

Appendix K: **Public Services Supporting Information**

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K.1 - Public Service Letters

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September 20, 2019

Contra Costa County Fire Protection District
Lewis Broschard, Fire Chief
4005 Port Chicago Highway, Suite 250 Concord, CA 94520

RE: Blake Griggs Multi-Family Residential Project Fire Services

Dear Chief Broschard,

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR), for the proposed Blake Griggs Multi-Family Residential project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including fire protection services.

The proposed project is located 85 Cleaveland Road on in the City of Pleasant Hill (Exhibit 1). The site consists of one parcel, identified by Assessor's Parcel 150-210-059-2, and currently contains one existing 38,694 square-foot office building constructed in 1969.

The City of Pleasant Hill proposes to adopt the Downtown Sub-Area Specific Plan (Downtown SASP), a comprehensive planning document that would establish specific guiding principles and a long term strategy for development of the 2.33-acre site within the Pleasant Hill Downtown Specific Plan Area. The Downtown SASP would serve as the land use and zoning designation for the sub-plan area.

The project consists of the development of 210 multi-family residential units ranging from 3 to 5 stories totalling 173,578 square feet. Onsite recreational amenities would include a fitness center, lounge areas, roof deck, outdoor kitchen and dining areas, lap pool, and pet lounge. The project would offer a total of 343 parking spaces.

A summary of project components is outlined in the table below.

Summary of Downtown SASP Components

Downtown SASP Component	Component Description	Vertical Level	Gross Square Feet
Residential Units	Studio	Level 1 – Level 5	9,920
	1 bedroom	Level 1 – Level 5	90,453

USA

Tel: 888 826 5814 | 714 508 4100
Fax: 714 508 4110
Email: usa@fcs-intl.com

250 Commerce, Suite 250
Irvine, CA 92602

16 N. Marengo Avenue, Suite 303
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Email: australia@fcs-intl.com.au

KENYA

ADEC Kenya Services EPZ Ltd.
Nairobi
Tel: +254 737 433 621

SINGAPORE

20A Mosque Street
059500
Tel: +65 6 535 3266 | +65 8 343 0964

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	2 bedroom	Level 1 – Level 5	73,205
Subterranean Parking	293 stalls	Subterranean Levels 1 and 2	138,320
Surface Parking	5 stalls	Level 1	1,025
Outdoor Recreational Amenity	3 Courtyards	Level 1	16,140
	Roof Deck	Level 4	1,100
	Lap Pool	Level 4	750
	Outdoor Kitchen and Dining Area	Level 1	1,680
	Lounge Areas	Level 1	3,800
	Pet Lounge	Level 1	600
Indoor Recreational Amenity	Fitness Center	Level 1	2,100
	Club Room	Level 4	750
	Pet Spa	Level 1	165
Leasing Lobby Office		Level 1	1,740
Grand Total			341,748

To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Friday October 4, 2019:

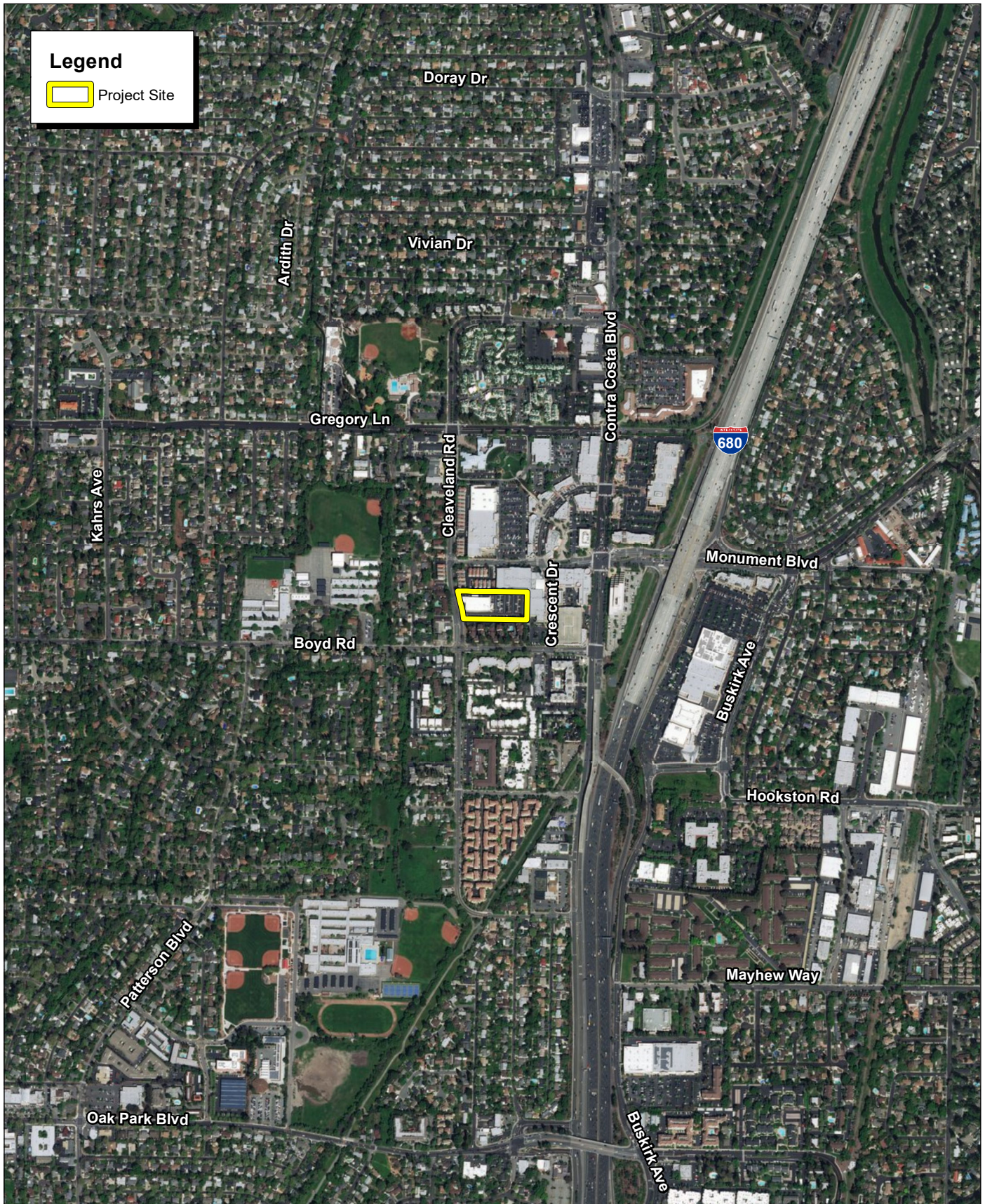
1. Which station(s) would provide services to the project site?
2. What are the existing staffing levels (department-wide and at the station(s) that would serve the project site)? What is the current number of firefighters, EMT personnel, engines, hook and ladder trucks, etc.?
3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site.

4. Can you please provide an estimate of the annual number of calls for service the proposed project would be expected to generate? If possible, please provide an estimate by type of call (e.g., EMS, fire, etc.)
5. What is the ability of the fire protection department to accommodate the demand of the proposed project as part of the existing facilities?
6. Are there any existing or planned mutual aid agreements with other agencies?
7. Please provide information about the residential and non-residential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
8. Do you foresee any potential challenges that the proposed project may present to the department? This includes concerns related to response times, staffing, apparatus, fire stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges.
9. Would the development of the proposed Project impair the Fire Department(s) ability to maintain established response time standards with current staff and equipment levels?
10. Would the Fire Department need to construct new facilities or expand existing ones in order to serve the proposed Project and the fire protection needs of the surrounding community?
11. Do you have any other comments about the potential impacts of this project on the Fire Department(s)?
12. What emergency response or emergency evacuation plans are applicable to the project site?
13. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Thank you in advance for taking the time to respond.

Brittany Hagen
Environmental Services Analyst
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
Email: bhagen@fcs-intl.com

Attached: Local Vicinity Map



Source: ESRI Aerial Imagery.

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Exhibit 1 Local Vicinity Map Aerial Base

CITY OF PLEASANT HILL
BLAKE GRIGGS MULTI-FAMILY RESIDENTIAL PROJECT

September 20, 2019

Pleasant Hill Police Department
Lieutenant Scott Vermillion, Operations Division Commander
330 Civic Dr. Pleasant Hill, CA 94523

RE: Blake Griggs Multi-Family Residential Project Police Services

Dear Mr. Vermillion:

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR), for the proposed Blake Griggs Multi-Family Residential project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including fire protection services.

