

3.13 - Public Services and Recreation

3.13.1 - Introduction

This section describes the existing conditions related to public services in the City and project area, as well as the relevant regulatory framework. This section also evaluates the possible impacts related to public services that could result from implementation of the proposed project. Information in this section is based, in part, on information obtained from the City of Antioch General Plan, Contra Costa County Fire Protection District, and the Antioch Unified School District. The following comments were received during the Environmental Impact Report (EIR) scoping period related to public services and recreation.

- Request for analysis of impacts of the proposed trail staging area;
- Request to address emergency vehicle access on Empire Mine Road;
- Request to consider the safety of all trail uses as well as slopes, views, site features, and impacts on resources;
- Request to consider potential regional trail connections from Empire Mine Road through the development to the Mokelumne Coast to Crest Trail.

3.13.2 - Environmental Setting

Fire Protection and Emergency Medical Services

Northern California

California Department of Forestry and Fire Protection (CAL FIRE) is responsible for fire protection and stewardship of over 31 million acres of California's privately owned wildlands. CAL FIRE also provides varying levels of emergency services in 36 of California's 58 counties via contracts with local governments. Because of CAL FIRE's size and major incident management experience, it is often asked to assist or take the lead in disasters. CAL FIRE is divided into 21 units throughout California that are designed to address fire suppression.¹

The City of Antioch

The project site is within the service boundaries of the Contra Costa County Fire Protection District. The Fire Protection District boundaries encompass the central and northern portions of Contra Costa County from the City of Antioch in the east to the eastern border of the City of Richmond in the west, and as far south as the northern border of the City of Moraga. The Fire Protection District has a boundary area of approximately 257 square miles and provides fire suppression (structural, vehicle, and vegetation fires) and prevention, basic life support and advanced life support for medical emergencies, rescue, dispatch, initial hazardous materials response, fire inspection, plan review, and education. As of 2019, the Fire Protection District has 28 companies in service, compared to 2010, when 30 companies were in service.² Each company is comprised of three personnel on a fire engine

¹ California Department of Forestry and Fire Protection (CAL FIRE). 2018. About CAL FIRE. Website: <http://calfire.ca.gov/about/about>. Accessed May 20, 2019.

² Contra Costa County Fire Protection District. 2019. Email Correspondence with Lewis Broschard, Fire Chief. August 26, 2019.

or ladder truck (a federal Staffing for Adequate Fire and Emergency Response [SAFER] grant has allowed the Fire Protection District to increase staffing on certain ladder truck companies to four personnel through February 2022).

There are four fire stations within the City of Antioch. See Table 3.13-1 below for fire station locations and their proximity to the project site.

Table 3.13-1: Fire Station Locations

Station	Distance from Project Site	Address
Station 82	1.95 miles	196 Bluerock Drive, Antioch
Station 88	2.45 miles	4288 Folsom Drive, Antioch
Station 83	4.17 miles	2717 Gentrytown Drive, Antioch
Station 81	4.45 miles	315 West 10 th Street, Antioch
Source: Google Earth 2019.		

Current staffing for the stations closest to the project site is detailed below. At least one member of each company is a paramedic, and all members are Emergency Medical Technicians (EMTs).

- Station 81—Engine Company (Captain, Engineer, Firefighter)
- Station 83—Ladder Truck Company (Captain, Engineer, two Firefighters)
- Station 88—Engine Company (Captain, Engineer, Firefighter)

According to the General Plan, the Fire Protection District has a response time goal of 90 percent for all City emergencies within 5 minutes. However, average response time for the Fire Protection District in 2018 was 7 minutes and 5 seconds, and 7 minutes and 50 seconds for the City of Antioch.³ Annual service calls totaled 98,007 for the year 2017 and totaled 100,153 for 2018. Specifically, service calls in the City of Antioch have risen from 9,070 in 2009 to 13,450 in 2018, which represents an average annual increase of 4.8 percent per year.

Project Site

The project site is largely undeveloped land used for grazing purposes. One single-family home and a few accessory structures are located in the eastern portion of the site. The nearest fire station (Station 82) is located approximately 1.95 miles northwest of the project site. The Kaiser Permanente Antioch Medical Center is located directly across Deer Valley Road to the east.

Police Protection

The City of Antioch

The Antioch Police Department (APD) is responsible for providing crime prevention and law enforcement services within the City of Antioch. The APD operates from a central station located in

³ Contra Costa County Fire Protection District. 2019. Email Correspondence with Lewis Broschard, Fire Chief. August 26, 2019.

Rivertown and is comprised of 112 sworn officers as well as non-sworn employees, including dispatchers, administrative support staff, and community services officers.⁴ The APD is broken up into two divisions: Field Services and Support Services. The Field Services Division includes Community Engagement, Traffic Bureaus, and Patrol. The Support Services Division includes Dispatch, Special Operations, Investigations, Administration, and Records. Additionally, the APD provides animal control services within the City of Antioch.⁵

The City of Antioch is divided into six “beats,” or patrol zones, based on geographical area. The project site would be served by Beat 5. Additionally, each service call is categorized as a Priority 1, Priority 2, or Priority 3 call. Priority calls are classified below.

- **Priority 1:** in-progress crimes or life threatening situations.
- **Priority 2:** calls demanding immediate attention, but are not life threatening or crimes in progress.
- **Priority 3:** calls that do not require immediate response and can be handled as soon as practical.

Contra Costa County Office of the Sheriff

The Contra Costa County Office of the Sheriff provides safety services to the City of Antioch in addition to unincorporated areas of Contra Costa County adjacent to the City. The Office of the Sheriff serves the City of Antioch in two ways. The Sheriff’s Office patrols the Contra Costa Fairgrounds within the City of Antioch and responds to critical incidents in which mutual aid is required. The closest Sheriff’s station to the City of Antioch is located at 200 O’Hara Avenue, Oakley, California.⁶

Project Site

There are no law enforcement facilities on the project site; however, Antioch Police Department headquarters, located at 300 L Street, is approximately 4.79 miles northwest of the site.

Schools

The City of Antioch

The proposed project site is located within the Antioch Unified School District (AUSD). Some parts of the City, mainly those within the East Lone Tree and Sand Creek Focus Areas are served by Liberty and Brentwood Unified School Districts. The AUSD contains 13 elementary schools, four middle schools, and three high schools, in addition to two continuation high schools, one alternative high school, one K–8 school, and one adult school.⁷

⁴ City of Antioch. 2019. Email Correspondence with Alexis Morris, Planning Manager and Anthony Morefield, Police Captain. December 17, 2019.

⁵ City of Antioch, 2019. About APD. Website: <https://www.antiochca.gov/police/about-apd/>. Accessed May 14, 2019.

⁶ City of Antioch. 2003. General Plan EIR. Public Services. Website: <https://www.antiochca.gov/fc/community-development/planning/Draft-General-Plan-EIR.pdf>. Accessed May 14, 2019.

⁷ Antioch Unified School District (AUSD). School Directory. Website: <https://www.antiochschools.net/domain/52>. Accessed May 10, 2019.

Project Site

No schools exist on the project site. The closest schools to the project site include Lone Tree Elementary School, which is approximately 0.76 mile northeast of the site, Deer Valley High School located approximately 0.84 mile north of the site, and Dozier-Libbey Medical High School located approximately 0.86 mile southeast of the site. Additionally, Dallas Ranch Middle School is approximately 1.36 miles north from the site. There are several other schools within a 3-mile radius of the project site, including Diablo Vista Elementary School, Golden Hills Christian School, Carmen Dragon Elementary School, Jack London Elementary School, Hilltop Christian, and John Muir Elementary School.

Libraries***The City of Antioch***

Contra Costa County operates two library facilities within the City of Antioch, including the GenOn Gateway Center for Learning, known as the Prewett Library, and the Antioch Public Library. The 11,000-square-foot Antioch Library, located at 501 West 18th Street, was recently remodeled and houses a large collection of materials including books, DVDs, and audio books. The Prewett Library, which opened in January 2011, is located within the Antioch Community Center on Lone Tree Way approximately 1.5 miles northwest of the project site. The Prewett Library is an “express library” where customers can pick up their requested materials and browse through almost 9,000 items including best sellers, teen books, magazines, audio books, CDs, DVDs, and children’s materials. The Prewett Library houses two early literacy workstations for children and is adjacent to the Antioch Community Center’s technology lab, which contains 25 computers. Both Antioch libraries offer free wireless internet access.

Project Site

There are no libraries on the project site. The closest library to the project site is Prewett Library, located approximately 1.1 miles northeast of the site. Antioch Public Library is located approximately 3.97 miles northwest of the project site.

Existing Parks and Recreational Facilities

There are a number of local, regional, and State parks and recreational facilities within or near the City of Antioch. Parks are discussed separately below.

State Parks

California Department of Parks and Recreation manages and preserves 1,650,779 acres within 280 parklands and 4,500 miles of trails throughout the State.⁸ Marsh Creek State Historic Park is located within 10 miles of the project site.

Marsh Creek State Historic Park

Marsh Creek State Historic Park is located approximately 5.6 miles southeast of the project site.

Project Site

There are no State parks, public trails or recreational facilities on the project site.

⁸ California Department of Parks and Recreation. 2016. California State Park System Statistical Report 2015/16 Fiscal Year. Website: http://www.parks.ca.gov/?page_id=23308. Accessed February 13, 2019.

Regional Parks

The East Bay Regional Park District (EBRPD) operates manages and preserves 121,397 acres of regional park facilities, including 73 parks and more than 1,250 miles of trails.⁹ There are three regional parks located within 5 miles of the project site: Black Diamond Mines Regional Preserve, Contra Loma Regional Park, and Antioch/Oakley Regional Shoreline.

