

4.12 Public Services and Recreation

This section describes existing public services (including police, fire protection, emergency medical service, public schools, recreational resources) serving the Project Site. It evaluates the potential environmental impacts of the Project to those public services.

4.12.1 Environmental Setting

Police Services

The Walnut Creek Police Department provides criminal investigation and law enforcement services in the City. The Police Department operates from headquarters at 1666 North Main Street at City Hall and has five unstaffed satellite offices. According to the Strategic Plan, the Police Department staffing levels have been consistent in the recent decade and were approximately 78 sworn officers, 38 civilian employees, and 69 volunteers in 2007 (Walnut Creek Police Department, 2007). As of 2010, the staffing numbers reduced slightly to 76 sworn officers and 35 civilian employees. There is no official number of volunteer personnel (Schultz, 2011). The 76 sworn officers yield approximately 1.11 officers for every 1,000 residents in Walnut Creek, based on a citywide population of 68,300 (see Section 4.11, *Population, Housing and Employment*). However, development of the downtown and a daytime population far exceeding the residential population (estimated at nearly double) creates an increase in demand for police services. For this reason, the Police Department does not suggest using the ratio of officers to residents as a measure of sufficient staffing levels (Walnut Creek Police Department, 2007).

The Police Department divides the City into three geographic sectors, in which it provides 24 hour patrol services and responds to calls for service. The three sectors include Sector 1, southern, Sector 2, northwest, and Sector 3, eastern. The Project Site is in Sector 2, which includes most of the downtown core (Walnut Creek Police Department, 2011).

The Police Department prioritizes incoming calls into three categories. Calls are categorized as priority one when serious injury is likely or imminent, and when a felony or domestic violence offence is in progress. Priority two calls are considered urgent but not emergencies requiring immediate response such as alarm calls, misdemeanors in progress, and blocked vehicle traffic. All other calls are considered nonemergency priority three calls.

In 2010 there were approximately 39,500 calls for services comprised of 152 priority one calls, 7,680 priority two calls and 31,581 priority three calls. The response times in 2010, from dispatch to arrival for priority one calls in 2010 averaged just over four minutes 97 percent of the time.. Average response time for priority two calls in 2010 is recorded as almost 7.5 minutes. However, fewer than 70 percent of the priority two calls contained adequate information to determine response time and thus were not counted in the “average.” In 2010, the average response time for priority three calls was close to 19.5 minutes. Thus, the Police Department is currently meeting the response times identified in the General Plan, as set forth in Section 4.12.2 below.

Broadway Plaza provides private security services for the overall shopping center grounds, buildings and parking lots, as well as assistance to individual tenants. Each store implements its own security policies and coordinates with the Police Department for loss prevention.

Fire Protection and Emergency Medical Services

The Project Site is located within the service area of the Contra Costa County Fire Protection District. The District provides fire-protection and first-responder emergency-medical services to more than 600,000 residents in a 304 square mile area including nine cities and unincorporated area. The District responds to approximately 45,000 incidents annually and maintains 30 fire stations, four of which (Stations 1, 3, 4, and 7) are located within the city limits of Walnut Creek. Additionally, the District operates a regional communications center that provides dispatch service for the East Contra Costa, Moraga-Orinda, Crocket-Carquinez, Rodeo-Hercules Fire Protection Districts as well as the City of Pinole Fire Department (Contra Costa County Fire Protection District, 2011).

The District has a staff of 364 personnel. The resources currently allocated to the four fire stations within Walnut Creek include a total of three fire engine companies, one ladder truck and 12 personnel (including at least 4 paramedics). Station 1, located at 1330 Civic Drive, is the nearest station to the Project Site (approximately one-half mile north). This station is staffed with a crew of three personnel using one ladder truck. At least one crew member is a paramedic at all times. In addition, two fire engines are housed at Station 1 (Broschard, 2011).

The District uses a medical priority dispatch system that ranks calls as emergency or non-emergency. Additionally, the District uses pre-established response configurations for non-medical calls that dispatch specific units and certain amounts of units to emergency and non-emergency incidents. The District's general response time goal is five minutes for emergency calls and 12 minutes for non-emergency calls. In 2010, the District was dispatched to 49,394 calls for service. Specifically, Fire Station 1 responded to approximately 2,226 emergency and 643 non-emergency calls for service in 2010. The average District response time in 2010 was just under seven minutes (Broschard, 2011).