The proposed project is located 85 Cleaveland Road on in the City of Pleasant Hill (Exhibit 1). The site consists of one parcel, identified by Assessor's Parcel 150-210-059-2, and currently contains one existing 38,694 square-foot office building constructed in 1969.

The City of Pleasant Hill proposes to adopt the Downtown Sub-Area Specific Plan (Downtown SASP), a comprehensive planning document that would establish specific guiding principles and a long term strategy for development of the 2.33-acre site within the Pleasant Hill Downtown Specific Plan Area. The Downtown SASP would serve as the land use and zoning designation for the sub-plan area.

The project consists of the development of 210 multi-family residential units ranging from 3 to 5 stories totalling 173,578 square feet. Onsite recreational amenities would include a fitness center, lounge areas, roof deck, outdoor kitchen and dining areas, lap pool, and pet lounge. The project would offer a total of 343 parking spaces.

A summary of project components is outlined in the table below.

Summary of Downtown SASP Components

Downtown SASP Component	Component Description	Vertical Level	Gross Square Feet
Residential Units	Studio	Level 1 – Level 5	9,920

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	1 bedroom	Level 1 – Level 5	90,453
	2 bedroom	Level 1 – Level 5	73,205
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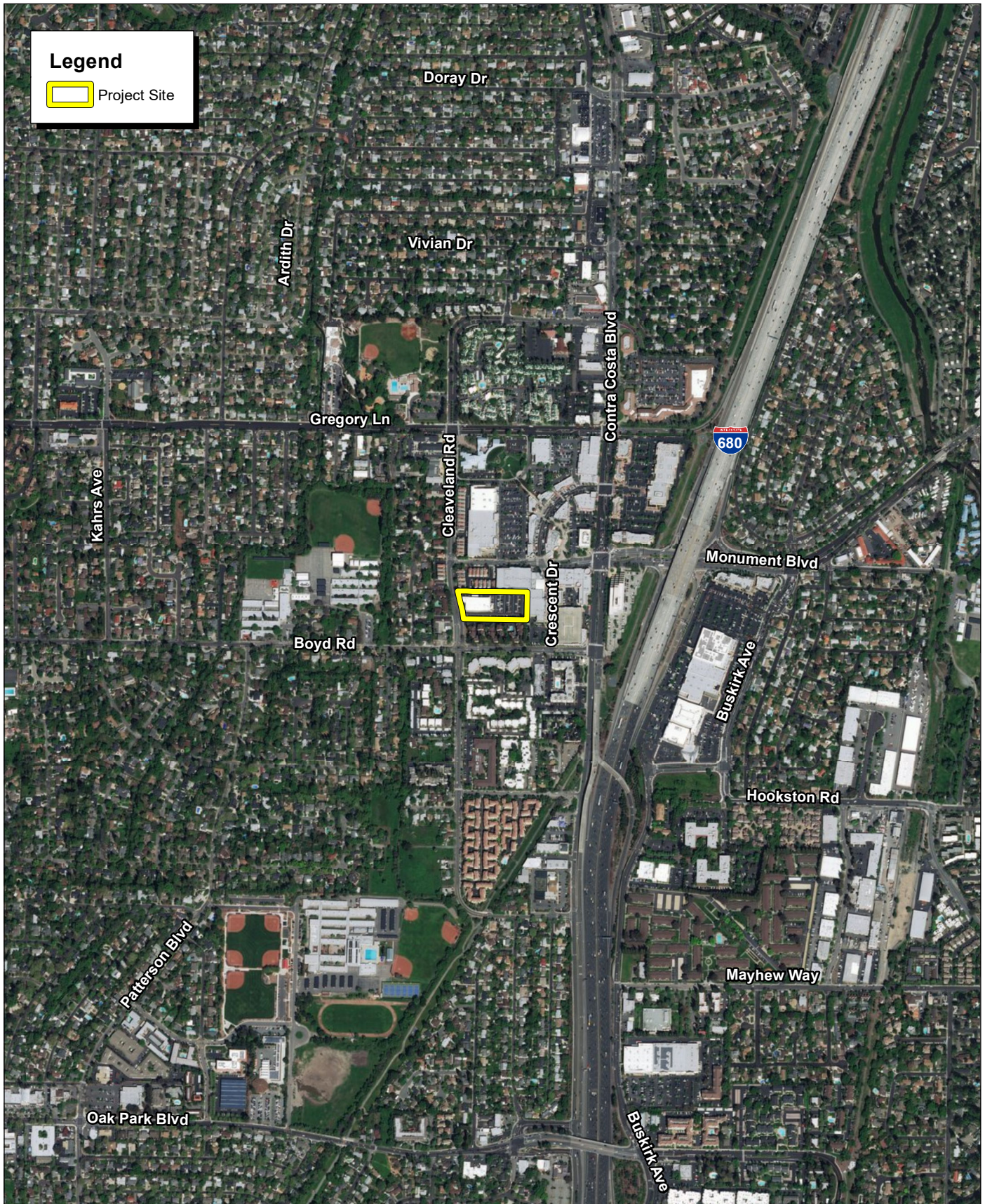
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2. Please describe existing staffing levels (department-wide and at the station(s) that would serve the project site). Please include a description of number of officers, civilian personnel, active patrols at one time, etc.
3. Please provide the current average response times for

