

## 3.13 - Public Services

### 3.13.1 - Introduction

This section describes the existing conditions related to public services in the County 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 project implementation of the project. Information in this section is based on information obtained from the Contra Costa County General Plan, Contra Costa County Fire Protection District (CCCFPD), Contra Costa County Office of the Sheriff, and Walnut Creek School District. No public comments were received during the EIR scoping period related to public services.

### 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 the California's 58 counties via contracts with local governments. Because of the Department'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.<sup>1</sup>

##### *Contra Costa County*

The CCCFPD provides fire protection and emergency medical services to Walnut Creek and the surrounding unincorporated areas of Contra Costa County. The CCCFPD serves the Contra Costa County community with 26 fire stations and maintains mutual aid agreements with Kensington Fire Protection District, Moraga-Orinda Fire Protection District, Rodeo-Hercules Fire Protection District, and San Ramon Valley Fire Protection District.<sup>2</sup>

In October 2017, a series of wildfires occurred in Northern California resulting in extensive property damage. In November 2018, the Camp Fire wildfire occurred in Northern California, resulting in the deadliest wildfire to occur in State history.<sup>3</sup> According to the Contra Costa County General Plan, wildfire hazards are a considerable problem in undeveloped areas and in areas of extensive un-irrigated vegetation. Vegetation and grain areas of the County are extremely flammable during the late summer and fall.<sup>4</sup>

<sup>1</sup> California Department of Forestry and Fire Protection (CAL FIRE). 2018. About CAL FIRE. Website: <http://calfire.ca.gov/about/about>. Accessed November 12, 2018.

<sup>2</sup> Contra Costa County Fire Protection District (CCCFPD). 2019. Email Correspondence with Tracie Dutter, Fire Prevention Captain. January 18, 2019.

<sup>3</sup> California Department of Forestry and Fire Protection (CAL FIRE). 2019. Top 20 Deadliest California Wildfire. Website: [https://calfire.ca.gov/communications/downloads/fact\\_sheets/Top20\\_Deadliest.pdf](https://calfire.ca.gov/communications/downloads/fact_sheets/Top20_Deadliest.pdf). Accessed February 13, 2019.

<sup>4</sup> Contra Costa County General Plan. 2005. Contra Costa County General Plan.

The CCCFPD is comprised of 22 engine companies, 5 truck companies, and a Shift Training Captain/Safety Officer. All companies are staffed with a Captain, Engineer, and a Firefighter.<sup>5</sup>

### **Project Site**

There are no fire protection and emergency medical facilities on the project site. Two residences with an estimated six occupants reside on the project site, generating associated fire protection and emergency response needs. There are two fire stations located within approximately 2 miles of the project site. Station No. 2, at 2012 Geary Road is 1.6 miles west of the project site, Station No. 5, at 205 Boyd Road, is approximately 1.7 miles northwest of the project site, and Station No. 1, at 1330 Civic Drive, is approximately 2.20 miles south of the project site. With respect to service to the project site, Station No. 2 is designated as the first-responding engine company, Station No. 5 is designated as the second-responding engine company, and Station No. 1 is designated as the first-responding truck company.<sup>6</sup>

### **Police Protection**

#### **Contra Costa County**

The Contra Costa County Office of the Sheriff provides law enforcement to unincorporated areas of Contra Costa County and serves over 1 million unincorporated County residents.<sup>7</sup> The Office of the Sheriff maintains four bureaus: Administration Services, Custody Services, Field Operations, and Support Services. A Commander manages each bureau.<sup>8</sup> The Office of the Sheriff employs approximately 1,100 staff members, 650 of which are sworn staff members<sup>9</sup> The sworn staff members provide detention services, court security, and provide patrol services in unincorporated parts of the County. The Office of the Sheriff also provides services to contract cities such as Danville, Lafayette, and Orinda.<sup>10</sup>

In 2018, the Office of the Sheriff had a ratio of 1.02 sworn staff personnel per resident. In addition, the Office of the Sheriff responded to 55,259 calls for service. As shown in Table 3.13-1, calls are broken down into seven category levels and actual response times range from 10 minutes 58 seconds, to 23 minutes 8 seconds. The table represents response times for the Valley Station for 2018. These response times represent the time from when the call was received by the dispatch center to when the Deputy arrived at the location of the call. Because there are many factors in evaluating response times, the Office of the Sheriff does not set a specific goal for emergency call response times. However, General Plan Policy 7-59 indicates that when making staffing and beat configuration decisions, the Sheriff should strive for a maximum response time for Priority 1 or 2 calls of 5 minutes for 90 percent of all emergency responses in central business district, urban, and suburban areas.

