

**Appendix J:
Public Services Supporting Information**

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June 7, 2019

Contra Costa County Fire Protection District
Lewis Broschard, Fire Chief
4005 Port Chicago Highway, Suite 250 Concord, CA 94520

RE: The Ranch Residential Project Fire Services

Dear Chief Broschard,

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR), for the proposed Ranch Residential project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including fire protection services.

The proposed project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. The City of Antioch is bordered to the north by the San Joaquin River Delta; to the east by the City of Brentwood and the City of Oakley; to the west by the City of Pittsburg and unincorporated portions of Contra Costa County; and to the south by unincorporated portions of Contra Costa County.

Specifically, the project site is situated within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development (see Exhibit 2). The site is identified by Assessor's Parcel Number (APN) 057-010-002, APN 057-010-003, and APN 057-021-003.

Currently, the site includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. Historical uses of the site include grazing and limited natural gas exploration.

The applicant is proposing to develop a project that is consistent with the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

The proposed project would include construction of multiple single-family residential neighborhoods, various public facilities, amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. The project does not require general plan or zoning amendments. Project components are discussed in greater detail below.

USA

Tel: 888 826 5814 | 714 508 4100
Fax: 714 508 4110
Email: usa@fcs-intl.com

250 Commerce, Suite 250
Irvine, CA 92602

16 N. Marengo Avenue, Suite 303
Pasadena, CA 91101

1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

7265 N First Street, Suite 101
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650 E. Hospitality Lane, Suite 125
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| Table 1 Plan Land Uses and Densities | | | | | |
|---|---------------------|--------------|---------------------|-----------------------|------------------------|
| Land Use | | Acreage | Net Density (du/ac) | Average Lot Size (sf) | Target Number of Units |
| Low Density (LD) | LD-1 | 18.5 | 3.7 | 8,000 | 68 |
| | LD-2 | 18 | 3.6 | 7,000 | 65 |
| | LD-3 (Conventional) | 104 | 3.9 | 7,000 | 410 |
| Age Restricted (AR) | | 75 | 5.6 | 5,000 | 422 |
| Medium Density (MD) | | 38 | 5.6 | 4,200-4,500 | 212 |
| TOTAL RESIDENTIAL | | 253.5 | 4.6 | | 1,177 |
| Village Center (VC) | | 5 | | | |
| Public Use (PQ) | Fire Station (PQ-F) | 2 | | | |
| | Staging Area (PQ-S) | 1 | | | |
| Parks (P) | | 20 | | | |
| Landscape (L) | | 2.5 | | | |
| Open Space (OS)* | | 229.5 | | | |
| Major Roadways | | 38 | | | |
| GRAND TOTAL | | 551.5 | | | |

Buildout of the project would occur over the course of several years, as dictated by the economy and demand for new housing in the project area. The project would be constructed in three phases, with the infrastructure and amenities corresponding to new unit demands. The project would be built out starting from east to west and from north to south.

To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Wednesday June 26, 2019:

1. Which station(s) would provide services to the project site?
2. What are the existing staffing levels (department-wide and at the station(s) that would serve the project site)? What is the current number of firefighters, EMT personnel, engines, hook and ladder trucks, etc.?
3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site.
4. Can you please provide an estimate of the annual number of calls for service the proposed project would be expected to generate? If possible, please provide an estimate by type of call (e.g., EMS, fire, etc.)
5. What is the ability of the fire protection department to accommodate the demand of the proposed project as part of the existing facilities?

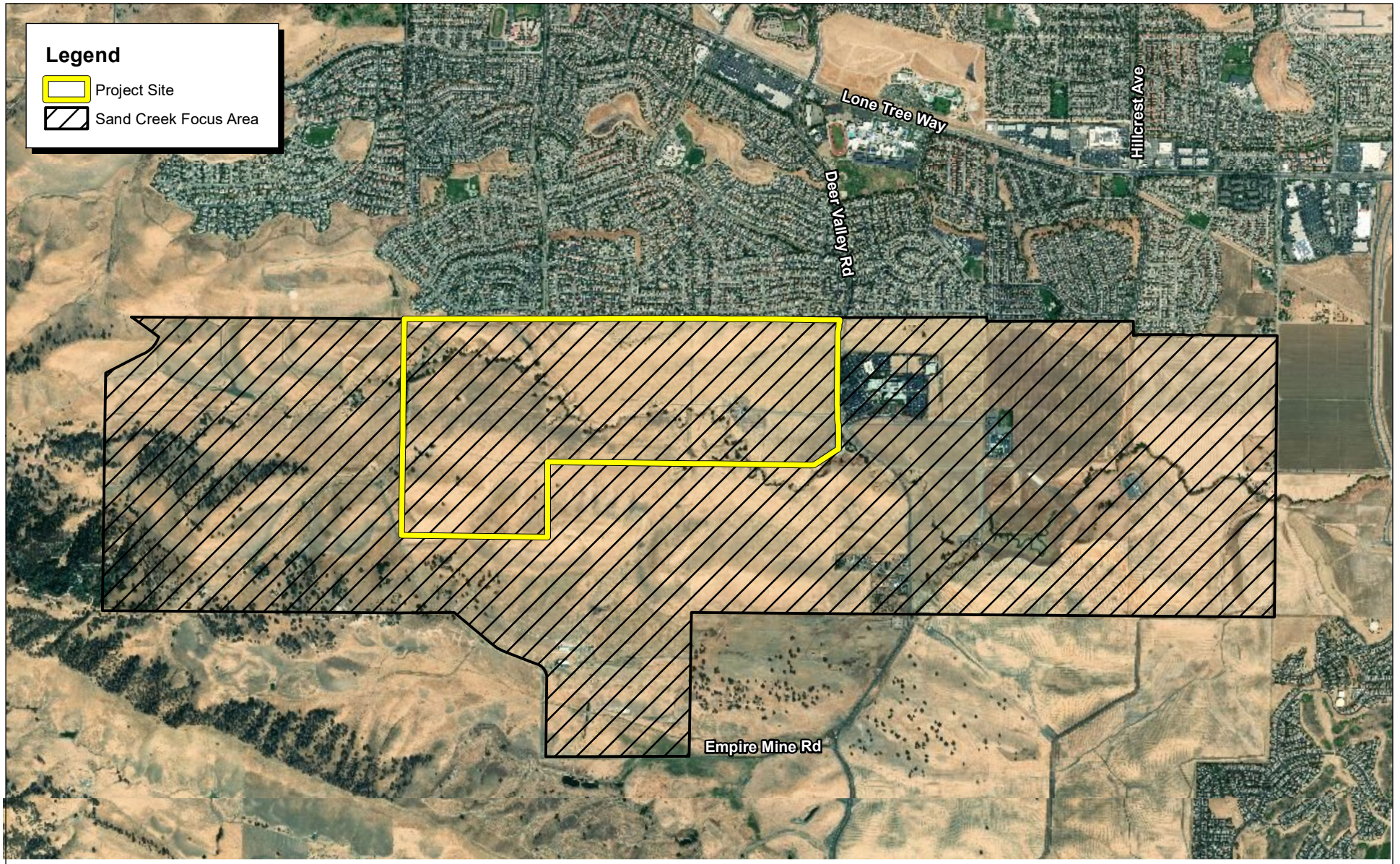
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6. Are there any existing or planned mutual aid agreements with other agencies?
7. Please provide information about the residential and non-residential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
8. Do you foresee any potential challenges that the proposed project may present to the department? This includes concerns related to response times, staffing, apparatus, fire stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges.
9. Would the development of the proposed Project impair the Fire Department(s) ability to maintain established response time standards with current staff and equipment levels?
10. Would the Fire Department need to construct new facilities or expand existing ones in order to serve the proposed Project and the fire protection needs of the surrounding community?
11. Do you have any other comments about the potential impacts of this project on the Fire Department(s)?
12. What emergency response or emergency evacuation plans are applicable to the project site?
13. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?
14. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
 - a. If so, what factors specifically are of concern in potential contribution to wildfire risk?
15. Would the project include installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
16. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Thank you in advance for taking the time to respond.

