

4.15 PUBLIC SERVICES AND RECREATION

This section describes the existing public services and recreational facilities that serve the project area to identify potential impacts to these services from construction and occupancy of the project. Public services addressed in this section include police and fire protection, schools, parks and recreation, libraries, and hospitals. Sources of information used to prepare the analysis in this section include

- Personal communications with service providers
- Service provider websites and online resources
- The *Contra Costa County General Plan 2005-2020* (General Plan)

These reports are available for review at the Contra Costa County (County), Department of Conservation and Development, Community Development Division, 30 Muir Road, Martinez, California.

No comments regarding public services and recreation were submitted in response to the Notice of Preparation for this draft environmental impact report (draft EIR).

4.15.1 EXISTING CONDITIONS

Law Enforcement

Contra Costa County Sheriff's Department

Police services in the project vicinity are provided by the Contra Costa County Sheriff's Department (CSD), located at 1150 Alamo Plaza #C, Alamo, CA 94507. The County Service Area P-2 provides police services to Blackhawk and Alamo. Alamo and the project site are in Zone B of the service area (Contra Costa LAFCO, 2013).

The Alamo Station manages 12 separate patrol deputy sheriff shifts per 24 hour period, Monday through Thursday, with an additional 3 patrol sergeants and 1 Station House Commander, Lieutenant, and a daily rotating volunteer/support staff of 1 to 5. The weekend shifts covering Friday through Sunday manage seven separate patrol duty shifts for a 24-hour period with an additional two patrol sergeants. The average response time to priority one and two calls in Alamo is approximately six minutes, from the time that the calls are dispatched to arrival on scene (Livingston, 2015).

The CSD does not employ a ratio method of deputies per civilian due to the varying area service needs in County. Staffing levels in geographic areas vary from station to station and are based on the size of the area policed, calls for service, and crime

statistics. These factors are reviewed monthly by the Station House Commanders and Command Staff. However, the General Plan includes a sheriff facility standard of 155 square feet of station per 1,000 people within the unincorporated area of the County. There are no plans to increase or expand staff in this district (Haynes, 2017a).

Fire Protection and Emergency Services

Fire protection and emergency medical response services for the project area are provided by the San Ramon Valley Fire Protection District (SRVFPD). Fire protection to the project site would be provided by Fire Station 32. While this station is currently located at 1101 Stone Valley Road, construction is underway for a new station site located at 2100 Stone Valley Road. This new station site will provide the same level of service with equipment including two structural fire engines, one wildland fire engine, and one ambulance (SRVFPD, 2017). According to the Public Facilities/Services Element in the County's General Plan, the County strives to have a minimum of three firefighters at each fire station, and to locate a fire station within 3 minutes and/or 1.5 miles of all non-rural areas. In suburban areas, the County strives to achieve a total response time of 5 minutes for 90 percent of all emergency calls (SRVFPD, 2010).

Fire Station 32 is staffed by 15 full-time personnel and is equipped with 2 structural fire engines, 1 wildland fire engine, and one ambulance. Daily staffing at Station 32 consists of two Captains, two Engineers, and one firefighter, all of whom are career firefighters and qualified paramedics (Kiefer, 2015). The project site is approximately 2.5 miles from the new Station 32 site. In 2011, SRVFPD estimated travel time to be 3.66 minutes from unit dispatch from the existing Station 32 site to arrival. The new Station 32 site is located 0.5 mile farther away from the project site. However, according to the SRVFPD website, response times will be improved at the new site due to its location at a signalized intersection. The new site is located on one corner of a major controlled intersection at the very center of the Alamo response zone (SRVFPD, 2017). Crews will be able to control the traffic lights at this intersection remotely, thereby decreasing departure time from the station.

Schools

The San Ramon Valley Unified School District (SRVUSD) provides public education services to students in the Alamo area. Students living within the neighborhoods surrounding the project site attend Rancho Romero Elementary School, Stone Valley Middle School, and San Ramon Valley High School (Perault, 2017). **Figure 4.15-1** shows the location of the schools in the project vicinity. **Table 4.15-1** details the current enrollment statistics for schools in the project vicinity.

Table 4.15-1 Schools within the Project Vicinity

School	Distance from Project Site	Current Enrollment
Rancho Romero Elementary	0.36 mile	504
Stone Valley Middle School	1.64 miles	593
San Ramon Valley High School	1.50 miles	2,059

Source: Perault, 2017.