<sup>5</sup> Contra Costa County Fire Protection District (CCCFPD). 2019. Email Correspondence with Tracie Dutter, Fire Prevention Captain. January 18, 2019.

<sup>6</sup> Contra Costa County Fire Protection District (CCCFPD). 2019. Email Correspondence with Tracie Dutter, Fire Prevention Captain. January 18, 2019.

<sup>7</sup> Contra Costa County Office of the Sheriff. No date. Office of the Sheriff Overview. Website: <http://www.cocosherriff.org/about/overview.htm>. Accessed November 12, 2018.

<sup>8</sup> Contra Costa County Office of the Sheriff. Bureaus. Website: <http://www.cocosherriff.org/bureaus/default.htm>. Accessed November 12, 2018.

<sup>9</sup> Contra Costa County Office of the Sheriff. Office of the Sheriff Overview. Website: <http://www.cocosherriff.org/about/overview.htm>. Accessed November 12, 2018.

<sup>10</sup> Contra Costa County Office of the Sheriff. 2019. Email Correspondence with Carlye Slover, Sheriff's Specialist. January 24, 2019.

**Table 3.13-1: Sheriff Response Times**

Response Category	Response Times (minutes: seconds)
Priority 1 (urgent)	14:10
Priority 1J (urgent in progress)	12:32
Priority 1P (urgent just occurred)	10:58
Priority 2 (routine)	20:40
Priority 2J (routine in progress)	18:34
Priority 2P (routine just occurred)	16:43
Priority 3 (non-serious/low priority)	23:08

Source: Contra Costa County Office of the Sheriff. 2019. Email Correspondence with Carlye Slover, Sheriff’s Specialist. January 24, 2019.

**Project Site**

No police station exists on the project site. Two residences with an estimated six occupants reside on the project site, generating associated police protection service needs. The closest police station to the project site, that also provides service to the project site, is Valley Station at 150 Alamo Plaza Unit C, located 5.35 miles south of the project. Mutual aid is coordinated between the Law Enforcement Region II, the California Office of Emergency Services, and the agencies within Contra Costa County. The station is comprised of 27 sworn staff members, including a Lieutenant, five Sergeants, 16 beat Deputies, and five special district Deputies.<sup>11</sup>

**Schools**

**Contra Costa County**

The Walnut Creek School District (WCSD), which provides K-8 educational services, serves most of the City of Walnut Creek, the eastern portion of the Town of Lafayette, and portions of surrounding unincorporated Contra Costa County. During the 2017/2018 school year, 3,593 students were enrolled in the WCSD.<sup>12</sup>

The Acalanes Union High School District (AUHSD), which provides 9-12 education and adult educational services, serves the communities of Canyon, Moraga, Lafayette, Orinda, and Walnut Creek. During the 2017/2018 school year, 5,662 students were enrolled in AUHSD.<sup>13</sup>

Table 3.13-2 provides enrollment information for the past 4 years for both School Districts that would serve Contra Costa County.

<sup>11</sup> *Ibid.*

<sup>12</sup> California Department of Education. 2018. District Profile: Walnut Creek Elementary. Website: <https://www.cde.ca.gov/sdprofile/details.aspx?cds=07618120000000>. Accessed November 13, 2018.

<sup>13</sup> California Department of Education. 2018. District Profile: Acalanes Union High School. Website: <https://www.cde.ca.gov/sdprofile/details.aspx?cds=07616300000000>. Accessed November 13, 2018.

**Table 3.13-2: Contra Costa County School Districts Enrollment (2014–2018)**

School Year	WCSD Enrollment Total	AUHSD Enrollment Total
2014–2015	3,608	5,402
2015–2016	3,613	5,546
2016–2017	3,589	5,530
2017–2018	3,593	5,662

Notes:  
WCSD = Walnut Creek School District  
AUHSD = Acalanes Union High School District  
Source: California Department of Education 2018.