The risk of structural fires within Walnut Creek is minimal due to adequate fire fighting resources, the relatively new condition of structures and building code requirements. Building development in the City continues to comply with applicable building codes, and the District continues to implement its building inspection program. The District's Fire Prevention Bureau provides fire prevention services through detailed development plan review, construction project inspection and local and state Building and Fire Code enforcement (Contra Costa County Fire Protection District, 2011). In addition to sending all relevant building permits to the District for review and approval, the City seeks District comments on all discretionary proposals presented to the City (Nodder, 2011).

Public Schools

Residents and employees of the City of Walnut Creek may send their children to the Walnut Creek School District (WCSD) for elementary and middle school and to the Acalanes Union High School District (AUHSD) for high school education.

The WCSD operates five elementary schools (grades K-5) and one intermediate school (grades 6-8) (WCSD, 2011). With 3,453 students, the 2010-2011 school year, enrollment in the WCSD represents a four percent increase from the previous year and a 15-year enrollment peak.

Each of the elementary schools is close to the Project Site. Parkmead Elementary School, located at 1920 Magnolia Way, approximately one mile from the Project Site, is the nearest elementary school. The 2010-2011 school year enrollment at Parkmead Elementary was 508 students. This represents a three percent increase from the previous school year and is close to the 15-year enrollment peak which occurred in 1998-1999 (512 students). The intermediate school, Walnut Creek Intermediate School, is approximately 1.5 miles from the Project Site at 2425 Walnut Boulevard. The intermediate school had a 2010-2011 school year enrollment of 1,137 students. This represents a two percent increase from the previous school year but is approximately 10 percent below the 15-year peak of 1,254 students in the 2003-2004 school year (California Department of Education, 2011). Overall, the district has experienced significant growth and is currently at capacity. To accommodate growth and limit class size, the WCSD is planning the addition of five portable classrooms in the 2011-2012 school year and the addition of five more portable classrooms the following year (Collins, 2011).

The AUHSD has five high schools serving students in grades 9 through 12 in the communities of Canyon, Moraga, Lafayette, Orinda and Walnut Creek (AUHSD, 2011). Las Lomas High School is located at 1460 S. Main Street in Walnut Creek, less than one-half mile south of the Project Site. Enrollment for the 2010-2011 school year was 5,589 for AUHSD and 1,468 for Las Lomas High School (California Department of Education, 2011a). With an operating capacity of 1,500, Las Lomas High School is considered at capacity and impacted. However, AUHSD currently has remaining operating capacity in Acalanes, Campolindo and Miramonte high schools and can divert Las Lomas students to these facilities as needed. Thus far, the only students diverted away from Las Lomas High School had been enrolled through interdistrict transfer agreements. AUHSD has not had to divert students who were residents of the Las Lomas geographic area (Learned, 2011).

Student Generation

The California State Allocation Board (SAB) Office of Public School Construction regulates enrollment projections for the state's public school districts. The SAB defines a number of options to generate pupil enrollment projections and provides an approved methodology for determining the elementary, middle and high school pupils that would be generated by new residential units. This methodology is based on historical student generation rates of new residential units constructed within the school district during the previous five years. Only new

residential units of a similar type to those anticipated may be used as a basis for defining the student yield factor (SAB, 2009).

The statewide average student yield factors as provided by the SAB. The statewide average student yield factor is 0.7 student per new dwelling unit, consisting of 0.5 elementary or middle school student and 0.2 high school student.¹ These estimates are a result of statewide sampling that incorporates widely varying dwelling unit types, households, and other demographic characteristics across the state. However, to project enrollment, AUHSD employs a district-specific student yield factor of between 0.17 and 0.25 students per dwelling unit for multi-family residential developments (Learned, 2011).

Parks and Recreation

Walnut Creek has over 3,000 acres of open space, developed parks, and recreational areas. This includes over 2,700 acres of undeveloped ridgelines in four city-owned open space areas. Acalanes Ridge, Lime Ridge, Shell Ridge, and Sugar loaf open space areas offer passive and active recreational opportunities to the Walnut Creek population including hiking, biking, horseback riding, and fishing (City of Walnut Creek, 2002). Walnut Creek is located near a major state park (Mt. Diablo State Park) and several regional parks that provide recreational, educational, and passive recreational opportunities for the City's residents.

