

CHAPTER 3

Revisions to the Draft EIR

This chapter presents specific changes to the text, tables or figures in the Draft EIR (DEIR), which are in response to letters received during the public review period, omissions ~~or updates~~ made in the DEIR. In each case, the revised page and location on the page is identified, followed by the textual, tabular or graphical revision.

New text is ~~heavy-dash-underlined~~; deleted text is ~~struck-out~~. Revisions to Chapter 2 and Table 2-1 (Summary Table) are shown in full in Chapter 2 and not repeated here. None of the new changes represent significant changes to the Draft EIR, so no parts of the Draft EIR need to be re-circulated.

UNAVOIDABLE ENVIRONMENTAL IMPACTS

Page 6 has been amended as follows:

Implementation of General Plan 2025 would result in ~~one two~~ significant and unavoidable air quality impacts, and several significant and unavoidable traffic impacts:

- **Air Quality:** The project is not consistent with the BAAQMD Thresholds of Significance that population not exceed ABAG projections and VMT may increase faster than population due to traffic movements through Walnut Creek. ~~Additionally, wood smoke from new residences could emit significant amounts of PM¹⁰.~~

CHAPTER 4.3

COMMUNITY SERVICES

Page 67 has been amended as follows:

The California Department of Forestry and Fire Protection (CDF) has mapped the relative wildfire risk to areas of significant population by intersecting residential housing density with proximate fire threat to give a relative measure of potential loss of structures and threats to public safety.¹ Areas in the Walnut Creek Planning Area that are categorized by the CDF as having wildland-urban interface fire threat are shown in Figure 6. Levels of threat are indicated by the terms "Little or No Threat," "Moderate," "High," "Very High" and "Extreme," with Extreme being the highest threat. There are no areas considered Extreme within Walnut Creek's city limits or within the SOI. Most of the city is classified as having a Moderate threat. ~~Most of the Planning Area outside of the city is~~ Areas classified as having a High or Very High threat, especially those areas ~~are concentrated~~ in the eastern portion ~~of the city~~ near the Mt. Diablo foothills.

The levels of threat identified in Figure 6 represent a combination of ~~data from two~~ CDF datasets, where ~~the~~ threat of wildland fire to people is overlain on development "~~classes,~~" that reflect the four class definition of wildland-urban interface developed by CDF. ~~The former is derived from CDF calculations of fire threat based on the combination of fuel rank~~

¹<http://frap.cdf.ca.gov/data/frapgisdata/output/wuithrt.txt>

~~and fire rotation. The latter is derived from two data sets: US Census 2000 Housing Unit Density and USGS National Land Cover Data. A 1.5 mile safety buffer is included, which places a higher threat level overlain on the adjacent lower threat level. As a result, the higher fire threat levels in the open space areas, plus the 1.5 mile buffer, extends into much of urbanized Walnut Creek in this figure.~~

Pages 70, 72-73 have been amended as follows:

POLICE SERVICES

EXISTING SETTING

Walnut Creek Police Department

The Walnut Creek Police Department provides criminal investigation and law enforcement services in the City of Walnut Creek. The Department operates from headquarters at 1666 North Main Street at City Hall, as shown in Figure 7. The Department has satellite offices at Heather Farm Park, ~~John Muir Medical Center~~, Larkey Park, Walnut Creek School District, and the Police Firearms facility. These offices are not staffed; rather, they are locations for officers to write reports and complete follow-up investigations. The Police ~~Range Firearms Facility~~ is used as a secondary Emergency Operations Center and ~~meeting place a training facility~~.

Personnel

The Walnut Creek Police Department has 78 sworn officers including one chief, two captains, six lieutenants, 10 sergeants, ~~and 64 59~~ police officers ~~and one civilian manager~~. The breakdown of police officer assignments is as follows:

- ~~38 39~~ Patrol Officers
- ~~Nine 10~~ Detectives
- ~~Nine Eight~~ Traffic
- Two Community Policing
- ~~One Administrative Officer~~

The Department also has 37 civilian employees ~~whose primary functions are police dispatch and parking enforcement~~. The Police Department has stated that the current ratio of police per thousand population is ~~1.24 18~~.

Service Areas

The Walnut Creek Police Department provides patrol services and responds to calls for service based on geographical areas called sectors. Walnut Creek is divided into three sectors: Sector 1, Sector 2 and Sector 3.

