

3.12 Public Services

This chapter presents the environmental setting and impact analysis for public services in the City of Antioch related to the Hillcrest Station Area Specific Plan. The public services included in this EIR include public safety services and facilities, schools, parks, and other public facilities.

ENVIRONMENTAL SETTING

PHYSICAL SETTING

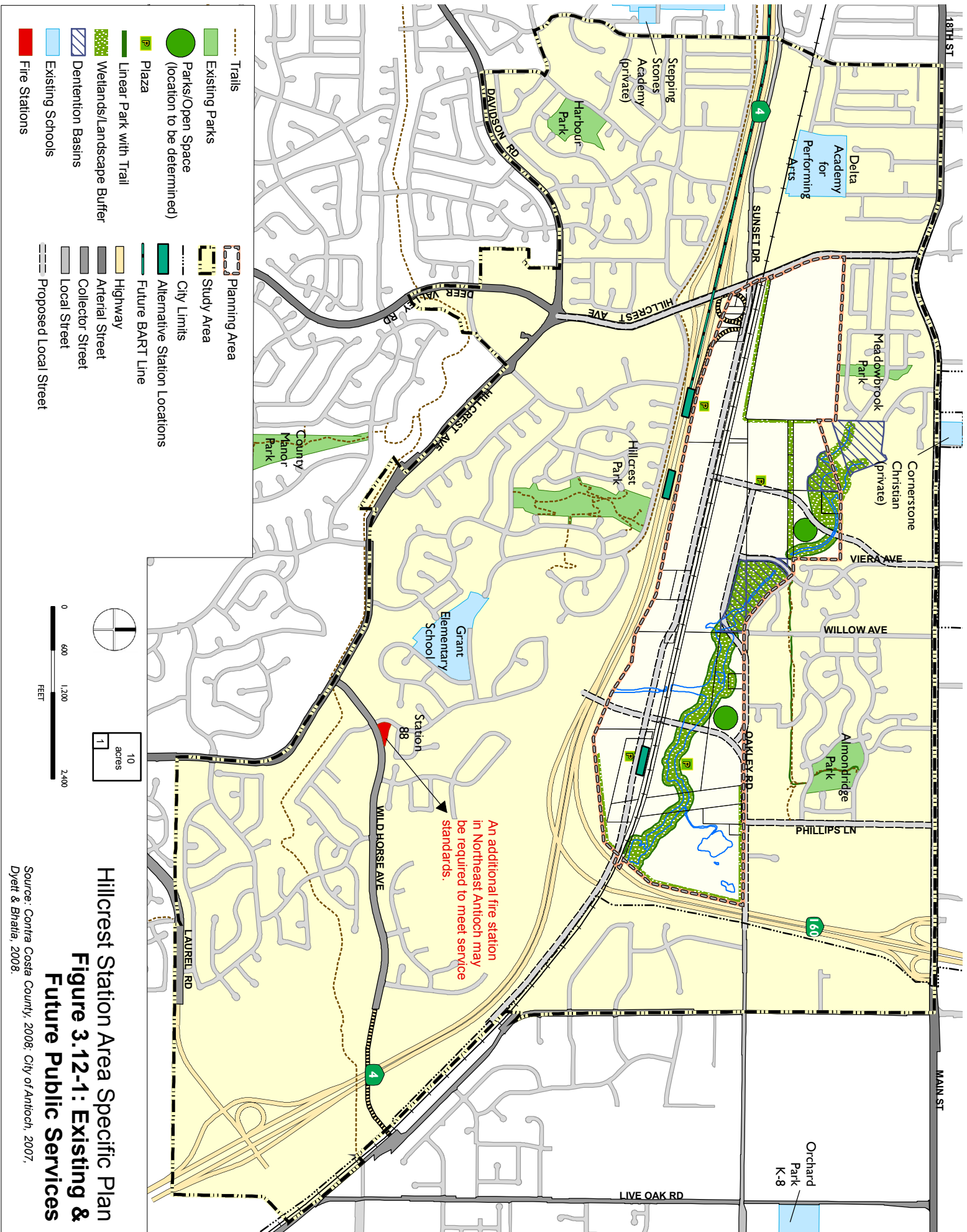
Fire and Other Emergency Services

The Contra Costa County Fire Protection District (CCCFPD) provides fire and emergency services to residents of the City of Antioch and adjacent unincorporated areas, including fire fighting and rescue, fire prevention and training, and emergency medical care. The CCCFPD is the first responder providing supplemental basic life support (BLS) and advanced life support (ALS). Transportation is provided by Emergency Medical Response (AMR), a private ambulance service contracted by the CCCFPD. The District's current ISO rating is Class 3.

Four CCCFPD fire stations are located within the City of Antioch, each with a minimum of three personnel per engine company (one Captain, one Engineer, and one Firefighter/Paramedic) 24 hours per day. All personnel are Emergency Medical Technicians with training in defibrillators (EMT-D) level and are paid professionals. The District employs a total of 406 paid personnel. In addition to the existing stations, two new stations are proposed to serve the Antioch area, and a long-term plan for an additional station in southeast Antioch is also under consideration. An administration office, Administration East, is located at 4527 Deerfield Drive. Fire stations are located at the following addresses:

- #81 – 315 West 10th Street
- #82 – 196 Bluerock Drive
- #83 – 2717 Gentrytown Drive
- #88 – 4288 Folsom Drive
- Proposed 1 – Sand Creek and Deer Valley Road
- Proposed 2 – TBD within southeast Antioch

The adopted City standard for fire response is a maximum five-minute response time for 80 percent of emergency fire, medical, and hazardous materials calls on a citywide response area basis. In 2007 the average response time for the four active stations in the City of Antioch was three minutes and 40 seconds (00:03:40). This does not include dispatch or turnout time. Based on an estimated 30 mile per hour travel speed, the five-minute response time roughly correlates with a 1.5-mile service radius from each station. At this time, there are no fire stations that are able to provide service to the Planning Area within the adopted response time standard.



