

## 3.11 - Public Services and Recreation

### 3.11.1 - Introduction

This section describes the existing public services and recreation facilities and potential effects from Project implementation on the Project Site and its surrounding area. Descriptions and analysis in this section are based on, among other things, information provided by the Contra Costa County General Plan, San Ramon Valley Fire Protection District (SRVFPD), County of Contra Costa Office of the Sheriff, Contra Costa County Public Works, and the San Ramon Valley Unified School District (SRVUSD).

### 3.11.2 - Environmental Setting

#### Fire Protection and Emergency Medical Services

The Project Site is located in an area served by the San Ramon Valley Fire Protection District (SRVFPD). The SRVFPD provides fire protection and emergency medical services to the communities of Alamo and Blackhawk; the Town of Danville; the community of Diablo; the City of San Ramon; and the southern area of Morgan Territory and the Tassajara Valley. The District’s service area encompasses approximately 155 square miles and serves a population of approximately 169,900 (SRVFPD 2015).

#### Fire Stations

The SRVFPD maintains 10 fire stations, two annex buildings, one training site, and one administrative office building. The SRVFPD facility closest to the Project Site is the training facility, located adjacent to the eastern border of the Southern Site at 6100 Camino Tassajara (SRVFPD 2015). The nearest fire station is Station 36, located at 2100 Lusitano Street, directly south of the Northern Site. According to the SRVFPD’s Business Plan, this station was built in 2010 and is in excellent condition (SRVFPD 2011). Station 35 is located approximately 2.6 miles to the west, at 505 Silver Oak Lane, Danville, California. This station was built in 1986 and is assessed to be in good condition (SRVFPD 2011). Table 3.11-1 summarizes the stations nearest to the Project Site.

**Table 3.11-1: Fire and Emergency Medical Services Apparatus**

Station No.	Address	Distance to Site <sup>1</sup>	
		Northern Site	Southern Site
No. 36	2100 Lusitano Street, Danville, CA	0.35 mile	1.1 miles
No. 35	505 Silver Oak Lane, Danville, CA	2.6 miles	3.4 miles

Note:  
<sup>1</sup> Distances are approximate.  
 Source: SRVFPD 2015.

### Staffing and Organization

The SRVFPD consists of five divisions: Operations, Emergency Medical Services/Logistics, Fire Prevention, Finance, and Human Resources. The SRVFPD employs approximately 181 employees, in addition to approximately 50 volunteers (SRVFPD 2015).

### Calls for Service

The SRVFPD responded to approximately 8,438 calls during the 2013–2014 fiscal year (SRVFPD 2015) (the most current available data). Station 36 received a total of approximately 317 calls, while Station 35 received a total of approximately 842 calls.

### Response Time

Table 3.11-2 summarizes the first unit response time for fiscal year 2013–2014. Goal times are based on the goals outlined in the SRVFPD’s Standards of Cover (2010) and include:

- **Goal 1:** For built-up urban areas of greater than 2,000 people per square mile, the first-due unit should arrive within seven minutes total response time, 90 percent of the time.
- **Goal 2:** For Suburban areas of 1,000 to 2,000 people per square mile, the first-due unit should arrive within eight minutes total response time, 90 percent of the time.
- **Goal 3:** For Rural areas of less than 1,000 people per square mile, the first-due unit should arrive within 15 minutes total response time, 90 percent of the time (SRVFPD 2010).

In addition, General Plan Policy 7-63 indicates that the County should strive to achieve a total response time (dispatch plus running and step-up time) of 5 minutes in central business district, urban, and suburban areas for 90 percent of all emergency responses.

As shown in Table 3.11-2, the SRVFPD met and exceeded all Standard of Cover goal response times, but it does not meet the goal response time outlined in General Plan Policy 7-63. Note that both response time policies are goals, not mandates.

**Table 3.11-2: Response Times**

Response Area Type	Goal (minutes:seconds)	Actual (minutes:seconds)
Urban	7:00	6:57
Suburban	8:00	7:47
Rural	15:00	12:26
Note: These times are taken from the Comprehensive Annual Financial Report, which does not define how the fire response times indicated therein are calculated. It is assumed that these times originate at time of call and end at first-on-scene, which matches the methodology used in the SRVFPD’s Standards of Cover document. Source: SRVFPD 2015.		