- Sector 1** is the second largest patrol area and the busiest in terms of calls for service. This sector includes the Broadway Plaza shopping ~~center~~, Civic Park and Sugarloaf Open Space area.
- Sector 2** includes Walnut Creek's downtown area and Walnut Creek's older residential areas in the northwest. The Regional Center for the Arts, the Lindsey Museum, Larkey Park, the Walnut Creek BART station and City Hall are all located in Sector 2.
- Sector 3** is the largest, encompassing the entire Ygnacio Valley, extending from North Main Street east to the Concord border. Sector 3 has the highest population and consists largely of single-family homes in residential neighborhoods.

Response Times

The Department divides calls into three categories. Priority 1 calls are defined as life threatening situations. Priority 2 calls are not life threatening, but require immediate response. Priority 3 covers all other calls received by the police. The standard for response time to Priority 1 calls is less than five minutes; actual response time is ~~about seven 4.42~~ minutes. For Priority 2 calls, the standard is less than seven minutes; the actual response time is ~~about eight has averaged 8.31~~ minutes. The standard for response time to Priority 3 calls is 30 minutes. With supervisory approval, the

response time is 60 minutes. The actual average response time is about 17 24.06 minutes for Priority 3 calls. Average response times in each of the above three sectors was unknown as of February 2004.

Between July 2004 and June 2005, the Police Department responded to the following: Priority 1 events - 210; Priority 2 events - 8,900; and, Priority 3 events - 24,563.

The 1989 General Plan set a performance standard for police services to maintain a three- to five-minute response time for emergency calls and 20-minute response for other calls 95 percent of the time. As of February 2004, average response time for all calls within City Limits was 13.85 minutes.

As of ~~April 2004~~ October 2005, the Walnut Creek Police Department did not respond to calls in the unincorporated areas of the county unless it receives a request from the County Sheriff's Office or the California Highway Patrol. Such requests may occur in the case of a serious motor vehicle accident, for example, to which the Police Department can respond faster than the other service provider.

Building Renovations

Renovations to City Hall, including the Police Department, were recently completed. The work included the seismic retrofit of the Police Department. There are no plans at this time to construct other new facilities or to move existing facilities.

Long-Range Planning

The 1989 General Plan stated that the Police Department would expand to 82 sworn officers by 2010. ~~The Police Department has requested several budget options to add two additional police officers to the Department, plus one Police Services Officer and to continue to fund the grant funded positions. In 2004, the Police Department requested funding to continue support of two grant positions added in 1996, two additional police officer positions~~

and one public service officer position. These additions would have increased the number of full-time sworn positions to 82, however, to date, none of these positions have been funded.

A strategic plan for the Police Department was being developed in 2005. The previous long-range plan extended to 1996. The revised long-range plan will be a 10-year plan that addresses future staffing needs, future equipment needs and other issues. The Department expects that the revised plan will anticipate the Department's growth commensurate with changes in the city's service demand or crime rates. ~~Since Although~~ Walnut Creek is largely built out, service demand ~~is not~~ continues to grow and is expected to increase significantly ~~unless if~~ the City annexes unincorporated areas. ~~The increase in population that could result from the annexation of unincorporated areas could affect service levels. However, service demand increases have occurred due to a variety of other reasons, including. Growth in commercial development could also affect the demand for police services. The Department has contingency plans in place in the event of annexation.~~

Footnotes on pages 72 and 73, related to the above text, have been amended as follows:

Footnotes number 17, 23, and 28 in the DEIR have been revised to reflect personal communication with Captain Dennis Bell, Walnut Creek Police Department, October 2005.

Footnote number 20 has been revised to reflect personal communication with Captain Craig Zamolo, Walnut Creek Police Department, October 2005.

Footnotes number 15, 16, and 26 in the DEIR have been deleted in order to reflect revisions.

Pages 74-75 have been amended as follows:

IMPACT DISCUSSION

An increase in population and retail space under General Plan 2025 could have the potential

to increase the demand for police services. Buildout of the Plan could add up to 10,814 persons within the City Limits and up to another 5,614 persons to Walnut Creek’s SOI by 2025.

According to the Walnut Creek Police Department, the current ratio of police per thousand people is 1.18. Using this a ratio of 1.2 officers per thousand residents, the additional 10,814 persons to the city under General Plan 2025 could require an increase in police staffing by approximately 13.0 officers.

The proposed General Plan includes policies and actions in Chapter 6, Safety and Noise, to ensure that adequate growth of the Police Department would occur with the expected population growth.

Increased calls resulting from population growth and increased traffic congestion under the General Plan could cause police response times to worsen. Chapter 6, Policy 5.2 would ensure establishes that the City maintains a response time of less than five minutes for emergency calls and less than 20 minutes for other calls 95 percent of the time. Currently, these response time goals are not always met.