Hillcrest Station Area Specific Plan
Figure 3.12-1: Existing & Future Public Services

Source: Contra Costa County, 2008; City of Antioch, 2007. Dyett & Bratta, 2008.

Fire Flows

Water pressure typically is maintained between 40 and 100 pounds per square inch gage in the City of Antioch. The Planning Area is split in two Pressure Zones, primarily Zone II and a small portion in Zone III East. Water pressure and fire flow requirements are addressed on a case-by-case basis as development projects are submitted.

Police

The Antioch Police Department provides crime prevention and law enforcement services within the City's boundaries. Operating from a central station within Rivertown, the Antioch Police Department maintains a combination of professional sworn officers and non-sworn positions, along with volunteer positions.

The adopted City standard for police services is to maintain a minimum of 1.2 and a maximum of 1.5 officers per 1,000 residents. This includes community service officers assigned to community policing and prisoner custody details, which may not exceed 20 percent of the total number of sworn officers. With 124 sworn officers and 20 civilian officers, the City meets the current standard.

It is the City's objective to provide average response times to emergency calls of between seven (7) and eight (8) minutes from the time the call is received to the time an officer arrives on scene. From January through September 2008, the citywide average response time for Priority 1 (highest priority/emergency) calls was seven minutes and nine seconds (00:07:09). The Hillcrest Station Area is currently in Beat 2. During the same time period, the average response time for Priority 1 calls from Beat 2 was six minutes and 42 seconds (00:06:42), which meets the City's objective. (Cantando, 2008)

In addition to city police and the California Highway Patrol, BART has a police department which provides the full range of police services for their transit facilities.

Schools

Enrollment and Capacity

The Planning Area is served by the Antioch Unified School District (AUSD). AUSD has a K-12 enrollment of approximately 19,200 students. The district includes fourteen elementary schools, four middle schools, five high schools, two continuation schools and a K-8 Charter School. In addition the school district operates an Adult School. (Antioch Unified School District, 2008) Based on 2006-2007 enrollment data, the elementary schools were at 100 percent capacity. The middle schools were at 106 percent capacity and the high schools were at 113 percent capacity. With the addition of the three new schools – one elementary and middle school and two high schools - that opened in Fall 2008, school capacities are potentially reduced to 95 percent for elementary schools, 101 percent for middle schools, and 97 percent for high schools for the current year. In addition to AUSD schools, the City of Antioch has two charter schools and at least eight private schools.

2015 Enrollment Projections

The Antioch Unified School District's has enrollment projections for the year 2015. In that year, enrollment is expected to total about 19,300 students, which is only 100 more students than

existing conditions. Elementary schools are projected to be at approximately 96 percent capacity. Middle schools are projected to be at approximately 101 percent capacity. High schools are projected to be at approximately 79 percent capacity, which is much less than the 2006-2007 school year. These projections take into account the current real estate market and foreclosures, demographic shifts, and recent enrollment trends. As such, AUSD has no plans to build any new schools.

Planning Area Schools

Students from new housing built in the Planning Area are likely to attend the following schools:

- Orchard Park School will serve as the elementary and middle school for the Planning Area. It is a new school located on 11.9 acres in the City of Oakley, 5150 Live Oak Avenue. It has a total future capacity of 750 students.
- Deer Valley High School, 4700 Lone Tree Way, is the public high school for the area. For the 2006-2007 school year, it was at 119 percent capacity with almost 3,300 students. It is anticipated that the opening of two new high schools should relieve some of the overcrowding at Deer Valley High School.
- Dozier-Libbey Medical High School opened in Fall 2008 with a capacity of 215 students, and a total future capacity of 729 students.
- The Delta Academy for Performing Arts also opened in Fall 2008 for 80 students and will have a future capacity of 216.

Parks

The City owns and administers 31 parks, varying in size and amenities from the 2-acre Deerfield Park (a neighborhood park) to the 99-acre Prewett Family Park (one of the city's two community parks.) Over 400 acres of parks, open space areas, and marinas are located within the City, 200 acres of which are developed. The remaining 200 acres primarily consists of open space (e.g., the Sunnyridge Park and trail system). The Parks and Recreation Commission, which consists of citizens-at-large appointed by the City Council, provides information and recommendations to the Council related to park management, landscaping, and recreational programs.

In 2007, the City population was estimated to be 100,150. With a total of 400 acres of parks, the existing park ratio is 4.0 acres per 1000 population. The existing parks, trails, and schools near the Planning Area are shown in Figure 3.12-1. Youth organizations in collaboration with City staff have developed a nine-field baseball complex and are currently working on a three-field soccer facility. Even with these facilities, the existing demand for recreational facilities exceeds the number of fields available.

The City uses the following park classifications:

- ***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.