Black Diamond Mines Regional Preserve

Black Diamond Mines Regional Preserve is located approximately 2.28 miles west of the project site. The preserve is almost 6,096 acres and serves as a location for nature study, hiking, and picnicking. The park includes the historic Rose Hill Cemetery, which is home to former residents of the City that were buried at the cemetery. Additionally, the preserve contains the Sidney Flats Visitor Center, a building original to the coalfield with photos and artifacts from the 1800s and early 1900s. The Greenhouse Visitor Center is also located within the preserve, a part of an underground cave that was excavated during the mid-1920s. The Greenhouse Visitor Center is temporarily closed due to construction.¹⁰

Contra Loma Regional Park

Contra Loma Regional Park is located approximately 2.52 miles northwest of the project site in the City of Antioch. The 780-acre park includes a lifeguarded swim lagoon, 80-acre reservoir with black and striped bass, catfish, trout, bluegill, and red-eared sunfish for fishing year round. The park also offers equestrian staging areas and several trails.¹¹

Antioch/Oakley Regional Shoreline

Antioch/Oakley Shoreline East Bay Regional Park is located approximately 4.84 miles north of the site. The park includes a 550-foot pier and allows fishing, picnicking, and kite flying. Fishing is allowed 24-hours a day, year-round. The park also offers a fish cleaning station, several paved trails, and picnic tables.¹²

Project Site

There are no existing regional parks, public trails, or recreational facilities located on the project site.

Local Community Parks

The City provides a number of community parks and recreational facilities within its boundaries, including 18 community parks and recreational facilities that are located within 3 miles of the project site (Exhibit 3.13-1). The closest community parks to the project site are Prewett Family Park and Antioch Community Park. Table 3.13-2 provides a brief description of 23 community parks (18 owned and operated by the City and 5 owned and operated by City of Brentwood or EBRPD) within a 3-mile search radius of the project site, the recreational amenities they feature, and the jurisdiction where the park is located.

⁹ East Bay Regional Park District. 2018. About the District. Website: <https://www.ebparks.org/about/default.htm>. Accessed May 13, 2019.

¹⁰ East Bay Regional Park District. 2018. Black Diamond Mines Regional Preserve. Website: https://www.ebparks.org/parks/black_diamond/default.htm#features. Accessed November 8, 2019.

¹¹ East Bay Regional Park District. 2018. Contra Loma Regional Park. Website: https://www.ebparks.org/parks/contra_loma/default.htm#about. Accessed June 11, 2019.

¹² East Bay Regional Park District. 2018. Antioch/Oakley Regional Shoreline. Website: https://www.ebparks.org/parks/antioch_oakley/default.htm#about. Accessed June 11, 2019.

Table 3.13-2: Community Parks within 3 Miles of the Project Site

Name	Acreage	Distance from Project Site	Jurisdiction and Park Department	Amenities
Diablo West Park	—	0.87 mile	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Basketball court • Picnic tables • Restroom(s) • Tot play area
Dallas Ranch Park	5	0.91 mile	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Basketball court • Picnic tables • Restroom(s) • Tot play area • Bike Trail
Antioch/Prewett Family Water Park	99	1.08 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Group picnic area • Picnic tables • Restroom(s) • Youth play area • Sand volleyball courts • Trails/Open space • Community Center
Hansen Park	—	1.37 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Basketball court • Picnic tables • Restroom(s) • Tot play area
Chaparral Park	—	1.48 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Baseball field and Basketball court • Exercise course • Group picnic area
Antioch Skate Park	—	1.6 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Skate and skateboard areas
Contra Loma Regional Park	780	1.61 miles	East Bay Regional Park District and Contra Costa Water District	<ul style="list-style-type: none"> • 80-acre reservoir for year-round fishing • Swim lagoon • Boat launch ramp • Picnic areas • Restrooms and Showers • Concession Stand • Trails, including connections to Black Diamond Mines Regional Preserve

Table 3.13-2 (cont.): Community Parks within 3 Miles of the Project Site

Name	Acreage	Distance from Project Site	Jurisdiction and Park Department	Amenities
Black Diamond Mines Regional Preserve	6,096	1.62 miles	East Bay Regional Park District	<ul style="list-style-type: none"> • Historic cemetery • Visitor centers • Mine tours • Restrooms • Camping areas • Picnic tables • Trails, including connections to Contra Loma Regional Park
Knoll Park	5	1.8 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Horseshoes • Picnic tables • Tot play area
Williamson Ranch Park	5	1.81 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Picnic tables • Restroom(s) • Tot play area
Eagleridge Park	5.4	1.88 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Picnic tables • Restroom(s) • Tot and Youth play areas
Deerfield Park	0.5	2.01 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Picnic tables • Youth play area
Heidorn Park	—	2.03 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Tot play area
Country Manor Park	20	2.05 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Horseshoes • Picnic tables • Restroom(s) • Soccer field(s) and Softball field • Youth play area • Trails/Open space
Rolling Hills Park	2.05	2.31 miles	City of Brentwood Parks and Recreation Department	<ul style="list-style-type: none"> • Picnic tables
Meadow Creek Estates Park	5	2.38 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Basketball court • Picnic tables • Tot play area

Table 3.13-2 (cont.): Community Parks within 3 Miles of the Project Site

Name	Acreage	Distance from Project Site	Jurisdiction and Park Department	Amenities
Black Gold Park	6.22	2.47 miles	City of Brentwood Parks and Recreation Department	<ul style="list-style-type: none"> • Picnic tables • Children's play area • Bike path
Balfour-Guthrie Park	6.43	2.48 miles	City of Brentwood Parks and Recreation Department	<ul style="list-style-type: none"> • Barbeque pits • Basketball and Tennis court • Ballfield & Soccer field • Bocce ball court • Reservable picnic tables • Restrooms • Children's play equipment • Bike path
Antioch Community Park	20	2.75 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Group picnic area • Horseshoes • Picnic tables • Restroom(s) • Soccer and Softball fields • Tot & Youth play area • Volleyball/sports court • Trails/Open Space
Chichibu Park	6.3	2.77 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Group picnic area • Horseshoes • Picnic tables • Restroom(s) • Tennis courts • Tot and Youth play area
Mountaineer Park	5.1	2.81 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Picnic tables • Tot and Youth play area
Harbour Park	7.9	2.84 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Picnic tables • Restroom(s) • Softball field and Tennis courts • Youth play area
Hillcrest Park	18	2.87 miles	City of Antioch Public Works Department	<ul style="list-style-type: none"> • Barbeque pits • Basketball and Tennis courts • Exercise course • Picnic tables • Restroom(s) • Tot and Youth play area • Volleyball/sport court

Table 3.13-2 (cont.): Community Parks within 3 Miles of the Project Site

Name	Acreage	Distance from Project Site	Jurisdiction and Park Department	Amenities
<p>Sources:</p> <p>City of Antioch. 2019. Parks Directory. Website: https://www.antiochca.gov/public-works-department/parks-and-landscaping/parks/. Accessed April 26, 2019.</p> <p>LSA Associates, Inc. 2003. Draft General Plan Update Environmental Impact Report: City of Antioch. July.</p> <p>East Bay Regional Park District. 2018. Contra Loma Regional Park. Website: https://www.ebparks.org/parks/contra_loma/. Accessed April 26, 2019.</p> <p>East Bay Regional Park District. 2018. Contra Loma Regional Park. Website: https://www.ebparks.org/parks/black_diamond/. Accessed April 26, 2019.</p> <p>De Novo Planning Group. 2014. Public Draft Environmental Impact Report for the 2014 Brentwood General Plan Update. April.</p>				

Project Site

There are no existing community parks, public trails, recreational facilities, or designated open spaces on the project site. Exhibit 3.13-2 shows parks and open space proposed as part of the project.

3.13.3 - Regulatory Framework

Federal

No federal plans, policies, regulations, or laws related to public services or recreation are applicable to the proposed project.

State

California Fire Code

The California Fire Code contains specialized regulations related to the construction, maintenance, and use of buildings in relation to fire and safety. The extent of the code coverage pertains to fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions to aid fire responders, and other fire-safety requirements for new and existing buildings.

California Health and Safety Code

California Health and Safety Code, Sections 13100–13135, establish the following policies related to fire protection:

- **Section 13100.1:** The functions of the office of the State Fire Marshal, including CAL FIRE, shall be to foster, promote, and develop strategies to protect life and property against fire and panic.

California Senate Bill 50

California Senate Bill 50 (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 impact fees. 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.

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. The Antioch Unified School District is authorized to levy Level 1 fees. On January 24, 2018, the State Allocation Board approved an increase in the Level 1 school impact fees to \$3.79 per square foot for residential and \$0.61 per square foot for commercial development.