Chapter 6, Safety and Noise, would also support maintaining adequate police services through policies and actions related to project design and review. Action 5.5.2 would require submittal of all discretionary permits to the Police Department for analysis of impacts on police services and recommendations to reduce impacts. Reduced demand for police services could also be supported through Policy 5.5, which directs the City to investigate project design enhancements that can help reduce service demands, and Action 5.5.1, which directs the City to incorporate crime reduction and public safety response features in the design and planning of development projects. Additionally, Policy 11.1 of Chapter 4 Built Environment would benefit police service standards by limiting the approval of commercial projects to those that comply with the City’s performance standards for police.

The General Plan’s focus on infill and Core Area development also means that development would occur mainly in areas already built up, which already have police service. As residential and commercial development intensifies, the demand for police services may increase.

City growth under the General Plan could also affect police service in the County. To address this, the Plan calls for continued City cooperation with the County on issues outside the City Limits (Chapter 4 Built Environment, Policy 5.4).

For the above reasons, implementation of General Plan 2025 would not be expected to result in less-than-significant impacts to police services.

CHAPTER 4.4 TRANSPORTATION

Table 25 on page 116 has been amended as follows:

Freeway Speeds

Freeway Location	Direction	General Plan 2025
AM Peak Hour		
I-680 at Treat Boulevard	NB	29
	SB	18
I-680 north of Ygnacio Valley Road	NB	45
	SB	26
I-680 south of Rudgear Road	NB	7
	SB	7
SR 24 west of I-680	EB	53
	WB	33
PM Peak Hour		
I-680 at Treat Boulevard	NB	13
	SB	30
I-680 north of Ygnacio Valley Road	NB	25
	SB	36
I-680 south of	NB	6

Freeway Location	Direction	General Plan 2025
Rudgear Road	SB	7
SR 24 west of I-680	EB	38
	WB	43

Source: Dowling Associates, Inc., 2005. Note: The growth represents the increase in peak hour traffic from existing conditions to Year 2025 conditions. This growth includes both the Walnut Creek growth as well as growth from the surrounding region.

Table 21 on page 105 has been amended as follows:

In Table 21, data for Oak Grove Rd. and Mitchell Dr./Peachwillow Ln. has been updated. The corrected table follows.

Table 29 on page 124 has been amended as follows:

In Table 29, PM Peak Hour Intersection LOS Summary, the v/c ratio for Rossmoor Parkway and Tice Valley Road should read "0.70" for the Growth Management I Alternative. Data for Oak Grove Rd. and Mitchell Dr./Peachwillow Ln. has been updated. The corrected table follows.

Mitigation Measure TRAF-4 on Page 130, second and third paragraphs, have been amended as follows:

An eastbound left-turn lane was constructed and completed in 2005 at Oak Grove Rd and Mitchell Drive/Peachwillow Ln, which will a separate east bound left turn lane would improve the LOS to E (0.93 0.96), which would be is still below the LOS standard and considered a significant impact.

At Olympic Blvd and NB I-680 On/Off ramps, the heavy northbound traffic from the off-ramp is a critical movement with significant volumes coming off the ramp then continuing through the intersection to get back onto I-680. The westbound right-turn movement to access the on-ramp is also a critical movement. The City could prohibit NB off-ramp through drivers destined for the opposite NB on-ramp (during peak period only or all times) to make that through movement. The City shall also

investigate modification of the NB on-ramp and WB/NB right-turn to allow continuous right-turns to improve operations of the intersection, but this would require an operations analysis and need to account for the bike lane along Olympic and possible right-of-way constraints at the corner. These mitigations would result in LOS E (v/c: 0.93) during the AM peak hour, but would still be at LOS F during the PM peak hour for the General Plan 2025 Buildout condition. Because the mitigation would not reduce the LOS to an acceptable level, this is considered a significant and unavoidable impact.

Mitigation Measure TRAF-5 on Page 130 has been amended as follows:

Mitigation Measure TRAF-5: The City may consider changing the peak hour intersection LOS standard for the Core Area to allow for congested traffic conditions that may encourage the use of alternative modes and support improvements to the transit, bicycle, and pedestrian facilities and services. If the LOS standard for the Core Area is modified to "LOS high E (v/c: 0.90 to 1.00)" then the impacts at the intersections of Mt Diablo Blvd with California, Broadway and Main St would be considered less than significant.

At California and Civic, the critical movements are the southbound right turn and through movements. By optimizing the signal, which currently provides split phasing of the Civic and Trinity, the critical V/C ratio may be reduced to less than 1.00, which would result in LOS high E. A separate southbound right turn lane would further reduce the critical V/C ratio to 0.92, which would meet the current LOS standard for the Core Area. With these improvements, the impacts would be reduced to less than significant.

None available.