emergency calls for service as a whole and for the station(s) located nearest to the project site.

4. Please provide an estimate of the officers/1,000 residents and the target ratio that the department would like to achieve.
5. Please provide an estimate of the annual number of calls for service the proposed project would be expected to generate.
6. Please identify the ability of the law enforcement department to accommodate the demand of the proposed project as part of the existing facilities.
7. Please list any existing or planned mutual aid agreements with other agencies.
8. Please provide information about the residential and nonresidential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
9. Please define any potential challenges that the proposed project may present to the department. This includes concerns related to response times, staffing, apparatus, stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges. Thank you in advance for taking the time to respond.

Brittany Hagen
Environmental Services Analyst
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
Email: bhagen@fcs-intl.com

Attached: Local Vicinity Map



Source: ESRI Aerial Imagery.

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Exhibit 1 Local Vicinity Map Aerial Base

CITY OF PLEASANT HILL
BLAKE GRIGGS MULTI-FAMILY RESIDENTIAL PROJECT

September 20, 2019

Mt. Diablo Unified School District
Dr. Robert A. Martinez, Superintendent
1936 Carlotta Dr. Concord, CA 94519

RE: Blake Griggs Multi-Family Residential Project School Services

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR), for the proposed Blake Griggs Multi-Family Residential project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including school services.

The proposed project is located 85 Cleaveland Road on in the City of Pleasant Hill (Exhibit 1). The site consists of one parcel, identified by Assessor's Parcel 150-210-059-2, and currently contains one existing 38,694 square-foot office building constructed in 1969.