### ***Aid Agreements***

The SRVFPD maintains mutual aid agreements with the Contra Costa County Fire Protection District, Alameda County Fire Department, and the State of California as well as local entities and jurisdictions including the Town of Danville, City of San Ramon, and the East Bay Regional Park District (EBRPD) (SRVFPD 2011). In fiscal year 2013–2014, the SRVFPD received mutual aid on approximately 16 occasions, and provided mutual aid on approximately 378 occasions (SRVFPD 2015).

### ***Law Enforcement***

The Contra Costa County Sheriff's Office provides law enforcement to unincorporated areas of Contra Costa County, including the Project Site and vicinity, serving over 163,000 residents. The station house closest to the Project Site is Valley Station, located at 150 Alamo Plaza, within the unincorporated community of Alamo, approximately 10 miles northwest of the Project Site.

### ***Organization and Staffing***

The Sheriff's Office maintains four bureaus: Administration Services, Custody Services, Field Operations, and Support Services. A commander manages each bureau. The Sheriff's Office employs approximately 1,052 staff members consisting of 720 sworn personnel and 322 general employees (Contra Costa County 2015).

Valley Station is managed by a station house commander (lieutenant) and supervised by one sergeant per shift. The station provides police services to three geographical areas (commonly referred to as "beats"). As of the writing of this R-DEIR, a sergeant and two deputies cover the three beats each shift.

### ***Calls for Service***

A network of station houses, each of which is commanded by a lieutenant, enables efficient provision of law enforcement service to the approximately 163,000 residents of the unincorporated areas of the County. Deputies assigned to the unincorporated Patrol Services Division respond to over 600,000 citizen-generated calls and deputy-initiated events per year, generating over 38,000 written reports (Contra Costa County 2015).

### ***Response Times***

In 2014 and the first half of 2015, the Sheriff's Office responded to approximately 3,000 calls for service in unincorporated communities in the vicinity of the Project (unincorporated Danville south of Camino Tassajara and east of Rassani Drive). The Sheriff's Office uses a priority-based system for law enforcement response. As shown in Table 3.11-3, calls are broken down into five category levels and actual response times range from 11 minutes 24 seconds to 16 minutes 46 seconds. These response times represent the time from when the call was received by the dispatch center to when the Deputy arrived at the location of the call. Because there are many factors in evaluating response times, the Sheriff's Office does not set a specific goal for emergency call response times. However, General Plan Policy 7-59 indicates that when making staffing and beat configuration decisions, the Sheriff should strive for a maximum respond time for priority 1 or 2 calls of 5 minutes for 90 percent of all emergency responses in central business district, urban, and suburban areas.

**Table 3.11-3: Sheriff Response Times**

Response Category	Response Times (minutes:seconds)
Priority 1 (urgent)	16:46
Priority 1P (emergencies)	11:24
Priority 2 (routine calls for service)	16:21
Priority 2P (priority calls for services)	16:15
Priority 3 (non-serious/low priority)	N/A
Source: Hoffman 2015.	

## Schools

The SRVUSD provides K-12 educational services to the communities of Alamo, Blackhawk, Danville, Diablo, and San Ramon as well as a small portion of the cities of Walnut Creek and Pleasanton. The district comprises 35 schools serving more than 32,000 students in Transitional Kindergarten through Grade 12. Schools include 21 elementary, eight middle, and four comprehensive high schools, as well as a continuation and independent study school (SRVUSD 2015).

Table 3.11-4 summarizes the three schools that currently serve the Northern Site, based on information provided by the SRVUSD for the 2015–2016 academic year based on enrollment as of June 29, 2015. Since the entire Southern Site would be conveyed to public agencies, with the vast majority (609 acres) being permanently preserved and protected for park, recreation, open space, grazing, scenic, wetland creations, and habitat mitigation purposes, no urban development is proposed on the Southern Site. Therefore, it is not further considered in this portion of the analysis.

**Table 3.11-4: Local School Summary (2015–2016)**

School	Grades	Current Enrollment	Estimated Existing Capacity	Available Space or Shortfall
Tassajara Hills Elementary School	K-5	579	720	141
Diablo Vista Middle School	6-8	1008	960	-48
Monte Vista High School	9-12	2,387	2,400	13
Note: Enrollment numbers are based on the 2015/2016 school year as of 6-29-15. Source: Perault, 2015.				

As shown in Table 3.11-4, existing capacity currently exists at Tassajara Hills Elementary School and Monte Vista High School, while Diablo Vista Middle School enrollment currently exceeds capacity.

