

**Appendix I:  
Public Services**

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July 22, 2014

Thomas Chaplin, Chief of Police  
Walnut Creek Police Department  
1666 North Main Street  
Walnut Creek, CA 94596

**Subject: Proposed Trellis Residential Project**

Dear Chief Chaplin:

An Environmental Impact Report (EIR) is being prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with implementation and development of the proposed Trellis Residential project in Walnut Creek, California. The following is a description of the proposed project.

**Trellis Residential Project**

The project site is located in the southern portion of the City of Walnut Creek, Contra Costa County, California. 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. The eastern project boundary serves as the corporate limit between the City of Walnut Creek and the Contra Costa County.

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. 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.

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Preparation of the EIR requires a clear and documented understanding of the level of service provided by various organizations and public agencies. It is our understanding that the Walnut Creek Police Department would serve the proposed project. Therefore, we would appreciate a response to this letter, either via email or standard mail. For your convenience, a preliminary site plan and location map have been attached. In order to adequately address future public service needs, please answer the following questions:

- 1) It is our understanding that the Walnut Creek Police Department currently serves the City of Walnut Creek, including the project site. In your professional opinion, would development of the proposed project result in the need for new or expanded Police Department facilities in order to maintain acceptable service ratios, response times, or other performance objectives?
- 2) What is the Walnut Creek Police Department's response time goal for emergency calls? What is the approximate response time of patrol units in the City of Walnut Creek?
- 3) What service ratio does the Walnut Creek Police Department use? Is it based on number of residents in a particular service area, or some other metric?

Thank you in advance for your timely response. A response by Wednesday, August 20, 2014 via either email or standard mail would be most appreciated. If you have any questions or require additional information, please contact me at 714.508.4100 (office), (949) 842-8132 (mobile), or email [cramsey@fcs-intl.com](mailto:cramsey@fcs-intl.com).

Sincerely,



Collin Ramsey, Project Manager

**FirstCarbon Solutions**

220 Commerce, Suite 200

Irvine, CA 92602

Enclosures:      Location Map  
                         Preliminary Site Plan



July 22, 2014

Ted Leach, Fire Inspector  
Contra Costa County Fire Protection District  
2010 Geary Road  
Pleasant Hill, CA 94523

**Subject: Proposed Trellis Residential Project**

Dear Mr. Leach:

An Environmental Impact Report (EIR) is being prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with implementation and development of the proposed Trellis Residential project in Walnut Creek, California. The following is a description of the proposed project.

**Trellis Residential Project**

The project site is located in the southern portion of the City of Walnut Creek, Contra Costa County, California. 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. The eastern project boundary serves as the corporate limit between the City of Walnut Creek and the Contra Costa County.

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. 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.

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Preparation of the EIR requires a clear and documented understanding of the level of service provided by various organizations and agencies. It is our understanding that the Contra Costa County Fire Protection District would serve the proposed project. Therefore, we would appreciate a response to this letter, either via email or standard mail. For your convenience, a preliminary site plan and location map have been attached. In order to adequately address future public service needs, please answer the following questions:

- 1) It is our understanding that the Contra Costa County Fire Protection District currently serves the City of Walnut Creek, including the project site. In your professional opinion, would development of the proposed project result in the need for new or expanded Fire Department facilities in order to maintain acceptable service ratios, response times, or other performance objectives?
- 2) What is the Contra Costa County Fire Protection District's response time goal for emergency calls? What is the approximate response time of fire companies in the City of Walnut Creek?
- 3) What service ratio does the Contra Costa County Fire Protection District use? Is it based on number of residents in a particular service area, or some other metric?
- 4) What specific Contra Costa County Fire Protection District station would typically serve the proposed project? How many personnel, and what types of vehicles and equipment, does this station currently house?

Thank you in advance for your timely response. A response by Wednesday, August 20, 2014 via either email or standard mail would be most appreciated. If you have any questions or require additional information, please contact me at 714.508.4100 (office), (949) 842-8132 (mobile), or email [cramsey@fcs-intl.com](mailto:cramsey@fcs-intl.com).