- **Community Park.** A larger park or facility developed to meet the park and recreational needs of those living or working within a three to five 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 East Bay Regional Parks District, 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 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.

Existing Parks and Recreation Facilities

Neighborhood Parks

There are three neighborhood parks within a half mile to a mile of the Planning Area – Meadowbrook, Almondridge, and Hillcrest Parks. These parks are located in existing residential neighborhoods. Meadowbrook Park is an 8.5-acre park at Yellowstone Drive and Calaveras Circle, with BBQ pits and picnic tables, basketball and volleyball courts, and a youth play area. Almondridge Park, 5.4 acres, is located at Almondridge Drive and Beechnut Street and has restrooms, BBQ pits and picnic tables, soccer and softball fields, tennis courts, and tot and youth play areas. Hillcrest Park is 18 acres at Larkspur and Sunflower Drives. It is located south of SR 4, and thus is much less accessible from the Planning Area. This park has restrooms, BBQ pits and picnic tables, basketball, volleyball and tennis courts, an exercise course, and tot and youth play areas.

Community Parks

Antioch Community Park is located on James Donlon Boulevard at Blyth Drive, approximately three miles from the Planning Area. This 20-acre park has BBQ pits, a group picnic area that can be reserved, as well as soccer and softball fields, volleyball courts, tot and youth play areas, and trails. Prewett Family Park is about 2.5 miles from the Planning Area at Lone Tree Way and Deer Valley Road. This 99-acre park currently is the site of the municipal pool, a water park, and skate park. In addition, there are BBQ pits, a group picnic area that can be reserved, restrooms and trails. A community center and potentially a library kiosk are planned.

The private, non-profit, Wilbur Youth Sports Complex, is located about one mile north of the Planning Area at Wilbur Avenue and Apollo Court. The complex has approximately nine softball fields, plus soccer fields.

Regional Parks and Trails

The East Bay Regional Park District (EBRPD) operates three facilities in the Antioch area, Antioch Regional Shoreline, Black Diamond Mines Regional Preserve, and Contra Loma Regional Park. None are in the vicinity of the Planning Area. EBRPD oversees the Delta DeAnza Regional Trail, which runs from Pittsburg to Oakley, south of the Planning Area.

Recreation

The Recreation Department offers a variety of programs for all ages. Sports classes and leagues, including golf and tennis lessons, soccer and softball leagues, are offered throughout the year at various community and neighborhood parks. Youth summer camps are also offered. Classes such as yoga, babysitting certification, swimming lessons, and art classes are scheduled at the Nick Rodriguez Community Center and the Prewett Family Park Center.

Park Acquisition and Maintenance

The standard defined in the General Plan is to “provide five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 population, including appropriate recreational facilities.” The City of Antioch receives land for parks through land dedications or purchases funded through park fee collection. All park dedication requirements are based on the Quimby Act, the State law regulating park exactions. Article 10 of the Subdivision Ordinance contains the criteria for park dedications and fees. The City is in the process of updating its park fees.

The Parks Division provides maintenance for all City parks, which is funded by the General Fund. Landscape and Lighting Districts (LLADs) have been instituted to provide funding for maintenance of streetscape landscaping and open space areas.

Other Community Facilities

Community Facilities

Antioch defines community facilities as buildings needed to support daily operations of the City, as well as other buildings designed for community meetings, indoor recreational and instructional programs, and social activities. The adopted City standard is to maintain a minimum of 750 square feet (sf) of community center space per 1,000 residents. Examples of community facilities in Antioch include:

- The Nick Rodriguez Community Center, located at 213 F Street, has meeting rooms, a 200-person theater, and a 200-person multi-use room that can be rented.
- The Antioch City Council has recently approved the conceptual design of a 35,000 sq. ft. Community Center and Police Service Center at Prewett Family Park. The facility will be state of the art and will include a variety of spaces, such as a gym, technology center, classrooms, meeting rooms, a City Hall Kiosk, and potentially a library kiosk. The project is scheduled to be completed in the fall of 2010.
- The Antioch Senior Citizens Club is located at 415 West Second Street in Rivertown and offers a variety of activities and trips for adults over 50 years old.
- The Antioch Library Branch is located at 501 W. 18th Street. This branch is approximately 11,000 square feet. In 2005 the library had about 73,200 book and 30 computers. Contra Costa Library System (CCLS) manages the library service for the City of Antioch.

REGULATORY SETTING

Definitions

Emergency Response Time

The National Fire Protection Association (NFPA) defines “response time” as “the travel time that begins when units are en route to the emergency incident and ends when units arrive at the scene.”

ISO Rating System

Insurance Service Office (ISO) is a private company that inspects and ranks fire departments across the country to help insurance companies determine premiums for homeowners in the areas they serve. The ISO collects and analyzes firefighting capability information on nearly 46,000 areas and rates departments on fire suppression ability, water availability and communications. ISO's methodology, known as the Fire Suppression Rating Schedule, assigns a class rating on a scale of 1 to 10, with Class 1 given to exemplary fire departments and Class 10 to departments that do not meet minimum criteria.

Community Center

Community centers consist of buildings, other than City Hall, designed for community meetings, indoor recreational and instructional programs, and social activities. Included in the definition of community centers are such specialized facilities as senior centers, youth centers, and gymnasiums.