The SRVUSD collects school impact fees from residential, commercial, and industrial development projects pursuant to applicable law. On March 24, 2015, the California State Allocation Board (SAB) increased the maximum residential school fee authorized by Education Code Section 17620 from

\$3.36 to \$5.53 per residential square foot (new construction) for unified school districts (SRVUSD 2015). School districts may levy higher fees if they apply to the SAB and meet certain conditions.

**Parks**

**Local Parks**

Local parks are located throughout the area west and south of the Project Site and consist primarily of neighborhood parks located within the Town of Danville or City of San Ramon. Local parks within 4 miles of the Project vicinity are summarized in Table 3.11-5.

**Table 3.11-5: Local Park Summary**

Park	Jurisdiction	Approximate Distance from Project Site <sup>1</sup>	Facilities
Diablo Vista Park	Town of Danville	2.5 miles west	Playground; sand volleyball court; picnic area; lighted sports fields; two tennis courts; snack shack.
Red Willow Park	City of San Ramon	2.5 miles southwest	Baseball field; soccer field, restrooms; trails; playground; picnic area.
Piccadilly Square	City of San Ramon	1.9 miles southwest	Baseball and soccer fields; basketball court; restrooms; picnic area.
Sycamore Valley Park	Town of Danville	3.7 miles west	Jogging path; recreational fountain; reflection pond with waterfall; playground; picnic area; baseball fields; barbeque pits; bocce ball courts
Hidden Valley Park	City of San Ramon	2.4 miles south	Baseball and soccer fields; restrooms; playground; picnic areas.
Ramona Park	City of San Ramon	3.5 miles south	Bocce ball; restrooms; playground; picnic tables.
San Ramon Sports Complex	City of San Ramon	3.3 miles south	Baseball, soccer fields; basketball court; restrooms; trails; picnic tables.
Limerick Park	City of San Ramon	2.8 miles south	Basketball court, restrooms, trails, play structure; picnic tables.
East Branch Park	City of San Ramon	2.9 miles south	Baseball, soccer fields; basketball court; restrooms; trails; play structure; picnic tables.
Compass Point Park	City of San Ramon	3.6 miles south	Playground: picnic area
Monarch Park	City of San Ramon	2.4 miles southwest	Soccer field; restrooms; play structure; picnic tables.
Note: <sup>1</sup> Distances are based on straightline measurements from the nearest edge of the Residential Development Area on the Northern Site from where residents potentially accessing parks would travel. Sources: Google Maps, 2015; City of San Ramon 2015; Town of Danville 2015.			

### Regional Parks

The EBRPD is a system of parklands and trails within Alameda and Contra Costa Counties, east of San Francisco. The system comprises approximately 119,000 acres in 65 parks, including over 1,250 miles of trails. Table 3.11-6 lists the regional parks nearest the Project Site (EBRPD 2015).

**Table 3.11-6: Regional Parks Summary**

Park	Approximate Distance from Project Site <sup>1</sup>	Facilities
Bishop Ranch Regional Preserve	5.8 miles southwest	Trailhead and trails
Doolan Canyon Regional Preserve	5 miles southeast	N/A
Sycamore Valley Open Space Preserve	3 miles west	Pedestrian, equestrian, and biking trails
Dublin Hill Regional Park	8 miles southwest	Pedestrian, equestrian, and biking trails
Morgan Territory Regional Preserve	5 miles northeast	Pedestrian, equestrian, and biking trails; backpack campsite; information site; equestrian staging; and restrooms.

Note:  
<sup>1</sup> Distances are based on straightline measurements from the nearest edge of the Residential Development Area on the Northern Site from where residents potentially accessing parks would travel.  
 Sources: EBRPD, 2015; Google Maps, 2015.

### Regional State Parks

Mount Diablo State Park, located approximately 1 mile north of the Northern Site, is part of the California Department of Parks and Recreation management system. The park consists of almost 20,000 acres, including the 3,849-foot-tall Mount Diablo Peak, and was formally dedicated as a state park in 1931. The park includes a Summit Building and museum; trails; rock climbing; several pedestrian, equestrian, and bicyclist staging areas; picnicking; and camping. The nearest park entrance is located approximately 7 miles northwest of the Northern Site off Blackhawk Road.