Planned Improvements

According to the SRVUSD, all three schools that serve the project site will be renovated as part of the Measure D General Election bond, passed in 2012 (Perault, 2017). These planned improvements are independent of project implementation, and include the following:

- Kitchen improvements at Rancho Romero Elementary School. As of January 2017, construction at Rancho Romero is underway but an estimated completion date is yet to be set (Perault, 2017).
- The replacement of existing classroom buildings at Stone Valley Middle School with a new single two story classroom building and a single Multi-Purpose Room (anticipated completion before the 2017-2018 school year).
- The replacement of existing classroom buildings at San Ramon Valley High School with a single three-story classroom building (under construction; anticipated completion in August 2018).

Parks and Recreation

Local Parks

Local parks and recreational services are provided by Alamo Department of Parks and Recreation. Several local parks are located in the project vicinity as shown in **Table 4.15-2**. Hap Magee Ranch Park is located approximately 0.63 mile northeast of the project site, and Livorna Park is located approximately 2.3 miles north-by-northeast of the project site. Recreational facilities within the project vicinity include the Alamo School Sports Field and Batting Cages and the Ranch Romero Sports Field and Park, approximately 2.13 and 0.36 mile from the project site respectively. Hemme Station Park will be located approximately one half mile from the project site and is scheduled to open in late summer 2017. The new 0.7 acre park will be accessible from Iron Horse Trail and will include restrooms, benches, picnic tables, and playground.

Regional Parks

Regional parks and recreational services are provided by the East Bay Regional Park District (EBRPD). As listed in **Table 4.15-2**, the closest regional parks to the project site include the Las Trampas Regional Wilderness Trail, Little Hills Recreation Area, Diablo Foothills Regional Park, and Sycamore Valley Open Space Preserve.

Park Dedication and Fee Requirements

State law authorizes local governments to require the dedication of parkland or impose a fee (in lieu of land dedication) to offset the additional demand for parks and recreational facilities generated by new development. The Quimby Act (Assembly Bill 1191) recommends dedication requirements to at most 3 acres of parkland per 1,000 residents.¹

The General Plan Growth Management Element requires new development to provide 3 acres of neighborhood parkland per 1,000 people. The estimated population of the project site is 105 people. However, the Proposed Vesting Tentative Map already includes the dedication of over 38-acres (comprising “Parcel B” of the Proposed Vesting Tentative Map) of open space to the Land Conservancy Trust, the homeowner association (HOA) or a public agency. This dedication thus meets the standard outlined by the County Code, Division 920 Article 920-6.2.

Libraries

Contra Costa County Library operates 26 libraries in the County, including Danville Library located at 400 Front Street in Danville, approximately 2 miles from the project site. The Danville Library opened in 1996. The Contra Costa County Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources.

Hospitals

Contra Costa County Health Services District (CCCHSD) operates 10 health facilities in the County. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local tax resources. County health facilities generally serve low-income and uninsured patients. The closest public health center to the project site is San Ramon Regional Medical Center located at 6001 Norris Canyon

¹ With the following exception, stated in Assembly Bill 1191, Section 1, Subsection 66477(a)(2): “. . . unless the amount of existing neighborhood and community park area, as calculated pursuant to this subdivision, exceeds that limit, in which case the legislative body may adopt the calculated amount as a higher standard not to exceed five acres per 1,000 persons residing within a subdivision subject to this section.”

Road in San Ramon, approximately 7 miles southeast of the project site. The San Ramon Medical Center is a comprehensive medical facility offering a full range of services, including 24 hour emergency services, internal medicine, pediatrics, prenatal care, cardiology, outpatients surgery, and women’s health care departments.

Table 4.15-2 Parks within the Project Vicinity

Park	Acreege	Distance from Project Site
Local Parks		
Rancho Romero School Facilities	5.37	0.36 mile
Hemme Station Park (opening late Summer, 2017)	0.7	0.55 mile
Hap Magee Ranch Park	16.3	0.63 mile
Alamo School Facilities	2.5	2.13 miles
Livorna Park	4.4	2.3 miles
Regional Parks		
Las Trampas Regional Wilderness Trail	5,342	0.10 mile
Little Hills Regional Recreation Area	100	1.90 miles
Diablo Foothills Regional Park	1,060	3.9 miles
Sycamore Valley Open Space Preserve	696	4.9 miles

Source: County, 2017; East Bay Regional Parks District, 2017.