Federal Regulations

Fire

The National Fire Protection Association publishes the Uniform Fire Code which provides standards for fire protection. The nationally recognized standards require that fire departments “have the capability to deploy an initial full alarm assignment within eight (8) minute response time to 90 percent of the incidents.” (NFPA 1710)

State Regulations

State law allows a city or county to impose fees as a condition of approving any development project if it can demonstrate a relationship between the fee and the purpose for which it is being earmarked. The jurisdiction must conduct studies to demonstrate a reasonable relationship between the need for the public facility and the type of development project. It must also be able to show there is a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development (California Government Code section 66000 et. seq.).

Parks

The 1975 Quimby Act (California Government Code section 66477) authorized cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The Act states that the dedication requirement of parkland can be a minimum of 3 acres per thousand residents or more, up to 5 acres per thousand residents if the existing ratio is greater than the minimum standard. Revenues generated through in lieu fees collected and the Quimby Act cannot be used for the operation and maintenance of park facilities. In 1982, the act was substantially amended. The amendments further defined

acceptable uses of or restrictions on Quimby funds, provided acreage/population standards and formulas for determining the exaction, and indicated that the exactions must be closely tied (nexus) to a project's impacts as identified through studies required by the California Environmental Quality Act (CEQA).

Regional and Local Regulations

The Contra Costa County Fire Protection District (CCCFPD) provides fire and life safety services. The Uniform Fire Code established by the International Conference of Building Officials both prescribe performance characteristics and materials to be used to achieve acceptable levels of fire protection. The local fire impact fee was updated in 2007 at the request of the Contra Costa County Fire Protection District. Law enforcement services in Antioch are provided by the City of Antioch Police Department along with additional law enforcement services provided by the California Highway Patrol and the Contra Costa County Sheriff. The Antioch Unified School District is the provider of K-12 public schools. The Contra Costa Library System (CCLS) provides the library service for the City of Antioch.

Local Standards: Antioch General Plan

Fire

3.5.2.2 Performance Standard

Prior to approval of discretionary development projects, require written verification from the Contra Costa County Fire Protection District that a five minute response time (including three minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a citywide response area basis.

8.10.2 Fire Protection Policies

a. 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.

b. In cooperation with the Contra Costa County Fire Protection District, conduct an annual assessment of the adequacy of facilities and services serving Antioch, personnel and staffing needs, and capital needs, based on anticipated growth and the level of service standard set forth in the Growth Management Element. This assessment should be undertaken as part of the annual

review of proposed capital projects required by the California Government code (see Chapter 12, Implementation, Section 12.4b).

- c. Provide the Contra Costa County Fire Protection District with timely information on development proposals and projected levels of future growth so that it can maintain appropriate long-term master plans and refine the delivery of service and facilities to maintain the performance standards set forth in the Growth Management Element.
- d. Involve the Fire Protection District in the development review process by referring development requests to the Fire District for review and comment.

Police

3.5.3.1 Performance Objective

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.

3.5.3.2 Performance Standard

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.

8.11.2 Police Services Policies

- a. Provide an adequate police force meeting the performance standards for police services set forth the Growth Management Element.
 - As part of the annual budget and capital improvements program, assess crime prevention and law enforcement services, and evaluate the adequacy of Antioch’s facilities and services, personnel and staffing needs, and capital needs, based on anticipated growth and the level of service standard set forth in the Growth Management Element.
- b. 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.
- c. 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.
- Involve the Antioch Police Department in the development review process by referring development requests to the Police Department for review and comment.
- Promote community involvement in crime prevention.
- Promote the establishment and operation of neighborhood watch, park watch, and business watch programs.
- Work with area schools to maintain educational programs aimed at preventing gang and drug-related activities.

Schools

3.5.8.1 Performance Objective

The General Plan performance objective is the provision of schools in locations that are readily accessible to student populations, along with sufficient facilities to provide educational services without overcrowding.

3.5.8.2 Performance Standard

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.

8.8.2 School Facilities Policies

a. Maintain clear, ongoing communications with area school districts on all matters related to the need for and provision of school sites and other administrative, educational, and recreational facilities.

b. 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;
 - 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.
- c. 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.
- d. Maintain land development regulations permitting the development of public and private educational facilities at appropriate locations within the Planning Area.
- e. 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 incentives is that the combination of required fees and incentives provide a full contribution proportional to the needs of the proposed development for all school-related facilities to serve the proposed project.
- f. Work with Los Medanos College to further accessibility to and the quality of local community college education.
- g. Work with public and private universities (e.g., CSU Hayward, University of Phoenix) to create satellite campuses within Antioch.
- h. Work with trade schools (e.g., DeVry Institute, ITT Technical Institute, Bryman) to locate new facilities in Antioch.

Parks and Recreation

3.5.7.2 Performance Standard

Provide five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 population, including appropriate recreational facilities.

8.9.2 Parks and Recreation Policies

- c. Maintain a minimum size for neighborhood parks of five acres or more, unless there is a specific need for a smaller facility.
- e. Provide passive and active elements within neighborhood and community parks to meet the needs of citizens of all ages and interests, and thereby ensure that the need for lands for athletics and team sports is equal to the provision of tranquil settings for picnicking, walking, and relaxation.
- f. Develop athletic field complexes and specialized recreation areas to accommodate the growing community needs for such facilities.
- g. Encourage the preservation of significant natural features and development of landscaped parkways and trail systems in new developments in addition to required park development.
- h. 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.
- i. Provide incentives in the City's residential growth management program for the dedication and improvement of usable parklands beyond those normally required by the City.