### Library

There are several local libraries within the Project vicinity that serve Contra Costa County:

- *The Danville Library*, located at 400 Front Street in Danville, contains a collection of over 78,000 children's, teens, and adult materials. There are six catalog computers, 33 public internet terminals, and several computer programs available for use (Contra Costa County Library 2015).
- *The San Ramon Library* is located at 100 Montgomery Street in San Ramon. The library contains a large children's area with a separate story room, teen area, public access computers, and free wireless internet access (Contra Costa County Library 2015).
- *The Dougherty Station Library* is located at 17017 Bollinger Canyon Road San Ramon. The library is a joint-use library primarily serving the needs of San Ramon and Diablo Valley College. The 11,600-square-foot building contains unique seating areas, a community rooms, study rooms, computer lab, free wireless internet access, and 44 computers for public use (Contra Costa County Library 2015).

### 3.11.3 - Regulatory Framework

#### State

##### ***California Fire Code and California Building Code***

The International Fire Code and the International Building Code established by the International Code Council (ICC) and amended by the State of California prescribe performance characteristics and materials to be used to achieve acceptable levels of fire protection.

##### ***Senate Bill 50***

Senate Bill (SB) 50 (funded by Proposition 1A, approved in 1998) limits the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development, and provides instead for a standardized developer fee. SB 50 generally provides for a 50/50 state and local school facilities funding match. SB 50 also provides for three levels of statutory school impact fees, including Level 1 fees, which all school districts may charge, and alternative, higher Level 2 and Level 3 developer fees that school districts may levy if certain criteria are satisfied and an annual School Facilities Needs Analysis (SFNA) is prepared.<sup>1</sup> The application level depends on whether state funding is available, whether the school district is eligible for state funding, and whether the school district meets certain additional criteria involving bonding capacity, year round school, and the percentage of moveable classrooms in use. SB 50 provides that statutory developer fees shall be the exclusive means of considering and mitigating impacts on school facilities that occur or might occur as a result of approval of the development of real property.

##### ***California Government Code, Section 65995(b) and Education Code, Section 17620***

SB 50 amended Section 65995 of the California Government Code, which contains limitations on Section 17620 of the Education Code, the statute that authorizes school districts to assess development fees within school district boundaries. Section 65995(b)(3) of the Government Code requires the maximum square footage assessment for development to be increased every 2 years, according to inflation adjustments. On March 24, 2015, the SAB increased the maximum residential school fee authorized by Education Code Section 17620 from \$3.36 to \$5.53 per residential square foot (new construction) for unified school districts (SRVUSD 2015). School districts may levy higher fees if they apply to the SAB and meet certain conditions.

##### ***Quimby Act***

The Quimby Act (Government Code Section 66477) allows local governments to require developers to dedicate land, donate conservation easements, or pay fees to fund parkland development. The Quimby Act has a standard of 3.5 acres of parkland per 1,000 residents.

#### Local

##### ***Contra Costa County***

The Growth Management Element of the General Plan requires 3 acres of public parks per 1,000 persons.

<sup>1</sup> On July 22, 2016, the Superior Court of Sacramento County heard the California Building Industry Association's (CBIA) request for a preliminary injunction to stop the State Allocation Board (SAB) from taking any further action to allow school districts to levy Level 3 developer school impact fees. The court took the matter under consideration, and as of the date of publication of this R-DEIR, no decision has been issued.

The Contra Costa County General Plan sets forth the following applicable goals and policies that are relevant to public facilities/services and recreation analysis (Contra Costa County General Plan 2005):

*Public Facilities/Services Element*

- **Goal 7-A:** To give a high priority to funding quality civic, public, and community facilities which serve a broad range of needs throughout the County.
- **Goal 7-B:** To permit development in unincorporated areas only when financing mechanisms are in place or committed which assure that adopted performance standards in the growth management program will be met.
- **Goal 7-C:** To utilize equitable financing methods which assure that adopted performance standards are achieved.
- **Goal 7-D:** To cooperate with other local jurisdictions to promote the most cost effective methods of providing public facilities necessary for supporting the economic, social, and environmental well-being of the County and its residents.
- **Goal 7-E:** To resolve conflicts with other jurisdictions regarding the location of revenue generating land uses.
- **Policy 7-1:** New development shall be required to pay its fair share of the cost of all existing public facilities it utilizes, based upon the demand for these facilities which can be attributed to new development.
- **Policy 7-2:** New development, not existing residents, should be required to pay all costs of upgrading existing public facilities or constructing new facilities which are exclusively needed to serve new development.
- **Policy 7-4:** The financial impacts of new development or public facilities should generally be determined during the project review process and may be based on the analysis contemplated under the Growth Management Element or otherwise. As part of the project approval, specific findings shall be adopted which relate to the demand for new public facilities and how the demand affects the service standards included in the growth management program.
- **Policy 7-6:** When adopting, amending, and imposing impact fees and developer exactions, the County shall consider the effects of such fees and exactions upon project economics, the County's development goals and housing needs.
- **Policy 7-57:** A sheriff facility standard of 155 square feet of station per 1,000 population shall be maintained within the unincorporated area of the County.
- **Policy 7-58:** Sheriff patrol beats shall be configured to assure minimum response times and efficient use of resources.
- **Policy 7-59:** A maximum response time goal for priority 1 or 2 calls of five minutes for 90 percent of all emergency responses in central business district, urban and suburban areas, shall be strived for by the sheriff when making staffing and beat configuration decisions.
- **Policy 7-60:** Levels of service above the county-wide standard requested by unincorporated communities shall be provided through the creation of a County Service Area or other special government unit.
- **Policy 7-62:** The County shall strive to reach a maximum running time of 3 minutes and/or 1.5 miles from the first-due station, and a minimum of 3 firefighters to be maintained in all central business district (CBD), urban and suburban areas.