Quimby Act

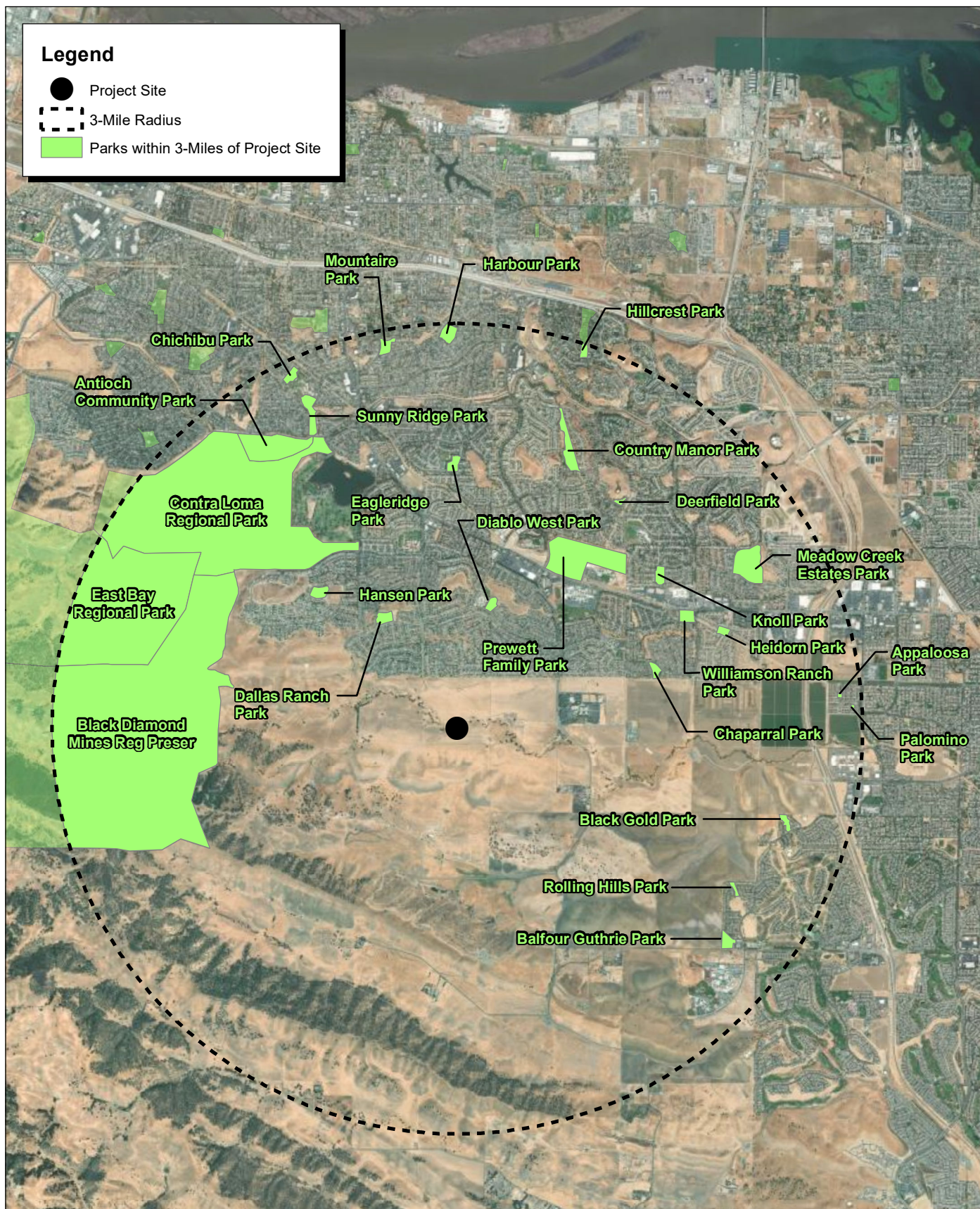
The Quimby Act (California Government Code § 66477) was established by the California Legislature in 1965 to preserve open space and parkland in rapidly urbanizing areas of the State. The Quimby Act allows cities and counties to establish requirements for new development to dedicate land for parks, pay an in-lieu fee, or provide a combination of the two.

The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is greater than 3 acres per 1,000 residents, then the community may require dedication based on a standard of up to 5 acres per 1,000 persons residing in the subdivision based on the current ratio of parkland per 1,000 residents. If the existing amount of parkland in a community is less than 3 acres per 1,000 residents, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision.

The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan to adopt a parkland dedication or fee ordinance. The City of Antioch has established a parks and recreation fee of \$3,261 per single-family residential unit.¹³

It should be noted that the Quimby Act applies only to the acquisition of new parkland; it does not apply to the physical development of new park facilities or associated operations and maintenance costs. Therefore, the Quimby Act effectively preserves open space needed to develop park and recreation facilities, but it does not ensure the development of the land or the provision of park and recreation services to residents. In addition, the Quimby Act applies only to residential subdivisions. Nonresidential projects could contribute to the demand for park and recreation facilities without providing land or funding for such facilities. Quimby Act fees are collected by the local agency (park district, city, or county) in which the new residential development is located.

¹³ City of Antioch. 2018. Community Development Department. Master Fee Schedule. Website: <https://www.antiochca.gov/fc/finance/Master-Fee-Schedule-09-24-2018.pdf>. Accessed July 8, 2019.



Source: ESRI Aerial Imagery.

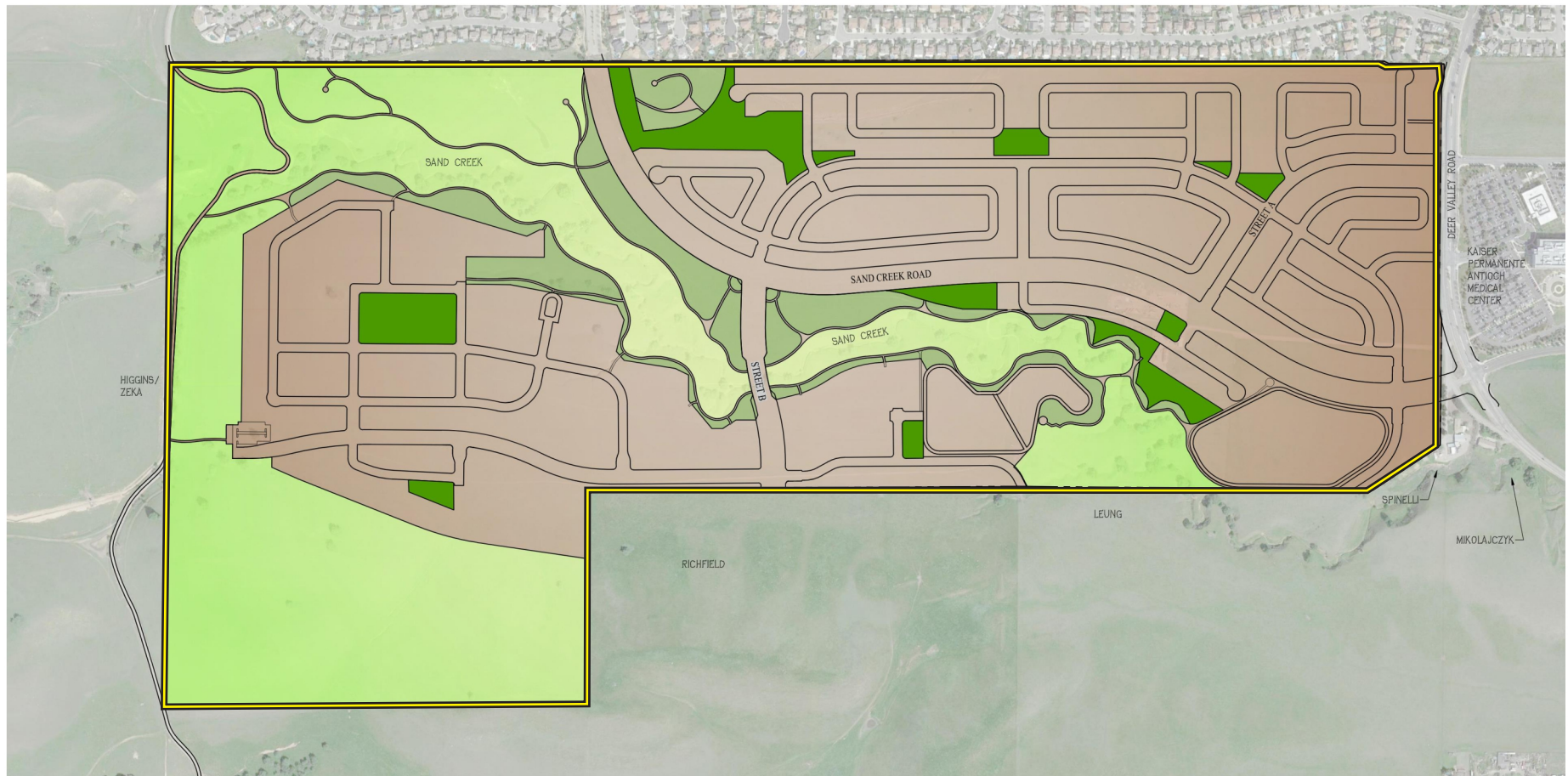
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


Exhibit 3.13-1 Parks in Project Site Vicinity

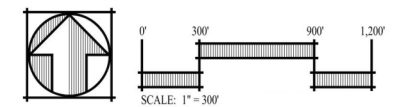
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 Project Site

LEGEND

	IMPACTED (DEVELOPABLE) AREA = 341.8± AC
	ON-SITE PRESERVE = 170.1± AC
	ON-SITE PASSIVE OPEN SPACE = 39.0± AC
	PARKS = 20± AC



Source: CBG Civil Engineers, March 13, 2020.

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Exhibit 3.13-2 On-Site Parks and Open Space

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Local

The City of Antioch General Plan

Growth Management Element

- **Objective 3.5.1.1:** Ensure that community centers provide sufficient space to conduct civic meetings, recreational programs, and social activities to meet the needs of Antioch residents.
- **Standard 3.5.1.2:** Maintain a minimum of 750 square feet of space per 1,000 population.
- **Objective 3.5.2.1:** Maintain competent and efficient fire prevention and emergency fire, medical and hazardous materials response services with first responder capability in order to minimize risks to life and property.
- **Standard 3.5.2.2:** Prior to the approval of discretionary development projects, require written verification from the Contra Costa County Fire Protection District that a five-minute response time (including a three-minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a citywide response area basis.
- **Objective 3.5.3.1:** Maintain an active police force, while developing programs and police facilities that are designed to enhance public safety and protect the citizens of Antioch by providing an average response time to emergency calls of between seven and eight minutes from the time the call is received to the time an officer arrives.
- **Standard 3.5.3.1:** Maintain a force level within a range of 1.2 to 1.5 officers, including community service officers assigned to community policing and prisoner custody details, per 1,000 population. The ratio of community service officers assigned to community policing and prisoner custody details to sworn officers shall not exceed 20 percent of the total number of sworn officers.
- **Objective 3.5.7.1:** A system of park, recreational, and open space lands of sufficient size in appropriate locations, including provisions of a range of recreational facilities, to serve the needs of Antioch residents of all ages.
- **Standard 3.5.7.2:** Provide five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 population, including appropriate recreational facilities.
- **Objective 3.5.8.1:** Provision of schools in locations that are readily accessible to student populations along with sufficient facilities to provide educational services without overcrowding.
- **Standard 3.5.8.2:** Require new development to provide necessary funding and/or capital improvements to mitigate projected impacts on school facilities, as determined by the responsible school district.
- **Standard 3.5.9.2b:** Require new development to fund public facilities and infrastructure, either directly or through participation in a land-based financing district, as necessary to mitigate the impacts of new development on public services and facilities.
- **Standard 3.6.1a:** Provide for a reasonable rate of residential growth that ensures that ability of the City to provide housing opportunities for all economic segments of the community as required by State Housing Element law, and that facilitates the ability of public services and facilities provided by the City and outside agencies to expand at a commensurate rate.
- **Policy 4.4.6.7b.ii:** Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the residential

neighborhoods, as well as non-residential and recreational components of the community. Sand Creek Focus Area development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking. Trails along Sand Creek and Horse Valley Creek shall be designed so as to avoid impacting sensitive plant and amphibian habitats, as well as water quality.