Table 21

Existing Peak Hour Intersection Levels of Service

Intersection	AM Peak Hour		PM Peak Hour	
	V/C	LOS	V/C	LOS
Bancroft Rd and Treat Blvd	0.91	E	0.99	E
Bancroft Rd/Walnut Ave and Ygnacio Valley Rd	0.79	C	0.77	C
Boulevard Way/Camino Pablo and Mt. Diablo Blvd/SR 24 EB off ramp	0.47	A	0.62	B
Broadway and Civic Dr	0.45	A	0.77	C
Broadway and Mt. Diablo Blvd	0.50	A	0.74	C
Broadway and Newell Ave	0.55	A	0.66	B
Buena Vista Ave and Geary Rd/Putnam	0.63	B	0.59	A
California Blvd and Civic Dr/Trinity Ave	0.42	A	0.66	B
California Blvd and Mt. Diablo Blvd	0.46	A	0.71	C
California Blvd and Olympic Blvd	0.48	A	0.57	A
California Blvd and Ygnacio Valley Rd	0.76	C	0.84	D
Civic Dr and Ygnacio Valley Rd	0.93	E	1.01	F
Kinross/La Casa Via and Ygnacio Valley Rd	0.68	B	0.88	D
Lawrence Way and Penniman Ln/I-680 On-Ramp	0.33	A	0.57	A
Main St and Mt. Diablo Blvd	0.46	A	0.62	B
Main St and Newell Ave	0.45	A	0.67	B
Main St and Parkside Dr	0.56	A	0.72	C
N. Civic Dr and Parkside Dr	0.66	B	0.43	A
N. Main St and Geary Rd	1.14	F	1.11	F
N. Main St and San Luis Ave	0.41	A	0.50	A
N. Main St and Sunnyvale Ave/I-680	1.03	F	0.94	E
Oak Grove Rd and Mitchell Dr/Peachwillow Ln	0.57	A	0.76 0.66	C B
Oak Grove Rd and Treat Blvd	0.86	D	0.86	D
Oak Grove Rd and Ygnacio Valley Rd	1.13	F	1.00	E
Oakland Blvd and Ygnacio Valley Rd	0.99	E	1.30	F
Olympic Blvd. and NB I-680 On/Off ramps	0.89	D	1.07	F
Rossmoor Pkwy and Tice Valley Blvd	0.38	A	0.59	A
Walnut Blvd and Ygnacio Valley Rd	0.83	D	1.01	F

Source: City of Walnut Creek, 2005 turning movement counts, May 9, 2005.

Table 29 (continued)
PM Peak Hour Intersection LOS Summary

Intersection	Existing		1989 General Plan (2025)		General Plan 2025		Growth Management I Alternative		Growth Management II Alternative	
	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS
Main St and Mt. Diablo Blvd	0.62	B	1.02	F	1.09	F	0.95	E	0.93	E
Main St and Newell Ave	0.67	B	0.84	D	0.84	D	0.84	D	0.84	D
Main St and Parkside Dr	0.72	C	0.94	E	0.92	E	0.86	D	0.93	E
N. Civic Dr and Parkside Dr	0.43	A	0.59	A	0.60	A	0.56	A	0.56	A
N. Main St and Geary Rd*	1.11	F	1.03	F	1.03	F	1.01	F	1.00	E
N. Main St and San Luis Ave	0.50	A	0.57	A	0.58	A	0.57	A	0.57	A
N. Main St and Sunnyvale Ave/I-680*	0.94	E	0.83	D	0.82	D	0.81	D	0.81	D
Oak Grove Rd and Mitchell Dr/Peachwillow Ln	0.76 0.66	C B	0.92 0.83	E D	1.07 0.96	F E	1.05 0.93	F E	0.92 0.83	E D
Oak Grove Rd and Treat Blvd*	0.86	D	1.00	E	1.10	F	1.06	F	1.02	F
Oak Grove Rd and Ygnacio Valley Rd*	1.00	E	1.30	F	1.34	F	1.31	F	1.27	F
Oak Road and Treat Blvd*	0.81	D	0.94	E	0.97	E	0.92	E	0.90	D
Oakland Blvd and Ygnacio Valley Rd*	1.30	F	1.47	F	1.56	F	1.42	F	1.41	F
Olympic Blvd. and NB I-680 On/Off ramps	1.07	F	1.40	F	1.49	F	1.41	F	1.37	F
Rossmoor Pkwy and Tice Valley Blvd	0.59	A	0.72	C	0.71	C	0.07 0.70	B	0.71	C
Walnut Blvd and Ygnacio Valley Rd*	1.01	F	1.10	F	1.12	F	1.12	F	1.05	F

* Route of Regional Significance

Source: Dowling Associates, Inc., 2005.

