

**Appendix G:
Public Services Supporting Information**

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REQUEST LETTER

February 24, 2022

Darren Johnson, Acting Fire Chief
Rodeo-Hercules Fire District
1680 Refugio Valley Road
Hercules, CA 94547

Subject: Skelly Residential Project IS/MND: Fire Protection Services

Dear Fire Chief Johnson:

FirstCarbon Solutions is preparing an Initial Study/Mitigated Negative Declaration (IS/MND), as required under the California Environmental Quality Act (CEQA), to evaluate the environmental impacts of a proposed development within the City of Hercules. As part of the environmental review process, we are consulting with public service providers to determine whether the project would impact their ability to deliver services. We are contacting you to request information related to provision of fire and emergency services in Hercules.

As shown in Attachment A, the 7.3-acre project site is located at 215 Skelly on Accessor's Parcel Number [APN] No. 404-020-012. The site currently contains a single-family residence, 58 horse paddocks, a permitted 2,400 square foot storage building, miscellaneous outbuildings, and a large metal clad shed that appear to be abandoned relics of the site's previous use as a farm. According to the City of Hercules General Plan Land Use and the Hercules Zoning Map, the site is zoned Residential Single-Family Low Density (RS-L).

The project applicant is proposing the development of a residential subdivision consisting of 40 single-family residence lots on the 7.3-acre project site. Development of the proposed project would involve the removal of the existing trees, vegetation, and existing structures currently on the project site. The proposed project would divide the project site into eight separate parcels (Parcels A-G) and 40 single-family residential lots. The residential lots would range from 3,836 square-feet to 6,887 square-feet (Attachment B).

Potential impacts to public services are an important element of our analysis. Our analysis strongly relies on your assistance in identifying potentially significant impacts to fire protection services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

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Bay Area

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Walnut Creek, CA 94597

Central Valley

7265 N. First Street
Suite 101
Fresno, CA 93720

Inland Empire

650 E. Hospitality Lane
Suite 125
San Bernardino, CA 92408

Sacramento Valley

2204 Plaza Drive
Suite 210
Rocklin, CA 95765

Utah

2901 Bluegrass Boulevard
Suite 200-44
Lehi, UT 84043

Connecticut

2 Corporate Drive
Suite 450
Shelton, CT 06484

New York

10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

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Service Questions

1. Which station(s) would provide services to the project site?
2. What are the existing staffing levels, by type (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. Please provide an estimate of the annual number of service calls 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 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?

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8. Do you foresee any potential challenges that the 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? Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the project.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, March 11th, 2022**. If you have any questions or need additional time to respond, please contact me by e-mail at mdolan@fcs-intl.com

Sincerely,

Madelyn Dolan, Environmental Services Assistant Project Manager
FirstCarbon Solutions
1350 Treat Blvd. Suite 380
Walnut Creek, CA 94597

Enc: Attachment A: Local Vicinity Map
Attachment B: Site Plan

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**Attachment A:
Local Vicinity Map**





