’s 71 new residences would provide housing for upwards of a few hundred people, representing an increase in the City’s current residential population of more than 65,000 people. This increase in population must be compared with both the Association of Bay Area Government’s population projections and the projections contained in Walnut Creek General Plan 2025 to ensure that the project’s residential population has been accounted for both at regional and local levels, and to determine if an appropriate jobs/housing balance will be maintained. Accordingly, potential population and housing impacts resulting from project implementation will be evaluated further in the Draft EIR.

Public Services and Recreation
Although the project’s residential population is expected to represent only a modest increase in the City’s overall residential population, the project could still increase the use of public services, including the Contra Costa County Fire Protection District and the Walnut Creek Police Department, as well as park and recreational facilities. Accordingly, potential public services and recreation impacts resulting from project implementation will be evaluated further in the Draft EIR.

Transportation and Traffic
Development of the project is expected to slightly increase the existing traffic load and capacity of the local and regional circulation system. Preliminary traffic analysis conducted for the project found that the project is expected to generate less traffic than what has historically been generated by the project site, and less than any of the previous proposals for the site. However, an expanded traffic evaluation will be conducted to thoroughly assess the project’s potential traffic impacts on local roadways and regional thoroughfares, including the adjacent Tice Valley Boulevard and the nearby Interstate 680. Additionally, an analysis of the project’s potential effects on public transit, pedestrian, bicycle, and other alternative transportation facilities will be required. Accordingly, potential transportation and traffic impacts resulting from project implementation will be evaluated further in the Draft EIR.

Utilities and Service Systems
While the project site is currently served by public utilities and infrastructure such as domestic water, storm drains, sanitary sewer, and refuse collection and disposal, because the project will consist of a new land use type, the project may require the expansion of some utilities or services. Accordingly, potential utilities and service systems impacts resulting from project implementation will be evaluated further in the Draft EIR.

Less Than Significant Environmental Impacts:
Because of the characteristics of the project, project site, and broader project area, the project is not expected to have significant effects on the environmental issue areas listed below. These issues are proposed to be “scoped out” and addressed in the Effects Found Not To Be Significant section of the EIR without further evaluation:

- Agricultural and Forestry Resources
- Mineral Resources
The following provides an explanation as to why the probable environmental effects for each of the environmental issue areas listed directly above have been found not to be significant.

**Agricultural and Forestry Resources**

According to the California Department of Conservation’s California Important Farmland Finder, the entire 8.15-acre project site is identified as “Urban and Built-Up Land” and not under a Williamson Act contract. Although the eastern portion of the project site currently contains a commercial plant nursery, this operation is considered a temporary, non-permanent use of the land. Thus, this portion of the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) by the Department of Conservation.

Additionally, the area located directly south of the project site is identified as “Nonirrigated Farmland” by the California Important Farmland Finder. This area includes the Golden Rain Foundation’s Rossmoor Garden Club. The project would not include any offsite improvements that will potentially affect this community gardens. Further, this area’s “Nonirrigated Farmland” designation does not necessarily denote that agricultural operations currently occur or have recently occurred on this land. Other than the community gardens, which will be unaffected by the project, no known agricultural activities presently occur on this area, nor have any occurred in the past four-plus years. According to the Department of Conservation, to qualify as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), land must have been used for irrigated agricultural production and/or cropped at some time during the four years prior to the mapping date. As such, this area is not considered to be a significant agricultural resource.

In regards to forestry resources, according to the Landcover map produced by the California Department of Forestry and Fire Protection, neither the project site nor the surrounding project area are identified as forestland or timberland. Therefore, impacts associated with agricultural and forestry resources would be less than significant and will not require further evaluation in the Draft EIR.

**Mineral Resources**

Neither the project site nor the surrounding project area contains any known mineral deposits or active mineral extraction operations. Additionally, the Walnut Creek General Plan EIR excluded mineral resources through the scoping process because the City determined that buildout pursuant to the General Plan would have no impact these resources. Therefore, impacts associated with mineral resources would be less than significant and will not require further evaluation in the Draft EIR.