- **Objective 8.3.1:** Provide public and cultural facilities supportive of a high level of community activities, and facilitating conduct of the daily operations of municipal government.
- **Policy 8.3.2d:** Work with the Contra Costa Library System to achieve and maintain facilities and titles consistent with the standards of the American Library Association.
- **Objective 8.8.1:** Cooperate with the Antioch Unified School District, Brentwood School District, and the Liberty Union High School District to facilitate the acquisition of sites and the construction of school facilities such that all school age children have access to uncrowded school facilities providing superior educational opportunities.
- **Policy 8.8.2b:** Coordinate the planning efforts of the City and local school districts by:
 - Locating school facilities to facilitate the primary educational purpose of the facility and allow for safe pedestrian, bicycle, and vehicular access, including the provision of traffic calming measures, where appropriate, in the vicinity of schools;
 - Maximizing the joint use of facilities by the City and local school district (including, joint school/park sites and, where feasible, joint use of athletic fields, community meeting facilities, and provision of child and senior care facilities) by developing joint funding for such facilities through a combination of school district and City sources, provided that City contributions to joint facilities are consistent with the availability of such joint facilities to meet non-school recreational and other community needs;
 - Designing attractive facilities that can also serve as neighborhood and community gathering places, and contribute to neighborhood identity and pride;
 - Requiring reasonable reservation of appropriate locations for development of new schools as part of new development; and
 - Regularly exchanging information on (1) the status of development review and construction, (2) the capacity of area schools, (3) the status of site acquisitions by the districts, and (4) applicable student generation factors by type of development.
- **Policy 8.8.2c:** Require new development to pay all legally established fees or participate in land-based financing districts established by local school districts for the acquisition and development of school sites with adequate, permanent classroom space, as required by the local school district.
- **Policy 8.8.2d:** Maintain land development regulations permitting the development of public and private educational facilities at appropriate locations within the Planning Area.
- **Policy 8.8.2e:** Provide incentives in the City's residential growth management program for the provision of developer assistance to local school districts beyond nominally required mitigation fees. The objective of such incentive is that the combination of required feed and incentives provide a full contribution proportional to the needs of the proposed development for all school-related facilities to serve the proposed project.
- **Objective 8.9.1:** Maintain a system of parks, specialized recreational facilities, and natural open spaces of sufficient size and variety and in the appropriate locations to serve the needs of Antioch residents of all ages.

- **Policy 8.9.2a:** Provide a comprehensive system of recreation and park facilities and services needed by various segments of the City's population—including specific age groups, persons with special physical requirements, and groups interested in specific recreational activities—and make these facilities and services easily accessible and affordable to all users.
- **Policy 8.9.2b:** Provide a range of public parklands for use by the community including the following.
 - **Neighborhood Park:** A park or playground generally five to ten acres in size primarily developed to meet the recreational needs of citizens living within 0.5 to one mile.
 - **Joint School/Park:** A neighborhood park development, improved, and maintained on or adjacent to school grounds by the City. Joint school/park facilities are utilized jointly by students and residents from the surrounding neighborhoods. Since school facilities are only available for use by the general public when school is not in session, only half of the total acreage is to be applied to the City's park standard.
 - **Community Park:** A larger park or facility developed to meet the park and recreational needs of those living or working within a three to 5-mile radius. Community parks generally range in size from 10 to 60 acres.
 - **Regional Park:** A park having a wide range of improvements not usually found in neighborhood or community parks, and designed to meet recreational needs of an entire regional population. Regional parks are generally over 100 acres and serve a population within a 30-minute driving time. Regional parks are generally provided by County and State agencies and are therefore not included in local park standards.
 - **Specialized Recreation Areas:** These include recreational areas of facilities devoted to specific activities or uses. Examples include linear parks (trails), sports and ball field complexes, swimming pools, river access and viewing areas, bicycle facilities, and riverfront trail and sitting areas, and marinas and boat launch facilities.
 - * The facilities identified above, with the exception of regional parks devoted to preserving the natural environment, generally require relatively flat land. Areas over 10 percent slope will be reviewed by the City prior to dedication to determine the extent to which they serve the intended purposes of the park and to which dedication of such sloping lands will therefore be credited against the applicable performance standards of the Growth Management Element.
- **Policy 8.9.2c:** Maintain a minimum size for neighborhood parks of five acres or more, unless there is a specific need for a smaller facility.
- **Policy 8.9.2e:** Provide passive and active elements within neighborhood and community parks to meet the needs of citizens of all ages and interests, and thereby ensuring that the needs for lands for athletics and team sports is an equal to the provision of tranquil settings for picnicking, walking, and relaxation.
- **Policy 8.9.2f:** Develop athletic field complexes and specialized recreation areas to accommodate the growing community needs for such facilities.
- **Policy 8.9.2g:** Encourage the preservation of significant natural features and development of landscaped parkways and trail systems in new development in addition to required park development.

- **Policy 8.9.2h:** Work with Contra Costa County to establish joint use flood control/recreational facilities, including multi-use trails and open space along channels and creeks, and within detention basins.
- **Policy 8.9.2i:** Provide incentives in the City's residential growth management program for the dedication and improvement of useable parklands beyond those normally required by the City.
- **Policy 8.9.2l:** Recognize that high quality maintenance and upkeep of park facilities is necessary for the economic health of the community, and place appropriate priority on park maintenance.
- **Policy 8.9.2m:** Locate new park facilities so that they are highly visible from adjacent streets and neighborhoods to increase safety and enhance visual quality.
- **Policy 8.9.2n:** Require the provision of private play space for children in small lot single family subdivisions and attached residential development.
- **Objective 8.10.1:** Provision of an adequate number of fire stations, along with firefighting personnel and equipment to protect Antioch residents and businesses.
- **Policy 8.10.1a:** Work with the Contra Costa County Fire Protection District to provide high quality fire protection services to area residents and businesses. The City's role should include, but not be limited to:
 - Determining the appropriateness of station location sites;
 - Enforcement of building codes to reduce fire hazards;
 - Collection of mitigation fees established by the fire district to construct needed additional stations within the Antioch Planning Area.
 - Support the District in providing funding for personnel costs to staff stations within the City;
 - Support the District in establishing fees that are adequate to mitigate the impacts of new development and income to support operation of new stations whose construction is financed with development fees; and
 - Requiring reasonable reservation of appropriate sites for new fire stations as part of new development.
- **Policy 8.10.1d:** Involve the Fire Protection District in the development review process by referring development requests to the Fire District for review and comment.
- **Policy 8.10.2a:** Work with the Contra Costa County Fire Protection District to provide high quality fire protection services to area residents and businesses.
- **Objective 8.11.1:** Reduce the risk of crime and provide security to Antioch residents and businesses through maintenance of an adequate force of police personnel, physical planning strategies, and a high level of public awareness and support for crime prevention.
- **Policy 8.11.1a:** Provide an adequate police force meeting the performance standards for police services set forth in the Growth Management Element.
- **Policy 8.11.1b:** Provide sufficient facilities and staffing to ensure the safety of the citizens of Antioch by:
 - Providing expedient response to emergency calls.
 - Maintaining an efficient well-trained and adequately equipped force of police personnel.
 - Providing neighborhood watch and crime prevention programs, and attempting to improve the participation of individual neighborhoods and businesses.
 - Continuing to provide a variety of programs within the Police Department (e.g., traffic crime prevention, REACH, narcotics, investigations) to meet the needs of an active community.

- **Policy 8.11.1c:** Provide basic requirements and incentives for the provision of design features in new development to reduce the potential for crime.
 - Provide well-lighted and visible streets and street names, entrances, addresses, recreation areas, and parking areas.
 - Limit access into and between buildings to reduce escape routes and undetected entry is made difficult.
 - Provide landscaping which permits surveillance of open areas and entryways, and does not create places for concealment.
 - Within multi-family and non-residential developments, design access systems to allow emergency vehicle access around buildings to the greatest extent possible.
 - Within multi-family and non-residential developments, eliminate the potential for access to roofs by pallets, flag poles, etc.
- **Policy 8.11.1d:** Involve the Antioch Police Department in the development review process by referring development requests to the Police Department for review and comment.
- **Objective 8.13.1:** Ensure that the expansion of public facilities occurs in an equitable manner such that new development pays for all of the infrastructure and public facilities required to support the development without impacting levels of service provided to existing residents and businesses.
- **Policy 8.13.2a:** Place the ultimate responsibility on the sponsor of proposed development projects for ensuring that the services and facilities needed to support the project and maintains applicable performance standards in the Growth Management Element are available at the time they are needed.
- **Policy 8.9.2b:** Require that new development:
 - Participate in a land-based financing district, construct, and/or pay for the new onsite capital improvements required to meet the applicable performance standards of the Growth Management Element;
 - Be phased so as to ensure the services and capital facilities used by the new development meet the applicable performance standards of the Growth Management Element; and
 - Ensure that, in the event public services or off-site capital facilities do not meet the applicable performance standards of the Growth Management Element prior to approval of the project, the level of service provided to existing development will not be further impacted by new development.
- **Policy 8.9.2f:** As part of new development proposals, determine whether any service level deficiencies might result, and place needed conditions on the proposed development to ensure that:
 - Service level standards will continue to be met, and
 - New development will not result in any substantial, short- or long-term reduction in the level of municipal services provided by the City to existing developed areas.
- **Objective 10.3.1:** Maintain, preserve and acquire open space and its associated natural resources by providing parks for active and passive recreation, trails, and by preserving natural, scenic, and other open space resources.
- **Policy 10.3.1d:** Where significant natural features are present (e.g., ridgelines, natural creeks and other significant habitat areas, rock outcrops, and other significant or unusual landscape features), require new development to incorporate natural open space areas into project

design. Require dedication to a public agency or dedication of a conservation easement, preparation of maintenance plans, and provision of appropriate long-term management and maintenance of such open space areas.