Sincerely,



Collin Ramsey, Project Manager  
**FirstCarbon Solutions**  
220 Commerce, Suite 200  
Irvine, CA 92602

Enclosures:      Location Map  
                         Preliminary Site Plan



July 22, 2014

Superintendent John Nickerson, Ed.D.  
Acalanes Union High School District  
1212 Pleasant Hill Road  
Lafayette, CA 94549  
(925) 280-3900 x6620

**Subject: Proposed Trellis Residential Project**

Dear Superintendent Nickerson:

An Environmental Impact Report (EIR) is being prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with implementation and development of the proposed Trellis Residential project in Walnut Creek, California. The following is a brief description of the proposed project.

**Trellis Residential Project**

The project site is located in the southern portion of the City of Walnut Creek, Contra Costa County, California. 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. The eastern project boundary serves as the corporate limit between the City of Walnut Creek and the Contra Costa County.

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. 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.

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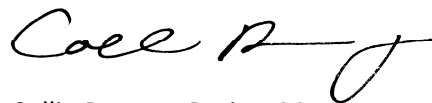
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Preparation of the EIR requires a clear and documented understanding of the level of service provided by various public organizations and agencies. It is our understanding that the Acalanes Union High School District would serve the proposed project. Therefore, we would appreciate a response to this letter, either via email or standard mail. For your convenience, a preliminary site plan and location map have been attached. In order to adequately address future public service needs, please answer the following questions:

- 1) It is our understanding that the Acalanes Union High School District currently serves portions of the City of Walnut Creek, including the project site. In your professional opinion, would development of the proposed project result in the need for new or expanded School District facilities in order to maintain acceptable performance objectives?
- 2) What are the current student generation rates used by the Acalanes Union High School District for single-family residential uses?

Thank you in advance for your timely response. A response by Wednesday, August 20, 2014 via either email or standard mail would be most appreciated. If you have any questions or require additional information, please contact me at 714.508.4100 (office), (949) 842-8132 (mobile), or email [cramsey@fcs-intl.com](mailto:cramsey@fcs-intl.com).

Sincerely,



Collin Ramsey, Project Manager  
**FirstCarbon Solutions**  
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Irvine, CA 92602

Enclosures:    Location Map  
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July 22, 2014

Superintendent Patty Wool  
Walnut Creek School District  
960 Ygnacio Valley Road  
Walnut Creek, CA 94597  
(925) 944-6850 x2003

**Subject: Proposed Trellis Residential Project**

Dear Superintendent Wool:

An Environmental Impact Report (EIR) is being prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with implementation and development of the proposed Trellis Residential project in Walnut Creek, California. The following is a brief description of the proposed project.

**Trellis Residential Project**

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- 1) It is our understanding that the Walnut Creek School District currently serves portions of the City of Walnut Creek, including the project site. In your professional opinion, would development of the proposed project result in the need for new or expanded School District facilities in order to maintain performance objectives?
- 2) What are the current student generation rates used by the Walnut Creek School District for single-family residential uses?

Thank you in advance for your timely response. A response by Wednesday, August 20, 2014 via either email or standard mail would be most appreciated. If you have any questions or require additional information, please contact me at 714.508.4100 (office), (949) 842-8132 (mobile), or email [cramsey@fcs-intl.com](mailto:cramsey@fcs-intl.com).

Sincerely,



Collin Ramsey, Project Manager

**FirstCarbon Solutions**

220 Commerce, Suite 200

Irvine, CA 92602

Enclosures:      Location Map  
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Collin Ramsey &lt;cramsey@fcs-intl.com&gt;

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**responses from the Walnut Creek School District**

1 message

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**Kevin Collins** <KCollins@wcsd.k12.ca.us>  
To: "cramsey@fcs-intl.com" <cramsey@fcs-intl.com>

Mon, Aug 11, 2014 at 1:17 PM

Hi Collin –

We received two questions from you regarding the proposed Trellis project in Walnut Creek.

Here are our responses:

1. The area is served by the Walnut Creek School District. The development of the site, along with the significant amount of current and proposed residential development within our district boundaries will result in the need for additional school facilities.
2. We use a student generation factor of 0.5 for single family detached units.

Please let me know if you need additional information.

Sincerely,

Kevin Collins

Chief Business Official

Walnut Creek School District