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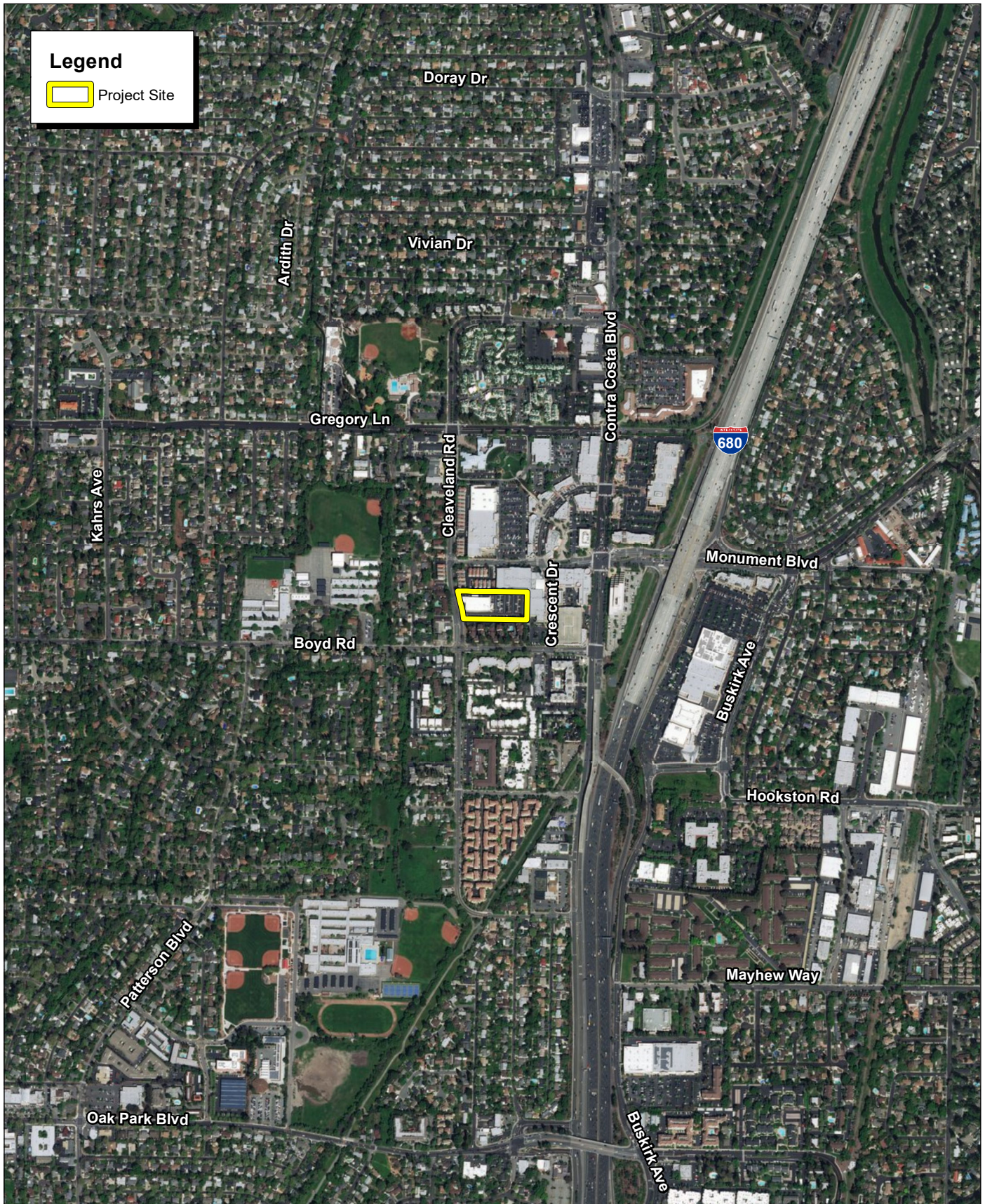
1. Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.
2. Based on the residential/commercial development potential of the proposed project, please provide an estimated number of students generated by the proposed project.
3. Please also provide the current standard student generation factors used by the District.
4. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.
5. Please identify the ability to accommodate the schools demand

- of the proposed project as part of the existing facilities.
6. Please provide information about the residential and nonresidential development fee schedule currently assessed by/on behalf of the District.
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Exhibit 1 Local Vicinity Map Aerial Base

CITY OF PLEASANT HILL
BLAKE GRIGGS MULTI-FAMILY RESIDENTIAL PROJECT

September 20, 2019

Contra Costa County Library
Melinda Cervantes, County Librarian
777 Arnold Drive, Suite 210 Martinez, CA 94553

RE: Blake Griggs Multi-Family Residential Project Library Services

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR), for the proposed Blake Griggs Multi-Family Residential project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including library services.