Table 3.13-3 provides the breakdown of enrollment between elementary schools and intermediate schools in the WCSD.

**Table 3.13-3: Walnut Creek School Districts Enrollment Breakdown (2014–2018)**

School Type	2014–2015	2015–2016	2016–2017	2017–2018
Elementary Schools	2,389	2,109	2,076	2,097
Intermediate Schools	1,219	1,502	1,513	1,496
Total	3,608	3,613	3,589	3,593

Source: California Department of Education 2018.

### **Project Site**

No school exists on the project site. However, two residences exist on the project site with approximately one school-aged resident with school service needs. The project site is located within both the WCSD (grades K–8) and the AUHSD (grades 1–12). The closest elementary school to the project site is Indian Valley Elementary, located 2.25 miles southeast of the project site. The closest middle school to the project site is Walnut Creek Intermediate, located 1.34 miles south of the project site. The closest high school to the project site is Las Lomas High School, located 2.57 miles south of the project site.

### **Libraries**

#### **Contra Costa County**

There are several local libraries that serve Contra Costa County and are under the Contra Costa County Library system. Table 3.13-4 summarizes the library branches, the distance of each library branch from the project site, the hours they are open, and the services they offer.

**Table 3.13-4: Contra Costa Library Information**

Library Branch and Location	Distance from Project Site	Hours of Operation	Services and Events
Pleasant Hill Library 1750 Oak Park Boulevard Pleasant Hill, CA 94523	0.88 mile	Monday through Saturday Closed Sunday	The Pleasant Hill Library contains a collection of over 140,000 books, audiobooks, videos, DVDs, and CDs. There are 38 computers and WiFi for public use. Learning programs for all ages take place at the library.
Walnut Creek Library 1644 North Broadway Walnut Creek, CA 94596	1.95 miles	Monday through Saturday Closed Sunday	The Walnut Creek Library contains a children’s wing and garden, a teen area, a business and career center, a technology center, a conference room, and four group study rooms.
Ygnacio Valley Library 2661 Oak Grove Road Walnut Creek, CA 94598	2.23 miles	Monday through Saturday Closed Sunday	The Ygnacio Valley Library was remodeled in 2004. It is a popular neighborhood meeting location, known especially for its cookbooks, mysteries, and investment corner section.
Source: Contra Costa County Library 2018.			

**Project Site**

No library exists on the project site. Two residences exist on the project site with approximately six residents with library service needs. The closest library to the project site is the Pleasant Hill Library, located 0.88 mile northwest of the project site.

**3.13.3 - Regulatory Framework**

**Federal**

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

**State**

**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 Marshall, including CAL FIRE, shall be to foster, promote, and develop strategies to protect life and property against fire and panic.
- **Section 13104.6:** The Fire Marshall has the authority to require fire hazards to be removed in accordance with the law relating to removal or public nuisances on tax-deeded property.

### **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. On January 22, 2014, the State approved increasing the allowable amount of statutory school facilities fees (Level I School Fees) from \$3.20 to \$3.36 per square foot of assessable space for residential development of 500 square feet or more, and from \$0.51 to \$0.54 per square foot of chargeable covered and enclosed space for commercial/industrial development. School districts may levy higher fees if they apply to the State and meet certain conditions.

## **Local**

### **Contra Costa County General Plan**

#### *General Plan Public Facilities/Services Element*

The General Plan Public Facilities/Services Element set forth the following applicable goals and policies that are relevant to public facilities/services:

- **Goal 7-A:** To give a high priority to funding quality civic, public, and community facilities which serve a broad range of needs throughout the County.
- **Goal 7-B:** To permit development in unincorporated areas only when financing mechanisms are in place or committed which assure that adopted performance standards in the growth management program will be met.
- **Goal 7-C:** To utilize equitable financing methods which assure that adopted performance standards are achieved.
- **Goal 7-D:** To cooperate with other local jurisdictions to promote the most cost effective methods of providing public facilities necessary for supporting the economic, social, and environmental well-being of the County and its residents.
- **Goal 7-E:** To resolve conflicts with other jurisdictions regarding the location of revenue generating land uses.