- **Policy 10.5.1c:** In designing buffer areas, the following criteria shall be considered and provided for (when applicable) within the buffer areas to avoid or mitigate significant impacts.
 - **Fire Safety:** How will development affect the risk of fire on adjacent open space and resource areas? How would development affect or be affected by existing fire abatement practices on adjacent open space and resource areas, including livestock grazing, prescribed fire, plant pest management, mowing, disking, ecological restoration and other practices?
 - **Public Safety:** How will development adjacent to open space or resource areas increase the risk of vandalism, trespass, and theft in adjacent open space and resource areas?
 - **Public Access Management:** How will development adjacent to public open space and resource areas affect the maintenance of existing public facilities, such as roads, trails, fences, gates and restrooms? How might development adjacent to open space or resource areas facilitate illegal public access?
 - **Buffer Management:** How can appropriate management of lands that are set aside as buffers between development and open space or resource areas be ensured?

City of Antioch Municipal Code

The City of Antioch Code of Ordinances sections related to public services that are applicable to the project area presented below:

Section 3-7.04 Payment of Fees; Uses.

Upon the adoption of the resolution referred to in § 3-7.03 of this chapter, developments shall pay fees for fire protection facilities as a condition of approval. The City and the Contra Costa County Fire Protection District shall enter into a binding agreement regarding how the collected fees will be used to provide fire protection facilities. Upon the execution of such agreement by both agencies, the fees which are collected shall be transferred to the Contra Costa County Fire Protection District and shall be used only for the purpose of providing fire protection facilities, as defined in County Ordinance Chapter 818-2.
(‘66 Code, § 3-7.04) (Ord. 658-C-S, passed 1-29-87)

Section 3-7.05 Fee Schedule.

The amount of fees imposed shall be as follows:

- (A) Per single-family dwelling unit, \$951;
- (B) Per multi-family dwelling unit, \$451;
- (C) Per 1,000 square feet of office space, \$568;
- (D) Per 1,000 square feet of commercial space, \$649; and
- (E) Per 1,000 square feet of industrial space, \$379.

The definition of single-family, multi-family, office, commercial, and industrial is found in Section 3-9.03 of this code.

(‘66 Code, § 3-7.05) (Ord. 658-C-S, passed 1-29-87; Am. Ord. 1097-C-S, passed 7-10-07)

Section 3-7.06 Collection of Fire Protection Facility Fees.

The fees required by this chapter shall be imposed and collected at the time the building permit is issued, irrespective of whether a subdivision map has been approved prior to the adoption of this chapter. In cases where a building permit is not required, the payment shall be a condition precedent to the provision of water to the project by the city. Such fees shall be placed into an interest-bearing trust account, to be used for no other purpose. The City Manager and the Fire Chief of the Contra Costa County Fire Protection District shall administratively adopt procedures for the transfer of funds from the city to the Fire Protection District. Such fees shall not be considered city “proceeds of taxes” under Article XIII B of the Constitution of the State. The city shall retain 1% of the amount of the fees collected to reimburse itself the cost of administering this chapter.

Section 8-12.01 Building Permits; Clearance Required

No building permit shall be issued for the construction of new residential or commercial projects until the person applying for the permit presents evidence from the Antioch Unified School District that its requirements for school impact mitigation have been satisfied.

Section 9-4.1004 Standards and Formula for the Dedication of Land

Per Section 9-4.1004 of the Antioch Municipal Code, the proportion of a subdivision to be dedicated or the amount of fees to be paid in lieu thereof, or a combination of both, must be determined based on the average number of persons per dwelling unit and the City’s standard of 5 acres of dedicated land per 1,000 persons. Table 3.13-3 below summarizes the City’s dedication standards.

Table 3.13-3: City Standards and Formula for the Dedication of Park and Recreational Lands

Unit Category	Average Person Per Dwelling Unit	Average Requirement Per Dwelling Units
Single-family, Detached	3.0	0.015
Single-family, Attached	2.2	0.011
Duplexes	1.9	0.0095
Multi-family	1.9	0.0095
Source: Antioch Municipal Code 2019.		

Section 9-4.1005 Fee Determination.

- (A) *Formula determination.* The Council finds that the fees established by § 9-4.1007 of this article represents the value of the land prescribed for dedication in § 9-4.1004 of this article.
- (B) *Fees in lieu of land; 50 parcels or less.* If the proposed subdivision contains 50 parcels or less, the subdivider shall pay the fee established by § 9-4.1007 of this article, rather than having to dedicate land; except that when a condominium

project, stock cooperative, or community apartment project, as those terms are defined in Cal. Civil Code §§ 4105, 4125 and 4190, exceeds 50 dwelling units, dedication of land may be required, at the option of the city.

- (C) *Use of money.* The moneys collected pursuant to the provisions of this article shall be used only for the purpose of developing new or rehabilitating existing park or recreation facilities to serve a subdivision.

Section 9-4.1006 Criteria for Requiring Both the Dedication of Land and The Payment of Fees.

- (A) When only a portion of the land to be subdivided is proposed in the Park and Recreation Element of the General Plan as the site for a park, such portion shall be dedicated for park purposes. The value of such dedication shall be a credit against the fees required for any additional land which would have been required to be dedicated pursuant to § 9-4.1004 of this article.
- (B) When a major part of the park or recreational site has already been acquired by the city, and only a small portion of land is needed from the subdivision to complete the site, such remaining portion shall be dedicated, and the value of such dedication shall be a credit against the fees which otherwise would have been required to be paid. Fees collected shall be used for the improvement of the existing park and recreational facility or for the improvement of other parks and recreational facilities serving the subdivision

Section 9-4.1007 Amount of Fees in Lieu of Land Dedications.

The Council finds that the average land value for improved residential land is \$100,000 per acre. Therefore, the amount of fees required to be paid in lieu of land dedication shall be the following amounts. (See Table 3.13-4 below)

Table 3.13-4: City of Antioch In-Lieu Fees

Type of Unit	Fee Per Dwelling Unit
Single-family Detached	\$1,500
Single-family, Attached	\$1,100
Duplexes	\$950
Multi-family	\$950
Mobile Home	\$950
Source: Antioch Municipal Code 2019.	

Section 9-4.1008 Determination of the Dedication of Land or the Payment of Fees.

Whether the City accepts the dedication of land or elects to require the payment of a fee in lieu thereof, or a combination of both, shall be determined by the consideration of the following:

- (A) The Environmental Resource and Land Use Elements of the General Plan;
- (B) Any adopted Specific Plan for the area;

- (C) The topography, geology, access, and location of land in the subdivision available for dedication;
- (D) The size and shape of the subdivision and the land available for dedication;
- (E) The feasibility of dedication;
- (F) The compatibility of dedication with the General Plan and Specific Plan, if any; and
- (G) The availability of previously acquired park property. The determination of the City as to whether land shall be dedicated or whether a fee shall be charged, or a combination thereof, shall be final and conclusive.

Section 9-4.1009 Credit for Improvements.

If the subdivider provides park and recreational improvements to the dedicated land, the value of the improvements, together with any equipment located thereon, shall be a credit against the payment of fees or dedication of land required by this article.

Section 9-4.1010 Credit for Private Recreation Improvements.

- A. Planned developments and real estate developments, as defined in Cal. Bus. and Prof. Code § 11003, respectively, shall be eligible to receive a credit, as determined in this section, against the amount of land required to be dedicated, or the amount of the fee imposed, for the value of private open space within the development which is usable for active recreational uses.
- B. Park and recreational uses shall include land and facilities for the activity of recreational community gardening, which activity consists of the cultivation by persons other than, or in addition to, the owner of such land, of plant materials not for sale.
- C. Credit shall be computed on an acre-for-acre basis. A minimum of two acres of contiguous private open space or private recreational facilities shall be provided before any credit shall be given. A maximum credit of six and three-fourths acres shall be allowable for such private open space or private recreational facilities.
- D. To be eligible for credit for private recreation improvements, the following standards shall be met:
 - 1. That yards, court areas, setbacks, and other open areas required to be maintained by the zoning and building laws and regulations shall not be included in the computation of such private open space;
 - 2. That the private ownership and maintenance of the open space is adequately provided for by recorded written agreement, conveyance, or restrictions;
 - 3. That the use of the private open space is restricted for park and recreational purposes by recorded covenant which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the city or its successor;
 - 4. That the proposed private open space is reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access, and location;
 - 5. That the facilities proposed for open space are in substantial accordance with the provisions of the Park and Recreation Element of the General Plan of the City; and

6. That the open space for which credit is given is a minimum of two acres and provides a minimum of four of the following Local Park Basic Elements or a combination of such and other recreational improvements which will meet the specific recreation park needs of the future residents of the area. [Table 3.13-5]...represents the minimum acreage required before credit will be given for a particular element and the maximum credit which will be allowed for each element, though the element may encompass a larger area:

Table 3.13-5: City of Antioch Private Recreation Improvements Credit

Criteria List	Acres	
	Minimum	Maximum
Children's Play Apparatus Areas	0.50	0.75
Family Picnic Areas	0.25	0.75
Landscape Park-like and Quiet Area	0.50	1.00
Game Court Areas	0.25	0.50
Turf Playfields	10.00	3.00
Swimming Pools with Adjacent Deck and Lawn Areas	0.25	0.50
Recreation Center Buildings	0.15	0.25
Source: Antioch Municipal Code 2019.		

- (E) In smaller developments where less than two acres of contiguous private open space or recreational facilities are provided, credit shall be granted on an acre-for-acre basis for the space or facilities so provided.
- (F) Before credit is given, the Parks and Recreation Commission shall make written findings that the standards set forth in this section are met and shall report the same to the Planning Commission which shall in turn recommend to the Council.

Section 9-4.1011 Procedure.

- (A) At the time of the review of the tentative subdivision map, the Parks and Recreation Commission shall determine, after a report and recommendation from the City Engineer/Director of Public Works pursuant to the provisions of § 9-4.1008 of this article, the land to be dedicated and/or the fees to be paid by the subdivider. The recommendation by the City Engineer/Director of Public Works and the action of the Parks and Recreation Commission shall be forwarded to the Planning Commission and shall include the following:
- (1) The amount of land required; or
 - (2) That a fee be charged in lieu of land; or
 - (3) That land and a fee be required; and/or
 - (4) That a stated amount of credit be given for private recreation facilities or unique natural and special features and the like;
 - (5) The location of the park land to be dedicated or the use of the in-lieu fees; and

- (6) The approximate time when the development of the park and recreation facility shall commence.
- (B) Such action shall be reviewed by the Planning Commission for recommendation to the Council, which shall then make the final determination. In making its determination, the Council shall be guided by the same standards set forth in this article where applicable.
- (C) At the time of the filing of the final subdivision map, the subdivider shall dedicate the land and/or pay the fees as previously determined by the City.
- (D) Open space covenants for private park or recreational facilities shall be submitted to the city prior to the approval of the final subdivision map and shall be recorded.