**Cumulative Impacts**

Pursuant to CEQA Guidelines Section 15130, an EIR shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable. Where a project with an incremental effect is not considered cumulatively considerable, a Lead Agency need not consider that effect significant but shall briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. As a result, the Draft EIR will include a discussion of the project’s potential cumulative impacts within each of the “Potentially Significant Environmental Impacts” listed above.
Project Alternatives
Section 15126.6(a) of the CEQA Guidelines requires that an EIR, “Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” While the scope of the Draft EIR’s Project Alternatives discussion is still being refined, it is currently known that the EIR will evaluate a “No Project” Alternative, at a minimum. Additionally, CEQA Guidelines Section 15126(e)(2) requires an EIR to identify an “environmentally superior alternative”, which will be identified in the Draft EIR’s Project Alternatives section.
A.2 - Comments Received on the Notice of Preparation
STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

Notice of Preparation

July 16, 2014

To: Reviewing Agencies
Re: Trellis Residential Project
SCH# 2014072044

Attached for your review and comment is the Notice of Preparation (NOP) for the Trellis Residential Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Jeremy Lochirco
City of Walnut Creek
1666 North Main Street
Walnut Creek, CA 94596

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency
**Project Title**: Trellis Residential Project  
**Lead Agency**: Walnut Creek, City of  
**Type**: NOP  Notice of Preparation  
**Description**: The project includes the construction and operation of a single-family residential community comprised of up to 71 single-family detached residences, as well as associated improvements including roads, drainage, utilities, and landscaping. Each home would consist of a three-story structure not to exceed 40 feet in height. As part of the project, the existing community center and associated structures will be demolished and commercial plant nursery removed, and site graded and developed. However, the adjacent Tice Valley Community Gymnasium and Tice Valley Neighborhood Park will remain in place. To accommodate consolidation of parking spaces currently spread throughout the project site, the project applicant will enlarge the existing parking lot just north of the gymnasium and will improve this area with new landscaping and lighting.

**Lead Agency Contact**  
**Name**: Jeremy Lochirco  
**Agency**: City of Walnut Creek  
**Phone**: (925) 943-5899 x2251  
**Address**: 1666 North Main Street  
**City**: Walnut Creek  
**State**: CA  
**Zip**: 94596  
**Fax**

**Project Location**  
**County**: Contra Costa  
**City**: Walnut Creek  
**Region**  
**Cross Streets**: Tice Valley Boulevard and Rossmoor Parkway  
**Lat / Long**: 37° 52’ 34.4" N / 122° 04’ 08.1" W  
**Parcel No.**: 189-130-047, 189-130-048  
**Township**: 1S  
**Range**: 2W  
**Section**: 3  
**Base**: MDB&M

**Proximity to:**  
**Highways**: I-680, SR-24  
**Airports**: No  
**Railways**: BART  
**Waterways**: Tice Creek  
**Schools**: WCSD, AUHSD, K-12  
**Land Use**: Z: Planned Development (PD) 1604; GPD: Open Space Recreation (OS/R)

**Project Issues**: Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

**Reviewing Agencies**: Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Native American Heritage Commission; California Highway Patrol; Caltrans, District 4; Air Resources Board; Regional Water Quality Control Board, Region 2

**Date Received**: 07/16/2014  
**Start of Review**: 07/16/2014  
**End of Review**: 08/14/2014

Note: Blanks in data fields result from insufficient information provided by lead agency.
County: CONTRA COSTA

Native American Heritage Comm.
Debbie Treadway
Public Utilities Commission
Leo Wong
Santa Monica Bay Restoration
Gangyung Wang
State Lands Commission
Jennifer Deleong
Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal EPA

Business, Trans & Housing

Caltrans - Division of Aeronautics
Philip Crimmings
Caltrans - Planning
Terri Pencovic
California Highway Patrol
Suzann Ikeuchi
Office of Special Projects
Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

Caltrans, District 1
Rex Jackman
Caltrans, District 2
Marcelino Gonzalez
Caltrans, District 3
Eric Feidericks - South
Susan Zanich - North
Caltrans, District 4
Erik Ahrn
Caltrans, District 5
David Murray
Caltrans, District 5
Michael Navarro
Caltrans, District 7
Dianna Watson

Other Departments

Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture
Dept. of General Services
Public School Construction
Dept. of General Services
Anna Garbeff
Environmental Services Section
Dept. of Public Health
Jeffery Worth
Dept. of Health/Drinking Water
Delta Stewardship Council
Kevan Samsam