CHAPTER 4.5 INFRASTRUCTURE

Page 136, 5th paragraph has been amended as follows:

In 2000, the EBMUD daily demand was 230 mgd, with 8 mgd saved through conservation and ~~6.4~~ 4 mgd from recycling.

Page 136, 6th paragraph has been amended as follows:

EBMUD's water recycling projects each serve specific individual users. EBMUD is currently completing ~~the planning phase of three additional water recycling projects scheduled for implementation before 2010. the construction phase of two additional water recycling projects scheduled for implementation by 2007.~~

Page 137 has been amended as follows:

General Plan 2025 would encourage water conservation, and would thus reduce the potential impact of increased water demand associated with projected development. Chapter 4 Built Environment Goal ~~28.27~~ 27 is to promote water conservation. Through Policy ~~287.4~~, the City would implement water conservation measures in City facilities and operations. Actions ~~27.1.1 and 27.2.1 through 27.2.4 28.1.1 and 28.2.1 through 28.2.4~~ encourage water conservation and recycling.

Page 138 paragraph 2 has been amended as follows:

CCSD's wastewater collection system within the Walnut Creek consists of gravity sewer lines ~~and pump stations.~~

Page 138 paragraph 4 has been amended as follows:

Major treatment plant improvements (unrelated to dry-weather capacity) are planned over the next 10 years and will improve wet-weather capacity, maintainability, reliability, operations efficiency, ~~and~~ odor control ~~and seismic protection.~~

Page 138 paragraph 7 has been amended as follows:

Holding ponds at the WWTP have a capacity of ~~170~~ 140 million gallons.

Page 138 paragraph 9 has been amended as follows:

In 2000, average dry weather flows in the district reached 40.8 mgd, approximately ~~76~~ 91 percent of the ~~then-permitted discharge of 45 mgd. In 2004, the average dry weather flow was 39.9 mgd, which is 74 percent of the 53.8 mgd permitted discharge level approved for CCCSD in 2002.~~

Page 140 paragraph 2 has been amended as follows:

In an effort to find new and improved ways of treating wastewater, CCCSD recently replaced its chlorine disinfection system with ultraviolet disinfection, ~~making it the largest wastewater plant in the nation using this process.~~

Page 140 has been amended as follows:
Future Wastewater Collection and Treatment
~~The City completed several renovations, including renovations to the San Ramon pumping station, Lafayette renovation project Phase 4, Walnut Creek Renovation project Phase 1 and the North Main Street sewer replacement, which increased capacity at 13 different sites across the city.~~

Ongoing CCCSD and future improvement projects include the following:

- ~~• San Ramon pumping station renovations~~
- Lafayette renovation project Phase 4
- Creek crossing renovation program
- District-wide TV inspection program
- Concrete corrosion renovation program
- Lower Orinda pumping station renovation
- Walnut Creek Renovation project Phase 4 ~~1*~~
- ~~• North Main Street sewer replacement.~~

~~The last two projects are significant to Walnut Creek, replacing aged facilities and increasing capacity at 13 different sites in the city.~~

Page 140 has been amended to add the following text under “Water Recycling”:
EBMUD currently does not have any plans to provide recycled water to the City of Walnut Creek through the year 2025.

The third Standard of Significance on page 140 has been amended as follows:
Result in a determination by the wastewater treatment provider which serves or may serve the project that it has ~~inadequate~~ adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.

CHAPTER 4.7 CULTURAL RESOURCES

Table 35 on page 163 has been amended as shown on the following pages.

CHAPTER 4.8 GEOLOGY AND SOILS

Figure 20 Regional Faults and Probabilities on page 172 has been amended to correctly color one of the faults. The amended figure follows.

CHAPTER 4.10 HYDROLOGY & WATER QUALITY

Page 192 at the end of the first paragraph, second column as been amended as follows:

The Flood Control District is currently re-studying the Basin for expansion. In 2004, the Flood Control District and the City jointly participated in a project to increase the capacity of the detention basin. Expansion construction of the Rossmoor Basin was completed in summer 2004.

Page 193 at the end of the first full paragraph has been amended as follows:

~~When~~ If constructed, the Basin will provide protection to the property owners of the 100-year flood protection.

Page 193 second full paragraph has been amended as follows:

Future System Improvements

As previously noted, both the Tice Creek and Walnut Boulevard Channel areas were evaluated by the Corps for economical and beneficial flood control improvements.² ~~Flood control improvements for both of these areas were determined to be not economically justified. This analysis determined that the improvements were not economically justifiable for federal participation in the drainage solutions. However, locally, the City and Flood Control District are trying to identify feasible alternatives.~~

² *Feasibility Report for Flood Control*, Walnut Creek California, US Army Corps of Engineers and the Contra Costa County Flood Control and Water Conservation District, November 1992; *Draft Interim Feasibility Report*, Walnut Creek Watershed, US Army Corps of Engineers, September 1973.