- **Policy 7-63:** The County shall strive to achieve a total response time (dispatch plus running and set-up time) of five minutes in CBD, urban, and suburban areas for 90 percent of all emergency responses.
- **Policy 7-64:** New development shall pay its fair share of costs for new fire protection facilities and services.
- **Policy 7-65:** Needed upgrades to fire facilities and equipment shall be identified as part of project environmental review and area planning activities, in order to reduce fire risk and improve emergency response in the County.
- **Policy 7-66:** Sprinkler systems may be required in new residential structures, where necessary to protect health, safety, and welfare.
- **Policy 7-70:** The effectiveness of existing and proposed fire protection facilities shall be maximized by incorporating analysis of optimum fire and emergency service access into circulation system design.
- **Policy 7-71:** A set of special fire protection and prevention requirements shall be developed for inclusion in development standards applied to hillside, open space, and rural area development.
- **Policy 7-72:** Special fire protection measures shall be required in high risk uses (e.g. mid-rise and high-rise buildings, and those developments in which hazardous materials are used and/or stored) as conditions of approval or else be available by the district prior to approval.
- **Policy 7-73:** Fire fighting equipment access shall be provided to open space areas in accordance with the Fire Protection Code and to all future development in accordance with Fire Access Standards.
- **Policy 7-74:** All new traffic signals shall be equipped with preemptive devices for emergency response services. Existing traffic signals significantly impacted by new development shall be retrofitted with preemptive devices.
- **Policy 7-75:** Fire stations and facilities shall be considered consistent with all land use designations used in the General Plan and all zoning districts.
- **Policy 7-136:** The environmental review process shall be utilized to monitor the ability of area schools to serve development.
- **Policy 7-137:** To the extent possible, new residential development General Plan Amendments or Rezoning shall, in the absence of the Planning Agency's satisfaction that there are overriding considerations (e.g. provision of low or moderate cost housing), be required to adequately mitigate impacts on primary and secondary school facilities.
- **Policy 7-142:** Adequate provision of schools and other public facilities and services shall be assisted by coordinating review of new development with school districts the cities and other service providers through the Growth Management Program (see Chapter IV), the environmental review process, and other means.

#### *Open Space Element*

- **Policy 9-1:** Permanent open space shall be provided within the County for a variety of open space uses.
- **Policy 9-7:** Open space shall be utilized for public safety, resource conservation and appropriate recreation activities for all segments of the community.

- **Policy 9-8:** Development project environmental review will consider the effect of the project on the County’s open space resources, whenever the project proposes to convert substantial amounts of land from an open space designation to an urban development designation.
- **Goals 9-36:** To develop a sufficient amount of conveniently located, properly designed park and recreational facilities to serve the needs of all residents.
- **Goals 9-38:** To promote active and passive recreational enjoyment of the County’s physical amenities for the continued health, safety, and welfare of the citizens of the County.
- **Goals 9-39:** To achieve a level of park facilities of three acres per 1,000 population.
- **Policy 9-40:** Major park lands shall be reserved to ensure that the present and future needs of the County’s residents will be met and to preserve areas of natural beauty or historical interest for future generations. Apply the parks and recreation performance standards in the Growth Management Element.
- **Policy 9-41:** A well-balanced distribution of local parks, based on character and intensity of present and planned residential development and future recreation needs, shall be preserved.
- **Policy 9-42:** Park design shall be appropriate to the recreational needs and access capabilities of all residents in each locality.
- **Policy 9-47:** Recreational development shall be allowed only in a manner which complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.
- **Policy 9-48:** Recreational activity shall be distributed and managed according to an area’s carrying capacity with special emphasis on controlling adverse environmental impacts, such as conflict between uses and trespass. At the same time, the regional importance of each area’s recreation resources shall be recognized.