Independent Commissions/Boards

Delta Protection Commission
Michael Marchado
Cal EMA (Emergency Management Agency)
Dennis Castrillo

Resources Agency

Nadell Gayou
Dept. of Boating & Waterways
Nicolle Wong
California Coastal Commission
Elizabet A. Fuchs
Colorado River Board
Tamya Trujillo
Dept. of Conservation
Elizabeth Carpenter
California Energy Commission
Eric Knight
Cal Fire
Dan Foster
Central Valley Flood Protection Board
James Herola
Office of Historic Preservation
Ron Parsons
Dept of Parks & Recreation
Environmental Stewardship Section
Sue O'Leary
California Department of Resources, Recycling & Recovery
Steve McAdams
Dept. of Water Resources Resources Agency
Nadell Gayou
Fish and Game
Scot Flint
Environmental Services Division
Fish & Wildlife Region 1
Donald Koch
July 24, 2014

Mr. Jeremy Lochlroo
City of Walnut Creek
1666 North Main Street
Walnut Creek, CA 94596

Dear Mr. Lochlroo:

Trellis Residential Project – Notice of Preparation (NOP)

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We have reviewed the NOP and have the following comments to offer.

Lead Agency
As the lead agency, The City of Walnut Creek (City) is responsible for all project mitigation, including any needed improvements to State highways. The project’s fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Traffic Impact Study (TIS)
One of Caltrans’ ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts by local development on State highways. We recommend using the Caltrans Guide for the Preparation of Traffic Impact Studies (TIS Guide) for determining which scenarios and methodologies to use in the analysis. The TIS Guide is a starting point for collaboration between the lead agency and Caltrans in determining when a TIS is needed. The appropriate level of study is determined by the particulars of a project, the prevailing highway conditions, and the forecasted traffic. The TIS Guide is available at the following website address: http://dot.ca.gov/hq/tp/Offices/opp/igr_ceca_files/tisguide.pdf.

The TIS should include:
1. Vicinity map, regional location map, and a site plan clearly showing project access in relation to nearby State roadways. Ingress and egress for all project components should be clearly identified. The State right-of-way (ROW) should be clearly identified. The maps should also include project driveways, local roads and intersections, parking, and transit facilities.

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California’s economy and livability"
2. Project-related trip generation, distribution, and assignment. The assumptions and methodologies used to develop this information should be detailed in the study, and should be supported with appropriate documentation.

3. Average Daily Traffic, AM and PM peak hour volumes and levels of service (LOS) on all roadways where potentially significant impacts may occur, including crossroads and controlled intersections for existing, existing plus project, cumulative and cumulative plus project scenarios. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect study area roadways and intersections. The analysis should clearly identify the project's contribution to area traffic and any degradation to existing and cumulative LOS. Caltrans' LOS threshold, which is the transition between LOS C and D, and is explained in detail in the TIS Guide, should be applied to all State facilities.

4. Schematic illustration of traffic conditions including the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for the scenarios described above.

5. The project site building potential as identified in the General Plan. The project's consistency with both the Circulation Element of the General Plan and the Congestion Management Agency's Congestion Management Plan should be evaluated.

6. Identification of mitigation for any roadway mainline section or intersection with insufficient capacity to maintain an acceptable LOS with the addition of project-related and/or cumulative traffic. As noted above, the project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should also be fully discussed for all proposed mitigation measures.

We appreciate that your TIS will include the Interstate (I-) 680 corridor. Please ensure that possible impacts to the State Route (SR) -24 corridor are also studied, along with all key interchanges and ramps along these two corridors in the study area.

**Vehicle Trip Reduction**
Caltrans encourages you to locate any needed housing, jobs and neighborhood services near major mass transit centers, with connecting streets configured to facilitate walking and biking, as a means of promoting mass transit use and reducing regional vehicle miles traveled and traffic impacts on the State highways. We also encourage you to develop Travel Demand Management (TDM) policies to encourage usage of nearby public transit lines and reduce vehicle trips on the State Highway System.

In addition, secondary impacts on pedestrians and bicyclists resulting from any traffic impact mitigation measures should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would in turn be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips and traffic impacts on State highways.