- **Policy 7-1:** New development shall be required to pay its fair share of the cost of all existing public facilities it utilizes, based upon the demand for these facilities which can be attributed to new development.
- **Policy 7-2:** New development, not existing residents, should be required to pay all costs of upgrading existing public facilities or constructing new facilities which are exclusively needed to serve new development.
- **Policy 7-4:** The financial impacts of new development or public facilities should generally be determined during the project review process and may be based on the analysis contemplated under the Growth Management Element or otherwise. As part of the project approval, specific findings shall be adopted which relate to the demand for new public facilities and how the demand affects the service standards included in the growth management program.
- **Policy 7-6:** When adopting, amending, and imposing impact fees and developer exactions, the County shall consider the effects of such fees and exactions upon project economics, the County's development goals and housing needs.
- **Policy 7-57:** A sheriff facility standard of 155 square feet of station per 1,000 population shall be maintained within the unincorporated area of the County.
- **Policy 7-58:** Sheriff patrol beats shall be configured to assure minimum response times and efficient use of resources.
- **Policy 7-59:** A maximum response time goal for priority 1 or 2 calls of five minutes for 90 percent of all emergency responses in central business district, urban and suburban areas, shall be strived for by the sheriff when making staffing and beat configuration decisions.
- **Policy 7-60:** Levels of service above the County-wide standard requested by unincorporated communities shall be provided through the creation of a County Service Area or other special government unit.
- **Policy 7-62:** The County shall strive to reach a maximum running time of 3 minutes and/or 1.5 miles from the first-due station, and a minimum of 3 firefighters to be maintained in all central business district (CBD), urban and suburban areas.
- **Policy 7-63:** The County shall strive to achieve a total response time (dispatch plus running and set-up time) of five minutes in CBD, urban, and suburban areas for 90 percent of all emergency responses.
- **Policy 7-64:** New development shall pay its fair share of costs for new fire protection facilities and services.
- **Policy 7-65:** Needed upgrades to fire facilities and equipment shall be identified as part of project environmental review and area planning activities, in order to reduce fire risk and improve emergency response in the County.
- **Policy 7-66:** Sprinkler systems may be required in new residential structures, where necessary to protect health, safety, and welfare.
- **Policy 7-70:** The effectiveness of existing and proposed fire protection facilities shall be maximized by incorporating analysis of optimum fire and emergency service access into circulation system design.
- **Policy 7-71:** A set of special fire protection and prevention requirements shall be developed for inclusion in development standards applied to hillside, open space, and rural area development.

- **Policy 7-72:** Special fire protection measures shall be required in high risk uses (e.g. mid-rise and high-rise buildings, and those developments in which hazardous materials are used and/or stored) as conditions of approval or else be available by the district prior to approval.
- **Policy 7-73:** Fire-fighting equipment access shall be provided to open space areas in accordance with the Fire Protection Code and to all future development in accordance with Fire Access Standards.
- **Policy 7-74:** All new traffic signals shall be equipped with preemptive devices for emergency response services. Existing traffic signals significantly impacted by new development shall be retrofitted with preemptive devices.
- **Policy 7-75:** Fire stations and facilities shall be considered consistent with all land use designations used in the General Plan and all zoning districts.
- **Policy 7-136:** The environmental review process shall be utilized to monitor the ability of area schools to serve development.
- **Policy 7-137:** To the extent possible, new residential development General Plan Amendments or Rezonings shall, in the absence of the Planning Agency’s satisfaction that there are overriding considerations (e.g. provision of low or moderate cost housing), be required to adequately mitigate impacts on primary and secondary school facilities.
- **Policy 7-142:** Adequate provision of schools and other public facilities and services shall be assisted by coordinating review of new development with school districts the cities and other service providers through the Growth Management Program (see Chapter IV), the environmental review process, and other means.

### 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

#### Approach to Analysis

Impacts on fire and police services were determined by evaluating the project’s effect on existing fire and police station response times. Projected population provided by the Contra Costa County General Plan were also reviewed. In addition, fire and police (emergency) access at the project site was evaluated. Impacts on schools were determined by evaluating the project’s effect on existing

school enrollment. Projected population and school enrollment data provided by the Contra Costa County General Plan, WCSO, AUHSD, 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.

### Specific Thresholds of Significance

For purposes of this analysis, the following thresholds are used to evaluate the significance of public service impacts resulting from implementation of the project.