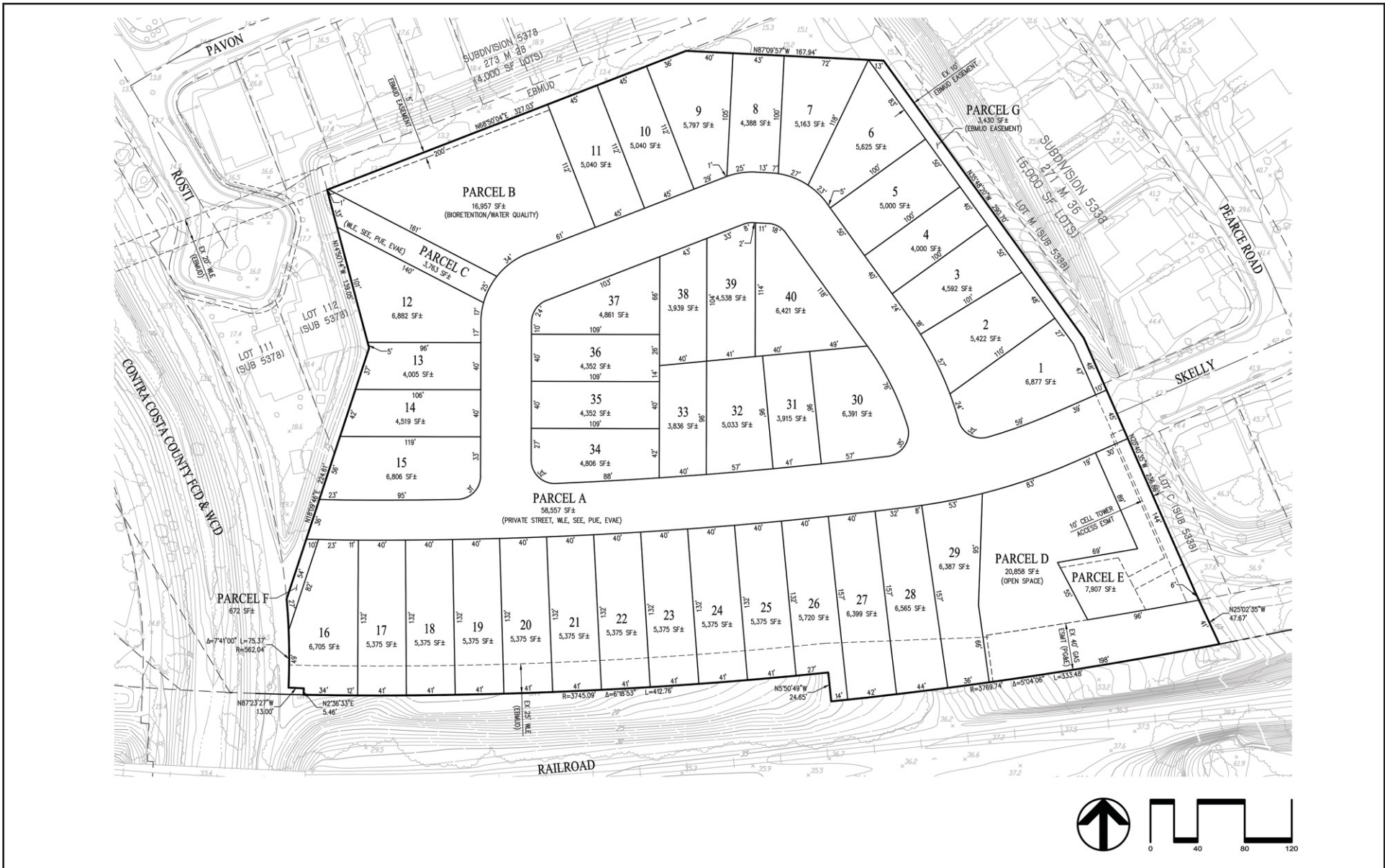
Source: bing Aerial Imagery. County of Contra Costa Parcel Data.





Attachment B:
Site Plan

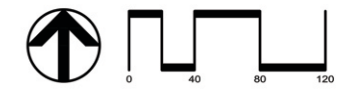




Source: CBG Civil Engineers, November 2021.



21180006 • 12/2021 | 4_site_plan.cdr



Site Plan

CITY OF HERCULES
 SKELLY RESIDENTIAL PROJECT
 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



William T. Imboden
Chief of Police

HERCULES POLICE DEPARTMENT

111 Civic Drive • Hercules, CA 94547
Main: (510) 799-8260
Fax: (510) 799-8281
Dispatch: (510) 724-1111
Website: www.ci.hercules.ca.us

