

## 3.14 - Recreation

### 3.14.1 - Introduction

This section describes existing parks and recreational facilities in the region and project area as well as the relevant regulatory framework. This section also evaluates the possible impacts related to parks and recreational facilities that could result from the implementation of the project. Information in this section is based on information obtained from the Contra Costa County General Plan. No public comments were received during the Environmental Impact Report (EIR) scoping period related to recreation.

### 3.14.2 - Environmental Setting

#### Existing Parks and Recreational Facilities

California Department of Parks and Recreation offers State parklands and trails throughout California. The California Department of Parks and Recreation manages and preserves 1,650,779 acres within 280 parks and 4,500 miles of trails.<sup>1</sup> One State park is located within 10 miles of the project site: Mount Diablo State Park.

#### **State Parks**

##### *Mount Diablo State Park*

The only State Park within 10 miles of the project site is Mount Diablo State Park, located approximately 5 miles southeast of the project site. The approximately 20,000-acre park contains open land for camping, hiking, picnicking, horseback riding, mountain biking, and other recreational opportunities.<sup>2</sup> At the summit of Mount Diablo, park visitors are able to visit the Summit Building and Museum and have views of the surrounding area. Park gates are open year-round from 8:00 a.m. to sunset.<sup>3</sup>

##### *Project Site*

There are no existing State parks, recreational facilities, or designated open spaces on the project site.

#### **Regional Parks**

The East Bay Regional Park District offers regional parklands and trails in Alameda and Contra Costa counties. The East Bay Regional Park District manages and preserves 121,397 acres within 73 parks and 1,250 miles of trails.<sup>4</sup> Two regional parks are located within 5 miles of the project site: Diablo Foothills Regional Park and Briones Regional Park.

<sup>1</sup> California Department of Parks and Recreation. 2016. California State Park System Statistical Report 2015/16 Fiscal Year. Website: [http://www.parks.ca.gov/?page\\_id=23308](http://www.parks.ca.gov/?page_id=23308). Accessed February 13, 2019.

<sup>2</sup> California Department of Parks and Recreation. 2000. Mount Diablo State Park Brochure. Website: <https://www.parks.ca.gov/pages/517/files/mtDiabloBrochure.pdf>. Accessed November 13, 2018.

<sup>3</sup> California Department of Parks and Recreation. 2018. Mount Diablo SP. Website: [https://www.parks.ca.gov/?page\\_id=517](https://www.parks.ca.gov/?page_id=517). Accessed November 13, 2018.

<sup>4</sup> East Bay Regional Park District. 2018. About the District. Website: <https://www.ebparks.org/about/default.htm>. Accessed November 13, 2018.

### *Diablo Foothills Regional Park*

The Diablo Foothills Regional Park is located approximately 3.89 miles southeast of the project site, in the City of Walnut Creek. The 1,060-acre park contains open land for horseback riding, hiking, bicycling, and nature study. There are no developed facilities in the park. Park visitors have views of Mount Diablo and its surroundings. Although the park is open year-round, some parts may be closed from February to July to protect bird-nesting habitat within the park.<sup>5</sup>

### *Briones Regional Park*

Briones Regional Park is located approximately 3.54 miles west of the project site, in the City of Martinez. The 6,225-acre park contains open land for hiking, running, horseback riding, picnicking, birdwatching, and kite flying. There are no developed facilities in the park. Park visitors have views of Mount Diablo and the Diablo Valley to the east, the Sacramento River and Delta to the north, the East Bay hills and Mount Tamalpais to the west, and Las Trampas Regional Wilderness to the south. The park is open year-round from 8:00 a.m. to sunset.<sup>6</sup>

### *Project Site*

There are no existing regional parks, recreational facilities, or designated open spaces on the project site.

### **Local Community Parks**

The project site is located within unincorporated Contra Costa County and is surrounded to the east, west, and south by the City of Walnut Creek, to the northeast by the City of Concord, and to the northwest by the City of Pleasant Hill. These surrounding cities offer community parks and recreational facilities within their jurisdictions. These respective city park departments manage and preserve their respective community parks and recreational facilities. Four community parks and recreational facilities are located within 3 miles of the project site. The closest community parks to the project site are Len Hester Park, located approximately 0.79 mile north of the project site, and Heather Farm Park, located approximately 0.82 mile southeast of the project site. Table 3.14-1 provides a brief description of the 29 community parks within a 3-mile search radius of the project site, the recreational amenities that they feature, and the jurisdiction and park department where the park is located.