Brittany Hagen
Environmental Services Analyst
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408 Email:
bhagen@fcs-intl.com

Attached: Site Vicinity Map



Source: ESRI Aerial Imagery.



June 7, 2019

Antioch Police Department, Support Services
Tarra Mendes, Administrative Lieutenant
300 L Street, Antioch, CA 94509

RE: The Ranch Residential Project Police Services

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR), for the proposed Ranch Residential project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including police protection services.

The proposed project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. The City of Antioch is bordered to the north by the San Joaquin River Delta; to the east by the City of Brentwood and the City of Oakley; to the west by the City of Pittsburg and unincorporated portions of Contra Costa County; and to the south by unincorporated portions of Contra Costa County.

Specifically, the project site is situated within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development (see Exhibit 2). The site is identified by Assessor's Parcel Number (APN) 057-010-002, APN 057-010-003, and APN 057-021-003.

Currently, the site includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. Historical uses of the site include grazing and limited natural gas exploration.

The applicant is proposing to develop a project that is consistent with the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

The proposed project would include construction of multiple single-family residential neighborhoods, various public facilities, amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. The project does not require general plan or zoning amendments. The project components are discussed in greater detail below.

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| Open Space (OS)* | | 229.5 | | | |
| Major Roadways | | 38 | | | |
| GRAND TOTAL | | 551.5 | | | |

Buildout of the project would occur over the course of several years, as dictated by the economy and demand for new housing in the project area. The project would be constructed in three phases, with the infrastructure and amenities corresponding to new unit demands. The project would be built out starting from east to west and from north to south.

To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Wednesday June 26, 2019:

1. Please identify the station(s) that would provide services to the project site.
2. Please describe existing staffing levels (department-wide and at the station(s) that would serve the project site). Please include a description of number of officers, civilian personnel, active patrols at one time, etc.
3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site.
4. Please provide an estimate of the officers/1,000 residents and the target ratio that the department would like to achieve.
5. Please provide an estimate of the annual number of calls for service the proposed project would be expected to generate.

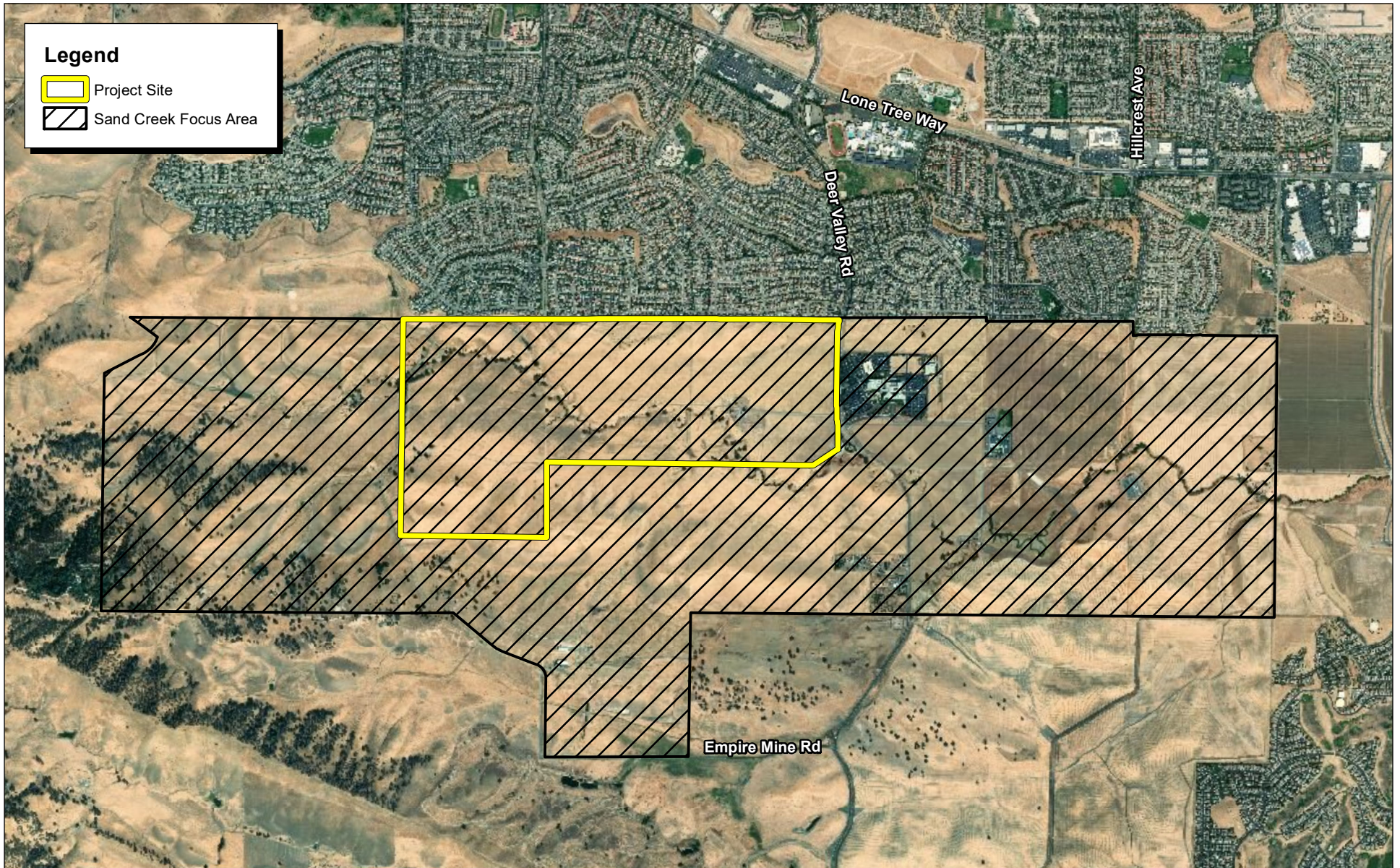
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6. Please identify the ability of the law enforcement department to accommodate the demand of the proposed project as part of the existing facilities.
7. Please list any existing or planned mutual aid agreements with other agencies.
8. Please provide information about the residential and non-residential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
9. Please define any potential challenges that the proposed project may present to the department. This includes concerns related to response times, staffing, apparatus, stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges.