- j. Provide incentives for private individuals to donate land and funds for park development to the City by establishing a means to accept tax-deductible donations, which may also include donation of equipment and facilities.
- k. Seek partnership opportunities with the private sector and non-profit organizations for the acquisition, development, and maintenance of park facilities and the provision of leisure activities.
- l. 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.
- m. Locate new park facilities so that they are highly visible from adjacent streets and neighborhoods to increase safety and enhance visual quality.
- n. Require the provision of private play space for children in small lot single family subdivisions and attached residential developments.
- o. In addition to the provisions of the Quimby Act, pursue use of park fees through grants, the provisions of AB1600, and land-based financing districts.
- p. Establish limitations on the amount of private recreational facilities (e.g., swimming pools, tennis courts, and private parks) that can be substituted for public park dedication or payment of fees. Base such limitations on the extent of public access to the facilities and the extent to which such private facilities might serve public recreation needs.

Library and Community Facilities

3.5.1.2 Performance Standard

Maintain a minimum of 750 square feet of community center space per 1,000 population.

8.3.2 Public Facilities Policies

- b. Maintain a system of community centers to meet the needs of Antioch's residents for civic meetings, recreational activities, social gatherings, and senior and youth activities. These facilities should be distributed throughout the community, and may be associated with community parks or other public facilities. Specialized community centers providing citywide services for seniors and youth are also appropriate.
- d. Work with the Contra Costa Library System to achieve and maintain facilities and titles consistent with the standards of the American Library Association.

IMPACT ANALYSIS

SIGNIFICANCE CRITERIA

Implementation of the proposed Plan would have a potentially significant adverse impact on the public services if the Plan would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection; police protection; schools; parks; or other public facilities.

Fire Protection

- Place residents or the general public in a situation of endangerment as a result of inadequate fire services, resources, and/or safety measures; or
- Create or exacerbate an existing fire hazard or expose people to high fire hazard conditions without adequate fire protection.

Police Protection

- Result in a substantial need for police services that could not be provided by available Police Department personnel or equipment.

Schools

- Result in increased student population and associated public educational needs which existing or planned facilities cannot adequately serve.

Parks and Recreation

- 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; or
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Community Facilities

- Result in not meeting the City standard for community center space.

METHODOLOGY AND ASSUMPTIONS

Population estimates are based on the average household size by housing type as reported in the 2000 Census Block Groups. Single-household units are assumed to have the same household size as the rest of the City of Antioch, which is 3.18 persons per unit. Population estimates for multi-family units are based on an average of the Antioch multi-family household size (2.42) and the average household size around three Contra Costa BART Stations – Concord, Pleasant Hill, and Walnut Creek (1.57). Multi-family households are assumed to have 2.0 persons each.

Fire Protection Services

The need for additional fire stations, staffing and equipment is evaluated based on the adopted City standard for average response times of five minutes for emergency calls. GIS network analysis was used to determine the approximate distance from the existing fire stations to the Planning Area on existing roads. The analysis showed that no existing station could serve the planning area and meet the response time standard. The Contra Costa County Fire Protection District substantiated this finding.

Police Services

Police services are evaluated based on the adopted ratio of police officers, which is a minimum of 1.2 and a maximum of 1.4 officers per 1,000 residents. Using the estimated population from the residential development within the Planning Area, the number of new officers needed is determined.

Schools

The Antioch Unified School District enrollment projections and student generation rates were used to evaluate the cumulative impact of development within the Planning Area on local schools. AUSD uses the following table of student generation rates to plan needed capacity improvements:

Table 3.12-1 Student Generation Rates

	<i>Elementary</i>	<i>Middle</i>	<i>High</i>
Multi-family	0.10	0.045	0.08
Single Attached	0.21	0.10	0.15
Single Detached	0.31	0.15	0.21

Source: Antioch Unified School District, 2008.

Parks

The proposed Specific Plan uses the City's adopted standard for park requirements which is five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 residents.

Other Community Facilities

The City has adopted a standard of 750 square feet of community center space per 1,000 residents.

SUMMARY OF IMPACTS

Fire Protection Services

In order for CCCFPD to continue meeting the City standard for fire protection, either significant access and circulation improvements would need to be built and existing fire facilities, equipment, and staffing would have to be upgraded; or a new station would need to be built in or near the Hillcrest Station Area. CCCFPD will need to conduct an analysis to determine their precise needs to adequately serve the Station Area. This impact would be potentially significant; however, proposed Specific Plan policies ensure that the impact on fire facilities would not place residents or the general public in danger as a result of inadequate fire services, resources, and/or safety measures. Therefore, this impact is less than significant.

Police Protection

Implementation of the development in the Hillcrest Station Area Specific Plan would require the Antioch Police Department to hire approximately six (6) additional police officers. This is not considered a substantial need for additional police services beyond what would normally be provided, as new development pays taxes that augment the City's General Fund used to pay for public services; therefore, this impact is less than significant.

Schools

Based on population growth estimates and student generation rates, Antioch Unified School District anticipates that public elementary schools will be slightly overcrowded in 2035. It is likely that 250 new elementary school children potentially generated by new housing units in the Planning Area would contribute to the problem, which is exacerbated by limited access to other

elementary schools south of the Station Area. Middle schools and high schools are not expected to be overcrowded in 2035 and should be able to accommodate the students from the Planning Area. AUSD currently has no plans to rehabilitate or expand any existing schools or build new ones at this time; however, the AUSD Facilities Master Plan is currently being updated. The General Plan and City regulations require that new development provide necessary funding and/or capital improvements to mitigate projected impacts on school facilities. AUSD policies require that developers pay school impact fees for new construction of residential units and commercial space. This impact is less than significant.