1. Which station(s) would provide services to the project site?
Hercules PD only has one station for the entire City.
2. Please describe the existing staffing levels that would serve the project site. Please include a description of number of officers, civilian personnel, active patrols at one time, etc.
At any given time there are the following personnel on the street: 1 Sergeant, 3 Police Officers, 1 Parking Enforcement Officer. Dispatch services are by contract through Pinole PD. Animal Control is by contract through the County.
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.
"...for emergency calls" is a fairly broad spectrum. Our average response time for all crime reports is 3 minutes 3 seconds. Shorter for in-progress crimes, longer for cold reports.
4. Would the development of the proposed project impair the police department's ability to maintain established response time standards with current staff and equipment levels?
No.
5. Please provide an estimate of the officers/1,000 residents and the target ratio that the department would like to achieve.
We are slightly below the 1/1,000 ratio the City Council tries to maintain. We have 27 sworn positions and a population closer to 28,000.
6. List any existing or planned mutual aid agreements with other agencies.
We have a written County-Wide mutual aid agreement with every agency in the County which covers incidents large and small. We have unwritten mutual aid understandings with Pinole PD to cover each other on more regular calls.
7. Please provide an estimate of the annual number of calls for service the proposed project would be expected to generate.
150 – 200 based on the build-out population increase of 200 residents.
8. What are the current rates of the residential development fees? What is the estimated rate for the proposed project?
I don't have an answer for this question. Community Development would be better suited.

9. Do you foresee any potential challenges that the proposed project may present to the department? (Including concerns related to response times, staffing, apparatus, stations, etc.) Please describe any measures you would recommend to reduce potential concerns/challenges.
The area is isolated from the view of surrounding neighborhoods, with easy foot and bicycle access from the creek area on the border of town, popular with homeless people. In a critical incident response there will be avenues of escape my Officers won't be able to get to easily or quickly. With only one avenue of approach for vehicular traffic creating a funnel effect there is the potential for a bottleneck during a large scale response, or natural disaster, even with the EVA.
10. Would the department need to construct new facilities or expand existing ones in order to serve the proposed project and the law enforcement needs of the City?
This project by itself does not create such a need, but in combination with others in progress creating the need for increased staffing, yes, our existing facility is not large enough to accommodate us.
11. Do you have any other comments about the potential impacts of this project on the police department? Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to police services associated with the project.
No additional comments. Thank you for taking the time to ask for our input.

William T. Imboden
Chief Of Police

From: [Silvia Garfield](#)
To: [Maddie Dolan](#)
Cc: [Melissa Payne](#)
Subject: Fwd: 2118.0006 Skelly Residential Project School Services Letter
Date: Tuesday, March 29, 2022 11:44:51 AM

You don't often get email from sgarfield@wccusd.net. [Learn why this is important](#)

Hello Maddie,
Below is the information you requested.
Thank you,
Silvia

Silvia Garfield
Senior Administrative Assistant
Office of the Associate Superintendent
Operations
Phone 510-231-1105
sgarfield@wccusd.net

----- Forwarded message -----

From: Ellen Mejia Hooper <ellen.mejiahooper@wccusd.net>
Date: Mon, Mar 28, 2022 at 8:41 AM
Subject: Re: 2118.0006 Skelly Residential Project School Services Letter
To: Silvia Garfield <sgarfield@wccusd.net>
Cc: Melissa Payne <MPayne@wccusd.net>

Hi Silvia

I think Melissa responded to #5 but here are the remainder of the answers.