Thank you in advance for taking the time to respond.

Brittany Hagen
Environmental Services Analyst
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
Email: bhagen@fcs-intl.com

Attached: Site Vicinity Map



Source: ESRI Aerial Imagery.



June 7, 2019

Antioch Unified School District
Stephanie Anello, Superintendent
510 G Street, Antioch, CA 94509

RE: The Ranch Residential Project School Services

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR), for the proposed Ranch Residential project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including school services.

The proposed project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. The City of Antioch is bordered to the north by the San Joaquin River Delta; to the east by the City of Brentwood and the City of Oakley; to the west by the City of Pittsburg and unincorporated portions of Contra Costa County; and to the south by unincorporated portions of Contra Costa County.

Specifically, the project site is situated within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development (see Exhibit 2-2). The site is identified by Assessor's Parcel Number (APN) 057-010-002, APN 057-010-003, and APN 057-021-003.

Currently, the site includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. Historical uses of the site include grazing and limited natural gas exploration.

The applicant is proposing to develop a project that is consistent with the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

The proposed project would consist of a comprehensive master planned community within the Sand Creek Focus Area to be constructed in three separate phases. For the purposes of analysis, the proposed project comprises a multi-generational plan, including active adult housing, of up to 1,177 dwelling units, as well as a Village Center and extensive parks and open space. The proposed project does not require general plan or zoning amendments.

The proposed project would include construction of multiple single-family residential neighborhoods, various public facilities, amenities, and circulation

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and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. The project components are shown in the table below:

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| Parks (P) | | 20 | | | |
| Landscape (L) | | 2.5 | | | |
| Open Space (OS)* | | 229.5 | | | |
| Major Roadways | | 38 | | | |
| GRAND TOTAL | | 551.5 | | | |

Buildout of the project would occur over the course of several years, as dictated by the economy and demand for new housing in the project area. The project would be constructed in three phases, with the infrastructure and amenities corresponding to new unit demands. As shown in the exhibit, the project site would be built out starting from east to west and from north to south.

To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Wednesday June 26, 2019:

1. Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.
2. Based on the residential/commercial development potential of the proposed project, please provide an estimated number of students generated by the proposed project.
3. Please also provide the current standard student generation factors used by the District.
4. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.
5. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.

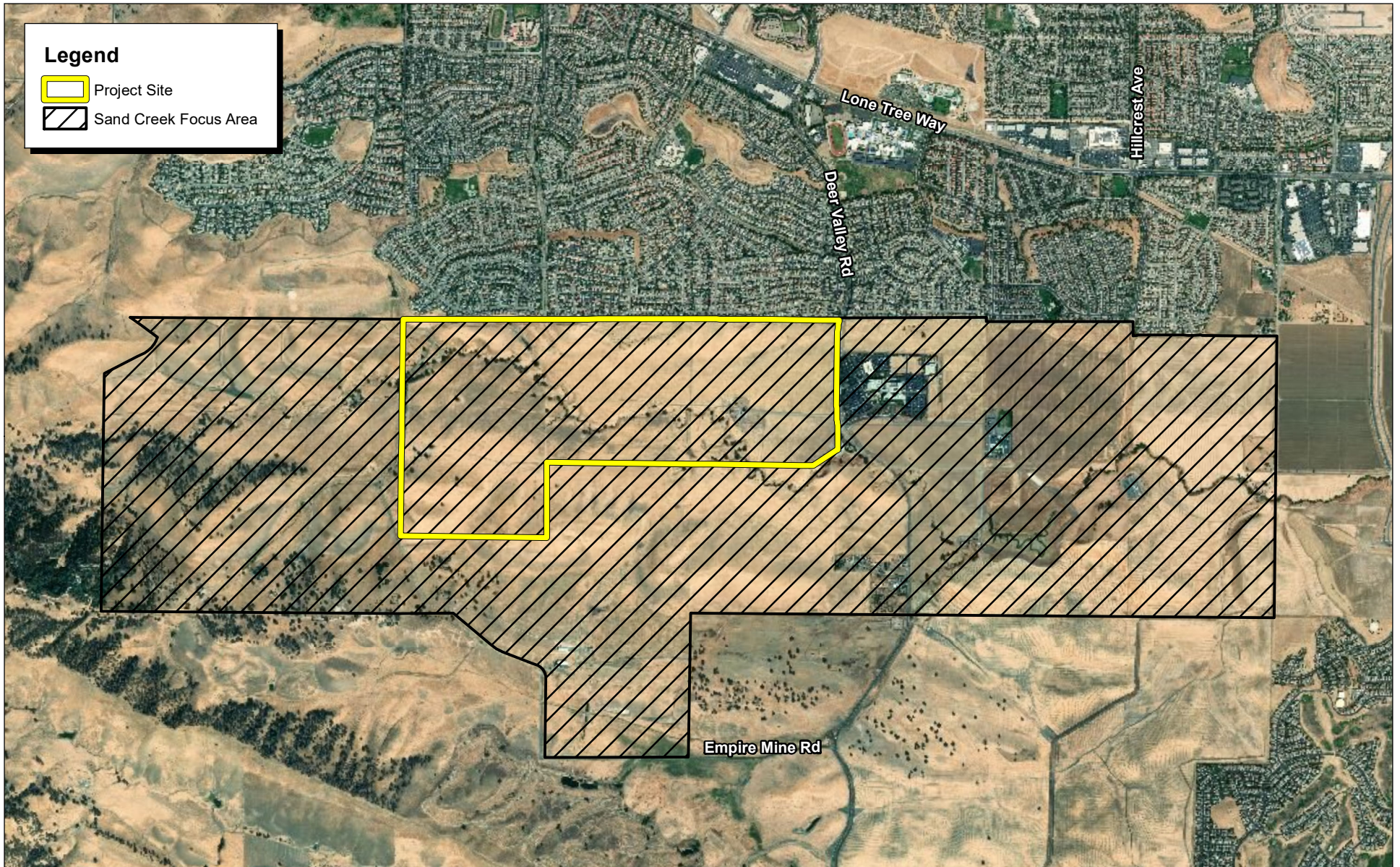
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6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the District.
7. Please define any potential challenges that the proposed project may present to the department. Please describe any measures that you would recommend to reduce potential concerns/challenges.

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Attached: Local Vicinity Map



Legend

- Project Site
- Sand Creek Focus Area

Source: ESRI Aerial Imagery.



Exhibit 2-2
Local Vicinity Map

June 7, 2019

Contra Costa County Library
Melinda Cervantes, County Librarian
777 Arnold Drive, Suite 210 Martinez, CA 94553

RE: The Ranch Residential Project Library Services

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR), for the proposed Ranch Residential project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including library services.

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To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Wednesday June 26, 2019:

1. Please identify the current facilities and resources of the Library as a whole (including mobile facilities and annexes). Please also identify the Library’s current membership.
2. Based on the residential/commercial development potential of the proposed project, please provide an estimated demand for library services generated by the proposed project.
3. Please also provide the current standard library services demand rates used by the Library.
4. Please list the library(ies) that may be affected by the proposed project and their current capacity/enrollment ratio.
5. Please identify the ability to accommodate the library demand of the proposed project as part of the existing facilities.