Section 9-4.1012 Schedule of Development and Commitment of Funds.

The City shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park or recreational facilities to serve the residents of the subdivision. Any fees collected under this article shall be committed within five years after the payment of such fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If such fees are not committed, they shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots within the subdivision.

Section 9-4.1014 Fees to be Placed in the Park Fee Trust Fund.

Fees received by the City pursuant to this article shall be deposited in a separate Park Fee Trust Fund. Moneys in said fund, including interest earned and accrued on such moneys, shall be expended solely for the purposes described in division (C) of § 9-4.1005 of this article. The Council shall receive a report at least annually on the fee and interest income, expenditures, and status of the Park Fee Trust Fund.

3.13.4 - Impacts and Mitigation Measures

Significance Criteria

According to 2019 California Environmental Quality Act (CEQA) Guidelines Appendix G, to determine whether impacts related to public services are significant environmental effects, the following question is analyzed and evaluated. Would the project:

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) Other public facilities

- e) 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?
- f) 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?

Approach to Analysis

The project site includes dedicated land for a fire station to be constructed and operated by the Contra Costa County Fire Protection District. As such, impacts on fire services were determined by evaluating whether potential adverse physical impacts related to the construction and operation of the proposed fire station could cause significant environmental impacts. Impacts on police services were determined by evaluating whether new or expanded facilities would be required to provide services to the project site and, if required, whether they would result in significant physical impacts. Under CEQA's definition of environmental impacts, an increase in demand on public facilities and services that would result from a project are not, in and of themselves, environmental impacts. (City of Hayward v. Board of Trustees of Cal. State Univ. (2015) 242 CA4th 833 (increased demand for emergency services not environmental impact requiring mitigation).) Accordingly, projected population provided by the California Department of Finance (CDF) were also reviewed. Impacts on schools were determined by evaluating the proposed project's effect on existing school enrollment. Projected population and school enrollment data provided by the AUSD and Department of Education were also reviewed. Furthermore, impacts to police, fire, schools, and library facilities were also based on estimates and information received in response to request letters sent to each of these service providers for their input related to possible project impacts.

Impacts related to parks and recreational facilities were determined by evaluating the proposed project's effect on existing park and recreational facility usage levels. In addition, the analysis assesses whether project-related population increases could affect achievement of the City of Antioch General Plan Public Services and Facilities Element standard and, thus, whether there would be need for construction or expansion of parks and recreational facilities in a manner that would result in environmental impacts.

Impact Evaluation

Need for New or Altered Fire Protection Facilities

Impact PUB-1:	The project could 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 fire protection.
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Construction

The proposed project would add 1,177 dwelling units, 54,000 square feet of neighborhood commercial uses, and increase the population living in the Sand Creek Focus Area by 3,931 people, resulting in an increased number of emergency calls.

The General Plan calls for one firefighter per 1,000 residents. Thus, the proposed project would require the addition of four firefighters. The Contra Costa County Fire Protection District currently operates four stations in the City of Antioch: Station 81 at 315 West 10th Street (4.45 miles away); Station 82 at 196 Bluerock Drive (1.95 miles away); Station 83 at 2712 Gentrytown Drive (4.17 miles away); and Station 88 at 4288 Folsom Drive (2.45 miles away).

Contra Costa County Fire Protection District desires and intends to construct a fire station on all or a portion of the 2.00-acre site identified as Public/Quasi Public (PQP) south and across Sand Creek Road from the Village Center. For the purposes of analysis, the fire station is estimated to be 5,600 square feet and would contain a total of 9 staff members working in 48 hour shifts).

Construction of the proposed fire station would require compliance with mitigation measures and regulations outlined in respective sections of this EIR. Requirements for construction for each topical section are explained below.

As described in Section 3.3, Air Quality, implementation of Mitigation Measure (MM) AIR-2a, which requires implementation of Bay Area Air Quality Management District (BAAQMD) Best Management Practices (BMPs) during construction would reduce potential impacts related to conflict with the 2017 Clean Air Plan. Therefore, construction impacts would be less than significant.

As described in Section 3.4, Biological Resources, the impacts related to special-status species, aquatic resources, and wildlife movement would be reduced to a less than significant level with the implementation of MM BIO-1a through MM BIO-1p, MM BIO-3, and MM BIO-4. Therefore, construction impacts related to biological resources would be less than significant with implementation of pre-construction surveys and specific protocols for special-status species, acquisition of applicable United States Army Corp of Engineers (USACE) and California Department of Fish and Wildlife (CDFW) permits, implementation of BMPs, and prohibitions against the construction of fencing that could hinder migratory wildlife movement.

As described in Section 3.5, Cultural and Tribal Cultural Resources, implementation of MM CUL-1, MM CUL-2, and MM CUL-3 would reduce construction impacts to a less than significant level. Therefore, construction of the fire station would result in less than significant impacts related to cultural resources and tribal cultural resources.

As discussed in Section 3.6, Geology and Soils, implementation of MM GEO-1a, MM GEO-1b, MM GEO-2, and MM GEO-3 would reduce project construction impacts to a less than significant level.

As described in Section 3.8, Hazards, Hazardous Materials, and Wildfire, implementation of MM HAZ-2a, MM HAZ-2f, and MM HAZ-2h would require implementation of a number of actions that would reduce impacts to a less than significant level. Actions would include completion of a pre-construction hazardous materials survey, completion of a Phase II Environmental Site Assessment, and preparation of safety guidelines for construction workers.

As described in Section 3.9, Hydrology and Water Quality, construction impacts would be less than significant, and no mitigation would be required because all construction in California is required to

comply with local, State, and federal water quality laws and regulations. Therefore, construction of the fire station would result in less than significant impacts to hydrology and water quality.

As described in Section 3.11, Noise, implementation of MM NOI-1a would reduce construction noise to a less than significant level through limiting construction hours, as well as compliance with standard mitigation to reduce construction equipment noise.

As described in Section 3.14, Transportation, implementation of TRANS-1a, would reduce construction impacts to a less than significant level through the implementation of a traffic construction management plan.

Based on the foregoing, construction of the proposed fire station would result in less than significant impacts.

Operation

According to Mike Quesada, Interim Assistant Fire Chief of the Contra Costa County Fire Protection District, Station 82 is 5,600 square feet and is staffed with 9 employees.¹⁴ Each shift at Station 82 is 48 hours long. Station 82 receives between approximately 2,000 and 2,500 emergency calls annually. It is expected that the proposed fire station would be staffed with a similar number of employees and be similar in square footage on a similarly-sized site and field a similar number of calls. The site would also operate similar equipment (i.e., one Type 1 Fire Engine, one Type 2 Rescue Engine, one decontamination (Decon) trailer, one Mass Casualty Incident (MCI) trailer, one confined space trailer, and one Type 3 Rescue Engine).¹⁵ The proposed fire station would be located along a proposed extension of Sand Creek Road, just west of Deer Valley Road. As discussed in Section 3.1, Aesthetics, the buildout of the entire proposed project would obstruct views of a protected scenic resource, Mount Diablo, from a General Plan designated view corridor, Deer Valley Road. However, the fire station itself would not independently significantly impact such views, as it would be sited behind two existing homes and outbuildings that is located along Deer Valley with significant mature vegetation that already obscures the fire station site and views of Mt. Diablo from passing motorists. As such, the operation of the fire station would result in less than significant impacts to visual character within the project area, and no mitigation is required.

As discussed in Section 3.4, Biological Resources, implementation of MM NOI-1b, MM NOI-1c, MM NOI-1d, and incorporation of setbacks into the proposed project design would result in less than significant operational impacts to special-status species.

As mentioned in Section 3.7, Greenhouse Gas Emissions and Energy, operation of the fire station is expected to generate approximately 1 metric ton of carbon dioxide equivalent per year (MT CO₂e/year). Compared to the other emissions resulting from the proposed project, including mobile, waste decomposition, water transport, and amortized construction emissions, this would not result in a significant impact. Therefore, operational impacts of the station related to GHG emissions would be less than significant.

¹⁴ Contra Cost County Fire Protection District. Phone Conversation with Mike Quesada, Interim Assistant Fire Chief. December 18, 2019.

¹⁵ Contra Costa County Fire Protection District. Phone Conversation with Mike Quesada, Interim Assistant Fire Chief. December 20, 2019.

As mentioned in Section 3.8, Hazards, Hazardous Materials, and Wildfire, operational impacts related to hazards, hazardous materials, and wildfire would be less than significant with the implementation of MM TRANS-7.

As described in Section 3.9, Hydrology and Water Quality, operational impacts would be less than significant.

As described in Section 3.10, Land Use and Planning, project operation would have less than significant impacts related to the division of an established community, nor would it conflict with an applicable land use plan, policy, or regulation. Therefore, operational impacts of the fire station related to land use and planning would be less than significant.

As described in Section 3.11, Noise, operational noise impacts related to parking lot activities, mechanical equipment operations, and standby generator operations would not be in excess of standards established in the City of Antioch General Plan or noise ordinance, and therefore would be less than significant. In addition, the intermittent noise that would result from emergency vehicle sirens are regulated and required pursuant to public health and safety regulations and are therefore exempt from the City's noise performance standards. Furthermore, it should be noted that the Contra Costa County Fire Protection District will implement Opticom™ Intelligreen Priority software for traffic control at the nearest intersections to minimize emergency vehicle delay by giving priority to exiting vehicles, which would minimize the duration of siren noise in the project vicinity. Therefore, operation of the fire station would not result in a substantial increase in ambient noise levels in the project vicinity and the impact would be less than significant.