Table 35: Walnut Creek Buildings and Sites Identified as Potentially Historic in the 1989 General Plan and Other Sources

<u>Parcel Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Historic Use - Current Occupant</u>	<u>Year Built</u>
178300022	1632	Live Oak Way	Residence - Elizabeth Heidt and family	1932
134121027	3093	Oak Grove Rd.	Citrus Circle Office	
134460015	2228	Oak Grove Rd.	Site of Welch Residence - Citrus Center	ca 1880
139180003	1035	Castle Rock Rd.*	Borges Ranch - Shell Ridge O/S	1937
142222032	2651	Oak Grove Rd.	Casey Residence - Dental Office & Lab	1923
143030027	1500	Bancroft Rd.	Bancroft Gardens - Home	1937
143040069	2680	Ygnacio Valley Rd.*	Penniman Residence - Shadelands Ranch Historical Museum	1903
144230001	1660	Ygnacio Valley Rd.	Marchbanks Residence - St. John Vianny Rectory	1921
172150009	962	Seven Hills Ranch Rd	Rabbit Cannery converted to a house in 1934	1923
173161002	2373	Walnut Blvd.	Howard Residence	1930
174150044	2211	N. Main St.	Stan's Brickhouse - Le Virage Restaurant	1934
178071001	1924	Trinity Ave.	St. Paul's Parish Episcopal Church	1889
178160001	1387	Locust St.	Burpee Residence - Crogan's	ca 1880
178160005	1343 -1347	Locust St.	Karate, Christian Science Society - Paint Palette	ca 1920
178160008	1604	Mt. Diablo Blvd.	Masonic Lodge - Home Chef	1917
178160030	1614	Mt. Diablo Blvd.	Dole House - Real Estate Agency	ca 1883
178160031	1628	Mt. Diablo Blvd.	Z-Gallerie	
178172003	1403	N. Main St.	Valley Mercantile, Dress Barn	1916
178172005	1410	Locust St.	Pyramid Brewery	
178220007	1533 - 1535	N. Main St.	Leech House - Restaurant/Ofes	1860
178220011	1514 - 1518	Bonanza St.	Old Fire House - Restaurant Havana	1927
178230012	1315	N. Main St.	Sherburne Store - La Fogata	1880
178240019	1350	N. Main St.	Site of Rodgers Hotel - Mechanics Bank	1880
178250029	1432	N. Main St.	Walnut Creek Meat - Crepes A Gogo	1910
178250039	1410	N. Main St.	Post Office - Schroder Insurance	1928
178250044	1412 - 1414	N. Main St.	Retail Building - Mai Thai + other retail	ca 1890
178250045	1401	Broadway	Performance Bike/Ofc.	
178261039	1330	Broadway	Misc. Retail Shops	
178262020	1200	Mt. Pisgah Rd.	California Water Service Pumping Plant - Office Building	1937
178290001	1224	Lincoln Ave.	Women's Club - Business Offices	1938
179091009	2950 - 2960	Walnut Blvd.	Howe Homestead Park	1920
179131020	1056	Hacienda Dr.	The Mansion William Rice Resident	1861
180030019	2030	San Miguel Dr.	Adams Residence	1937
180060036	44	Brubaker Ct.		
180060034	30	Brubaker Dr.	Brubaker Residence - Heritage Tree	1937

Parcel Number	Street Number	Street Name	Historic Use - Current Occupant	Year Built
180080001	196	El Camino Corto	Land Bank-Lar Rieu Estate	<u>1936</u>
180090015	876	Bronson Ln.	<u>Bronson Residence</u>	<u>1933</u>
183050021	33-45	Quail Ct.	<u>Site of Marshall Residence - Multi-tenant Office</u>	
<u>183270052</u>	<u>850</u>	<u>S. Broadway</u>	<u>Southern Pacific Railroad Depot</u>	<u>1891</u>
184060013	1250	Locust St.	American Legion <u>Veterans</u> Hall	<u>1925</u>
138210011	1200	North Gate Rd.	<u>James T. Walker Residence</u>	<u>1869</u>
184311018	2291	Olympic Blvd.	Il Pavone Restaurant	
<u>189170011</u>	<u>1015</u>	<u>Stanley Dollar Dr.</u>	<u>Stanley Dollar House</u>	<u>1930</u>

* = listed with the National Register of Historic Places

CHAPTER 4.12 AIR QUALITY

Pages 241 and 242 have been amended as follows:

WOOD SMOKE FROM NEW RESIDENTIAL USES

Impact AIR-4: Wood smoke from new residential uses allowed under General Plan 2025 could emit significant amounts of PM₁₀, which could worsen an already existing air pollution problem. This would be a *significant and unavoidable* impact.