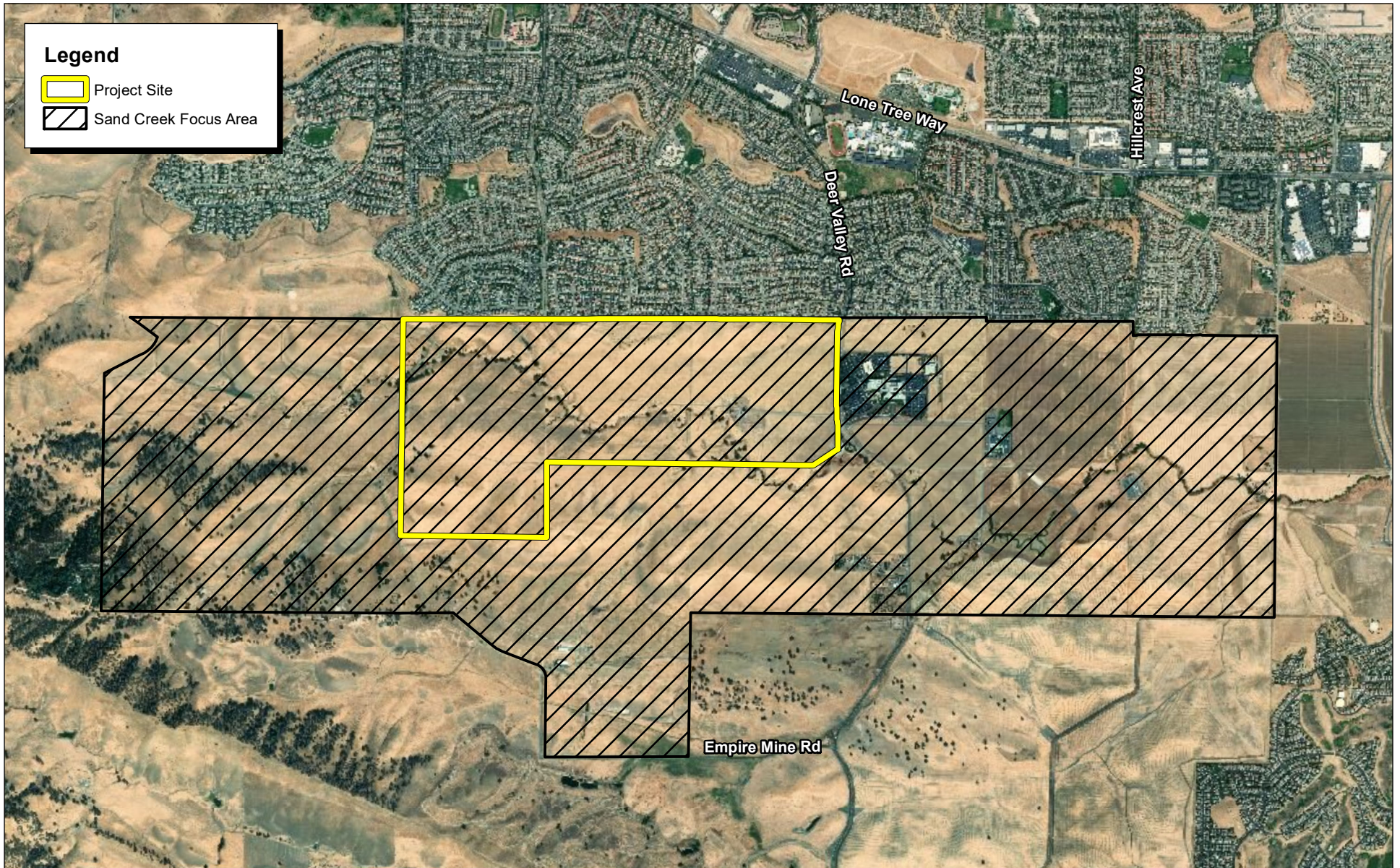
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6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the Library.
7. Please define any potential challenges that the proposed project may present to the department. Please describe any measures that you would recommend to reduce potential concerns/challenges.

Thank you in advance for taking the time to respond.

Brittany Hagen
Environmental Services Analyst
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
Email: bhagen@fcs-intl.com

Attached: Local Vicinity Map



Source: ESRI Aerial Imagery.



June 7, 2019

City of Antioch Recreation Department
Nancy Kaiser, Director
4703 Lone Tree Way Antioch, CA 94531

RE: The Ranch Residential Project School Services

FirstCarbon Solutions is preparing an Environmental Impact Report (EIR) for the proposed Ranch Residential project. As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services, including parks and recreation services.

The proposed project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. The City of Antioch is bordered to the north by the San Joaquin River Delta; to the east by the City of Brentwood and the City of Oakley; to the west by the City of Pittsburg and unincorporated portions of Contra Costa County; and to the south by unincorporated portions of Contra Costa County.

Specifically, the project site is situated within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development (see Exhibit 2). The site is identified by Assessor's Parcel Number (APN) 057-010-002, APN 057-010-003, and APN 057-021-003.

Currently, the site includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. Historical uses of the site include grazing and limited natural gas exploration.

The applicant is proposing to develop a project that is consistent with the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

The proposed project would include construction of multiple single-family residential neighborhoods, various public facilities, amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. The proposed project does not require general plan or zoning amendments. Project components are discussed in greater detail below.

USA

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Pasadena, CA 91101

1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

7265 N First Street, Suite 101
Fresno, CA 93720

650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408

2204 Plaza Drive, Suite 210
Rocklin, CA 95765

2901 Bluegrass Blvd, Suite 200-37
Lehi, UT 84043

2 Corporate Drive, Suite 450
Shelton, CT 06484

10 Monument Street
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Xiamen Software Park III
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Fax: +86 592 2177851 to 801
Email: xiamen@aplus-is.com

MALAYSIA

15-7, Block A, Jaya ONE
72A Jalan Universiti
46200 Petaling Jaya
Selangor
Tel: +60 37 490 2112
Fax: +60 37 960 6977

| Table 1 Plan Land Uses and Densities | | | | | |
|---|---------------------|--------------|---------------------|-----------------------|------------------------|
| Land Use | | Acreage | Net Density (du/ac) | Average Lot Size (sf) | Target Number of Units |
| Low Density (LD) | LD-1 | 18.5 | 3.7 | 8,000 | 68 |
| | LD-2 | 18 | 3.6 | 7,000 | 65 |
| | LD-3 (Conventional) | 104 | 3.9 | 7,000 | 410 |
| Age Restricted (AR) | | 75 | 5.6 | 5,000 | 422 |
| Medium Density (MD) | | 38 | 5.6 | 4,200-4,500 | 212 |
| TOTAL RESIDENTIAL | | 253.5 | 4.6 | | 1,177 |
| Village Center (VC) | | 5 | | | |
| Public Use (PQ) | Fire Station (PQ-F) | 2 | | | |
| | Staging Area (PQ-S) | 1 | | | |
| Parks (P) | | 20 | | | |
| Landscape (L) | | 2.5 | | | |
| Open Space (OS)* | | 229.5 | | | |
| Major Roadways | | 38 | | | |
| GRAND TOTAL | | 551.5 | | | |

Buildout of the project would occur over the course of several years, as dictated by the economy and demand for new housing in the project area. The project would be constructed in three phases, with the infrastructure and amenities corresponding to new unit demands. The project would be built out starting from east to west and from north to south.