"Caltrans improves mobility across California"
Mr. Jeremy Lochirco, City of Walnut Creek  
July 24, 2014  
Page 3  

Should you have any questions regarding this letter, please contact Keith Wayne of my staff by telephone at (510) 286-5737, or by email at Keith_Wayne@dot.ca.gov.

Sincerely,

[Signature]

ERIK ALM, AICP  
District Branch Chief  
Local Development – Intergovernmental Review  

c: Scott Morgan, State Clearinghouse
August 14, 2014

Mr. Jeremy Lochirco  
City of Walnut Creek  
1666 North Main Street  
Walnut Creek, CA 94596

Dear Mr. Lochirco:

Subject: Trellis Residential Project, Notice of Preparation of a Draft Environmental Impact Report, SCH #2014072044, City of Walnut Creek, Contra Costa County

The California Department of Fish and Wildlife (CDFW) has reviewed the documents provided for the subject project, and we have the following comments.

Please provide a complete assessment (including but not limited to type, quantity and locations) of the habitats, flora and fauna within and adjacent to the project area, including endangered, threatened, and locally unique species and sensitive habitats. The assessment should include the reasonably foreseeable direct and indirect changes (temporary and permanent) that may occur with implementation of the project. Rare, threatened and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, Section 15380). CDFW recommended survey and monitoring protocols and guidelines are available at [http://www.CDFW.ca.gov/biogeodata/cnndb/pdfs/Protocols_for_Surveying_and_Evaluating_Impacts.pdf](http://www.CDFW.ca.gov/biogeodata/cnndb/pdfs/Protocols_for_Surveying_and_Evaluating_Impacts.pdf).

Please be advised that a California Endangered Species Act (CESA) Permit must be obtained if the project has the potential to result in take of species of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA Permit is subject to CEQA documentation; therefore, the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the project will impact CESA listed species, early consultation is encouraged, as significant modification to the project and mitigation measures may be required in order to obtain a CESA Permit.

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed, CDFW may require a Lake and Streambed Alteration Agreement (LSAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant. Issuance of an LSAA is subject to CEQA. CDFW, as a responsible agency under CEQA, will consider the CEQA document for the project. The CEQA document should fully identify

Conserving California’s Wildlife Since 1870
the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for completion of the agreement. To obtain information about the LSAA notification process, please access our website at http://www.dfg.ca.gov/habcon/1600/; or to request a notification package, contact CDFW’s Bay Delta Regional Office at (707) 944-5500.

If you have any questions, please contact Mr. Robert Stanley, Environmental Scientist, at (707) 944-5573; or Ms. Annee Ferranti, Senior Environmental Scientist (Supervisory), at (707) 944-5554.

Sincerely,

Scott Wilson
Regional Manager
Bay Delta Region

cc: State Clearinghouse
July 23, 2014

Jeremy Lochirco, Senior Planner
City of Walnut Creek
Community Development Department
1666 N. Main Street
Walnut Creek, CA 94596

RE: NOP for EIR (Residential development project)
2071 Tice Valley Blvd. and 2055 Tice Valley Blvd., Walnut Creek
APN 189-130-047 and 189-130-048

Dear Mr. Lochirco:

The Contra Costa Environmental Health Division (CCEHD) has received a request for agency comments for the above referenced project. The following are our comments if the project is served by public sewer and public water:

1. A permit from CCEHD is required for any well or soil boring prior to commencing drilling activities, including those associated with environmental investigation and cleanup and geotechnical investigation.

2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEHD. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these should be clearly marked, kept secure, and destroyed pursuant to CCEHD requirements.

These comments do not limit an applicant’s obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 692-2535.

Sincerely

[Signature]

Joseph G. Doser, REHS
Supervising Environmental Health Specialist

cc: Ed Diaz, Environmental Health Specialist II

JGD:tf
August 12, 2014

Jeremy Lochirco, Senior Planner
City of Walnut Creek
1666 North Main Street
Walnut Creek, CA 94596

RE: Notice of Preparation of an Environmental Impact Report for the Trellis Residential Project
Our File: 3067-06 189-130-047 & 048

Dear Mr. Lochirco:

We have reviewed the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Trellis Residential Project, which we received by e-mail on July 23, 2014. The following are our comments:

General Comments
1. Please include our office in the distribution list for the environmental document and other supporting documents for this project. Please send the documents to Contra Costa County Public Works Department, Attention: Mario Consolacion, 255 Glacier Drive, Martinez, CA 94553.