As described in Section 3.12, Population and Housing, the proposed project would have a less than significant impact related to the increase in population and necessity for housing. Therefore, operational impacts would be less than significant, and no mitigation is required.

As described in Section 3.14, Transportation, the Transportation Impact Assessment estimated separate trip generation for the Village Center under the assumptions that it would be developed with a retail option or with an office option. As shown in Tables 3.14-5 and Table 3.14-6, the proposed fire station is expected to result in 20 total weekday trips. This number is less than the proposed weekday peak-hour trips under the retail option or office option for the project's village center which were determined to have less than significant impacts. Therefore, the proposed fire station would not result in or contribute to significant impacts to traffic. In addition, as mentioned above, the Contra Costa County Fire Protection District would utilize Opticom™ Intelligreen Priority software that would ensure that the nearest traffic signal would remain green in the event of an emergency, which would ensure adequate emergency access and circulation. Implementation of MM TRANS-1b, MM TRANS-1c, MM TRANS-2, MM TRANS-3f, MM TRANS-7, MM TRANS-8a, MM TRANS-8b, and MM TRANS-8c would require improvements to further reduce project impacts to the circulation system.

Lastly, as discussed in Section 3.15, Utilities and Service Systems, operation of the fire station would not result in significant impacts related to water or wastewater supply, or water, wastewater, electric

power, telecommunications, natural gas, or solid waste facilities. Impacts would be less than significant, and no mitigation is required.

Updated Fire Facilities Impact Fees were recently adopted by the City, which increased the fee to \$951 per single-family home. A Community Facilities District (CFD) fee may be established for the proposed project through the proposed development agreement which, if established would provide additional funding for fire station operation. According the Contra Costa County Fire Protection District, the minimum charge for the CFD per house should be \$350 annually to assist in the funding difference between the cost of the proposed fire station operation and property taxes from the project at full buildout. Additionally, the CFD fee would assist in the funding, operations, and staffing of the proposed fire station due to the anticipated gap between the property tax revenue at full buildout of the Sand Creek Focus Area and the annual cost of staffing and operation the fire station to serve the project area.

Based on the foregoing analysis, the operation of the fire station would not result in significant impacts to the environment.

Level of Significance Before Mitigation

Potentially Significant

Mitigation Measures

Implementation of MM AQ-2a, MM BIO-1a through MM BIO-1p, MM BIO-3, MM BIO-4, MM CUL-1, MM CUL-2, MM CUL-3, MM GEO-1a, MM GEO-1b MM GEO-2, and MM GEO-3, MM HAZ-2a, MM HAZ-2f, MM HAZ-2h MM NOI-1a, MM NOI-1b, MM NOI-1c, MM TRANS-1a, TRANS-1b, MM TRANS-1c, MM TRANS-2, MM TRANS-7, MM TRANS-8a, MM TRANS-8b, and MM TRANS-8c.

Level of Significance After Mitigation

Less than Significant

Need for New or Altered Police Protection Facilities

Impact PUB-2:	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 police protection.
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Construction/Operation

The APD would provide police services to the project site during construction and over the course of its operation. Buildout of the proposed project would result in the development of approximately 1,177 residential units and would house an estimated 3,931 residents. In addition, the proposed project would include a Village Center area capable of accommodating up to 54,000 square feet of commercial, office, and retail space. As a result of the added population and commercial development, the APD would experience an increase in demand for police services within Beat 5.

Standard 3.5.3.2 in the City’s General Plan requires the APD to maintain a staffing ratio of approximately 1.2 to 1.5 officers per 1,000 residents. Using the higher ratio of 1.5 officers per 1,000 persons, the proposed project would trigger the need for 2.5 new officers in Phase 1 (1,500 residents) and 5.8 new officers at buildout (at 3,931 residents). The General Plan also sets a goal of response times between 7 and 8 minutes, which the APD almost meets (the current average response time is 8 minutes and 27 seconds).¹⁶ The APD currently has 112 sworn officers with a City population of 114,000.

The proposed project would include annexation of the project site into a CFD for financing police services; the proposed project would also be required to pay an associated annual tax of \$445 per unit. With the addition of the proposed project, the APD would employ a total 143 officers and staff. Police headquarters is located in downtown Antioch, in a 67,000-square-foot facility, which features an indoor firing range, weight training and exercise room, and a community meeting room. Typically, approximately 475 square feet is needed per employee. If there were 143 officers and staff, approximately 67,925 square feet of headquarters space would be required at the buildout of the proposed project. Given the City currently has a 67,000-square-foot Police Headquarters, the proposed project would not trigger the need for a new facility. Therefore, the proposed project would not result in any adverse physical impacts associated with the provision of a new facility.

Level of Significance

Less Than Significant

Schools

Impact PUB-3:	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 schools.
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Construction/Operation

The project does not propose to construct any schools. The project site is located within the AUSD. The proposed project consists of a master planned residential community. The closest schools to the project site include Lone Tree Elementary School, which is approximately 0.76 mile northeast of the site, Deer Valley High School located approximately 0.84 mile from the site, and Dozier-Libbey Medical High School, which is approximately 0.86 mile southeast of the site. Additionally, Dallas Ranch Middle School is approximately 1.36 miles from the site. Because the proposed project consists of a multi-generational plan, the 422 Age Restricted (AR) units would not contribute to an increase in school-aged children. Therefore, the analysis in this section is based on the number of residential units within the project area excluding AR units, which totals 755 units.

The proposed project would result in approximately 3,931 new residents to the City of Antioch. Based on the response received from AUSD Deputy Superintendent, Jessica Romeo, using the current generation factor used by the School District, the proposed project would result in an estimated increase of 378 students for the elementary level, 114 students for the middle school level, and 189

¹⁶ City of Antioch 2019. Email Communication with Alexis Morris, Planning Manager. December 16, 2019.

students for the high school level based on the proposed 755 dwelling units.¹⁷ Table 3.13-6 below summarizes the current enrollment and ratios and capacity for schools serving the project area.

Table 3.13-6: Current School Capacity and Enrollment Ratios

School Year	Site Code	School Site	Actual	Capacity	Ratio
Elementary School					
2018/2019	103	Diablo Vista Elementary School	482	870	55 percent
Middle School					
2018/2019	153	Dallas Ranch Middle School	911	1,560	58 percent
High School					
2018/2019	202	Deer Valley High School	1,986	3,450	58 percent

According to the correspondence with Ms. Romeo, Diablo Vista Elementary School would likely require construction of new classroom buildings to accommodate growth resulting from the proposed project. However, existing middle school and high school facilities should be able to accommodate the proposed growth.¹⁸

The project Applicant would be required to pay school impact fees prior to the receipt of building permits for future development. According to the AUSD's website, residential development within the City of Antioch is required to pay \$3.79 per square foot in development fees.¹⁹ School impact fees may be used by the AUSD to fund the acquisition of new school sites and/or the construction of new school facilities, the construction of which are studied under those particular CEQA documents. Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "[...] legislative or adjudicative act . . . involving . . . the planning, use, or development of real property" (Government Code 65996(b)). Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed "full and complete mitigation." With adequate payment of development impact fees to the AUSD, impacts related to the need for new or altered school facilities would be less than significant.

Level of Significance

Less Than Significant.

¹⁷ Antioch Unified School District (AUSD). 2019. Mail Correspondence with Jessica Romeo, Deputy Superintendent. June 27, 2019.

¹⁸ Antioch Unified School District (AUSD). 2019. Mail Correspondence with Jessica Romeo, Deputy Superintendent. June 27, 2019.

¹⁹ Antioch Unified School District (AUSD). 2019. Developer Fees. Website: <https://www.antiochschools.net/Page/284>. Accessed June 24, 2019.

Libraries

Impact PUB-4: **The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, or the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts.**

Construction/Operation

The project does not propose to construct any library facilities. The proposed project is located within the jurisdiction of Contra Costa County Library. Contra Costa County operates all public libraries in East County, including the City of Antioch, with funds from residents' property taxes. The nearest library to the project site is the 1,500-square-foot Prewett Library, located approximately 1.1 miles northeast. The proposed project would result in an increase of 3,931 individuals to the City of Antioch. Population growth associated with the proposed project would result in an increase in demand for library services in the City of Antioch.

According to County Librarian, Melinda Cervantes, the City of Antioch is responsible for the expansion and/or construction of library facilities within its jurisdictional boundaries. Additionally, Contra Costa County Library receives an annual allocation of approximately 1.5 percent of property tax revenue collected by the County. There is no specific development fee currently assessed by or for the library. Ms. Cervantes also confirmed that Contra Costa County Library can accommodate, with limited services, new library uses resulting from the increase in residents by the proposed project. While the 1,500-square-foot Prewett Library has insufficient spaces to deliver the expanded programs and services provided at full service libraries such as Brentwood and Concord Library, an increase in Prewett Library service hours from 35 hours per week to 50 hours per week (for an additional 15 hours per week) for 6 days of service would also improve the provision of library services for new residents.

The population growth associated with the proposed project would increase the demand on library services for the City of Antioch. The Contra Costa County Library system is funded primarily by local taxes, and the proposed project would substantially increase the number of houses paying taxes, and, thus, would generate additional revenue for the library system. The additional revenue is anticipated to provide funding for the Contra Costa County Library system to plan and purchase additional volumes, or to expand staff or facilities as part of long-term library planning. However, new library facilities are not proposed as part of the project, and a less-than-significant impact would occur related to the construction of new library facilities.

Level of Significance

Less Than Significant

Effects of Increased Use of Existing Parks

Impact PUB-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.

Construction/Operation

The project consists of a master planned residential community within the Sand Creek Corridor consisting of 1,177 units and housing approximately 3,931 residents. The project design incorporates approximately 20.00 acres of parks of varying sizes and design within the community, in addition to vast amounts of open space, 6 miles of trails, and a 1.00-acre trail staging area. The City of Antioch General Plan sets forth a standard of 5.00 acres of improved public and/or private neighborhood public community parkland per 1,000 population. With the increase in population resulting from the project, an additional 19.60 acres of parkland would be required. With the provision of the park and open space amenities listed above, the project would meet this requirement.