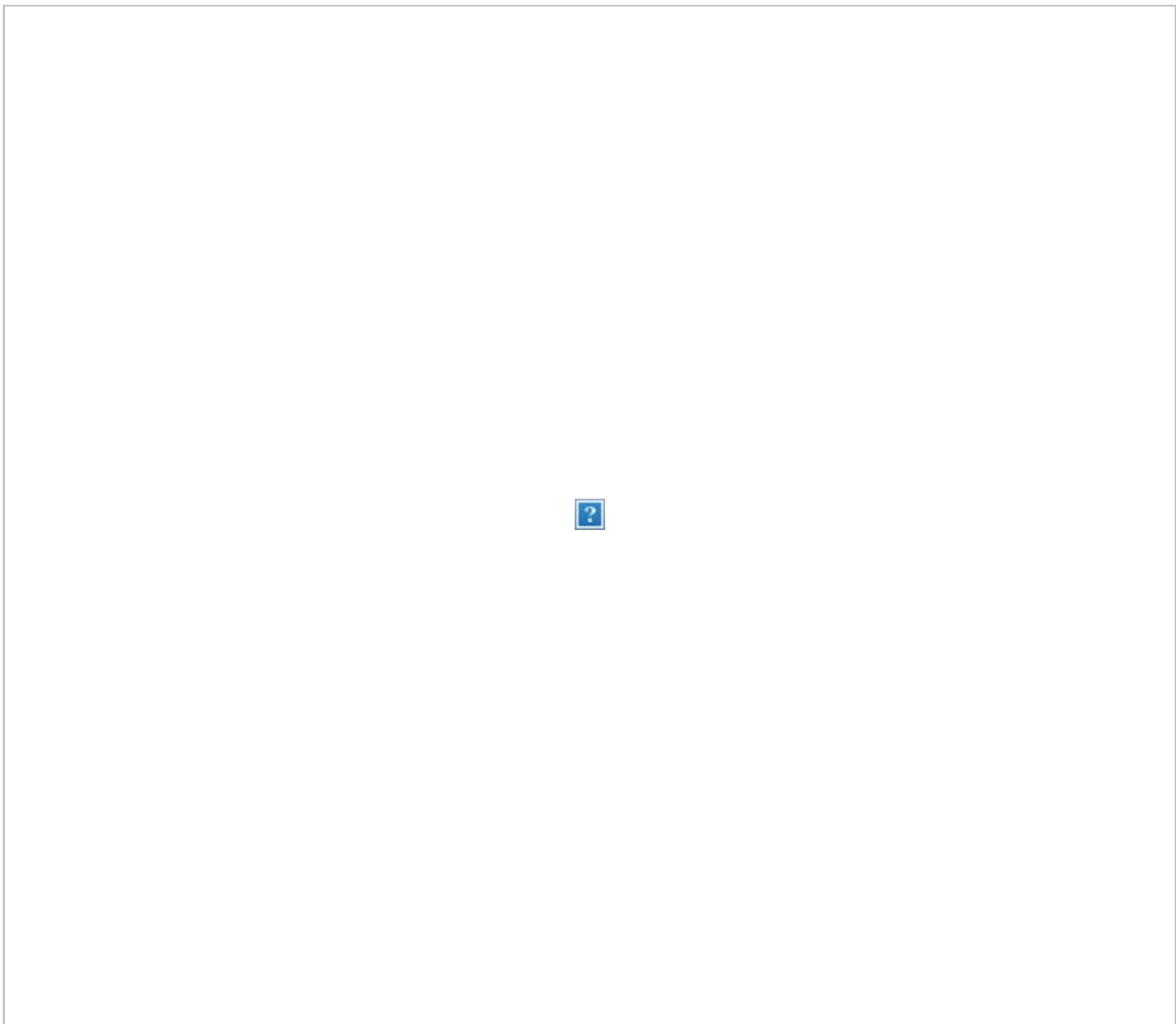
Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.

- District enrollment area can be seen on the map at this website (<http://apps.schoolsitelocator.com/index.html?districtCode=32073>). It includes the cities of El Cerrito, Richmond, San Pablo, Pinole, Hercules, and unincorporated areas of the county. Because this area is so large, there are varying conditions across the District

- Current (2021/22) K-12 enrollment using CBEDS data is 25,992 students
- Current K-12 capacity District-wide is 29,492 seats

2. Please provide the current standard student generation factors used by the District.

- Current standard is from our residential housing study



3. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.

- Ohlone Elementary School – 102% utilization
- Hercules Middle School – 111% utilization
- Hercules High School – 73% utilization

4. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.

-

This area's elementary and middle schools are currently over-enrolled, so accommodating these additional students within the existing facilities without

modifications or other adjustments would be challenging.

- The high school does have the capacity to accommodate the additional students.