In addition, the City owns and maintains approximately 400 acres of developed parkland in 19 parks (City of Walnut Creek, 2006). The City's Recreation Division offers a variety of programs for all ages at various locations throughout the City. Fee and free programs are offered year-round in aquatics, sports, therapeutic recreation, special events, and leisure activities (City of Walnut Creek, 2011). Parks in the vicinity of the Project Site include Liberty Bell Plaza, Alma Park, and Civic Park and Community Center. Liberty Bell Plaza contains a fountain and seating in a small plaza across Mt. Diablo Boulevard from the Project Site. Alma Park, which is approximately 2 acres two blocks west of the Project Site, offers picnic areas, benches and views. Civic Park is a 10-acre park with a playground, sports courts, trail connections, picnic area, garden, community center, and branch library. Local school districts also make some elementary and middle school recreation areas and playfields available for general public use (City of Walnut Creek, 2006). The Las Lomas High School campus is just south of the Project Site across Newell Avenue.

According to the General Plan Policy 6.1(see Regulatory Setting below), the City maintains a parkland to resident ratio goal of five acres per 1,000 residents. Considering Walnut Creek's 2010 population of approximately 68,300 (see Section 4.11, *Population, Housing and Employment*) the City's existing ratio of 5.9 acres per 1,000 residents currently exceeds this goal.

¹ The statewide average student yield factors are guided by the State Allocation Board (SAB) Regulations Section 1859.2, and defined in Form SAB 50-01.

4.12.2 Regulatory Setting

State

California Fire Code

The California Health and Safety Code, Section 13000, et seq. includes regulations concerning building standards (as also set forth in the California Building Code), fire protection systems, fire protection devices (such as extinguishers and smoke alarms, and high-rise building standards), and standards for building inspection and certification.

Senate Bill 50

The Leroy F. Greene School Facilities Act of 1998, or Senate Bill 50 (SB 50), restricts the ability of local agencies, such as the City of Walnut Creek, to deny land use approvals on the basis that public school facilities are inadequate. SB 50 authorizes school districts to levy developer fees to finance the construction or reconstruction of school facilities to address local school facility needs resulting from new development. SB 50 establishes the base amount of allowable developer fees for school impacts. In January 2010, the State Allocation Board (SAB) maintained Level 1 Fees at \$0.47 per square foot of enclosed and covered space in any commercial or industrial development and \$2.97 per square foot for residential development (SAB, 2010). Public school districts can, however, impose higher fees than those established by the SAB, provided they meet the conditions outlined in the act. Private schools are not eligible for fees collected pursuant to SB 50. The WCSD and AUHSD have an agreement whereby AUHSD forgoes all development impact fees and WCSD is permitted to collect 100 percent of the Level 1 Fees (Learned, 2011).

City of Walnut Creek

General Plan 2025 Policies

The City of Walnut Creek General Plan, adopted by the City on April 4, 2006, establishes comprehensive, long-term land use policies for the City. The General Plan includes the following chapters that address the required general plan elements required by state law: Quality of Life, Natural Environment and Public Spaces, Built Environment, Transportation, and Safety and Noise. The Housing Element was adopted in 2009 under a separate update process and was certified by the California Department of Housing and Community Development in 2010. The General Plan identifies goals, policies, and actions specific to each of its elements. The General Plan contains the following goals and policies regarding police services, fire protection, public schools, and parks and recreation:

Safety and Noise

- **Goal 4:** Strive to prevent and reduce damage related to fire hazards.
 - *Policy 4.1:* Regulate projects in high risk areas.
 - *Policy 4.2:* Work with the Contra Costa County Fire Protection District toward addressing fire response times and other fire-related issues inside the planning area.

Action 4.2.1: Require that all new development or redevelopment plans be submitted to the fire district for review.

- **Goal 5:** Promote public safety.
 - *Policy 5.2:* Maintain a response time of less than 5 minutes for emergency calls and for other calls less than 20 minutes, 95 percent of the time.
 - *Policy 5.3:* Support Community Oriented Policing.
 - *Policy 5.5:* Seek ways to reduce police service demands through project design enhancements.

Action 5.5.1: Incorporate crime reduction and public safety features in the design and planning of private and public projects.

Action 5.5.2: Submit all discretionary permits to the Police Department for analysis of and recommendations to reduce crime.