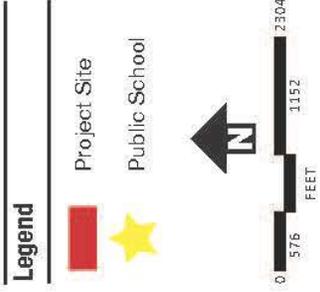


Figure 4.15-1
PUBLIC SCHOOLS WITHIN THE PROJECT VICINITY

4.15.2 REGULATORY SETTING

Federal

Senate Bill 50

The Leroy F. Greene School Facilities Act of 1998, or Senate Bill 50 (SB 50), restricts the ability of local agencies to deny project approvals on the basis that public school facilities (classrooms, auditoriums, etc.) are inadequate. School impact fees are collected at the time when building permits are issued. Payment of school fees is required by SB 50 for all new residential development projects and is considered “full and complete mitigation” of any school impacts. School impact fees are payments to offset capital cost impacts associated with new developments, which result primarily from costs of additional school facilities, related furnishings and equipment, and projected capital maintenance requirements. As such, agencies cannot require additional mitigation for any school impacts.

Project Consistency Analysis

The project would be developed within the SRVUSD boundary, and would be subject to school impact fees for this school district. For the SRVUSD, the project proponent would pay the standard developer fees for new housing. The payment of monetary funds would satisfy local and state laws related to school impacts and school impact fees. Therefore, the project would be consistent with SB 50.

Local

Contra Costa County General Plan

The Public Facilities/Services and Open Space Elements of the General Plan contain the following relevant public services and recreation goals and policies.

Public Facilities/Services Element

- 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.
- 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.
- 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.

Public Protection

- 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.
- 7-58: Sheriff patrol beats shall be configured to assure minimum response times and efficient use of resources.
- 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.
- 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.

Fire Protection Policies

- 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.
- 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.
- 7-64: New development shall pay its fair share of costs for new fire protection facilities and services.
- 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.
- 7-75: Fire stations and facilities shall be considered consistent with all land use designations used in the General Plan and all zoning districts.

Open Space Element

- 9-1: Permanent open space shall be provided within the County for a variety of open space uses.
- 9-36: To develop a sufficient amount of conveniently located, properly designed park and recreational facilities to serve the needs of all residents.
- 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.

- 9-39: To achieve a level of park facilities of 3 acres per 1,000 population.
- 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.
- 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.
- 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.

Project Consistency Analysis

To ensure conformance with General Plan policies related to emergency service response and staffing, the project would include additional public service elements designed to ensure the continued efficiency of emergency and protection services to the project site and adjacent community. The project would include the construction of an emergency vehicle access route between proposed Lots 5 and 6 to link the public and private sections of Ironwood Place Road, and serve as an emergency response access route for the project site. Parcel C would serve as a buffer zone between the open space and residential lots so as to minimize wildland fire hazards to the property site and adjacent communities. Additionally, the Proposed Vesting Tentative Map would be submitted to the SRVFPD for approval prior to the issuance of a building permit.

The project would create additional parklands through the dedication of approximately 41 acres of open space to the Land Conservancy Trust, the HOA, or a public agency, and therefore it would comply with the County's parks dedication requirements.

4.15.3 IMPACTS AND MITIGATION MEASURES

Significance Criteria

Appendix G of the California Environmental Quality Act Guidelines identifies environmental issues a lead agency can consider when determining whether a project could have significant effects on the environment. The project would have a significant impact if it would:

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

- Fire Protection
 - Police Protection
 - Schools
 - Parks
 - Other public facilities
- 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.
 - Include recreational facilities or require the construction or expansion of recreational facilities, which would have an adverse physical effect on the environment.

Discussion of Less-than-Significant Impacts

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 following public services:

Police Protection

The CSD would provide police protection services to the project. Due to the small population increase (approximately 105 residents) within the police protection service area, the CSD determined that the project would not require the construction of new police facilities (Hayes, 2017b). As discussed in **Chapter 3.0, Project Description**, project operation will include vegetation management to maintain 100 feet of defensible space to reduce the risk of wildfires. Vegetation management activities would not place additional demand on police services, but are intended to mitigate fire risks and potentially lessen the demand on fire services. This impact would be less than significant.

Fire Protection and Emergency Services

The SRVFPD would provide fire and emergency services to the project site. A new location for Station 32, which would serve the project site, is currently under construction (SRVFPD, 2017b). Due to the small population increase (approximately 105 residents), and the fact that a new SRVFPD facility is already being constructed near the project site, the SRVFPD determined that the project would not require the construction of additional fire department facilities (Kiefer, 2017). As discussed in

Chapter 3.0, Project Description, project operation will include vegetation management to maintain 100 feet of defensible space to reduce the risk of wildfires. Vegetation management activities would not place additional demand on fire protection or emergency services, but are intended to mitigate fire risks and potentially lessen the demand on fire services. This impact would be less than significant.