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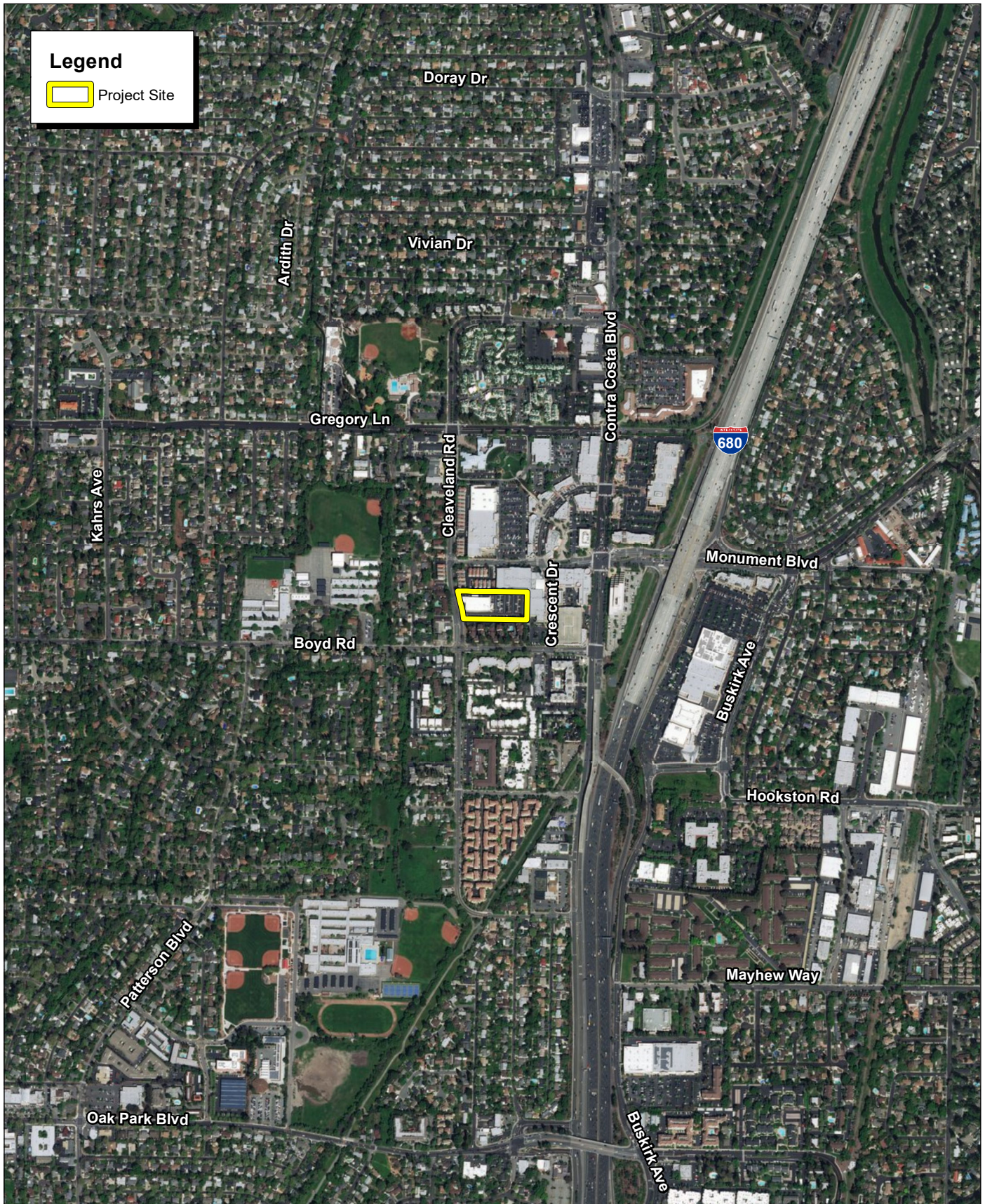
1. Please identify the current facilities and resources of the Library as a whole (including mobile facilities and annexes). Please also identify the Library's current membership.
2. Based on the residential/commercial development potential of the proposed project, please provide an estimated demand for library services generated by the proposed project.

3. Please also provide the current standard library services demand rates used by the Library.
4. Please list the library(ies) that may be affected by the proposed project and their current capacity/enrollment ratio.
5. Please identify the ability to accommodate the library demand of the proposed project as part of the existing facilities.
6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the Library.
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BLAKE GRIGGS MULTI-FAMILY RESIDENTIAL PROJECT

September 20, 2019

Pleasant Hill Recreation and Parks
Michelle Lacy, General Manager
147 Gregory Lane Pleasant Hill, CA 94523

RE: Centerpoint Properties Project Parks Services

Dear Ms.Lacy:

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR), for the proposed Centerpoint Properties project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including parks and recreation services.

The proposed project is located 85 Cleaveland Road on in the City of Pleasant Hill (Exhibit 1). The site consists of one parcel, identified by Assessor's Parcel 150-210-059-2, and currently contains one existing 38,694 square-foot office building constructed in 1969.