Parks and Recreation

The combination of the proposed East Antioch Creek trail, plus public and private parks and plazas meets the expected park requirements for the Planning Area given the anticipated population at buildout. The City's Subdivision Ordinance requires that park land be dedicated as part of development requirements. The proposed Plan policies support the creation of sufficient public and private open space to meet the City's requirements and ensure that parks and recreation facilities are maintained; therefore, this impact is less than significant.

Community Facilities

Compliance with General Plan and proposed Specific Plan policies will ensure that the City adopted standard of 750 square feet of community space per 1,000 residents is met or exceeded. This impact is less than significant.

IMPACTS AND MITIGATION MEASURES

3.12-1 *Development pursuant to the adoption of the Hillcrest Station Area Specific Plan will require fire protection services that exceed current staffing and facilities. (Less than Significant)*

Additional analysis based on development site plans is needed to determine the exact fire protection services needed to serve the Planning Area. However, at this time, no station is located within 1.5 miles of the Planning Area, which estimates the 5-minute response time standard. In addition, the nationally recognized standard (NFPA 1710) states that the Fire District "shall have the capability to deploy an initial full alarm assignment within eight (8) minute response time to 90 percent of the incidents." Currently, all five (5) pieces of apparatus that would be assigned to the first full alarm emergency within the Planning Area would exceed the 8-minute response time by approximately one to six minutes. (Leach, 2008)

The Contra Costa County Fire Protection District (CCCFPD) states that a new station will be needed to serve the area. The station need not be located within the Planning Area, but within the required service radius. The station will require staffing for a new engine company and equipment, likely to include two engines. The new station would require approximately one acre of land. (Leach, Hillcrest Station Area Specific Plan EIR: NOP Comments, 2008)

The increase in population, businesses, and vehicular traffic resulting from the buildout of the Planning Area under the proposed Plan will increase the demand for emergency and fire services, and has the potential to impact response times and firefighting operations. The construction of a new highway interchange at Phillips Lane may improve access from existing stations, but is

unlikely to change the need for a new fire station in or near the Planning Area. Compliance with the General Plan and proposed Specific Plan policies will ensure that the impacts on fire protection services are less than significant.

Specific Plan Policies that Reduce Impact

Compliance with the Antioch General Plan and the following proposed Specific Plan policies would ensure that the impact on fire protection services would be less than significant:

- UT-20 At the time of any development application, subdivision, or master plan submittal, inform the CCC Fire Protection District, and involve them in the development review process. Prior to approval of any discretionary development project in the area, require written verification from the CCC Fire Protection District that a five minute response time (including three minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a citywide response area basis.
- UT-21 Project sponsors are required to submit a minimum of three (3) copies of a site plan for each phase of development so that Contra Costa County Fire Protection District is able to determine the placement of fire hydrants, required fire flow, and review of access in order to ensure compliance with minimum requirements as set forth in the California Fire Code.
- UT-22 The City and project sponsors in the Planning Area shall work with the Contra Costa County Fire Protection District to provide a 1-acre building site at a location subject to approval by the Contra Costa County Fire Protection District.
- UT-23 Fire access roadways and fire hydrants shall be installed and in service prior to construction.
- UT-24 Traffic signals, which are installed or modified as part of this Specific Plan, shall have preemption devices (Opticom) installed.

Mitigation Measures

No mitigation measures are required.

3.12-2 *New development in the Hillcrest Station Area will require additional police services that exceed current staffing. (Less than Significant)*

The increase in population, business traffic, and vehicular traffic resulting from the buildout of the Hillcrest Station Area Specific Plan will increase the workload of the Antioch Police Department (APD). In addition, given the expected change in land uses, traffic flows, and number of residents generated by the proposed Specific Plan, the nature of police needs in the plan area will change significantly compared to current conditions.

To maintain current levels of service, an increase in staffing will be necessary. Given that buildout will support approximately 5,000 new residents, the APD will need to hire approximately six additional officers. This is not considered a substantial need for additional police services beyond what would normally be provided, as new development pays taxes that augment the City's General Fund used to pay for public services. The City should also anticipate investing in additional APD communications, patrol staff, and the patrol vehicle fleet. It is not anticipated that

any new police building facilities will be needed. Compliance with the General Plan and Specific Plan polices will ensure that the impacts on police services are less than significant.

Specific Plan Policies that Reduce Impact

Compliance with the Antioch General Plan and the following proposed Specific Plan policies would ensure that the impact on police services would be less than significant:

- UT-25 Ensure that the Antioch Police Department has adequate police staff and equipment to serve the new development in the Hillcrest Station Area.
- UT-26 As part of new development applications, require a fiscal impacts analysis related to police services. The analysis must either demonstrate that total estimated tax revenues to the General Fund will pay for the total estimated cost of police services, or propose additional funding sources for ongoing police services to the Hillcrest Station Area.
- UT-27 Coordinate with the Antioch Police Department on project site design to increase public safety. Consider lighting and minimizing hiding spots in building and street design.

Mitigation Measures

No mitigation measures are required.