2. The two properties identified in the NOP as part of the project are located in Drainage Area 67 (DA 67). The owners should be required to comply with the fee ordinance of DA 67. We request that this requirement to comply with the fee ordinance of DA 67 be included in the Conditions of Approval of the project. We will provide additional information about the drainage fee requirements during the review of the development plans.

3. The properties are also located in Drainage Area 67A (DA 67A). DA 67A is the assessment district for the maintenance of Rossmoor detention basin. The properties should be required to annex to DA 67A before the filing of the final map. We request that this annexation requirement be included in the Conditions of Approval of the project. We will provide information for this annexation process during the review of the development plans.
Flood Control Engineering Comments

4. We received an e-mail from a downstream resident on Tice Valley Lane regarding his concerns about the Trellis Residential Project. We referred his email to the City on July 23, 2014. We request that the resident’s concerns, which are summarized below, be addressed in the environmental document:

a. The adverse impacts of the high density of development of 73 1,000-1,300 square foot homes on a mere 5 acres of land (14.6 homes per acre) as well as its impacts on traffic and spot zoning.

b. The possible diminution of the resident’s home value and the character of the community.

c. The impacts of the development to Tice Creek. The creek runs through the resident’s property, and the development presents a clear danger of flooding, or alternatively drying up, of Tice Creek.

d. The additional 100-240 residents moving in the area will negatively impact the wildlife and increase pollution of the creek.

e. What steps have or could be taken to address the negative impacts of this development on Tice Creek?

5. We recommend that maps and exhibits be included in the Hydrology Section to show and clarify the following:

a. The limits of residential project within the Tice Creek watershed, the location of Rossmoor detention basin relative to the project site, and the reach of Tice Creek from Rossmoor detention basin to Newell Avenue.

b. The western and eastern subwatersheds of the project site mentioned in the NOP.

c. The existing drainage facilities for the eastern and western subwatersheds, the anticipated amount of storm runoff entering Tice Creek from each existing subwatershed drainage system, and the location of the discharge point for each of these systems at Tice Creek.

d. The reconfiguration of the stormwater collection systems at the project site and the estimated amount of storm runoff entering Tice Creek from the reconfigured collection systems.

e. The location of the bio-filtration areas mentioned in the NOP and the estimated amount of runoff entering and leaving the bio-filtration areas and entering Tice Creek.

f. The properties along or near Tice Creek in the City and in the unincorporated areas, which are located in the flood zones. Attached is a copy of the flood zone information for the unincorporated areas between Tice Valley Lane and Castle Hill Road.
6. We recommend that the environmental document include an analysis of the capacity of Tice Creek, other existing watercourses, and man-made drainage systems in the vicinity of the project site. We recommend that the environmental document identify any adverse impacts of the Trellis Residential Project to Tice Creek, the existing watercourses and man-made drainage facilities, and include mitigation measures for adverse drainage impacts.

7. The NOP indicated that the proposed stormwater system will maintain existing drainage patterns and maintain pre-development peak flow rates within each of the subwatershed. We recommend that analysis that shows that the pre-development peak flow rates will be maintained at the project site be included in the Hydrology Section and submitted to the County for our review.

8. The project could result in increases in the volumes of storm runoff, velocities of storm runoff flows, peak flows, as well as longer duration of runoff flows at Tice Creek. We recommend that these potential adverse impacts of the project be analyzed and the results of the analysis be made part of the environmental document.

9. Many properties in the unincorporated areas, from Tice Valley Lane to Castle Hill Road and in the City areas downstream of the project site, are located in the flood zones. We request that the environmental document address the impacts in the increases in storm runoff volumes, velocities of runoff flows, peak flows, and longer duration of flows at Tice Creek to the areas that are now in the flood zone. The mitigation measures to address adverse impacts should be included in the environmental document for this project.

10. We recommend that the environmental document include an analysis to determine whether the reaches of Tice Creek in the downstream unincorporated areas has creek bank instability susceptible to erosion and lateral migration, which could be affected by the increases in the flow velocities, storm runoff flow volumes, peak flows, and longer duration of creek flows due to the project. The mitigation measures to address adverse drainage impacts should be included in the environmental document for this project.