- Result in additional population or activities requiring fire protection services in a manner that necessitates the need for new or altered fire facilities, the construction of which would result in significant construction-related transportation, air quality, energy, greenhouse gas (GHG) emissions, or noise impacts. Determination of significance of construction-related traffic, air quality, energy, GHG emissions, or noise impacts is based on the respective specific thresholds of significance listed in Section 3.15 (Transportation), Section 3.2 (Air Quality), Section 3.5 (Energy), Section 3.7 (GHG Emissions), and Section 3.11 (Noise).
- Result in additional population or activities requiring police protection services in a manner that necessitates need for new or altered police facilities, the construction of which would result in significant construction-related transportation, air quality, GHG emissions, energy, or noise impacts. Determination of significance of construction-related traffic, air quality, energy, GHG emissions, or noise impacts is based on the respective specific thresholds of significance listed in Section 3.15 (Transportation), Section 3.2 (Air Quality), Section 3.5 (Energy), Section 3.7 (GHG Emissions), and Section 3.11 (Noise).
- Result in additional population or activities requiring school services in a manner that necessitates need for new or altered school facilities, the construction of which would result in significant construction-related transportation, air quality, energy, GHG emissions, or noise impacts. Determination of significance of construction-related traffic, air quality, energy, GHG emissions, or noise impacts is based on the respective specific thresholds of significance listed in Section 3.15 (Transportation), Section 3.2 (Air Quality), Section 3.5 (Energy), Section 3.7 (GHG Emissions), and Section 3.11 (Noise).
- Result in additional population or activities requiring library services in a manner that necessitates need for new or altered library facilities, the construction of which would result in significant construction-related transportation, air quality, energy, GHG emissions, or noise impacts. Determination of significance of construction-related traffic, air quality, energy, GHG emissions, or noise impacts is based on the respective specific thresholds of significance listed in Section 3.15 (Transportation), Section 3.5 (Energy), Section 3.2 (Air Quality), Section 3.7 (GHG Emissions), and Section 3.11 (Noise).

## Impact Evaluation

### *Need for New or Altered Fire Protection Facilities*

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**Impact PUB-1:**      **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 fire protection.**

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### **Construction**

The nearest Fire Station, Station No. 2, at 2012 Geary Road, is approximately 1.6 miles west of the project site. Using an average travel speed of 35 miles per hour, a fire engine would be able to reach construction areas at the project site in 2 minute and 45 seconds, which is under the 5-minute response standard set by the Contra Costa County General Plan.<sup>14</sup> As part of project construction, the project would comply with the California Building Standards Code (CBC), which is adopted by the Contra Costa County Ordinance Code. In compliance with the California Fire Code, Part 9 of the CBC, during construction the project would follow standards for fire safety related to provision of fire apparatus access and acquisition of building permits. Specifically, CBC Section 105.7.17 requires plans be submitted and a permit is required to install, improve, modify, or remove public or private roadways, driveways, and bridges for which Fire District access is required by the Fire Code; this would ensure adequate driveway/entry turning radius, height clearance, and fire hydrant access for fire trucks and engines at the project site during construction. In addition, CBC Section 105.7.18 requires plans be submitted to the fire code official for all land developments or for the construction, alteration, or renovation of a building within the jurisdiction where a building permit is required; this would ensure that construction and alteration would not obstruct CCCFPD from delivering adequate levels of fire protection services.<sup>15</sup> With an adequate fire engine response time to the project site and adherence to the aforementioned CBC Code sections, construction of the project would not create the need for new or altered fire protection facilities. Therefore, construction impacts related to need for new or altered fire protection facilities would be less than significant.

### **Operation**

The operation of new apartments on the project site would result in new residents and employees at the project site and could in turn result in an increase in calls for fire protection and emergency medical services. The nearest Fire Station, Station No. 2, at 2012 Geary Road, is approximately 1.6 miles west of the project site. Using an average travel speed of 35 miles per hour, a fire engine would be able to reach operational areas at the project site in 2 minute and 45 seconds, which is under the 5-minute response standard set by the Contra Costa County General Plan.<sup>16</sup>

As part of project operation, the project would comply with the CBC, which is adopted by the Contra Costa County Ordinance. Specifically, in compliance with the California Fire Code, Part 9 of the CBC, during operation the project would follow standards for fire safety such as fire flow requirements for

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<sup>14</sup> Contra Costa County. 2005. Contra Costa County General Plan.