Mitigation Measure AIR-4: The City should amend Chapter 4 Built Environment Action 30.3.2 to adopt a wood smoke ordinance for fireplaces or woodstoves consistent with the BAAQMD model wood smoke ordinance, or alternatively, require that all new residential development include fireplaces and wood stoves that are EPA certified wood burning appliances, pellet fueled stoves or natural gas fireplaces. None available.

CHAPTER 6 CEQA CONCLUSIONS

Page 282 full paragraph 4 has been amended as follows:

Future regional growth would result in increased demand for fire services throughout the County. Growth within Walnut Creek combined with growth in other parts of the County could result in the need to construct additional facilities, resulting in additional environmental impacts. The future location of new facilities to serve other communities is unknown. As specific fire facilities projects are identified, additional project-specific, second-tier environmental analysis would be completed. Therefore, there would not be a significant cumulative impact associated with ~~police~~ fire services.

Page 285 has been amended with an additional paragraph after the first partial paragraph:

Wood smoke from new residential uses could emit significant amounts of PM¹⁰, which could worsen an already existing air pollution problem. This would be considered a significant impact.

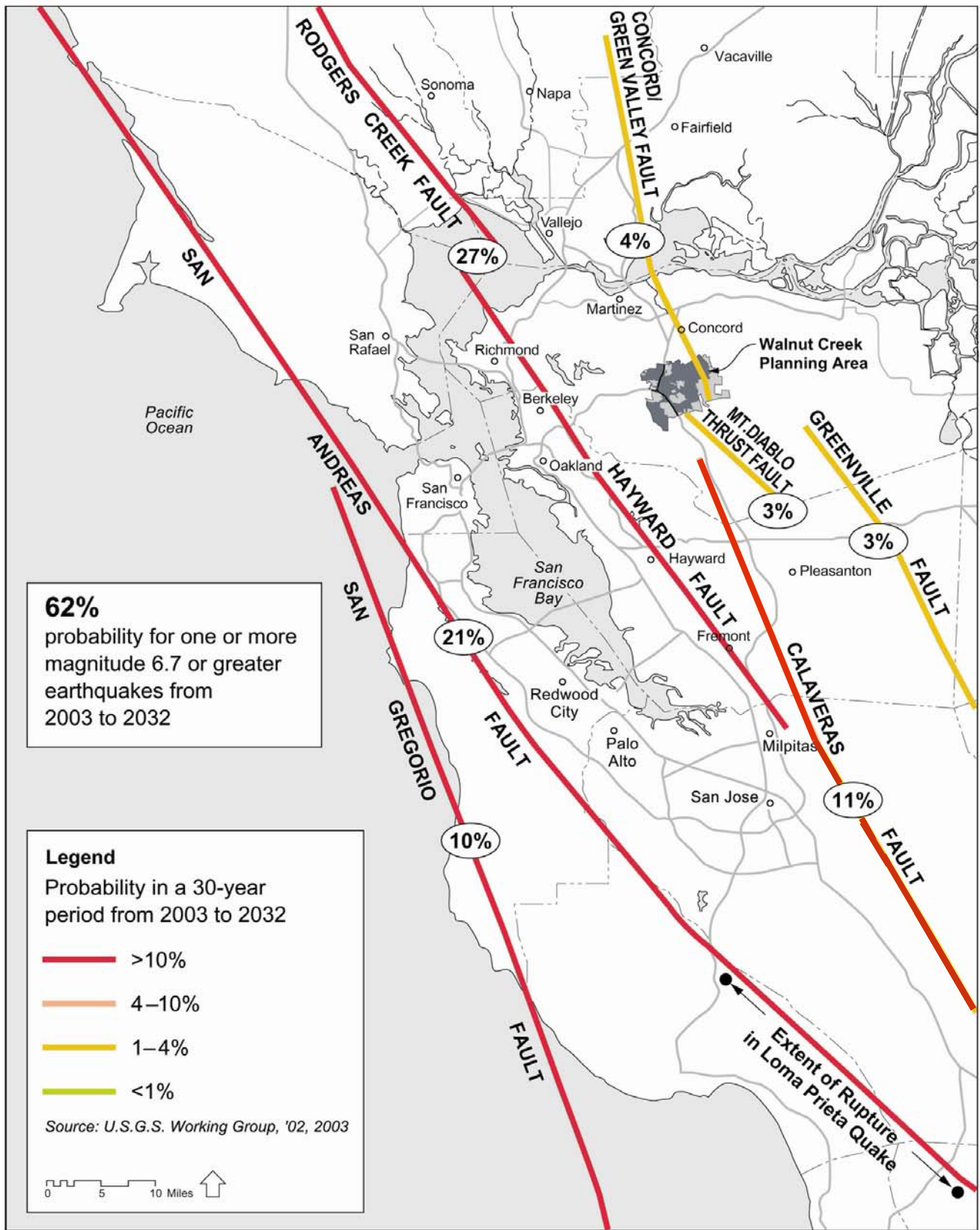


Figure 20. Regional Faults and Probabilities

UNAVOIDABLE SIGNIFICANT EFFECTS

Page 285 has been amended as follows:

Implementation of General Plan 2025 would result in ~~one~~ two significant and unavoidable air quality impacts, and several significant and unavoidable traffic impacts:

- **Air Quality:** The project is not consistent with the BAAQMD Thresholds of Significance that population not exceed ABAG projections and VMT may increase faster than population due to traffic movements through Walnut Creek. Additionally, wood smoke from new residences could emit significant amounts of PM¹⁰.

APPENDIX A CHANGE AREA VICINITY MAPS AND GENERAL PLAN LAND USE MAPS

The title of the 1989 General Plan Land Use Map in Appendix A has been amended as follows:

1989*. General Plan Land Use Map
City of Walnut Creek

*as amended through 2005

CHAPTER 4

List of Commentors

This chapter lists the sources of all letters and comments received on the City of Walnut Creek General Plan Update 2025 Draft EIR during the public review period from August 8, 2005 to September 30, 2005. The letters are divided according to the nature of their authors, in the following order: State agencies, regional and county agencies, city agencies, private organizations and companies, private individuals, and other commentors.