5. Please provide information about the residential and non-residential development fee

EFFECTIVE 08/24/2020 LEVEL 1 RATE INCREASE TO \$4.08

Effective 06/01/2020 COMMERCIAL/INDUSTRIAL RATE INCREASE TO \$0.66

- Additions to existing residences under 500 square feet – No Fee
- Mini Storage Fee - \$0.09 per square foot
- Additions to existing residences 500 sq. ft. and above - \$4.08 per square foot (on the entire additional square footage)*
- New Residential Construction - \$4.08 per square foot*
- Commercial / Industrial / Exclusive Senior Housing - \$0.66 per square foot *

6. Please define any potential challenges that the proposed project may present to the District. Please describe any measures that you would recommend to reduce potential concerns/challenges.

- The District is embarking on a student housing study to address the need to balance our enrollment and align it with the space available; however, the geographic features, transportation systems, and student resident locations make such balancing difficult. The Hercules area is impacted at the elementary and middle school levels and is isolated from the remainder of the district. To accommodate student enrollment, additional capacity may need to be added to Ohlone Elementary and Hercules Middle. Another measure could include adjusting attendance boundaries.

----- Forwarded message -----

From: **Maddie Dolan** <mdolan@fcs-intl.com>

Date: Fri, Feb 25, 2022 at 8:57 AM

Subject: 2118.0006 Skelly Residential Project School Services Letter

To: chris.hurst@wccusd.net <chris.hurst@wccusd.net>

Cc: Tsui Li <tli@fcs-intl.com>, Robert Reber <RReber@ci.hercules.ca.us>

Hello,

Attached is a letter pertaining to the proposed Skelly Residential project located in the City of Hercules. The letter provides a basic project description and asks a few questions about your department's ability to service the new development. If you could please review the letter and attached site plan to provide responses by Friday, March 11, your input would greatly assist us in the completion of our environmental analysis. If you have questions, please reach out at any time.

Thank you,

Madelyn Dolan (she | her | hers)

Environmental Services, Assistant Project Manager

Mobile +1 925 451 7133

[FirstCarbon Solutions \(FCS\)](#)

An [ADEC Innovation](#)

[LinkedIn](#) | [Facebook](#) | [Twitter](#)

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Ellen Mejia Hooper

Director of Facilities Planning and Construction

O: 510-307-4544 C: 510-778-6473

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1400 Marina Way S

Richmond, CA 94804



March 3, 2022

Madelyn Dolan, Environmental Services Assistant Project Manager
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

Re: Skelly Residential Project Initial Study/Mitigated Negative Declaration: Water Services, Hercules

Dear Ms. Dolan:

This is in response to your February 24, 2022 request letter to East Bay Municipal Utility District (EBMUD) about water service questions for the proposed Skelly Residential Project located at 215 Skelly Street (APN 404-020-012) in the City of Hercules (City). EBMUD appreciates the opportunity to provide the following information.

GENERAL

EBMUD owns and operates a 24-inch and 36-inch transmission pipeline within EBMUD rights-of-way (R/W X-745, R/W 2976, R/W 2978, R/W 2208) and property (CC-203) surrounding and adjacent to the north, east, and south property lines (see attached EBMUD distribution maps). These pipelines provide continuous service to EBMUD customers in the area. The integrity of these pipelines needs to be maintained at all times. Any proposed construction activity in EBMUD rights-of-way and property would be subject to the terms and conditions determined by EBMUD including relocation of the transmission pipeline and/or rights-of-way at the project sponsor's expense.

WATER SERVICE

EBMUD's Maloney Pressure Zone, with a service elevation range between 0 and 200 feet, will serve the proposed development. EBMUD's potable water demand rates in 2020 were 155 million gallons per day (MGD) for residential, 17 MGD for institutional, 33 MGD for industrial, 16 MGD for commercial, and 13 MGD for irrigation uses. Additional information about EBMUD water demands can be found in the 2020 Urban Water Management Plan (<https://www.ebmud.com/water/about-your-water/water-supply/urban-water-management-plan/>). No expansion of EBMUD facilities is anticipated to be needed to serve the project. A main extension, at the project sponsor's expense, will be required to serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the proposed

Madelyn Dolan, Environmental Services Assistant Project Manager

March 3, 2022

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development. Engineering and installation of water mains and services require substantial lead time, which should be provided for in the project sponsor's development schedule.