To assist with the environmental analysis required under the California Environmental Quality Act (CEQA), would you please provide a response to the following questions by Wednesday June 26, 2019:

1. Please identify the park(s) and recreation center(s) that would provide services to the project site. Please describe the existing conditions of these park(s) and center(s).
2. Please provide an estimate of the park acres/1,000 residents and the target ratio that the department would like to achieve.
3. Please provide information about the residential and non-residential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
4. Please identify the ability of the park service provider to accommodate the demand of the proposed project as part of the existing facilities.
5. Please define any potential challenges that the proposed project may present to the department. Please describe any measures

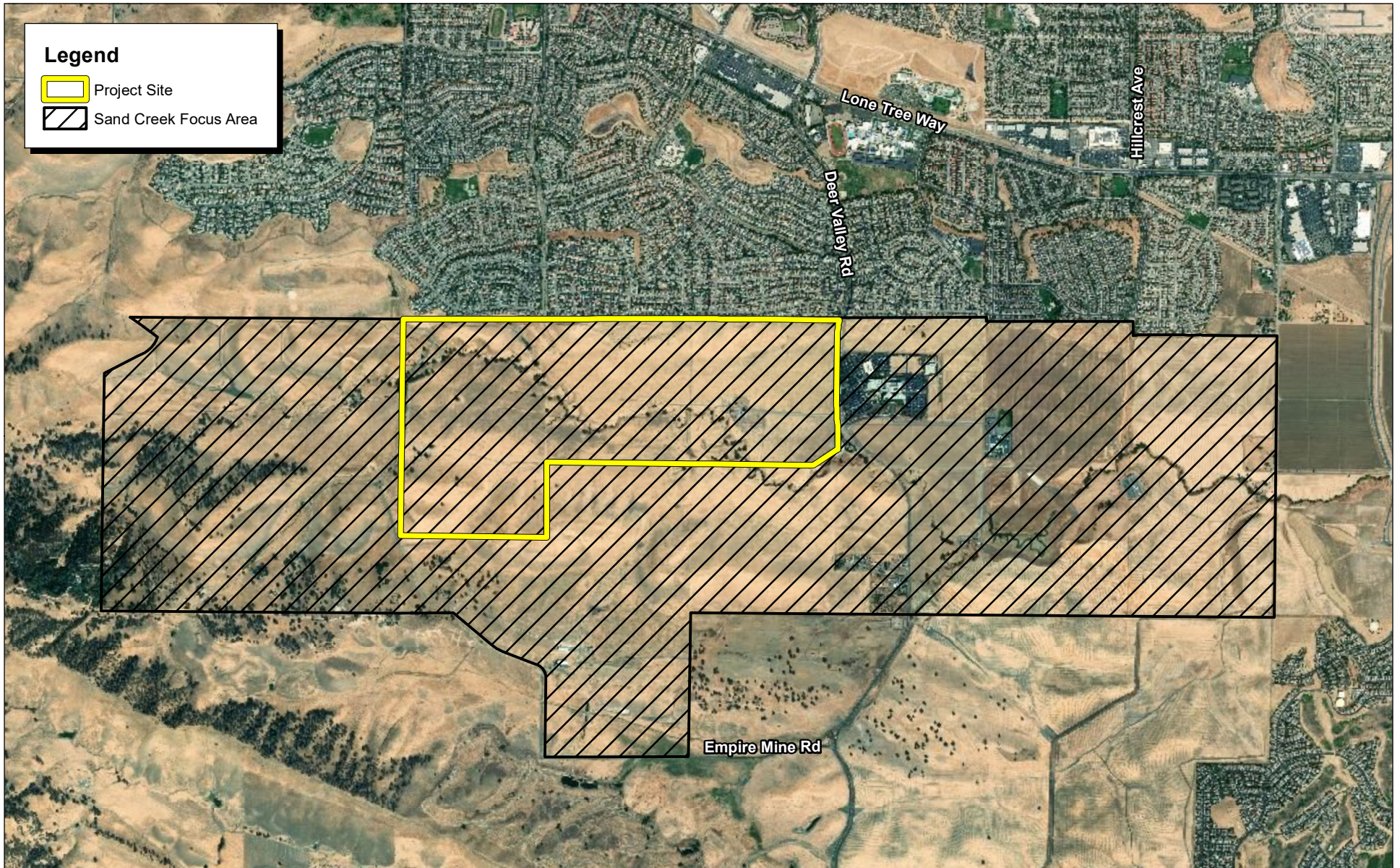
FIRSTCARBONSOLUTIONS™

that you would recommend to reduce potential concerns/challenges.

Thank you in advance for taking the time to respond.

Brittany Hagen
Environmental Services Analyst
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
Email: bhagen@fcs-intl.com

Attached: Site Vicinity Map



Source: ESRI Aerial Imagery.



Melinda Cervantes <mcervant@ccclib.org> Wed, Jun 19, 2019 at 1:22 PM

To: Brittany Hagen <bhagen@fcs-intl.com>

Cc: Alison McKee <amckee@ccclib.org>

Hi Brittany,

Alison McKee and I will be responding to First Carbon's questions regarding the Antioch Library. I've edited what you sent today, but wish to clarify that the city is responsible for expanding or building new library facilities. The city of Antioch went through a schematic design process in 2000 in preparation for application for state library construction matching funds; they were unsuccessful but have preserved the property adjacent to the GenOn Gateway Center for Learning for future construction of a new 40,000+ square foot library.

The 11,000 square foot Antioch Library constructed in 1968 is insufficient in size and condition to support over 1177 new residential units (2,000+ new residents?) and is projected to reach an end of life in less than 10 years.

Regards,

Melinda S. Cervantes

COUNTY LIBRARIAN • CONTRA COSTA COUNTY LIBRARY



Library Administration | 777 Arnold Drive, Ste. 210 | Martinez, CA 94553

mcervant@ccclib.org | 925.608.7701 | Follow us on facebook | twitter

The Ranch Residential Project-CCCL Questionnaire

On Wed, Jul 31, 2019 at 3:20 PM Melinda Cervantes <mcervant@ccclib.org> wrote:

Hi Brittany,

Please find our responses to the EIR questions about library services for the Ranch Residential Project.

Regards,

Melinda S. Cervantes

COUNTY LIBRARIAN • CONTRA COSTA COUNTY LIBRARY

- 1. Please identify the current facilities and resources of the Library as a whole (including mobile facilities and annexes). Please also identify the Library's current membership.**

Contra Costa County Library operates 26 libraries located in 18 cities and 5 unincorporated areas across the County. The Library also provides book delivery to Discovery Bay and the Rossmoor community in Walnut Creek. Contra Costa County Library has 152,779 active card holders. Users came into the libraries for a total of 3,540,149 visits in the 2018-2019 fiscal year.

- 2. Based on the residential/commercial development potential of the proposed project, please provide an estimated demand for library services generated by the proposed project.**

With 1,177 new residential units, the Library estimates that approximately 50% of those residents would become regular library users.