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<sup>5</sup> East Bay Regional Park District. 2018. Diablo Foothill Regional Park. Website: [https://www.ebparks.org/parks/diablo\\_foothills/default.htm](https://www.ebparks.org/parks/diablo_foothills/default.htm). Accessed November 13, 2018.

<sup>6</sup> East Bay Regional Park District. 2018. Briones Regional Park. Website: <https://www.ebparks.org/parks/briones/default.htm>. Accessed November 13, 2018.

**Table 3.14-1: Community Parks within 3 Miles of Project Site**

Name	Acreage	Distance from Project Site	Jurisdiction and Park Department	Amenities
Heather Farm Park	102	0.82	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Picnic Area</li> <li>• Playgrounds</li> <li>• 5 Baseball/Softball Fields, 1.5 Basketball Courts, 2 Soccer Fields, 10.5 Tennis Courts, and 2 Volleyball Courts</li> <li>• Restrooms</li> <li>• Dog Park</li> <li>• Skate Park</li> <li>• Community Center</li> <li>• Equestrian Center</li> <li>• Swim Center, including 3 Swimming Pools</li> <li>• Pond and Nature lake</li> <li>• Garden Center</li> <li>• Nature Area</li> </ul>
Len Hester Park	4	0.79	City of Concord Parks and Recreation Department	<ul style="list-style-type: none"> <li>• Picnic Areas</li> <li>• Lawn and trees</li> </ul>
Pleasant Oaks Park	11	0.93	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Baseball Field and Soccer Field</li> <li>• Playground</li> <li>• Picnic Area</li> <li>• Restrooms</li> </ul>
Alma Park	2	2.44	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Picnic Area</li> <li>• Lawn and trees</li> </ul>
Civic Park	16.7	1.78	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Multiple playgrounds</li> <li>• Community Center</li> <li>• Gazebo</li> <li>• Winter Ice-rink</li> <li>• Picnic Area</li> <li>• Restroom</li> </ul>
Howe Homestead Park	0.5	2.06	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Community Gardens</li> <li>• Hiking</li> <li>• Picnicking</li> </ul>
Walden Park	4.5	0.58	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Playgrounds</li> <li>• Basketball Court</li> <li>• Picnic Area</li> <li>• Disc Golf Course</li> <li>• Handball Court</li> <li>• Trail Connections</li> <li>• Restroom</li> </ul>

**Table 3.14-1 (cont.): Community Parks within 3 Miles of Project Site**

Name	Acreage	Distance from Project Site	Jurisdiction and Park Department	Amenities
Larkey Park	13	1.24	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Playgrounds</li> <li>• Basketball Court</li> <li>• Horseshoe Pits</li> <li>• Picnic Area</li> <li>• Swim Center</li> <li>• Tennis Court</li> <li>• Trail Connections</li> <li>• Volleyball Court</li> <li>• Restroom</li> </ul>
San Miguel Park	4.5	1.4	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Playground</li> <li>• Dog Park</li> <li>• Picnic Area</li> <li>• Trail Connections</li> <li>• Tennis Court</li> </ul>
El Divisadero Park	3	1.6	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Soccer Field</li> </ul>
Brookwood Park	6.3	2.29	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Barbecue Area</li> <li>• Basketball Court</li> <li>• Picnic Tables</li> <li>• Playground</li> </ul>
Dinosaur Hill Park	13	1.94	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Hiking Trail</li> </ul>
Pleasant Hill Park	16.5	1.5	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Baseball Fields</li> <li>• Basketball Court</li> <li>• Community Gardens</li> <li>• Picnic Area</li> <li>• Playground</li> </ul>
Pinewood Park	3.97	1.97	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Lawn and Trees</li> </ul>
Rodgers-Smith Park	4.5	2.17	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Barbecue Area</li> <li>• Basketball Court</li> <li>• Baseball Field</li> <li>• Lighted Bocce Courts</li> <li>• Sand Volleyball Court</li> </ul>
Shannon Hills Park	2.5	2.92	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Playground</li> <li>• Lawn and Trees</li> </ul>