11. Rossmoor detention basin is located upstream of the project site. The basin was designed to reduce drainage problems in areas downstream of the basin but was not intended to totally eliminate the drainage problems. We request that the environmental document include an analysis that evaluates whether the volumes of storm runoff, velocities of flows, peak flows, and longer duration of storm flows...
generated by the project site when combined with the discharges from the Rossmoor basin could adversely affect downstream neighborhoods.

12. We recommend that the environmental document include an analysis to evaluate whether the timing of the peak flows from Rossmoor detention basin could end up coinciding with the peak flows from the project site and determine the potential adverse impacts of such occurrences to the surrounding areas. The Contra Costa County Flood Control and Water Conservation District may be able to provide information about Rossmoor detention basin through its Fee-for-Service program.

**Transportation Engineering Comments**
The Transportation Engineering Division of the County Public Works Department provided the following recommendations related to the Notice of Preparation Document for the Proposed Trellis Residential Project in the City of Walnut Creek (APN 189-130-047).

1. The proposed project should be consistent with all planning documents adopted by the County, such as the General Plan, Countywide Bike Plan, etc. For example, the traffic impact analysis should utilize the Level of Service Standards per the County General Plan for suburban areas.

2. The environmental document should address the impact of additional traffic entering Tice Valley Boulevard and consider mitigation measures to address impacts to motorists, bicyclists, and pedestrians. In addition, the intersection spacing must comply with Contra Costa County Title 9 requirements.

3. The students within this development will attend Parkmead Elementary School, located in unincorporated Contra Costa County and accessed via County roads. Contra Costa County is updating the Central County Area of Benefit (CCAOB) Project list to include future pedestrian and/or bicycle infrastructure on Tice Valley Boulevard and Newell Avenue, which are critical locations for the community.

4. The traffic analysis should include road segments and intersections within unincorporated Contra Costa County, such as Tice Valley Boulevard at Meadow Road and Olympic Boulevard, as well as Newell Avenue at Lilac Drive, Magnolia Way, and Olympic Boulevard.

5. The project proposes 25 guest parking spaces throughout the project site. Is the number of stalls adequate? Currently, events at the adjacent gym and soccer field exceed the capacity of the parking lot, and on-street parking is used for overflow.
Please verify that adequate parking is provided to prevent overflow restriction to the narrow portion of Tice Valley Boulevard.

6. The attachments to the NOP indicate that the proposed 71 single family homes will generate less traffic than past uses. As the historic school property has not experienced maximum utilization over the past twenty years, it is reasonable to anticipate that traffic will increase as a result of the project.

We appreciate the opportunity to provide comments on this residential project and we look forward to reviewing the responses to our comments on the Notice of Preparation. If you should have any questions, please call me at (925) 313-2283 or e-mail me at mcons@pw.cccounty.us.

Sincerely,

Mario Consolacion
Senior Engineering Technician
Flood Control Engineering

MC:J30lew
G:\\N00t\CurDev\CITIES\Walnut Creek\Trellis Residential Project\NOP August 2014 lt\email
Enclosure: Flood Zone Map, unincorporated areas

c: Michael Carlson, Flood Control
Tim Jensen, Flood Control
Teri E. Raj, Flood Control
Jerry Pank, Transportation
Nancy Wein, Transportation
Merrill Sen, Transportation
Mary Halle, Transportation
Jon Busenick, Transportation
Mr. Patrick Germain
24 Tice Valley Lane
Walnut Creek, CA 94595
Pulte Homes
6310 Stoneridge Mall Road, 5th Floor
Pleasanton, CA 94588
Mr. Jeremy Lochirco, Senior Planner  
Walnut Creek Planning Department  
1666 North Mail Street  
Walnut Creek, CA 94596  

Re: Pulte Homes Trellis Residential Project  

Dear Mr. Lochirco:  

It is incumbent upon the public representatives — planners, resource providers, council members, and other decision makers — to think of the benefits and potential negative consequences of any development project.  

Developers seek to maximize their profits while professing to care about the impact of their projects. In the case of the Pulte development, a dense development such as they propose will cause a radical change in the semi-rural Tice Valley area. Because space is available doesn't mean every square meter should be developed. Many people, myself included, feel the higher the residential density, the less desirable — socially and environmentally -- and the greater the impact on all community services.  