- 3. Please also provide the current standard library services demand rates used by the Library. If a service demand rate refers to a tax or impact fee, then it is not applicable to the Library.**

In order to meet the demand for services by the new residential units, the city may want to consider funding 15 additional hours per week or identifying an existing or constructing a new facility with 20,000 sf or more. As the service provider, the Contra Costa County Library would increase funding for a larger collection of books, CDs and DVDs, computers and programs for all ages.

- 4. Please list the library(ies) that may be affected by the proposed project and their current capacity/enrollment ratio.**

The Library that is the closest to the proposed development is the Prewett Library. The Prewett Library is a small 'outlet' library. It is 1500 square feet open 35 hours per week. It has 7,000 items for patrons to check out, 22 public computers and weekly storytimes and other special events. During the 2017-2018 fiscal year, the Prewett Library was visited 43,062 times and 38,880 items were checked out.

- 5. Please identify the ability to accommodate the library demand of the proposed project as part of the existing facilities.**

Contra Costa County Library can accommodate, with limited services, new library usage generated by residents of this development. The very small outlet that is the Prewett Library has insufficient space to deliver the many programs and services afforded by a full-service library such as the Brentwood Library,

The Ranch Residential Project-CCCL Questionnaire

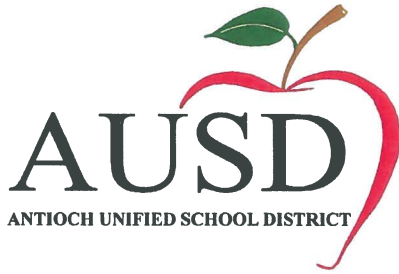
Concord Library and Ygnacio Library, all of which are 11,000 sf – 20,000 sf. At a minimum, it is recommended that library hours of operation be increased from 35 hours per week to 50 hours per week for 6 day per week service.

6. Please provide information about the residential and nonresidential development fee schedule currently assessed by/on behalf of the Library.

Contra Costa County Library receives an annual allocation of approximately 1.5% of property tax revenue collected by the County. There is no specific development fee currently assessed by or for the Library.

7. Please define any potential challenges that the proposed project may present to the department. Please describe any measures that you would recommend to reduce potential concerns/challenges.

The department does not anticipate any potential challenges as a result of this project. Concerns that exist today and with future growth in population are that the two existing libraries are grossly undersized for the population.



Jessica R. Romeo
Deputy Superintendent,
Administrative Services

Preparing Students for Success in College, Career, and Life

June 27, 2019

Brittany Hagen
Environmental Services Analyst
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408

Re: The Ranch Residential Project School Services

Dear Ms. Hagen:

We are in receipt of your letter dated June 7, 2019. Below please find responses to the questions outlined in your letter.

1. *Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.*

Response: Total Enrollment for year 2018-19 is 16,316. Total capacity of the district is approximately 22,000. District Boundary Map showing areas of enrollment is attached for use/reference.

2. *Based on the residential/commercial development potential of the proposed project, please provide an estimated number of students generated by the proposed project.*

Response:

Based on the current generation factor used by the district, district expects an approximate increase of 378 for elementary, 114 for middle and 189 for high schools based on 755 dwelling units (1,177 minus 422 age restricted units) currently planned.

4. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.

Response:

High School – Deer Valley HS, Middle School – Dallas Ranch MS and Elementary School – Diablo Vista ES. Maps based on attendance areas for ES, MS, and HS are attached for use/reference.

| Elementary School | | | | | |
|-------------------|-----------|-----------------|--------|----------|-------|
| School Year | Site Code | School Site | Actual | Capacity | Ratio |
| 2018/19 | 103 | Diablo Vista ES | 482 | 870 | 55% |
| Middle School | | | | | |
| School Year | Site Code | School Site | Actual | Capacity | Ratio |
| 2018/19 | 153 | Dallas Ranch MS | 911 | 1560 | 58% |
| High School | | | | | |
| School Year | Site Code | School Site | Actual | Capacity | Ratio |
| 2018/19 | 202 | Deer Valley HS | 1,986 | 3,450 | 58% |

5. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.

Response:

Based on the generation factor, the elementary school site – Diablo Vista ES will likely need to have new classroom buildings added to accommodate the new growth. Middle school and High school will have less impact and should be able to accommodate the growth.

6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the District.

Response:

The area identified for proposed development comes under the Community Facilities District (CFD) 2004-1. Map attached for reference.

Currently, Antioch Unified School District collects Developer Fees at the following rates:

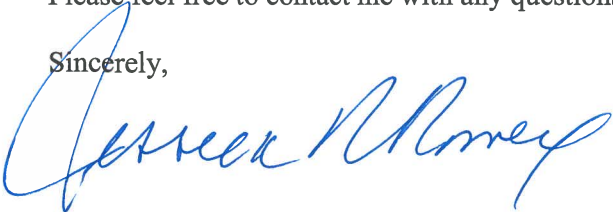
| | |
|--|-------------------------------|
| Residential Development | \$3.79 per square foot |
| Commercial-industrial Development | \$0.61 per square foot |

7. *Please define any potential challenges that the proposed project may present to the department. Please describe any measures that you would recommend to reduce potential concerns/challenges.*

Response: A potential challenge that could arise from the proposed project might be the number of elementary school children from single-family homes. To mitigate this concern, we may have to plan and construct a new classroom building to accommodate new growth.