The nearest existing neighborhood park to the project site is Diablo West Park, located approximately 0.71 mile northwest of the site. Additionally, Chaparral Park is located 1.02 miles northeast, Country Manor Park is located 1.7 miles northeast, and Dallas Ranch Park is located approximately 1.16 miles northwest. Contra Loma Regional Park is approximately 2.52 miles northwest of the site, and Antioch/Oakley Regional Shoreline is approximately 4.84 miles north of the site. While the project may increase the use of existing parks, there are several parks and open space areas included in the project design. Additionally, the project would be required to either pay park impact fees for each residential unit prior to the construction of that unit, or dedicate land for park credits, or a combination of both to mitigate for impacts to existing park and recreational facilities. Therefore, the proposed project would not result in substantial deterioration of existing facilities. As such, impacts related to use of existing parks would be less than significant.

Level of Significance

Less Than Significant

Effects from Provision of Parks or Recreational Facilities

Impact PUB-6: The project would include the construction of recreational facilities which could have an adverse physical effect on the environment.

Construction/Operation

The project would include 20.00 acres of active public parks, median and landscape areas, in addition to 190 acres of active open space, including 6 acres of trails and a 1.00-acre trail staging area.

As described in Section 3.2, Air Quality, implementation of BAAQMD BMPs during construction would reduce potential impacts related to conflict with the 2017 Clean Air Plan to a less than significant level.

As described in Section 3.3, Air Quality, implementation of MM AIR-2a, which requires implementation of BAAQMD BMPs during construction would reduce potential impacts related to conflict with the 2017 Clean Air Plan. Therefore, construction impacts would be less than significant.

As described in Section 3.4, Biological Resources, the impacts related to special-status species, aquatic resources, and wildlife movement would be reduced to a less than significant level with the implementation of MM BIO-1a through MM BIO-1p, MM BIO-3, and MM BIO-4. Therefore, construction impacts related to biological resources would be less than significant with implementation of pre-construction surveys and specific protocols for special-status species, acquisition of applicable USACE and CDFW permits, implementation of BMPs, and prohibitions against the construction of fencing that could hinder migratory wildlife movement.

As described in Section 3.5, Cultural and Tribal Cultural Resources, implementation of MM CUL-1, MM CUL-2, and MM CUL-3 would reduce construction impacts to a less than significant level. Therefore, construction of the fire station would result in less than significant impacts related to cultural resources and tribal cultural resources.

As discussed in Section 3.6, Geology and Soils, implementation of MM GEO-1a, MM GEO-1b, MM GEO-2, and MM GEO-3 would reduce project construction impacts to a less than significant level.

As described in Section 3.8, Hazards, Hazardous Materials, and Wildfire, implementation of MM HAZ-2a, MM HAZ-2f, and MM HAZ-2h would require completion of a pre-construction hazardous materials survey, completion of a Phase II Environmental Site Assessment, and preparation of safety guidelines for construction workers.

As described in Section 3.11, Noise, implementation of MM NOI-1a would reduce construction noise to a less than significant level through limiting construction hours and compliance with standard mitigation to reduce construction equipment noise.

As described in Section 3.14, Transportation, implementation of MM TRANS-1a, would reduce construction impacts to a less than significant level.

With the implementation of MM AQ-2a, MM BIO-1a through MM BIO-1p, MM BIO-3, MM BIO-4, MM CUL-1, MM CUL-2, MM CUL-3, MM GEO-1a, MM GEO-1b, MM GEO-2, MM GEO-3, MM HAZ-2a, MM HAZ-2f, MM HAZ-2h, MM NOI-1a, and MM TRANS-1a, impacts due to construction of recreational facilities would be reduced to less than significant. Operational impacts would be less than significant, as effects related to the provision of parks and recreational facilities are limited to construction.

Level of Significance Before Mitigation

Potentially Significant

Mitigation Measures

Implementation of MM AQ-2a, MM BIO-1a through MM BIO-1p, MM BIO-3, MM BIO-4, MM CUL-1, MM CUL-2, MM CUL-3, MM GEO-1a, MM GEO-1b, MM GEO-2, M GEO-3, MM HAZ-2a, MM HAZ-2f, MM HAZ-2h, MM NOI-1a, and MM TRANS-1a.

Level of Significance After Mitigation

Less Than Significant

3.13.5 - Cumulative Impacts

The geographical scope of the cumulative public services analysis for fire protective services is the boundary of the Contra Costa County Fire Protection District; for school services it is the boundary of the Antioch Unified School District and for police protective and library services, it is the City boundaries. Because of the differences in nature of the public service topical areas, they are discussed separately.

Fire Protection Facilities

Other cumulative projects listed in Section 3, Environmental Impact Analysis, Table 3-1, Cumulative Projects, in conjunction with the proposed project would result in residential, commercial, and office development. Cumulative development in the surrounding area would be expected to substantially increase permanent residents and daytime population, which includes employees and visitors/patrons. The cumulative increase in population could in turn result in an increased demand for fire protection facilities and would be considered potentially significant.

As discussed above, this Draft EIR analyzes construction and operational impacts of a 5,600 square foot fire station with nine employees on the PQP site located on the south side of Sand Creek Road, west of Deer Valley Road and across from the Village Commercial Center. The cumulative impacts of constructing and operating a new fire station on-site have been analyzed in the relevant impact chapters (i.e., Air Quality, Traffic, Noise, etc.). The construction and operation of fire facilities within the project site would not have a cumulatively considerable impact. Thus, the cumulative impact of providing fire protection facilities would be less than significant.

Police Protection Facilities

Other cumulative projects listed in Table 3-1 in conjunction with the proposed project would result in residential, commercial, and office development. Cumulative development in the surrounding area would be expected to increase permanent residents and daytime population, which includes employees and visitors/patrons. Cumulative projects listed in Table 3-1 total 3,299 residential units; accordingly, based on the CDF average of household size of 3.34 persons, the estimated increase in persons would total 10,912 and would represent an increase of 9.5 percent relative to the January 1, 2019 estimate. The cumulative increase in population could in turn result in an increased demand for police protection personnel and services. This could be a potentially significant cumulative impact requiring the construction of new or expanded police facilities.

To help offset the increased demand for police protection facilities, all projects would be required to pay development impact fees to the APD, as well as annex into a Police Services CFD. Further, the project itself, would not trigger the need for new police facilities to be constructed or expanded. Thus, the project would not have a cumulatively considerable impact on the need for new police facilities. Therefore, cumulative impacts related to the construction of new or altered police protection facilities would be less than significant.

School Facilities

Other cumulative projects listed in Table 3-1 in conjunction with the proposed project would result in residential development. Cumulative development would increase the population and demand for educational facilities. Cumulative projects listed in Table 3-1 total 3,267 residential units; accordingly, based on the CDF average household size of 3.34 persons, the estimated increase in persons would total 10,912 and would represent an increase of 9.5 percent relative to the January 1, 2019 estimate. This would result in approximately 378 elementary-aged children, 114 middle school children, and 189 high school aged children. The cumulative increase in population could in turn result in an increased demand for school facilities, which could be a potentially significant impact.

All cumulative developments, including the proposed project, would be required to pay development impact fees towards the two applicable school districts. Under state law, this is the exclusive means of mitigating impacts to school facilities due to increased enrollment. As part of the project entitlement process, the project applicants for all projects would be responsible for paying their fair share of these school facility fees.

The proposed project would not include construction of a school. Further, with the payment of impact fees, the proposed project would not have a cumulatively considerable impact on school ratios or services. As a result, the proposed project would have a less than significant cumulative impact related to the construction of new or altered school facilities.

Library Facilities

Other cumulative projects listed in Table 3-1 in conjunction with the proposed project would result in residential development. Cumulative development would increase the population and demand for library facilities. Cumulative projects listed on Table 3-1 would total 3,267 residential units; accordingly, based on the CDF average household size of 3.34 persons, the estimated increase in persons would total 10,912 and would represent an increase of 9.5 percent relative to the January 1, 2019 estimate. The increase in population could in turn result in an increased demand for library facilities, and potentially significant cumulative impact.

Cumulative projects would result in the need for additional library space and services. However, the proposed project does not trigger the need for a new library, nor would it include construction of new or altered library facilities. Accordingly, the project would not have a significant cumulative impact on the construction of library facilities. Residential projects included in Table 3-1 would be subject to the 1.5 percent property tax, which would fund library services, offerings, and improvements. Therefore, cumulative impacts related to new or expanded library facilities would be less than significant.

Level of Cumulative Significance

Less Than Significant

Park Facilities

The geographic scope of the cumulative parks and recreation analysis consists of the local community, regional, and state parks within the boundaries of Contra Costa County and the City of Antioch, with a focus on areas near the project site.

The proposed project would include the construction of park facilities, including 20.00 acres of active public parks, median and landscape areas, in addition to 190 acres of active open space, including 6.00 acres of trails and a 1.00-acre trail staging area. The construction of these facilities would result in potentially significant impacts related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and transportation. However, all potential impacts would be reduced to a less than significant level with the implementation of mitigation. Therefore, the proposed project would have a less than significant cumulative impact related to the provision of park facilities with the implementation of mitigation.

Increased Park Use

The proposed project in conjunction with the cumulative projects listed in Section 3, Environmental Impact Analysis, Table 3-1, Cumulative Projects, would result in residential development within the project area. Cumulative development in the project area would be expected to increase permanent residents. Of 14,843 residents, 3,931 of them would be associated with the proposed project. With 5 acres of park required per 1000 residents, approximately 74 acres of new parks will be required to accommodate the increase in population resulting from cumulative projects. This increase in permanent population would result in an increased cumulative demand for park facilities.

To help offset that demand, residential projects listed in Table 3-1 are all subject to a Park In-Lieu fee if the required park and open space acreage for each project is not accommodated on each project site. The Park Impact fees would be collected to fund the acquisition and development of parks in the City of Antioch and Contra Costa County to serve City of Antioch residents. The cumulative projects listed in Table 3-1 that are within the City of Brentwood would similarly be required to provide parkland or pay development fees. The proposed project itself mitigates its specific impacts to parks through the provision of 20 acres of parkland. Therefore, the proposed project would have a less than significant cumulative impact related to potential increased use and physical deterioration of existing parks and recreational facilities.

Level of Cumulative Significance

Less Than Significant