Little consideration seems to be given to the impact caused by the development on the county portion of Tice Valley Road which is two lane and without shoulders. Are “traffic calming elements” their solution? I note in the document circulated that the traffic issue is addressed with the comment, “(the project) will slightly increase existing traffic load.” Walnut Creek is becoming notorious for its parking problems, and anyone who lives in the Tice Valley area today knows the parking problems that already exist when there is an event at the gym. What happens, I ask, when several of the 71 residences have guests or throw a party, will 25 guests parking spaces be sufficient?  

There is no other way to describe the project other than too dense! Three-story housing, itself, in a low-silhouette, semi-rural area seems very inappropriate and elicits negativity.  

In preparing the EIR, it appears the goal is to support the idea the project will create “less than significant environmental impact” while on the other hand, the CEQA Guidelines Section requires an EIR to identify an “environmentally superior alternative.” An alternative to the Trellis project is what Tice Valley needs and deserves.  

cc: Council Members  

Sincerely,  

Elaine One
Hi Jeremy,

I assume this will already be covered in the EIR, but our only concern is the possible lack of street parking for our residents. Tice Oaks is a senior community so ideally they will not suffer by needing to walk further due to this development. A number of our residents currently utilize street parking due to limited parking available within Tice Oaks. If at all possible, this limitation could be discussed while planning the parking for the new development.

Best Regards,

Darnell Williams, Asset Manager
MidPen Property Management Corp
t. 650.356.2976 f. 650.357.9765
dwilliams@midpen-housing.org
From: Steve Francis [mailto:sfran999@comcast.net]  
Sent: Saturday, August 02, 2014 2:57 PM  
To: Jeremy Lochirco  
Cc: Nick Kosa; Darleen Francis  
Subject: Notice of Preparation of an Environmental Impact Report

My name is Steve Francis and I live at 394 Montecillo Drive, Walnut Creek. My Southern property line is also the Walnut Creek City limit line – so I am a resident of Walnut Creek.

With reference to the upcoming August 6, 2014 Scoping Meeting for the Trellis Residential Project, I would like to make the following comments by email, rather than having to take up public comment time during the meeting itself:

**Circulation, Access and Parking**

The proposed development will increase traffic on Tice Valley Blvd. from what is currently being experienced (with abandoned JCC buildings). However, this increase is probably less than what was experienced when the JCC was operating. There are currently some congestion and speeding problems on Tice Valley Blvd. Eastbound from the site.

When the traffic analysis is performed, this must be taken into account.

More importantly, the proposed upgrade of the Rossmoor Shopping Center must be included in any traffic analysis, since this upgrade will have a much larger impact on traffic patterns than the Trellis Project. Traffic analysis should include this new potential project along with the Trellis Project.

Additionally, traffic calming elements (i.e. Stop Signs) along Tice Valley Blvd. Eastbound, and the addition of bicycle lanes should be considered along this route.

**Project Approvals**

Changing the General Plan land use designation from OC/R to MFL seems like a quantum leap of land use designation.

The land use designation East of the project (in the County), I believe, is “Single Family Residential Low” (SL) and almost all of the properties are a minimum of 0.5 acre. So, these properties are probably R-20?

A more reasonable change would be to a residential zoning (i.e. R-8 or higher) with the various design and layout requirements associated with that zoning.

Several other considerations must be reviewed:

- The East property line is the City limit with the County. As such, it serves as a visual gateway to the City. Abrupt changes in land use from rural single story to 3 story cluster housing is not visually pleasant.

- The current relatively low development on the site allows ridgeline views behind the property which would be blocked by 3-story development. At a minimum, setting the homes further from the road and stepping building height from 2 story to 3 story should be considered to minimize the visual impact from the street, and to allow the view of ridgelines to be preserved.

**Project Alternatives**

There is an existing school on the property. A viable alternative would be to re-open that school as a private school. An example of this might be the Doris-Eaton School which has not had its lease extended by the Walnut Creek School District. An alternate use such as this would return the site usage to its original intent and increase adjacent property values in the area.

In conclusion, I am not fully opposed to the development of this site as residential. I supported the subdivision of the Nejedly Minor Subdivision (Y-08-117) which sits adjacent to my property as a responsible and well thought out development. I just believe that the current design does not fit with the current/future hopes that the residents of Tice Valley have for their rural community.

Regards,

Steve Francis