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Jubilee House
Third Avenue
Marlow SL7 1EY
Tel: +44 (0) 845 165 6245
Fax: +44 (0) 20 3070 0890
Email: uk@fcs-intl.com.uk

AUSTRALIA

Unit 1, 1 Skyline Place
Frenchs Forest NSW 2086
Tel: +61 02 9418 7822
Email: australia@fcs-intl.com.au

KENYA

ADEC Kenya Services EPZ Ltd.
Nairobi
Tel: +254 737 433 621

SINGAPORE

20A Mosque Street
059500
Tel: +65 6 535 3266 | +65 8 343 0964

PHILIPPINES

26th Floor, Philippine AXA Life Centre
Sen. Gil Puyat Avenue, Makati City
Tel: +63 (2) 775 0632
Email: phil@fcs-intl.com

9th Floor Kingston Tower
Acacia Avenue, Madrigal Business Park
Alabang, Muntinlupa City

CHINA

Room 1204, 12th Floor
358 Chengyi St., Jimei District
Xiamen Software Park III
Xiamen
Tel: +86 592 2177850 to 801
Fax: +86 592 2177851 to 801
Email: xiamen@aplus-is.com

MALAYSIA

15-7, Block A, Jaya ONE
72A Jalan Universiti
46200 Petaling Jaya
Selangor
Tel: +60 37 490 2112
Fax: +60 37 960 6977

	1 bedroom	Level 1 – Level 5	90,453
	2 bedroom	Level 1 – Level 5	73,205
Subterranean Parking	293 stalls	Subterranean Levels 1 and 2	138,320
Surface Parking	5 stalls	Level 1	1,025
Outdoor Recreational Amenity	3 Courtyards	Level 1	16,140
	Roof Deck	Level 4	1,100
	Lap Pool	Level 4	750
	Outdoor Kitchen and Dining Area	Level 1	1,680
	Lounge Areas	Level 1	3,800
	Pet Lounge	Level 1	600
Indoor Recreational Amenity	Fitness Center	Level 1	2,100
	Club Room	Level 4	750
	Pet Spa	Level 1	165
Leasing Lobby Office		Level 1	1,740
Grand Total			341,748

To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Friday October 4, 2019:

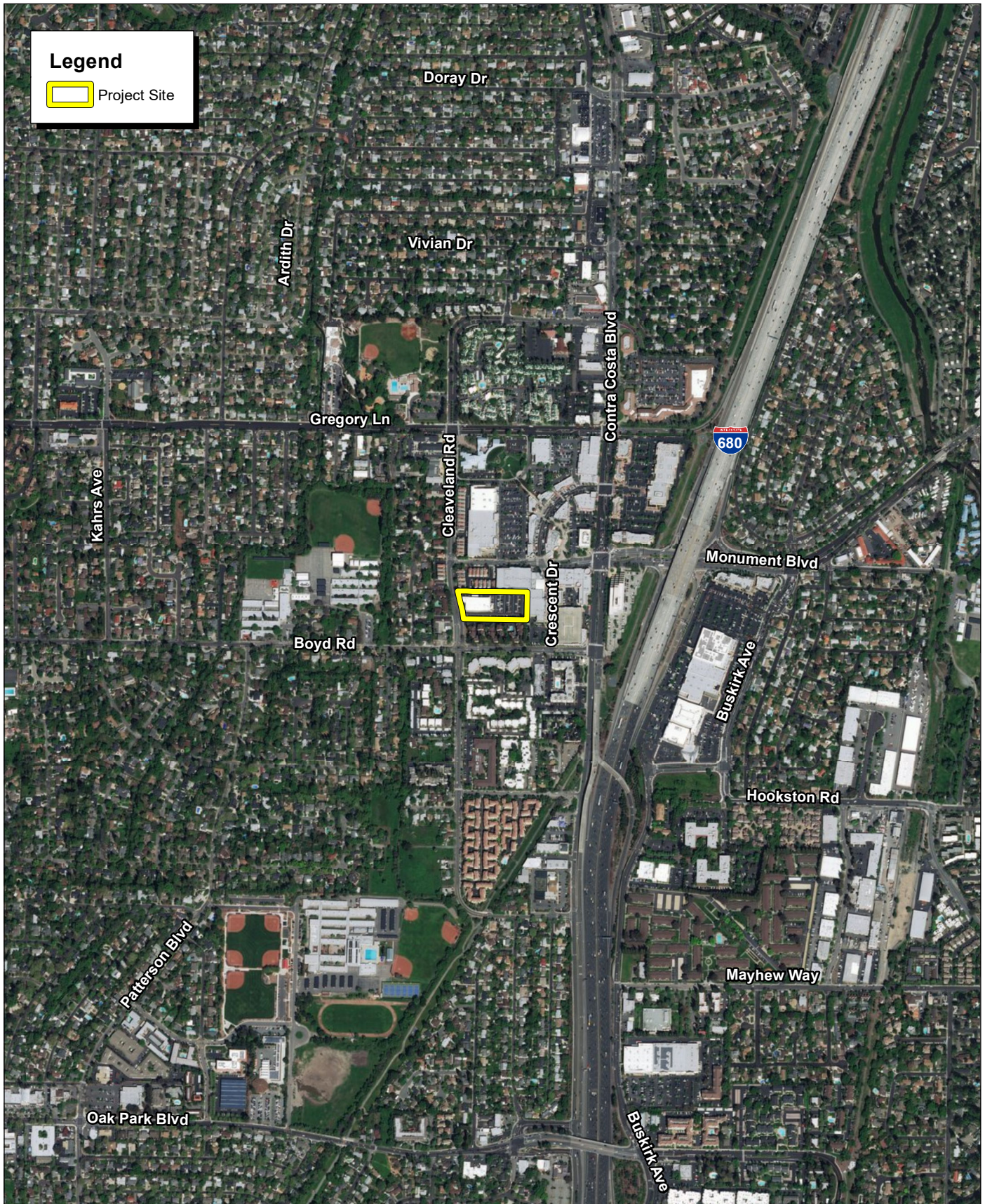
1. Please identify the park(s) and recreation center(s) that would provide services to the project site. Please describe the existing conditions of these park(s) and center(s).
2. Please provide an estimate of the park acres/1,000 residents and the target ratio that the department would like to achieve.

3. Please provide information about the residential and non-residential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
4. Please identify the ability of the park service provider to accommodate the demand of the proposed project as part of the existing facilities.
5. Please define any potential challenges that the proposed project may present to the department. Please describe any measures that you would recommend to reduce potential concerns/challenges.

Thank you in advance for taking the time to respond.

Brittany Hagen
Environmental Services Analyst
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
Email: bhagen@fcs-intl.com

Attached: Local Vicinity Map



Source: ESRI Aerial Imagery.

FIRSTCARBON
SOLUTIONS™



1,000 500 0 1,000
Feet

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Exhibit 1 Local Vicinity Map Aerial Base

CITY OF PLEASANT HILL
BLAKE GRIGGS MULTI-FAMILY RESIDENTIAL PROJECT

K.2 - Police Service Response

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from: Scott Vermillion <svermillion@pleasanthillpd.org>
to: Brittany Hagen <bhagen@fcs-intl.com>

date: Sep 25, 2019, 1:54 PM
subject: RE: Blake Griggs Multi-Family Residential Project Police Services

Hope this helps.

1. The Pleasant Hill Police Department has jurisdiction over this location. The police department is located at 330 Civic Drive in Pleasant Hill.
2. The Pleasant Hill Police Department is scheduled and authorized to employ 45 sworn officers and approximately 20 non-sworn employees.
3. Our response times vary depending on the nature of a call for service. For emergency calls we can arrive within two to seven minutes.
4. We employ approximately one officer per 800 people. We believe this to be an adequate ratio.
5. This is very difficult to project an accurate number.
6. I believe the Pleasant Hill Police Department could adequately accommodate the demand for this project.
7. N/A
8. N/A
9. Property crimes continue to be a problem in Pleasant Hill and neighboring communities. The police department recommends adequate lighting, video surveillance systems for the property to include parking lots and appropriate signage that assists law enforcement and emergency medical services in locating units when responding.

Lt. Scott Vermillion

*Pleasant Hill Police Department
330 Civic Drive
Pleasant Hill CA, 94523*

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