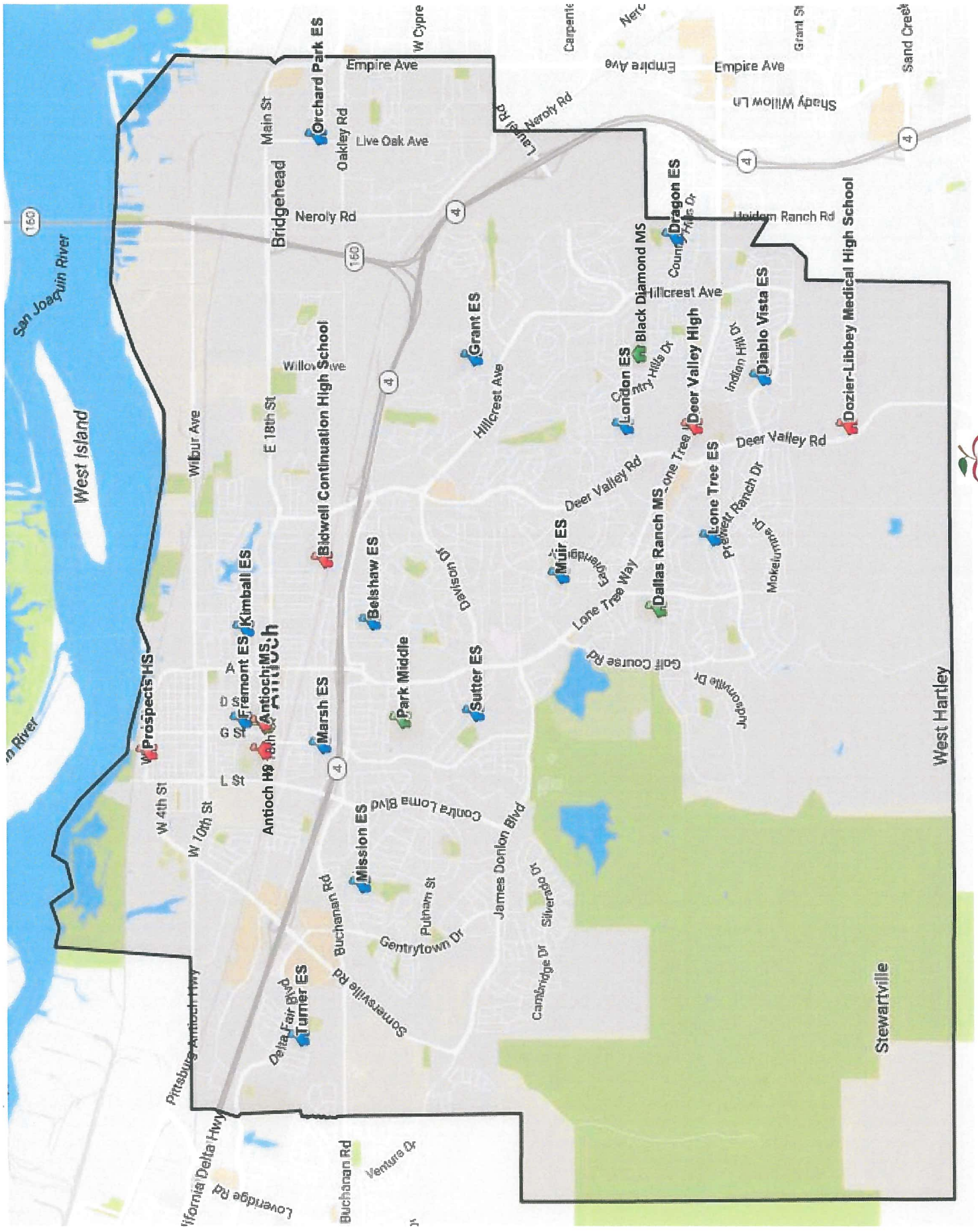
Please feel free to contact me with any questions.

Sincerely,



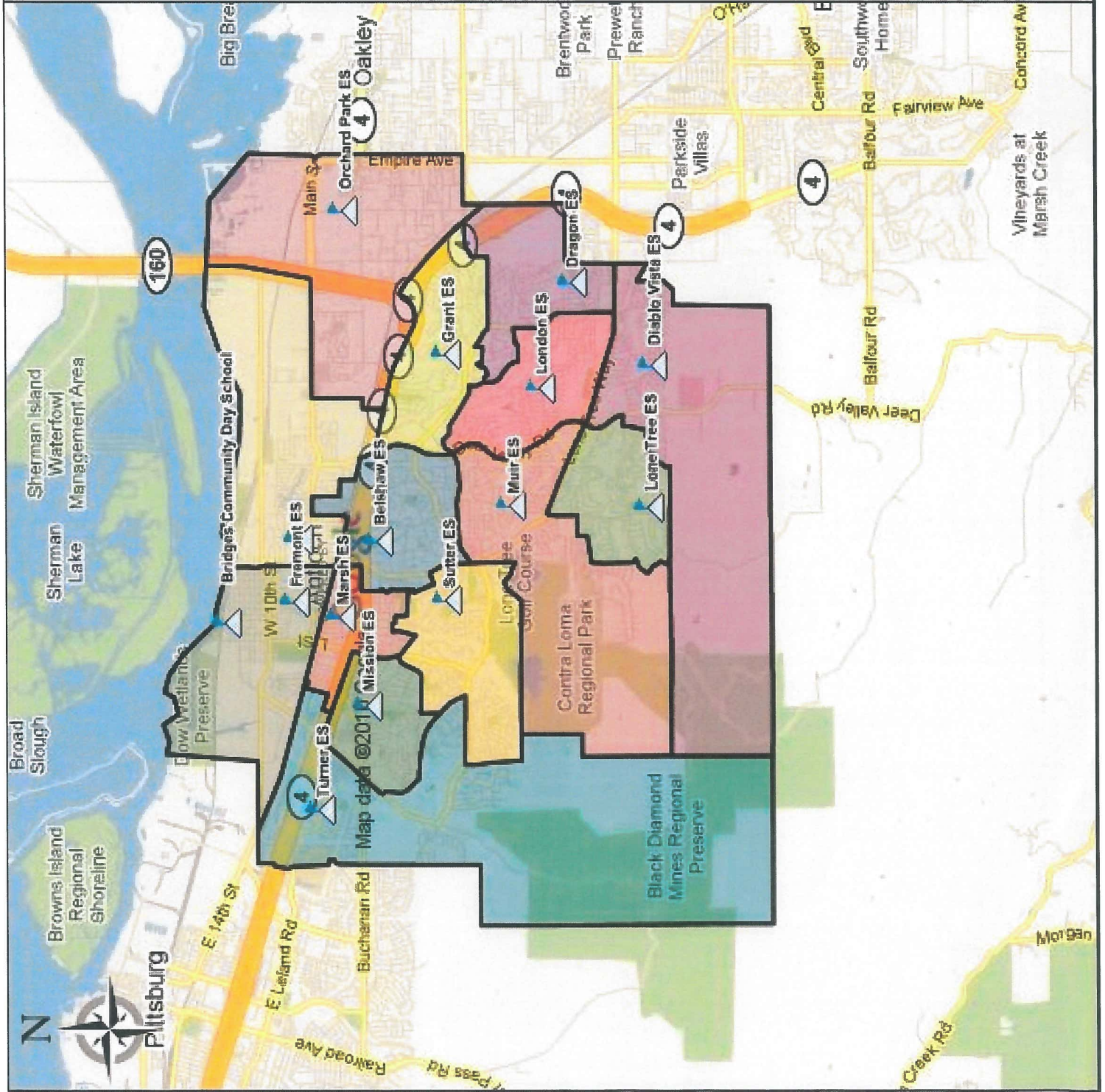
Jessica R. Romeo
Deputy Superintendent, Administrative Services