A minimum 20-foot-wide right-of-way is required for installation of new water mains. Utilities to be installed in the right-of-way with the water mains must be located such that the new water mains meet the minimum horizontal and vertical separation distances with other utilities as set forth in the California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and EBMUD requirements for placement of water mains within a right-of-way. These minimum horizontal separation distance requirements include, but are not limited to, 10 feet between the water main and sewer, 5 feet between the water main and storm drain, 7 feet from the face of curb, and 5 feet from the edge of the right-of-way. In addition, water mains must be vertically located a minimum of one foot above sewers and storm drains. EBMUD cannot maintain water mains and services installed under pervious pavement; therefore, an alternative to pervious pavement would be required if installation of EBMUD water mains or services on site is required.

WATER CONSERVATION

The proposed project presents an opportunity to incorporate water conservation measures. EBMUD requests that the City include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

If you have any questions concerning this response, please contact Timothy R. McGowan, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,



David J. Rehnstrom
Manager of Water Distribution Planning

DJR:VDC:grd
sb22_047.doc

Attachment – EBMUD Distribution Maps 1482B554 and 1485B554



March 16, 2022

Ms. Madelyn Dolan
ES Assistant Project Manager
First Carbon Solutions
1350 Treat Boulevard
Suite 380
Walnut Creek, CA 94597

Subject: SKELLY RESIDENTIAL PROJECT IS/MND:
SOLID WASTE SERVICES

Dear Ms. Dolan:

Thank you for the sharing information on the Skelly Project. Republic Services is pleased to advise that we have the capacity to provide full waste collection services for removal and delivery to appropriate local processing and/or disposal of MSW, recyclable and organic materials generated at the Skelly Residential Project. Based on Site Plan #21180006 prepared by CBG Engineers, November 2021, we believe roadway widths are sufficient for waste collection vehicle access and curbside cart collection.

Service Question responses:

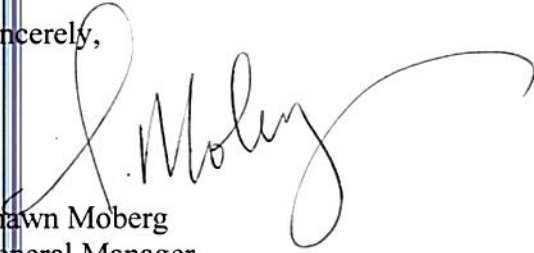
1. What is the current solid waste generation rate for residential developments such as the proposed project? Standard weekly service for individual single-family units with up to four occupants, is one 35-gallon cart for MSW, one 65-gallon cart for recycling and one 65-gallon cart for organics.
2. Do you foresee any potential challenges that the proposed project may present to Republic Services' service area? None.
3. What landfill would be utilized for removal of solid waste and does that landfill have the necessary capacity to serve the project. Solid wastes collected at the Skelly Project would be taken to Golden Bear Transfer Facility in Richmond and transferred to Keller Canyon Landfill in Pittsburg.
4. Please identify the ability of existing facilities to accommodate the demand for the proposed project. Republic Services' and its local affiliate facilities (Golden Bear Transfer, West County Integrated Resource Recovery Facility and West Contra Costa County Compost Site) have sufficient capacity to accommodate the Skelly Project as presented in the Site Plan described above.
5. Would the proposed project require the relocation or expansion of solid waste removal systems as a result of the proposed project? No.

Ms. Madelyn Dolan
March 16, 2022

6. What is the associated fee schedule with regard to the disposal of industrial solid waste? Roll-off Box Rental and Disposal rates for industrial solid waste varies by material type and generally are adjusted annually.

If you have any questions or need additional information, please let us know.

Sincerely,



Shawn Moberg
General Manager

cc: A. Mack
J. Coverston
B. Moore
A. Roof