<sup>15</sup> Contra Costa County. 2018. Contra Costa County Ordinance Code. Website: [https://library.municode.com/ca/contra\\_costa\\_county/codes/ordinance\\_code?nodeId=TIT7BURE\\_DIV722FICO](https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT7BURE_DIV722FICO). Accessed December 5, 2018.

<sup>16</sup> Contra Costa County. 2005. Contra Costa County General Plan.

buildings, fire hydrant location and distribution criteria, automated sprinkler systems, and fire-resistant building materials. Primary vehicle access to the project site would be from Del Hombro Lane via the ground-floor parking structure. Del Hombro Lane is a public County local street that runs north-south along the project site frontage. Secondary emergency access to the project site would be provided from the back of the parking structure from Roble Road. Roble Road is a two-lane private local street that runs east-west along the northern project site boundary. Thus, during project operation, emergency vehicles would not have issues accessing the project site, as also further discussed under Impact TRANS-3, Emergency Access, in Section 3.15, Transportation. As such, it is not expected that the project would adversely affect response times or increase the use of existing fire protection or emergency medical response facilities such that substantial physical deterioration, alteration, or expansion of these facilities would be required, thereby triggering environmental impacts. Furthermore, the project applicant would be required to pay applicable fees towards fire protection facilities and apparatus, so that the CCCFPD can maintain fire safety standards.

With an adequate fire engine response time to the project site, adherence to the aforementioned CBC Code sections, adequate project site access, and payment of impact fees to the CCCFPD, operation of project would not create a need to construct new or expand existing fire protection or emergency medical services facilities. Therefore, operational impacts related to need for new or altered fire protection facilities would be less than significant.

### ***Level of Significance***

Less Than Significant

### ***Need for New or Altered Police Protection Facilities***

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**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***

The Office of the Sheriff would provide law enforcement services to the project site during construction. The nearest police station to the project site is the Valley Station at 150 Alamo Plaza Unit C, located 5.35 miles south of the project; however, response is not likely to originate from this station but rather from Sheriff Deputies who are consistently patrolling the local beat. If response calls originated from the Valley Station, response would be approximately 9 minutes and 29 seconds to the project site. During construction, the project would also implement security measures such as provision of a project-boundary fence to prohibit access to persons other than construction personnel. With an adequate police response time to the project site and provision of adequate security measures, construction of, the project would not create the need for new or altered police protection facilities. Therefore, construction impacts related to need for new or altered police protection facilities would be less than significant.

## **Operation**

The operation of new apartments on the project site would result in new residents and employees at the project site and could in turn result in an increase in calls for police protection services. Primary and secondary access to the project site during operation would be from Del Hombre Lane and from Roble Road, respectively.

The project site is located 5.35 miles from the nearest Valley Station; however, responses to calls are not likely to originate from the station but rather from Sheriff Deputies who are consistently patrolling the local beat. If response calls originated from the Valley Station, response would be approximately 9 minutes and 29 seconds to the project site. Since there are many factors in evaluating response times, the Office of the Sheriff does not set a specific goal for emergency call response times. However, Contra Costa County General Plan Policy 7-59 indicates that when making staffing and beat configuration decisions, the Sheriff should strive for a maximum response time for Priority 1 or 2 calls of 5 minutes for 90 percent of all emergency responses in central business district, urban, and suburban areas. This General Plan Policy indicated response time is a goal, not a requirement.

The Contra Costa County General Plan Policy 7-57 indicates a sheriff facility standard of 155 square feet of sheriff station space per 1,000 persons of population. The square footage of the Valley Station is estimated to be approximately 5,372 square feet. The project would increase the population of unincorporated Contra Costa County by approximately 818 persons. Accordingly, the project would require 126 square feet of sheriff station space. This increased demand for sheriff station space represents approximately 2.4 percent of the Valley Station's existing square footage and, thus, represents a nominal increase in demand. Furthermore, the Office of the Sheriff did not indicate that the project would result in the need for new or expanded Sheriff facilities in order to maintain acceptable service ratios, response times, or other performance objectives.<sup>17</sup>

As such, it is not expected that the project would adversely affect service ratios or response times or increase the use of existing police protection facilities such that substantial physical deterioration, alteration, or expansion of these facilities would be required, thereby triggering environmental impacts. Furthermore, the project applicant would be required to pay applicable fees to the Office of the Sheriff to help provide for the costs associated with a police facilities building and equipment to serve additional demands for police services.