**Table 3.14-1 (cont.): Community Parks within 3 Miles of Project Site**

Name	Acreage	Distance from Project Site	Jurisdiction and Park Department	Amenities
Las Juntas Park	7	2.3	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Open Space</li> <li>• Hiking Trail</li> </ul>
Paso Noyal Park	63	2.87	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Open Space</li> <li>• Hiking Trails</li> <li>• Picnic Area</li> <li>• Dog Park</li> </ul>
Chilpancingo Park	2.5	3	City of Pleasant Hill Recreation and Park District	<ul style="list-style-type: none"> <li>• Lawn and Trees</li> </ul>
Ellis Lake Park	10	2.98	City of Concord Parks and Recreation Department	<ul style="list-style-type: none"> <li>• Lake</li> <li>• Walking Trail</li> <li>• Play Areas</li> <li>• Historic Keller House</li> </ul>
Meadow Homes Park	12	2.42	City of Concord Parks and Recreation Department	<ul style="list-style-type: none"> <li>• Water Play Areas</li> <li>• Multi-use Sports Field</li> <li>• Picnic Area</li> </ul>
Cambridge Park	10	1.59	City of Concord Parks and Recreation Department	<ul style="list-style-type: none"> <li>• Picnic Area</li> <li>• Soccer Field</li> <li>• Playground Areas</li> </ul>
Krueger Fields	4	2.97	City of Concord Parks and Recreation Department	<ul style="list-style-type: none"> <li>• Turfed Athletic Fields</li> </ul>
Concord Skate Park	0.32	2.9	City of Concord Parks and Recreation Department	<ul style="list-style-type: none"> <li>• Skate Park</li> </ul>
Ygnacio Valley Park	9.5	1.64	City of Concord Parks and Recreation Department	<ul style="list-style-type: none"> <li>• Baseball Fields</li> <li>• Jogging Path</li> <li>• Picnic Area</li> <li>• Barbecue</li> <li>• Playground</li> <li>• Lawn</li> </ul>
Diablo Shadows Park	2.5	2.42	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Picnic Area</li> <li>• Playground</li> <li>• Trail Connections</li> </ul>

**Table 3.14-1 (cont.): Community Parks within 3 Miles of Project Site**

Name	Acreage	Distance from Project Site	Jurisdiction and Park Department	Amenities
Arbolado Park	26.5	2.77	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Playgrounds</li> <li>• Basketball Court</li> <li>• Picnic Area</li> <li>• Soccer Field</li> <li>• Tennis Court</li> <li>• Trail Connections</li> <li>• Restroom</li> </ul>
Northgate Park	3.6	2.68	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Lawn and Trees</li> </ul>
Castle Rock Sports Field	6	2.53	City of Walnut Creek Walnut Creek Recreation	<ul style="list-style-type: none"> <li>• Baseball Fields</li> <li>• Restroom</li> <li>• Soccer Field</li> <li>• Tennis Court</li> </ul>

Sources:  
City of Walnut Creek. 2018. Parks and Picnic Rentals. Website: <http://www.walnut-creek.org/departments/arts-and-recreation/recreation-parks/parks-picnic-rentals>. Accessed December 13, 2018.  
City of Concord. 2019. Parks. Website: <http://www.cityofconcord.org/page.asp?pid=3025>. Accessed January 8, 2019.  
Pleasant Hill Recreation & Park District. 2019. Facilities. Website: <https://www.pleasanthillrec.com/Facilities?clear=True>. Accessed January 8, 2019.

The closest designated open spaces to the project site are Shell Ridge Open Space, located approximately 2.39 miles southeast of the project site, and Lime Ridge Open Space, located approximately 2.80 miles east of the project site, both of which are in the City of Walnut Creek.

#### *Project Site*

There are no existing local community parks, recreational facilities, or designated open spaces on the project site. Exhibit 3.14-1 displays the parks in the vicinity of the project site.