#### *Contra Costa County Ordinance Code*

##### **Division 920—Park Dedications**

As a condition of approval of a preliminary or final residential development plan, developers are required to dedicate land, pay a fee in lieu thereof, or do a combination of both, for neighborhood and community park or recreational purposes. The total area required to be dedicated is based on a figure of three acres of park per 1,000 persons.

### **3.11.4 - Methodology**

FCS reviewed information about public service and recreation providers in the Project vicinity. The Contra Costa County General Plan and agency websites were reviewed for relevant information.

### **3.11.5 - Thresholds of Significance**

According to Appendix G, Environmental Checklist, of the CEQA Guidelines, public services and recreation impacts resulting from the implementation of the Project would be considered significant if the Project would:

Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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 public services:

- a) Fire Protection?
- b) Police Protection?
- c) Schools?
- d) Parks?
- e) Other public facilities? (Refer to Section 7, Effects Found not to be Significant.)

In addition, to determine whether significant impacts related to recreation would occur, the following questions are analyzed and evaluated:

- f) Would the Project 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?
- g) Does the Project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

### **3.11.6 - Project Impacts and Mitigation Measures**

This section discusses potential environmental impacts associated with the development and operation of the Project and provides feasible mitigation measures where appropriate. As described in Section 2 of this R-DEIR, a Memorandum of Understanding (MOU) is currently being considered to preserve certain land in the county for agriculture and open space, wetlands, or parks. The effect of the MOU would be to continue existing policy, and the MOU would not result in a substantial adverse change to existing conditions with respect to public services. The range of actions to be considered pursuant to the MOU were it to be adopted would include promoting agriculture through the purchase of land or easements from willing sellers, through continuing the Williamson Act program and its related tax benefits, as well as through technical support to better manage weeds and water. To the extent that any specific projects that could be considered for funding pursuant to the MOU—such as land conservation, weed management, or groundwater improvements—could have adverse environmental effects, such projects would be subject to separate project-level CEQA review as proposed actions are defined and funding for them is identified. As the precise location and scope of such projects is not known at this time, further consideration of potential impacts would be speculative.

---

## Fire Protection

---

**Impact PSR-1:**        **The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire 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.**

---

### ***Impact Analysis***

The San Ramon Valley Fire Protection District (SRVFPD) would serve the Project with fire protection and emergency medical services. The nearest fire station (Station No. 36; 2100 Lusitano Street) is located directly south of the Northern Site where the proposed 125 residential units would be located. Construction of 125 residential units would be expected to result in a population of 375 persons (at 3 persons per household). This population increase would be expected to result in a nominal increase in calls for fire protection and emergency medical services. The increase of 375 persons represents less than 0.25 percent of SRVFPD's current service population.

Due to the close proximity and based on average roadway speeds and distances, a fire engine dispatched from Station No. 36 would likely be able to reach the proposed Residential Development Area in less than 2 minutes, and the Future Equestrian Staging Area or the Southern Site, at the intersection of Camino Tassajara and Highland Road, in approximately in 3 minutes. These times are well within the response time goals for urban, suburban, and rural areas as reflected in Table 3.11-2.

The Residential Development Area would be served by one full vehicular access point and one Emergency Vehicle Access (EVA) point as well as contain an internal network of streets, and thus, would meet California Fire Code requirements for emergency access. The SRVFPD reviewed the planning application for the Project (Stevens 2014). The Project's proximity to Station No. 36, and relatively minimal population increase, in combination with sufficient access, helps to ensure that no additional staffing would be required to serve the Project, and no new or altered facilities would be needed. Furthermore, the comments and requirements provided by the SRVFPD in its review of the Project application would be included as conditions of approval to ensure appropriate access and compliance with all applicable codes and standards. The Project applicant would be required to pay all applicable review and development impact fees to the SRVFPD.

For these reasons, the Project would not create a need to construct new or expand existing fire protection or emergency medical services facilities. Impacts would be less than significant.

### ***Level of Significance Before Mitigation***

Less than significant impact.

### ***Mitigation Measures***

No mitigation is necessary.

### ***Level of Significance After Mitigation***

Less than significant impact.