Quality of Life

- **Goal 9:** Facilitate lifelong educational opportunities for all ages, and support the success of schools.
 - *Policy 9.1:* Encourage excellent educational opportunities for all ages.

Natural Environment and Public Spaces

- **Goal 6:** Acquire additional parklands.
 - *Policy 6.1:* Plan park acquisitions and provide parkland and facilities adequate to support the city's recreational needs, activities, and programs.
 - Action 6.1.1: Maintain 5 acres of parkland per 1,000 people.
 - Action 6.2.2: Consider establishing an impact fee on commercial development to be used to develop new or enhance existing parks or public plazas.
 - Action 6.2.3: Create flexible development policies and regulations that encourage owners and developers to provide parkland or other public spaces or plazas, beyond the amount of open space and/or landscaping already required.
- **Goal 7:** Provide publicly accessible outdoor spaces in the Core Area.
 - *Policy 7.2:* Encourage the development of, maintenance of, and connectivity between high-quality public spaces in the Core Area.
 - Action 7.2.1: Define, design, and complete a network of public walkways and small public spaces in the Core Area.
 - *Policy 7.3:* In conjunction with Core Area commercial and residential development and redevelopment, offer incentives for creating and maintaining public spaces, including pocket parks and plazas.
 - Action 7.3.1: Identify potential pocket park and plaza locations when reviewing precise and specific plans.

4.12.3 Impacts and Mitigation Measures

Significance Criteria

The Project would have a significant impact with regard to public services if it were to:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:
 - (a) Police Services
 - (b) Fire Protection
 - (c) Schools Facilities
 - (d) Parks
2. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
3. Include recreational facilities or require the construction or expansion of recreational facilities which might have adverse physical effects on the environment.

Approach to Analysis

The environmental impact analysis for public services in this EIR involves an assessment of existing public services standards and capacity as well as existing public school resources and enrollment data. The methodology included corresponding with the various agencies to request current information about service capabilities, service ratios, response times, performance objectives, number of apparatus, etc. and reviewing web-based information. The methodology also included a review of data acquired from the California Department of Education and evaluation of trends over the past 15 years for which enrollment data are available.

This analysis focuses on how growth projections resulting from the Project, for each scenario, could affect the demand for public services at the Project Site and in the City of Walnut Creek and vicinity. The analysis of public services and potential impacts related to the need for new and/or expanded facilities is based on the population, housing and employment projections described in Section 4.11, *Population, Housing, and Employment*. Generation rates, used to calculate the Project's anticipated demand for public schools, were acquired from the State Allocation Board (SAB) Office of Public School Construction and through communication with the specific school districts. Additionally, the Project was evaluated for conformity with the goals, objectives and policies of the General Plan related to the provision of public services.

Impacts by Project Scenario

For all significance criteria relating to community services, the Project-related impacts are discussed together under a single Impact Statement for each criterion. Specific discussions are provided for the Maximum Commercial Scenario and the Maximum Mixed-Use Scenario for each criterion, as appropriate.

Impacts

Police Protection Services

The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection (Criterion 1(a)). (Less than Significant)

Impacts on police protection services are considered significant if an increase in population or development levels would result in inadequate staffing levels, response times and/or increased demand for services that would require the construction of new or altered facilities that might have an adverse physical effect on the environment.

Maximum Commercial Scenario. Implementation of the Project's Maximum Commercial Scenario would increase commercial uses on the Project Site by up to 300,000 square feet and thereby generate an estimated 670 net new jobs /employees. New commercial uses would also increase the number of shoppers to the Project Site and the downtown.

Maximum Mixed-Use Scenario. Implementation of the Project's Mixed-Use Scenario would increase commercial uses on the Project Site by up to 200,000 square feet and thereby generate an estimated 448 net new jobs/employees and associated shoppers. The 200 residential units proposed as a part of this scenario would yield approximately 418 net new residents (assuming full-occupancy) (see Section 4.11, *Population, Housing and Employment*).

The increased permanent and/or daytime population in the Project Site and surroundings could generate additional calls for police services and a need for additional patrol time related to crime, traffic and parking. However, it is not anticipated that the Project, under either development scenario, would require an increase in employees such that new or physically altered police facilities would be required. Therefore, potential environmental impacts of the project related to police protection would be less than significant.

Mitigation: None required.