Schools

The capacity of Rancho Romero Elementary School is approximately 600 students, Stone Valley Middle School is approximately 700 to 800, and San Ramon Valley High School is approximately 2,100 to 2,200 students (Perault, 2017). As of January 2017, all three schools have enrollments below their respective capacities (see **Table 4.15-1**). For single-family detached homes, SRVUSD uses a student generation rate of 0.43 students for grades Kindergarten-5, 0.23 students for 6-8, and 0.19 students for 9-12. Based on these rates, the project would induce the enrollment of approximately 15 new Kindergarten-5 students, 8 new 6th-8th grade students, and 7 additional high-school students. Therefore, the project would not cause any of the schools to exceed their respective capacities. In addition, payment of school fees is required by SB 50 for all new residential development projects is considered full and complete mitigation of all impacts associated with new development. This impact would be less than significant.

Parks and Recreation

There are nine parks and open space areas within 5 miles of the project site. The parks include the 17-acre Hap Magee Ranch Park, the 1-acre Livorna Park, the 1,060-acre Diablo Foothills Regional Park, the 696-acre Las Trampas Regional Wilderness Trail, and the 5,342-acre Sycamore Valley Open Space Preserve. These regional parks are large enough that the General Plan park facilities ratio of 3 acres per 1,000 residents would not be affected by the additional 105 residents associated with project buildout. Additionally, the project would dedicate approximately 41 acres of open space. As a result, parkland performance objectives would not be affected by project implementation. This impact would be less than significant.

As stated in **Chapter 3.0, Project Description**, the project includes the construction of a staging area to access the Madrone Trail and EBRPD lands west of the project site. The potential physical environmental effects associated with the construction of the Parcel D staging area are incorporated into this draft EIR. As such, impacts associated with the construction of the staging area would not result in impacts beyond those disclosed in this draft EIR.

Other Facilities

The project would provide housing for approximately 105 residents, which could increase the demand for library services, including facilities, media, and staff time.

The Danville Library, located at 400 Front Street in Danville, approximately 2 miles from the project site, serves the project site and other residents in the area. It 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, and in recent years has offered a host of electronic services, including offering its patrons the option of downloading e-books and a virtual reference library. Currently the library serves a population of over 40,000. Given that the projected increase in population would represent less than 0.003 percent of the existing population served, impacts to libraries associated with project implementation would be less than significant.

The additional 105 residents in Alamo could also increase the demand for health services, including facilities, equipment, and staff time. CCCHSD operates 10 health facilities in the County. The closest public health center to the project site is San Ramon Regional Medical Center located at 6001 Norris Canyon Road in San Ramon, approximately 7 miles southeast of the project site. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local tax resources. County health facilities generally serve low-income and uninsured patients. Residents acquiring private property within the new development would not be of a lower income bracket, and would therefore not generally demand or require County Health Services. As a result, impacts to health services associated with implementation of the project would be less than significant.

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?

As stated above, there are currently five local and four regional parks and open space areas within 5 miles of the project site. These regional parks are large enough that the General Plan's park facilities ratio of 3 acres per 1,000 residents would not be affected by the additional 105 residents associated with project buildout (which would be associated with a demand of 0.315 acre of parkland). The parks within the vicinity of the project site may be used more frequently with project implementation; however, considering the combined acreage of regional and local parks within the area (approximately 7,227 acres), the addition of 105 residents would not impact existing neighborhood or regional parks such that substantial deterioration would occur. Additionally, the project applicant proposes an open space dedication of approximately 41 acres to an appropriate public lands organization, which would further ensure that no substantial adverse impacts associated with project buildout would occur. This impact would be less than significant.

Would the project include recreational facilities or require the construction or expansion of recreational facilities, which would have an adverse physical effect on the environment?

As above, potential physical environmental effects associated with the construction of the Parcel D staging area are incorporated into this draft EIR. As such, impacts associated with the construction of the staging area would not result in impacts beyond those disclosed in this draft EIR.