---

## Law Enforcement

---

**Impact PSR-2:**      **The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for law enforcement.**

---

### ***Impact Analysis***

The Contra Costa County Sheriff's Office would provide law enforcement services to the Project Site. Construction of the 125 residences would be expected to result in a population of 375 persons (at 3 persons per household). This population increase would be expected to result in a nominal increase in calls for law enforcement service. However, the increase of 375 persons represents less than 1 percent of the Sheriff's Office current service population.

As indicated previously in Table 3.11-3, response times are broken down into five category levels ranging from 11 minutes 24 seconds to 16 minutes 46 seconds. The Residential Development Area is located approximately 10 miles from the nearest Sheriff Station; however, responses to calls are not likely to originate from the station but rather from Sheriff officers who are currently patrolling the local beat. If response calls originated from the Sheriff Station, response would be approximately 17 minutes based on drive time. As previously indicated, because there are many factors in evaluating response times, the Sheriff's Office does not set a specific goal for emergency call response times. However, General Plan Policy 7-59 indicates that when making staffing and beat configuration decisions, the Sheriff should strive for a maximum respond time for priority 1 or 2 calls of 5 minutes for 90 percent of all emergency responses in central business district, urban, and suburban areas. Note that the General Plan Policy's indicated response time is a goal, not a requirement.

In response to a letter concerning the Project (Appendix K), the Sheriff's Office did not indicate that the Project would result in the need for new or expanded Sheriff facilities in order to maintain acceptable service ratios, response times, or other performance objectives. As such, it is not expected that the Project would affect service ratios or response times or increase the use of existing law enforcement facilities such that substantial physical deterioration, alteration, or expansion of these facilities would be required, thereby triggering environmental impacts. In addition, the Project applicant would be required to pay all applicable review and development impact fees to the Sheriff's Office. Therefore, impacts would be less than significant.

### ***Level of Significance Before Mitigation***

Less than significant impact.

### ***Mitigation Measures***

No mitigation is necessary.

### ***Level of Significance After Mitigation***

Less than significant impact.

## Schools

**Impact PSR-3:** The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for school services.

### Impact Analysis

The Project would develop 125 single-family residences that would have the potential to directly result in increased enrollment at SRVUSD schools, including Tassajara Hills Elementary, Diablo Vista Middle, and Monte Vista High.

The SRVUSD indicates that current student generation rates for single-family residences are 0.5 for grades K–5, 0.23 for grades 6–8, and 0.23 for grades 9–12. Based on these student yield factors, the Project’s 125 new single-family homes are expected to generate approximately 121 total new students (63 elementary, 29 middle school, and 29 high school students). As previously shown in Table 3.11-4 existing capacity currently exists at Tassajara Hills Elementary School and Monte Vista High School, while Diablo Vista Middle School enrollment currently exceeds capacity by 48 students.

SRVUSD provided the information in Table 3.11-7 regarding existing and projected school enrollment.

**Table 3.11-7: School Enrollment and Student Generation Summary**

School	Current Enrollment	Expected Student Generation		Current Enrollment Plus Expected Student Generation	Estimated Existing Capacity	Available Space or Shortfall	
		Project	Other Projects			With Project	With Project and Other Projects
Tassajara Hills Elementary	579	63	0	642	720	78	78
Diablo Vista Middle	1,008	29	58	1095	960	-77	-135
Monte Vista High	2,387	29	75	2,491	2,400	-16	-91

Sources: Perault 2015; FCS 2015.

As shown in the table, when coupled with other residential development projects and population growth in the Project vicinity, the Project incrementally contributes to the need for additional district resources. As a result, to help offset the construction or expansion of facilities, the procurement of equipment, and the hiring and training of additional personnel, the SRVUSD collects mandatory school facility fees on new development projects in accordance with SB 50 and related state laws. As part of the Project entitlement process, the Project applicant would be responsible for paying its fair share of these school facility fees in accordance with applicable laws. SB 50 provides that statutory

developer fees shall be the exclusive means of considering and mitigating impacts on school facilities that occur or might occur as a result of approval of the development of real property. The payment of these mandatory fees, combined with other projects' payment of their respective mandatory school fees, may result in the future construction or expansion of school district facilities. However, whether and to what extent this would occur is speculative at this time. Furthermore, at such time that construction is pursued, it would be subject to environmental review to the extent required under applicable laws and regulations. As such, with the payment of required school facility fees, impacts would be less than significant.

***Level of Significance Before Mitigation***

Less than significant impact.

***Mitigation Measures***

No mitigation is necessary.