WRITTEN COMMENTS

STATE AGENCIES

1. State of California, Governor's Office of Planning and Research. Terry Roberts, Director, State Clearinghouse. September 22, 2005.
2. California Department of Transportation. Timothy Sable, District Branch Chief. September 21, 2005.

REGIONAL AGENCIES

3. Bay Area Air Quality Management District. Jean Roggenkamp, Deputy Air Pollution Control Officer. September 15, 2005.
4. East Bay Municipal Utility District. William R. Kirkpatrick, Manager of Water Distribution Planning. September 19, 2005.

COUNTY AGENCIES

5. Contra Costa County, Community Development Department. Hillary Heard, Senior Planner, Transportation Planning Division. September 6, 2005.
6. Contra Costa County Flood Control and Water Conservation District. Wes Cooley, Civil Engineer, Flood Control Engineering. September 15, 2005.
7. Central Contra Costa County Sanitary District. Russell Leavitt, Engineering Assistant III. September 30, 2005.
8. Central Contra Costa Fire Protection District. Tim Webb. October 4, 2005.

PRIVATE ORGANIZATIONS AND NEIGHBORHOOD ASSOCIATIONS

9. Walnut Creek Historical Society. Gary Ginder. September 26, 2005.
10. Woodlands Association. James P. Tilley, President. September 30, 2005.

INDIVIDUALS

11. Tom O'Brien. 1981 Shuey Avenue, Walnut Creek, CA 94596. September 8, 2005.
12. Brenda McNeely. 582 Lakewood Circle, Walnut Creek, CA 94598. September 25, 2005.

13. Jane Abbott. 77 Karen Lane, Walnut Creek, CA 94598. September 26, 2005.
14. William Clark. 2156 Hadden Road, Walnut Creek, CA 95696. September 28, 2005.
15. Chuck Deleuw. 440 Muller Road, Walnut Creek, CA 94598. September 28, 2005.
16. Sandra S. Chauncey. 2664 Ptarmigan Drive, No. 3, Walnut Creek, CA 94596. September 29, 2005.
17. Elizabeth C. Heidt. 1632 Live Oak Way, Walnut Creek, CA 94596. September 29, 2005.
18. John Morse. 2093 Magnolia Way, Walnut Creek, CA 94595. Email September 29, 2005.
19. Ed Dimmick. 1251 Sheppard Court, Walnut Creek, CA 94598. September 30, 2005.
20. Michael Frederick. 71 Willow Avenue, Walnut Creek, CA 94595. September 30, 2005.
21. Al Loosli. 120 La Bolsa Road, Walnut Creek, CA 94598. September 30, 2005.
22. Ron Rose. 919 Wiget Lane, Walnut Creek, CA 94598. September 30, 2005.
23. John White. 60 Santa Rita Drive, Walnut Creek, CA 94596. September 30, 2005.