### **3.14.3 - Regulatory Framework**

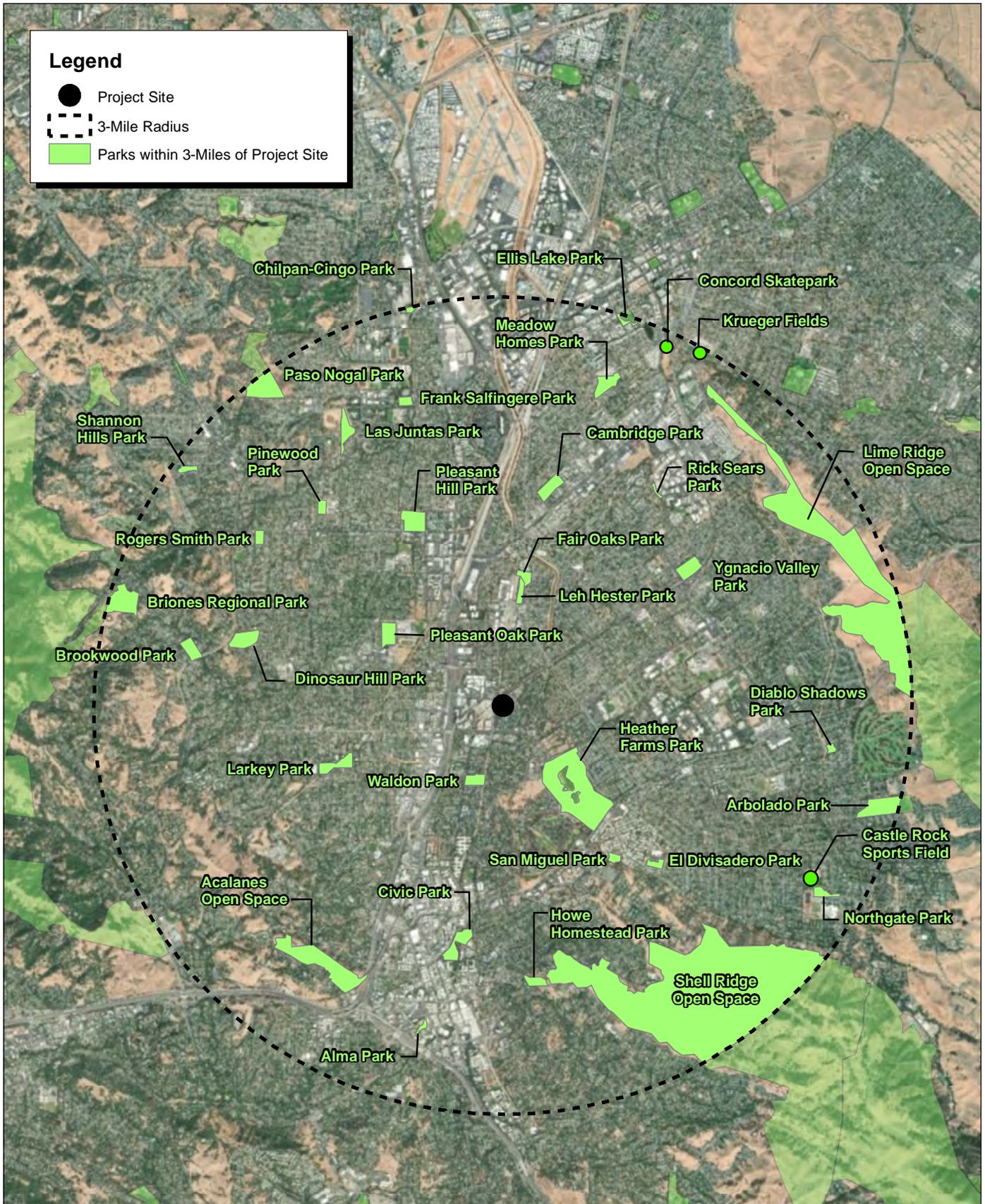
#### **Federal**

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

#### **State**

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

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



**Legend**

- Project Site
- ⋯ 3-Mile Radius
- Parks within 3-Miles of Project Site

Source: ESRI Aerial Imagery.

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Exhibit 3.14-1  
Parks in Project Site Vicinity

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

The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan to adopt a parkland dedication or fee ordinance. The Contra Costa County General Plan includes criteria and standards for County parks,<sup>7</sup> and therefore can require the payment of development fees and/or dedication of land pursuant to Chapter 920-2 of the Contra Costa County Ordinance Code.<sup>8</sup>

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

## Local

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

#### *Open Space Element*

Goals and policies as set forth in the Open Space Element that are applicable to the project include the following:

- **Policy 9-1:** Permanent open space shall be provided within the County for a variety of open space uses.
- **Policy 9-7:** Open space shall be utilized for public safety, resource conservation and appropriate recreation activities for all segments of the community.
- **Policy 9-8:** Development project environmental review will consider the effect of the project on the County's open space resources, whenever the project proposes to convert substantial amounts of land from an open space designation to an urban development designation.
- **Goal 9-36:** To develop a sufficient amount of conveniently located, properly designed park and recreational facilities to serve the needs of all residents.
- **Goal 9-H:** To promote active and passive recreational enjoyment of the County's physical amenities for the continued health, safety, and welfare of the citizens of the County.
- **Goal 9-J:** To achieve a level of park facilities of four acres per 1,000 population.