With adequate project site access and payment of impact fees to the Office of the Sheriff, operation of the project would not create a need to construct new or expand existing police protection facilities. Therefore, operational impacts related to need for new or altered police protection facilities impacts would be less than significant.

## **Level of Significance**

Less Than Significant

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<sup>17</sup> Contra Costa County Sheriff's Office. 2019. Email Correspondence with Carlye Slover, Sheriff's Specialist. January 24, 2019.

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### ***Need for New or Altered School Facilities***

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**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 or other performance objectives for schools.**

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#### ***Construction***

Impacts related to provision of and need for construction of new or expanded school facilities are limited to operational impacts. No respective construction impacts would occur.

#### ***Operation***

The project site is located within the WCSD (grades K–8) and AUHSD (grades 9–12). Elementary school age residents of the project site would attend Indian Valley Elementary, located 2.25 miles southeast of the project site. Indian Valley Elementary school currently has an enrollment of 393 students and a capacity of 475 students. Using a generation rate of 0.08 elementary school students per multi-family units, the project would generate 24 elementary school students and Indian elementary would be able to accommodate the additional students. Middle school age residents of the project site would attend Walnut Creek Intermediate, located 1.34 miles south of the project site. Walnut Creek Intermediate currently has 1,046 students enrolled with a capacity of 1,038 and is over its capacity even without the project. Using a generation rate of 0.043 middle school students per multi-family unit, the project would generate 13 additional students. Tice Creek School is located 4.80 mile south of the project site. Its current enrollment is 154 with a capacity of 388 students and would be able to accommodate the additional students that could not be accommodated at Walnut Creek Intermediate. High school age residents of the project site would attend Las Lomas High School, located 2.57 miles south of the project site. The school’s current enrollment is 1,528 students. FCS sent a letter to Acalanes Union High School District’s Aida Glimme on January 11, 2019, that included an inquiry about capacity of Las Lomas High School. To date, FCS has not received a response. Enrollment has held steady at a little over 1,500 for the past 5 years. Should the school not have sufficient capacity, the students would be accommodated within the five other schools within the Acalanes Union High School District.

The project applicant would be required to pay development impact fees to the WCSD and AUHSD, which would assist to expand facilities to address increased demand. Pursuant to Government Code Section 65995, payment of adopted development fees is considered “full and complete mitigation” for impacts to school facilities, and local governments are prohibited from assessing additional fees or exactions for school impacts.<sup>18</sup>

With payment of impact fees to the WCSD and AUHSD, operation of the project would not create a need to construct new or expand existing school facilities. Therefore, operational impacts related to need for new or altered school facilities impacts would be less than significant.

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<sup>18</sup> California Legislative Information. 2016. Chapter 4.9. Payment of Fees, Charges, Dedications, or Other Requirements Against a Development Project [65995-65998]. Website: [https://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=GOV&sectionNum=65995](https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65995). Accessed July 29, 2019.

**Level of Significance**

Less Than Significant

**Need for New or Altered Library Facilities**

**Impact PUB-4:** The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for other public facilities.

**Construction**

Impacts related to provision of and need for construction of new or expanded library facilities are limited to operational impacts. No respective construction impacts would occur.

**Operation**

The project site is located within the Contra Costa County Library system, which provides public library services to the unincorporated and incorporated areas of the County. Libraries near the project site include the Pleasant Hill Library, located 0.88 mile from the project site, Walnut Creek Library, located 1.95 miles from the project site, and Ygnacio Valley Library, located 2.23 miles from the project site. The Contra Costa County General Plan does not include a standard or goal for the provision of library services; however, for informational purposes, the County currently provides approximately 305 gross square feet of library space per 1,000 residents.<sup>19</sup>

The project's approximately 818 residents is a nominal increase compared with the existing County population of approximately 1.1 million residents served by the Contra Costa County Library system. The project's estimated increase in persons would represent an increase of less than 1 percent relative to the existing residents served by the Contra Costa County Library System. As such, the County's provision of library space per 1,000 residents would not be affected by implementation of the project.