Fire Protection and Emergency Medical Services

The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection and emergency medical response (Criterion 1(b)). (Less than Significant)

Impacts on fire protection services are considered significant if an increase in population or development levels would result in inadequate staffing levels, response times and/or increased demand for services that would require the construction of new or altered facilities that might have an adverse physical effect on the environment.

Maximum Commercial Scenario. As described above in the police protection services impact discussion and in Section 4.11, *Population, Housing and Employment*, implementation of the Project would result in an increase in the number of employees and customers. The net new daytime population in the Project Site and surroundings would result in an incremental increase in calls for fire and emergency medical services on the Project Site and surroundings. However, according to the District's review, the operation or construction of the Project would not require additional staff and/or equipment such that a new or expanded fire station would be required (Leach, 2011b).

Maximum Mixed-Use Scenario. As described above in the police protection services impact discussion and in Section 4.11, *Population, Housing and Employment*, implementation of the Project would result in an increase in the number of employees, customers, and residents. The net new permanent and daytime population in the Project Site and surroundings would result in an incremental increase in calls for fire and emergency medical services on the Project Site and surroundings. However, according to the District's review, the operation or construction of the Project would not require additional staff and/or equipment such that a new or expanded fire station would be required (Leach, 2011b).

For both scenarios, Fire sprinklers would be provided in the Project. The District Fire Prevention Bureau would review the project construction plans and inspect the construction work as it progresses to ensure that proposed buildings meet State and local Building and Fire Code requirements (Leach, 2011b). In addition, as explained in Section 4.14, *Utilities and Service Systems*, existing fire flow and water pressure in the Project Site and surroundings are adequate to accommodate the Project. Therefore, potential environmental impacts of the Project on fire protection would be less than significant.

Mitigation: None required.

Public Schools

The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools (Criterion 1(c)). (Less than Significant)

The Project, under each scenario, would result in an increase in Walnut Creek's student population, either directly through new residential units, or indirectly through new employee interdistrict transfers. The Project is located within the WCSD and the AUHSD boundaries.

Maximum Commercial Scenario. As allowed by state law [California Education Code Section 48204(b)], school districts have the discretion to allow new employees working in the Project Site who do not live within either of the districts' boundaries to send their children to schools in these districts, though the school districts are not required to do so. However, as presented in Section 4.11, *Population and Housing*, this scenario would generate approximately 670 new jobs and the number of net new students associated with this growth in employment is likely to be small and is too speculative for impacts assessment under CEQA. Additionally, districts have the option of distributing students among the schools within either of the districts' boundaries, thereby reducing substantial enrollment impacts at any one school. In 2008-09, 8.88 percent of Contra Costa County students attended private schools (California Department of Education, 2008). Therefore, a portion of new students would also be expected to attend private schools.

Maximum Mixed-Use Scenario. Development under the Project's Mixed-Use Scenario would result in the construction of 200 new residential units where none existed previously. Conservatively assuming 100 percent occupancy of the proposed 200 dwelling units, and using the statewide average student yield factors of 0.5 elementary or middle school students per new dwelling unit, and the high-end of the AUHSD student yield factors of 0.25 high school students per new dwelling unit, the Mixed-Use Scenario would result in approximately 150 new students (100 elementary and middle school students and 50 high school students)². These students would represent a 2.9 percent increase to the local school systems considering the recent peak enrollment of the WCSD District and AUHSD's Las Lomas High School combined (approximately 5,183 students).

In addition, as described above, the school districts have discretion to allow new employees working in the Project Site who do not live within either of the districts' boundaries to send their children to schools in these districts, though the school districts are not required to do so. However, as presented in Section 4.11, *Population and Housing*, even if all such students were granted permission to attend, this scenario would generate approximately 448 new jobs and as stated above, approximately 150 new students; and the estimated increase in student population associated with this growth in employment and population is likely to be small and is too speculative for impacts assessment under CEQA. Additionally, new students would be distributed among the schools within either of the districts' boundaries, thereby reducing substantial enrollment impacts at any one school. In 2008-09, 8.88 percent of Contra Costa County students attended private schools (California Department of Education, 2008). Therefore, a portion of new students would also be expected to attend private schools in other areas.