<sup>7</sup> Contra Costa County. 2005. Contra Costa County General Plan, Open Space Element. Website: <http://www.co.contra-costa.ca.us/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=>. Accessed March 5, 2019.

<sup>8</sup> Contra Costa County. 2019. Contra Costa County Code of Ordinances. Website: [https://library.municode.com/ca/contra\\_costa\\_county/codes/ordinance\\_code?nodeId=TIT9SU\\_DIV920PADE](https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT9SU_DIV920PADE). Accessed February 26, 2019.

- **Policy 9-32:** Major park lands shall be reserved to ensure that the present and future needs of the County’s residents will be met and to preserve areas of natural beauty or historical interest for future generations. Apply the parks and recreation performance standards in the Growth Management Element.
- **Policy 9-33:** A well-balanced distribution of local parks, based on character and intensity of present and planned residential development and future recreation needs, shall be preserved.
- **Policy 9-40:** Recreational activity shall be distributed and managed according to an area’s carrying capacity with special emphasis on controlling adverse environmental impacts, such as conflict between uses and trespass. At the same time, the regional importance of each area’s recreation resources shall be recognized.

### **Contra Costa County Ordinance Code**

#### *Division 920—Park Dedications*

As a condition of approval of a subdivision, developers are required to dedicate land, pay a fee in lieu thereof, or do a combination of both, for neighborhood and community park or recreational purposes. The total area required to be dedicated is based on a figure of 3 acres of park per 1,000 persons.

### **3.14.4 - Impacts and Mitigation Measures**

#### **Significance Criteria**

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

- a) 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?
- b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

#### **Approach to Analysis**

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

#### **Specific Thresholds of Significance**

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

- Result in additional population using recreational facilities and causing physical deterioration of such facilities.

- Result in additional population creating need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable recreational facilities per capita ratio (specifically 4 acres of park per 1,000 persons).

## Impact Evaluation

### *Effects of Increased Use of Existing Parks*

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**Impact REC-1:**      **The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.**

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### ***Construction***

Impacts related to increased use of existing parks and recreational facilities are limited to operational impacts. No respective construction impacts would occur.

### ***Operation***

The California Department of Parks and Recreation, East Bay Regional Park District, Contra Costa County, and cities in the project vicinity maintain State, regional, and local community parks, trails, and recreational facilities for public use throughout Contra Costa County. County park standards are established in the County's General Plan. Specifically, Goal 9-K of the General Plan Open Space Element, seeks to achieve a level of park facilities equal to 4 acres per 1,000 population or 0.004-acre per person.

The proposed 284 residential units would be expected to result in a permanent population of 818 persons, resulting in the need for 3.272 acres of parkland to assist in the County's parkland goal. The project would provide a courtyard area, which would include outdoor seating, a bocce ball court, private patios connected to the apartment units, a fireplace, and fire pits. A pool would be provided in the center of the southern portion of the project site with outdoor beds and lounges. However, these facilities would be private and not available to the surrounding community. Thus, the project's recreational facilities would not contribute parkland toward the General Plan parkland standard of 0.004-acre per person.

The nearest recreational facility to the project site is the Iron Horse Regional Trail, which runs parallel to and immediately west of Del Hombre Lane. The nearest park to the project site is the Heather Farm Park, located approximately 0.62 mile southeast of the project site. Besides the 29 local community parks located within 3 miles of the project site, Mount Diablo State Park is located 5 miles southeast of the project site, Diablo Foothills Regional Park is located approximately 3.89 miles southeast of the project site, and Briones Regional Park is located approximately 3.54 miles west of the project site. These parks total approximately 6,912 acres in available existing parks. Given the wide range of proposed on-site and existing proximate parks and recreational facilities available to project-related residents, the recreational needs of the project's anticipated 818 new residents would be dispersed across these 6,912 total acres of parkland and, thus, not result in an increased use that would cause substantial physical deterioration of existing neighborhood and regional parks or other recreational facilities.