With adequate relevant library system capacity, operation of project would not create a need to construct new or expand existing library facilities. Therefore, operational impacts related to need for new or altered public library facilities would be less than significant.

**Level of Significance**

Less Than Significant

**3.13.5 - Cumulative Impacts**

The geographical scope of the cumulative public services analysis is the boundaries of the CCCFPD, the Office of the Sheriff, WCSD, AUHSD, and Contra Costa Library system service areas. Because of differences in the nature of the public service topical areas, they are discussed separately.

<sup>19</sup> Contra Costa County Library. 2006. New Strategic Plan. Website: <http://ccclib.org/aboutus/StrategicPlan%20MASTER.pdf>. Accessed February 13, 2019.

### **Fire Protection Facilities**

Other cumulative projects listed in Table 3-1 in conjunction with the 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.

To help offset the increased demand, the cumulative projects would be required to pay all applicable fees to the CCCFPD. All developments would also adhere to the California Fire Code, Part 9 of the CBC in terms of meeting standards for fire safety such as fire flow requirements for buildings, fire hydrant location and distribution criteria, automated sprinkler systems, and fire-resistant building materials.

With adherence to CBC Code sections and payment of applicable fees, cumulative projects would not result in need for new or altered fire protection or emergency medical facilities. Thus, there would be a less-than-significant cumulative impact with regard to need for new or altered fire protection and emergency medical facilities.

### **Police Protection Facilities**

Other cumulative projects listed in Table 3-1 in conjunction with the 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 projects listed in Table 3-1 total 703 residential units; accordingly, based on the California Department of Finance (CDF) average household size of 2.88 persons, the estimated increase in persons would total 2,025 persons and would represent an increase of 1.1 percent relative to the 2018 estimate. The cumulative increase in population could in turn result in an increased demand for police protection facilities.

To help offset the increased demand for police protection facilities, the cumulative projects would be required to pay applicable fees to the Office of the Sheriff. All developments would also be reviewed for impacts on law enforcement services and would be required to address any potential impacts with mitigation. Because demand for law enforcement services is highly dependent on a number of factors that vary substantially by project (clientele, hours of operation, crime prevention measures, etc.), it is unlikely that there would be substantial overlap in demand that would result in a cumulatively significant impact such that new police protection facilities are necessary.

With payment of applicable fees, cumulative projects would not result in need for new or altered police protection facilities. Thus, there would be a less-than-significant cumulative impact with regard to need for new or altered police protection facilities.

### **School Facilities**

Other cumulative projects listed in Table 3-1 in conjunction with the project would result in residential development. Cumulative development would increase the population and demand for educational facilities. The cumulative projects listed in Table 3-1 total 703 residential units; accordingly, based on the CDF average household size of 2.88 persons, the estimated increase in

persons would total 2,025 persons and would represent an increase of 1.1 percent relative to the 2018 estimate. The cumulative increase in population could in turn result in an increased demand for school facilities.

Other cumulative projects do not include any educational facilities. All cumulative developments would be required to pay development impact fees 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 cumulative project applicants would be responsible for paying their fair share of these school facility fees.

With payment of impact development fees, cumulative projects would not result in need for new or altered school facilities. Thus, there would be a less-than-significant cumulative impact with regard to need for new or altered school facilities.

### **Library Facilities**

Other cumulative projects listed in Table 3-1 in conjunction with the project would result in residential development. Cumulative development would increase the population and demand for library facilities. The cumulative projects listed in Table 3-1 would total 703 residential units; accordingly. Based on the CDF average household size of 2.88 persons, the cumulative projects listed in Table 3-1 would result in an increase of 2,025 persons, and in addition to the project's estimated increase of 818 persons, would represent a total cumulative increase of 2,843 persons. This would represent a cumulative population increase of 1.6 percent relative to the 2018 estimate. The cumulative increase in population could in turn result in an increased demand for library facilities.

With development of the other cumulative project in conjunction with the project, the County's provision of library space per 1,000 residents would increase from existing conditions to approximately 308 gross square feet of library space per 1,000 persons. The cumulative increase in library space would represent an increase of less than 1 percent of the existing ratio of library space per 1,000 residents. Thus, cumulative projects would not result in need for new or altered library facilities. Thus, there would be a less-than-significant cumulative impact with regard to need for new or altered library facilities.

### **Level of Significance**

Less Than Significant