3.12-3 *New development under the proposed Hillcrest Station Area Specific Plan will increase the demand for school facilities. (Less than Significant)*

The General Plan performance objective is the provision of schools in locations that are readily accessible to student populations, along with sufficient facilities to provide educational services without overcrowding. General Plan policies state as follows:

- c. 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.
- e. 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 incentives is that the combination of required fees and incentives provide a full contribution proportional to the needs of the proposed development for all school-related facilities to serve the proposed project.

Implementation of the proposed Plan is estimated to result in an increase in student population in the AUSD of approximately 563 students. Based on the student generation rates, 2,500 new multi-household units would house approximately 250 elementary students, 113 middle school students, and 200 high school students in 2035.

Table 3.12-2 Buildout Projections: Student Enrollment

	<i>2006-2007 Enrollment</i>	<i>2015 Projected Change¹</i>	<i>Planning Area Students (2035)</i>	<i>Cumulative 2035 Total</i>	<i>Existing Capacity</i>	<i>% Capacity</i>
Elementary	8,708	517	250	9,475	9,175	103%
Middle	4,568	-315	113	4,366	4,540	96%
High	6,410	-1,312	200	5,298	6,615	80%

1. AUSD enrollment projections do not include any residential development (or students) in the Planning Area.

Source: Antioch Unified School District; Dyett and Bhatia, 2008

The school district has estimated that the elementary schools will be at 101 percent capacity in 2015; and the analysis above estimates that elementary schools will be at 103 percent capacity in 2035. The addition of 250 more students from the Planning Area will contribute to the overcrowding. The 2035 projections do not account for growth between 2015 and 2035 that occurs outside the Planning Area. It is foreseeable that Orchard Park School will need to be expanded or an additional elementary school will be needed to serve northeast Antioch and northwest Oakley. AUSD currently has no plans to expand any existing schools or build new ones at this time; however, the AUSD Facilities Master Plan is currently being updated. Existing middle and high school facilities should be adequate to serve anticipated need. Existing General Plan policies, City regulations, and School District policies and fees require that project applicants pay all legally established fees or participate in land-based financing districts for school facilities. Therefore, this impact is less than significant.

Specific Plan Policy that Reduce Impact

Compliance with the Antioch General Plan and the following proposed Specific Plan policy would ensure that the impact on public schools would be less than significant:

- UT-28 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.
- UT-29 Prior to approval of any development projects or subdivisions that include residential units, the City and project applicants shall work with the Antioch Unified School District to identify any additional elementary school facilities needed to serve students from the Planning Area. If it is determined that students from the project or subdivision will cause the capacity of the elementary school serving the Hillcrest Station Area to be exceeded, the City and the project sponsor shall work with AUSD to provide the additional required facilities prior to occupancy of the residential units.

Mitigation Measures

No mitigation measures are required.

3.12-4 *Implementation of the Hillcrest Station Area Specific Plan would result in an increase in the use of existing neighborhood and regional parks and would increase the demand for parkland. (Less than Significant)*

The adopted City standard for public parks is to provide five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 residents, including appropriate recreational facilities.

The Planning Area is intended to be developed with transit-oriented uses to support the public transit investment and provide a new employment center for the City of Antioch. As such, the majority of the development will be compact office and mixed use areas. The Specific Plan's objective is that everyday amenities like parks, neighborhood retail, and public transportation options be within easy walking distance from new homes and offices. Public open space is provided as space for active and passive recreation to create community identity, enhance opportunities for socializing, improve property values, and increase the area's livability and quality of life. Plazas are provided, and will play an important role in the vitality of the Planning Area. East Antioch Creek is preserved and enhanced; and a multi-use trail is provided along the entire length of the Creek. Antioch community members and project stakeholders have prioritized preserving and enhancing East Antioch Creek as part of this planning process.

Based on the City standard, buildout of the proposed Plan will require the addition of approximately 25 acres of new parkland. Open space will be generally provided as illustrated in the proposed Open Space Plan. Parks are required to serve as staging areas to the trail network and to provide recreation facilities for the new residential neighborhoods. Plazas are required along the pedestrian-oriented streets at the center of each Transit Village area and at each eBART station.

One of the major features is a linear park around the existing wetlands, which contains a 2.5 mile multi-use trail loop. A 75 foot buffer is required around the delineated wetlands to preserve the natural processes of stormwater management and biological habitat. The buffer is planned in two parts: a 50-foot wide wetland buffer that is fenced so that people and pets do not adversely impact the wetlands, and a 25-foot wide recreational buffer that contains landscaping and a multi-use trail. The 25-foot portion of the buffer is considered a linear park; and counts towards the park requirements. In order for this to be an attractive amenity, extensive landscaping and improvements will be needed around the trail and in the wetland areas. Development sponsors can apply for park credit to meet a portion of the park requirements by providing appropriate, native landscaping in the wetland buffer area, as approved by the City and a certified wetland biologist. This specialized recreation area will serve the entire Antioch community, not just the residents of the new development within the Planning Area.

In addition to the trail loop, more than 9,000 linear feet of landscape buffer is required in utility easements. Development sponsors may apply to meet a portion of the park requirements by providing trails and passive recreation areas in the landscape buffers. The table below shows the park and open space assumptions used in the proposed Plan:

Table 3.12-3 Proposed Parks and Open Space

<i>Park Type</i>	<i>Acres</i>
Linear Park and Trail	8.5
Plazas (2 x 0.5 acre, 2 x 0.25 acre)	1.5
Transit Village	2
Town Center	3
Wetland and Landscaping Buffer Credit	10
Total	25

Source: Dyett & Bhatia, 2008.