Additionally, the project is subject to the County's Park Impact Fee. The Park Impact Fees would be collected to fund the acquisition and development of parks in Contra Costa County to serve unincorporated County residents, in lieu of providing the required acreage on the project site.<sup>9</sup>

Therefore, impacts related to potential increased use and physical deterioration of existing parks and recreational facilities would be less than significant.

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

Less Than Significant

### ***Effects from Provision of Parks or Recreational Facilities***

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<b>Impact REC-2:</b>	<b>The project would include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.</b>
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#### ***Construction***

The project would include a total of 0.22 acre of private recreational facilities on the project site. The project's private recreational facilities would include a swimming pool, bocce and sports courts, gardens, pet parks, and walking paths on-site. The environmental impacts associated with implementation of these amenities is accounted for in the discussion of air quality, energy, greenhouse gas (GHG) emissions, noise, and transportation-related impacts within this EIR, which are explained in more detail as follows:

- **Air Quality:** Less than Significant with Mitigation Incorporated. Impact AIR-3 relates to sensitive receptors. Receptors include residences, schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, and medical facilities. Mitigation Measure (MM) AIR-2, MM AIR-3 would reduce construction impacts to a less than significant level.
- **Energy:** Less Than Significant.
- **GHG Emissions:** Less Than Significant.
- **Noise:** Less Than Significant with Mitigation Incorporated. Impact NOI-1 relates to construction noise and applicable standards and MM NOI-1 reduces impacts during construction to a less than significant level.
- **Transportation:** Less Than Significant with Mitigation Incorporated. Impact TRANS-1 analyzes construction impacts with respect to conflicting with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. MM TRANS-1a would ensure a construction traffic control plan is implemented which would reduce impacts during construction to a less than significant level.

Therefore, the project's construction of parks and recreational facilities on the project site would result in a less than significant impact with mitigation incorporated.

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<sup>9</sup> Contra Costa County. 2018. Park Dedication and Park Impact Fees. Website: <http://www.cccounty.us/DocumentCenter/View/42080/Park-Fees-Overview?bidId=>. Accessed December 7, 2018.

### **Operation**

Impacts related to increased use of existing parks and recreational facilities are limited to construction impacts. No respective operational impacts would occur.

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

Potentially Significant

### **Mitigation Measures**

Implement MM AIR-2, MM AIR-3, MM NOI-1, and MM TRANS-1a.

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

Less than Significant with Mitigation

## **3.14.5 - Cumulative Impacts**

The geographic scope of the cumulative parks and recreation analysis consists of the local community, regional, and State parks within the boundaries of Contra Costa County, the City of Pleasant Hill, and the City of Walnut Creek with a focus on the areas of unincorporated Contra Costa County near where the project site is located. These include parks and recreational facilities managed by the California Department of Parks and Recreation, East Bay Regional Park District, City of Walnut Creek, City of Concord, and Pleasant Hill Recreation and Park District.

### **Increased Park Use**

The project in conjunction with the cumulative projects listed in Chapter 3.0, Environmental Impact Analysis, Table 3-1, Cumulative Projects, would result in many residential developments in the project area. Cumulative development in the project area would be expected to increase permanent residents by 2,025, in addition to the project's estimated increase of 818 for a total increase of 2,843. This increase in permanent population would result in an increased cumulative demand for park facilities.

To help offset that demand, Cumulative Project 1 would be subject to the County Park Impact Fee. The Park Impact Fees would be collected to fund the acquisition and development of parks in Contra Costa County to serve unincorporated County residents, in lieu of providing the required acreage on the project site. Other projects listed in Table 3-1 that are within the City of Walnut Creek and City of Pleasant Hill would similarly be required to provide parkland or pay development fees. With payment of park impact fees by the cumulative projects, there would be a less than significant cumulative impact related to potential increased use and physical deterioration of existing parks and recreational facilities.

### **Recreational Facilities Provision**

The Oak Park Properties Specific Plan, listed in Table 3-1, would include a public park and recreation facilities, as well as the relocation of the existing Contra Costa County library. The proposed park facilities would contribute to and enhance recreational facilities generally in the vicinity of the project site. Potential impacts associated with the construction of these facilities are fully addressed by

mitigation measures included in the Draft EIR prepared for that project. Therefore, the overall cumulative recreational facilities provision impact related to construction would be less than significant with mitigation.

**Level of Significance**

Less Than Significant