4.15.4 CUMULATIVE IMPACTS

The cumulative setting for public services includes the project and three proposed developments, within a 1-mile radius of the project site (see **Chapter 4.0, Setting, Impacts, and Mitigation Measures**). According to the Alamo Municipal Advisory Council records, the development at 902 Danville Boulevard entailed the addition of a 7,935 square-foot multi-purpose recreational building, minor adjustments to the existing church building and associated parking lot and lighting (Alamo Municipal Advisory Council, 2013). This project would not add new residents to the area and cause an increase in demand on public services. The proposed development at 512 Hemme Avenue entails the subdivision of a single lot into three (3) single-family homes (Contra Costa Zoning Administrator, 2015). Likewise, the proposed development at 805/813 La Gonda entails the subdivision of a 3.73 acre lot into five (5) single-family homes (Town of Danville Planning Commission, 2014). Based on the County's average household size of three (3) people per household, the four projects, including the project, would generate approximately 43 new single-family homes occupied by 134 new residents. All three of these foreseeable projects would be located within urban areas currently served by existing public services.

Emergency Services

Significant impacts to emergency services are usually associated with large-scale developments that generate a significant increase in a local population, whether it be on a permanent (as in a residential development), or temporary (such as a large commercial or office building that generates day-time employees) basis. The project is expected to bring 105 new residents to the area, generating demands for police and fire services at those levels identified earlier in this chapter. Both the SRVFPD and the CSD confirmed that the project, which would generate approximately 105 of the new residents, would not impact emergency services, staffing levels or facilities. The remaining three foreseeable projects, which are expected to generate an additional 29 residents within areas currently served by emergency services. The project, along with reasonably foreseeable projects would not generate substantial population or conditions that would necessitate the construction of a new fire or police facility. Therefore, no cumulative impact to police and fire protection services would occur.

Schools

The cumulative setting for schools is the SRVUSD boundary, as all four projects considered within the cumulative scenario fall within the jurisdiction of the SRVUSD. These proposed developments would be required pay development impact fees to the SRVUSD, consistent with the requirements of SB 50. Payment of these fees is considered sufficient contribution to provide for expanding facilities and staffing levels, and completely mitigates any potentially significant impacts to schools. Therefore, no cumulative impact would occur.

Parks and Recreation

The cumulative setting to parks and recreation includes the project and the three proposed developments within a one-mile radius of the project site (see **Chapter 4.0, Setting, Impacts, and Mitigation Measures**). Significant impacts to parks and recreation arise from the overuse and subsequent degradation of the park facilities usually associated with the local population to park facilities ratio exceeding its threshold. The parks within the vicinity of the project site may be used more frequently with buildout of the cumulative scenario; however, considering the combined acreage of regional and local parks within a 5-mile radius, the cumulative addition of the approximate 134 residents is not expected to have an impact on any existing neighborhood or regional parks such that substantial deterioration would occur. The General Plan's park facilities ratio of 3 acres per 1,000 residents would not be affected by the additional 134 residents associated with the cumulative scenario. Therefore, no cumulative impact would occur.

Additionally, the project applicant proposes an open space dedication of approximately 41 acres to an appropriate public lands organization, which would further ensure that the project makes no considerable contribution to a cumulative impact.

Other Facilities

The cumulative setting for other facilities includes the project and the three proposed developments within a 1-mile radius of the project site (see **Chapter 4.0, Setting, Impacts and Mitigation Measures**).

The Contra Costa County Library system serves a population of over 40,000 and is primarily funded by local property taxes with additional revenue from intergovernmental sources. As discussed above, the library 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, and in recent years has offered a host of electronic services, including offering its patrons the option of downloading e-books and a virtual reference library. Given that buildout of the cumulative scenario would only add approximately 134 residents to the area, which is equivalent to about a 0.3 percent of the library's service population, and given trends toward an increase in demand for electronic

resources, the cumulative scenario would not significantly impact library service conformance levels. Therefore, no cumulative impact would occur.

The additional 134 residents generated by the cumulative scenario could also increase the demand for health services, including facilities, equipment, and staff time. Neither California nor Contra Costa County has formal health service standards for facilities. As stated above, CCCHSD operates 10 health facilities in the County. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local tax resources. County health facilities generally serve low-income and uninsured patients. The closest public health center to all four developments within the cumulative scenario is San Ramon Regional Medical Center located at 6001 Norris Canyon Road in San Ramon. There are numerous medical/health centers located within 10 miles of Alamo, all of which would be able to provide for the small population increase of 134 residents resulting from buildout of the developments comprising the cumulative scenario. No cumulative impact would occur.

4.15.5 REFERENCES

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