Specific Plan Policies that Reduce Impact

Compliance with the Antioch General Plan and the following proposed Specific Plan policies would ensure that the impact on existing parks and recreation facilities and maintenance would be less than significant:

- OS-1 Prepare parks plans as part of the required Master Plans for the Transit Village and Town Center areas, in order to meet the recreational needs of the residents and employees of the Station Area. The parks components of the Master Plans should fulfill the following criteria:
 - An integrated network of public open spaces, parks, plazas, and trails should be created to connect the Transit Village, Town Center, and existing neighborhoods.
 - Open space types and locations should be generally consistent with Figure 3-6.
 - All new employees and residents should be within a five- to ten-minute walk of a park or plaza.
 - For all new public parks, the design, program, and facilities must be approved by the City.

- OS-2 Park and open space land must be provided as part of new development. Park dedication requirements will be based on the number of units and size of residential units proposed in an individual development project, following the provisions of the City’s ordinances. With City approval, impact fees may be paid in lieu of park dedication for small properties where no parks are shown on the Open Space Plan.
 - In the Transit Village area, provide a small neighborhood park approximately two acres in size within walking distance of the residential units. This park could be located adjacent to the East Antioch Creek Linear Park trail.
 - In the Town Center area, provide a neighborhood park approximately three acres in size, with at least one sports field.

- OS-3 Provide a comprehensive maintenance program for all open spaces, parks, plazas, and landscape buffers. Any parks or open spaces less than five acres in size should be maintained by private property owners, rather than by the City of Antioch, using mechanisms such as Homeowners’ Associations (HOAs) or Street Lighting and Landscaping Maintenance Districts (LLMDs).

- OS-6 Project sponsors may apply for partial credit of park requirements by improving utility easement landscape buffers with trails, benches, and other recreational amenities.
- OS-7 Connect trails and parks to the City's existing trail network.
- OS-8 Create a linear public open space at least 25 feet wide around the wetlands and detention basins. Design the open space consistent with the following criteria:
- A multi-use trail 8-12 feet wide is provided around the perimeter of the 50-foot inner wetland buffer area;
 - The trail connects to public streets, public parks, and plazas;
 - At least two pedestrian and bike paths are available to cross the creek;
 - At least one staging area with parking is provided adjacent to the trail in the Transit Village area and one in the Town Center area;
 - Recreational facilities, such as seating, picnic tables, tot lots, and exercise areas or par course, are provided adjacent to the trail;
 - Viewing platforms may be built to observe the natural areas; and
 - If feasible, informational signage is provided so that the riparian habitat can be used as an educational destination for local schools.
- OS-9 Improve the creek and wetlands so that they are visually attractive, and at the same time protect wildlife habitat, movement corridors, special status species, and stormwater management functions, consistent with the criteria below.
- Any creek, wetland, and wetland buffer improvement must be reviewed and approved by a certified biologist.
 - Appropriate types of fencing must be provided between the wetlands and the park areas to ensure that pets and children do not disturb sensitive habitats.
 - Plants must be native and appropriate to East Antioch Creek.
- OS-10 Development sponsors may apply for credit toward a portion of the park land dedication requirements for creek and wetlands restoration and/or improvements.
- OS-11 Improve areas around the detention basins with trails, trees, landscaping, and other amenities so they become an integral and attractive portion of the open space network within the Station Area.
- OS-12 Incorporate public plazas in commercial and mixed use development within the pedestrian center areas. Plazas should be designed consistent with the following criteria:
- The size of the plaza is to be commensurate with the size of the development project and the height and scale of the buildings.
 - Plazas must be located adjacent to a public street.
 - Plazas must be open to the public during all daylight hours.
 - Plazas must be located generally adjacent to retail and restaurant uses, rather than primarily office uses.

- Both paved areas and landscaping must be included, and seating and areas for interaction must be provided.
- A variety of flexible seating options (ledges, steps, or movable chairs), water features or art, connectivity to the street, environmental protection, and access to food (food carts or adjacent cafés) must be provided.

Mitigation Measures

No mitigation measures are required.

3.12-5 *Implementation of the Hillcrest Station Area Specific Plan would result in an increase in demand for community center space. (Less than Significant)*

The adopted City standard is to maintain a minimum of 750 square feet (sf) of community center space per 1,000 residents. Antioch defines community facilities as buildings needed to support daily operations of the City, as well as other buildings designed for community meetings, indoor recreational and instructional programs, and social activities. The proposed Specific Plan policies will ensure that this impact is less than significant.

Specific Plan Policies that Reduce Impact

Compliance with the Antioch General Plan and the following proposed Specific Plan policies would ensure that the impact on community center space would be less than significant:

- UT-31 Provide adequate community center space for new residents, either in development projects or through an in-lieu fee.
- Community center space must serve all the residents of the City, and be programmed with activities that meet the unmet needs of the Antioch community.
 - Exempt ground floor public community center space from floor area ratio (FAR) limits in mixed-use development projects.
- UT-32 Exempt the floor area devoted to daycare and childcare from floor area ratio (FAR) limits in development projects.

Mitigation Measures

No mitigation measures are required.