² Based on the few large projects that have opened in the district in the past two years, the generation rate would be less than 0.5 elementary students per unit because a large portion of the units have been loft and one-bedroom. Therefore, the state average of 0.5 students per new dwelling unit is considered suitably conservative for this analysis (Collins, 2011).

Under either scenario, the increase in school-age children, given the timeframe for the generation of new students, is not anticipated to impact the capacity of existing school facilities within the local school districts and require additional or expanded facilities.

Pursuant to SB 50 (see Regulatory Setting above), the Project would be required to pay school impact fees established to offset potential impacts from new development of school facilities. Currently, the WCSD and AUHSD have an agreement whereby AUHSD forgoes all development impact fees and WCSD is permitted to collect 100 percent of the fees (Learned, 2011). These fees, which were last updated in June of 2007, are set at \$1.20 per square foot for low-density residential development, \$0.26 per square foot for high density residential development (30 or more units per acre), and \$0.25 per square foot for commercial and industrial development. Whether or not a district collects impact fees from residential or commercial development, the California State Legislature has determined both that payment of fees mandated under SB 50 shall be the exclusive method of mitigating school facilities impacts and that payment of such fees shall be deemed to provide full and complete school facilities mitigation.

Therefore, although Project could result in an approximately 2.9 percent increase in the combined student population of the schools serving the Project Site, payment of fees mandated under SB 50 is the exclusive method of considering and mitigating the impacts on school facilities, no additional mitigation would be required, and the impacts of the Project on school facilities would be less than significant.

Mitigation: None required.

Parks and Recreation

The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios of park land to residents (Criterion 1(d)). (Less than Significant)

Parks in the vicinity of the Project Site include Alma Park, Liberty Bell Plaza, and Civic Park. Walnut Creek also has four large open space areas with a combined acreage of almost 3,000 acres.

Maximum Commercial Scenario. As described above in the police protection services impact discussion above and in Section 4.11, *Population, Housing and Employment*, implementation of the Project would result in an increase of an estimated 670 net new jobs /employees under the Maximum Commercial Scenario Employees and customers of the Project Site would utilize nearby parks as well as other parks and open space resources throughout the City.

Maximum Mixed-Use Scenario. As described above in the police protection services impact discussion above and in Section 4.11, *Population, Housing and Employment*, implementation of

the Project would result in an estimated 448 net new jobs/employees and approximately 418 net new residents under the Mixed-Use Scenario. Employees, customers and residents of the Project Site would utilize nearby parks as well as other parks and open space resources throughout the City. Projects that include new housing, as would the Project under the Maximum Mixed-Use scenario, are required to comply with the City's Planning Code 10-1.602, Park Land Dedication, which imposes either a dedication of parkland or parkland in-lieu fees on residential development (City of Walnut Creek, 2011). The City currently exceeds the goal of five acres developed parkland per 1,000 persons. The potential residential and/or daytime population would not be expected to reduce this ratio and therefore would not result in the need for construction or expansion of recreational facilities or parks. Therefore, the Project would have a less than significant impact on parks and recreational facilities.

Mitigation: None required.

Physical Deterioration of Existing Neighborhood and Regional Parks and Facilities

The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (Criterion 2). (Less than Significant)

Maximum Commercial Scenario. As described above in the police protection services impact discussion above and in Section 4.11, *Population, Housing and Employment*, implementation of the Project would result in an increase of an estimated 670 net new jobs /employees under the Maximum Commercial Scenario. Employees and customers of the Project Site would utilize nearby parks as well as other parks and open space resources throughout the City. However, development within the Project would not increase the use of nearby parks and recreational facilities such that substantial or accelerated physical deterioration would occur.

Maximum Mixed-Use Scenario. As described above in the police protection services impact discussion above and in Section 4.11, *Population, Housing and Employment*, implementation of the Project would result in an estimated 448 net new jobs/employees and approximately 418 net new residents under the Mixed-Use Scenario. Employees, customers and residents of the Project Site would utilize nearby parks as well as other parks and open space resources throughout the City. However, development within the Project would not increase the use of nearby parks and recreational facilities such that substantial or accelerated physical deterioration would occur. In addition, projects that include new housing, as would the Project under the Mixed-Use scenario, are required to comply with the City's Planning Code 10-1.602, Park Land Dedication, which imposes either a dedication of parkland or parkland in-lieu fees on residential development (City of Walnut Creek, 2011).

Mitigation: None required.