***Level of Significance After Mitigation***

Less than significant impact.

**Other Public Facilities (Libraries)**

---

**Impact PSR-4:**      **The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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 other public facilities.**

---

***Impact Analysis***

The Contra Costa County Library provides public library services to the unincorporated and incorporated areas of the County. Libraries near the Project Site include the Danville Library, San Ramon Library, and Dougherty Station Library. The County's General Plan does not include a standard or goal for the provision of library services.

The Project's potential increase of 375 residences is a nominal increase compared with the existing County population of approximately 1.1 million served by the Contra Costa Library system, and would not be expected to require new or substantially altered library facilities. Thus, the Project would not result in the construction of new or expanded library branches. Therefore, impacts associated with other public facilities such as public libraries would be less than significant.

***Level of Significance Before Mitigation***

Less than significant impact.

***Mitigation Measures***

No mitigation is necessary.

***Level of Significance After Mitigation***

Less than significant impact.

---

## Park Facilities

---

**Impact PSR-5:**        **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.**

---

### ***Impact Analysis***

The California Department of Parks and Recreation, the East Bay Regional Parks District, Contra Costa County, and incorporated cities in the Project vicinity maintain state, county, and local parks, trails, and community facilities for public use throughout Contra Costa County. County park standards are established in the County's General Plan. Specifically, Goal 9-39 of the General Plan, consistent with Ordinance Code 920-6.202, is to achieve a level of park facilities equal to three acres per 1,000 population or 0.003 acre per person.

The 125 residential units would be expected to result in a population of 375 persons (at 3 persons per household), resulting in the need for 1.125 acres of park to assist in the County's parkland goal. The Project would satisfy the county parkland requirement by the conveyance of 1.84 acres to EBRPD on the Northern Site; consisting of the Equestrian Staging area (1.25 acres), Pedestrian Staging area (0.19 acre) and the trail (0.40 acre). In addition, approximately 710 acres of the Project Site would be permanently protected for open space, park, and recreational uses. The Project applicant would fund and construct, for the benefit of EBRPD, the Pedestrian Staging Area, which would facilitate public access and use of the Preservation Area on the Northern Site. In addition, the Project applicant would grant a perpetual easement to the EBRPD for the purpose of a future trail alignment; and would also dedicate the land for the Future Equestrian Staging Area to the EBRPD. The impacts associated with construction of the staging areas as well as the anticipated construction of the proposed trail have been evaluated throughout this R-DEIR. Construction of the trail and staging areas would be required to abide by all applicable mitigation measures outlined in this R-DEIR. The Project would not result in the off-site construction of new or expanded existing park facilities. On the contrary, the Project would make significant contributions to the development of on-site open space, trail, and staging areas for use by the Project residents and the general public. Therefore, the relatively small number of persons generated by the Project coupled with the dedication of lands to EBRPD ensure that implementation of the Project would not substantially increase the use of existing neighborhood, regional, or state recreational facilities such that substantial physical deterioration of facilities would occur or be accelerated. Impacts would be less than significant.

### ***Level of Significance Before Mitigation***

Less than significant impact.

### ***Mitigation Measures***

No mitigation is necessary.

### ***Level of Significance After Mitigation***

Less than significant impact.

---

## Recreation Facilities

---

**Impact PSR-6:**      **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.**

---

### ***Impact Analysis***

As described in more detail in Section 2.0, Project Description, for purposes of this analysis, the Project includes the construction of the Pedestrian Staging Area, Future Equestrian Staging Area, and connecting trail. Impacts associated with development of these facilities have been evaluated throughout this R-DEIR. As indicated in Impact PSR-5, construction of the trail and staging areas would be required to abide by all applicable mitigation measures outlined in this R-DEIR to ensure no substantial adverse physical effect on the environment would occur.

No urban development is proposed on the Southern Site as part of the Project. Any potential future recreational facility development undertaken by EBRPD (ranger station, additional trails, etc.) is not a component of the Project, nor would any such potential future development be triggered by the Project. Further—and in any event—any such future development proposed by EBRPD would be required to undergo additional CEQA review, as applicable, to ensure that any significant impacts associated with such potential future recreational development would be adequately studied and mitigated to the extent required under applicable laws and regulations. As such, impacts would be less than significant.

### ***Level of Significance Before Mitigation***

Less than significant impact.

### ***Mitigation Measures***

No mitigation is necessary.

### ***Level of Significance After Mitigation***

Less than significant impact.

THIS PAGE INTENTIONALLY LEFT BLANK