Require New or Expanded Recreational Facilities

The Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment (Criterion 3). (Less than Significant)

Maximum Commercial Scenario. The Project under the Maximum Commercial Scenario would not include the construction or expansion of parks or recreational facilities. Furthermore, as noted above, the Project's daytime population would not be expected to reduce the City's goal of five acres developed parkland per 1,000 persons and therefore would not result in the need for construction or expansion of recreational facilities or parks.

Maximum Mixed-Use Scenario. The Project under the Maximum Mixed-Use Scenario would not include the construction or expansion of parks or recreational facilities. Furthermore, as noted above, the Project's permanent and daytime population would not be expected to reduce the City's goal of five acres developed parkland per 1,000 persons and therefore would not result in the need for construction or expansion of recreational facilities or parks. In addition, the residential component of the development would be subject to parkland dedication and in-lieu fee requirements.

In light of the above, the Project would have a less-than-significant impact on parks and recreational facilities.

Mitigation: None required.

Cumulative Impacts

Geographic Context

The cumulative geographic context for community services for the Project includes the Project Site in addition to all areas of the City since community services are provided citywide.

Implementation of the Project, combined with past, present, or reasonably foreseeable probable projects, would not result in a cumulative public services impact. (Less than Significant)

Pending and approved projects in the City (see Appendix B) could add 1,320 net new housing units and over 420,000 net new square feet of commercial space. This could result in approximately 2,750 new residents and up to 940 new jobs in the City (see Section 4.11, *Population, Housing, and Employment*). This development would be located in different parts of Walnut Creek, mostly in the Core Area. According to the analysis in Section 4.11, *Population, Housing, and Employment*, the potential combined population increase (considering cumulative development with either the

Maximum Commercial or Mixed-Use scenarios) would represent an approximate 10 percent of the City's anticipated employment growth and 30 percent of the City's anticipated residential growth through 2035.

Cumulative development would result in an increase in police and fire protection service calls, as well as a proportionate increase in staff and equipment needs. In 2007, considering past development patterns, including unique service demands downtown, the Police Department projected a need for five additional full-time employees over the next two budget cycles. Economic conditions and development patterns have changed considerably since 2007 and, rather than growing, the Police Department has reduced staff by two, yielding 76 sworn officers in 2010. While the cumulative development may result in a need for Police Department staff to grow, the additional employees would not necessitate the construction of new or altered police facilities as capacity exists in the current police facilities.

No specific additional fire department facilities or site expansion needs have been identified to accommodate any additional staff or equipment needed to serve this cumulative development. The Contra Costa County Fire Protection District (CCCFPD) Fire Prevention Bureau reviews development plans and inspects construction projects to ensure that all new and remodeled buildings and facilities meet State and local Building and Fire Code requirements. Cumulative impacts to fire protection and emergency medical service would be less than significant.

Additional residents that are of school age would be able to attend schools within the districts that serve the City, including WCSD and AUHSD. As with the Project, cumulative development projects would be assessed school impact fees up to the amounts allowed under state law. In accordance with state law, these fees would be deemed full and complete school facilities mitigation. As a result, cumulative impact to schools is considered to be less than significant.

Additional residents and, to a lesser degree, employees resulting from these cumulative projects would increase parkland usage and needs. Employees are expected to utilize the parkland for mainly passive recreation, with minimal impacts to existing parkland. The estimated population growth from cumulative development would not disrupt the City's goal of five acres of park land for each 1,000 residents. Further, projects that include new housing would be required to either dedicate parkland or pay parkland in-lieu fees that would be used to acquire and develop new parkland. With the imposition of parkland dedication and in-lieu fee requirements, cumulative park and recreation impacts are considered to be less-than-significant.

Mitigation: None required.

4.12.4 References

- Acalanes Union High School District (AUHSD), official website, available at <http://www.acalanes.k12.ca.us/auhsd/site/default.asp>, accessed October 22, 2011.
- Broschard, Lewis, Fire Marshal, Contra Costa County Fire Protection District, personal communication, November 4, 2011.
- California Department of Education, Educational Development Unit, *Time Series Enrollment Graph*, available at <http://data1.cde.ca.gov/dataquest/DQ/EnrTimeRpt.aspx?Level=District&cYear=2010-11&cname=WALNUT%20CREEK%20ELEMENTARY&cCode=0761812>, October 19, 2011.
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