Enclosure





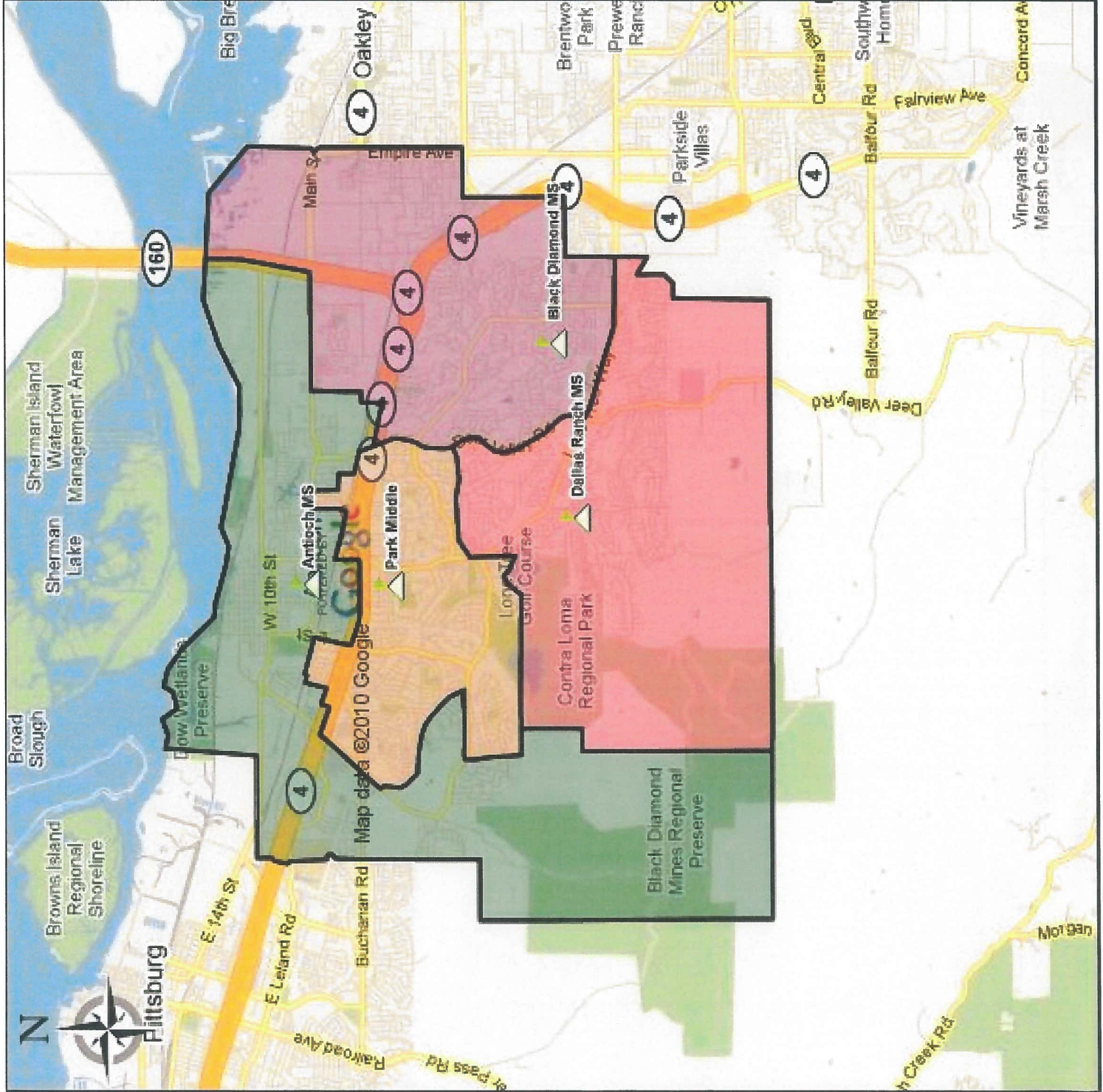
Antioch Unified School District Elementary School Attendance Areas

| | |
|--|-----------------|
| | London ES |
| | Fremont ES |
| | Kimball ES |
| | Marsh ES |
| | Turner ES |
| | Mission ES |
| | Muir ES |
| | Grant ES |
| | Diablo Vista ES |
| | Belshaw ES |
| | Dragon ES |
| | Sutter ES |
| | Lone Tree ES |
| | Orchard Park ES |

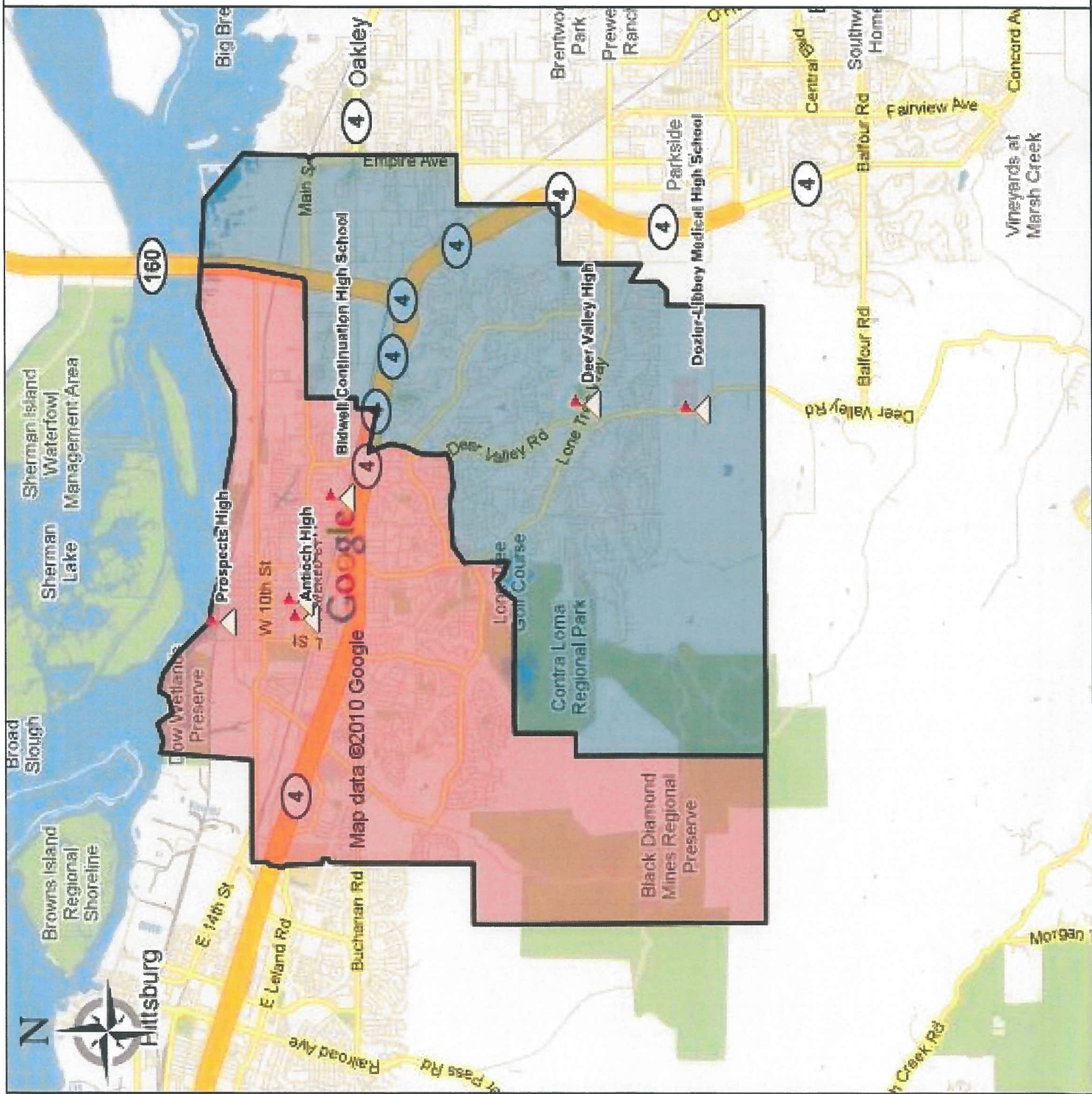


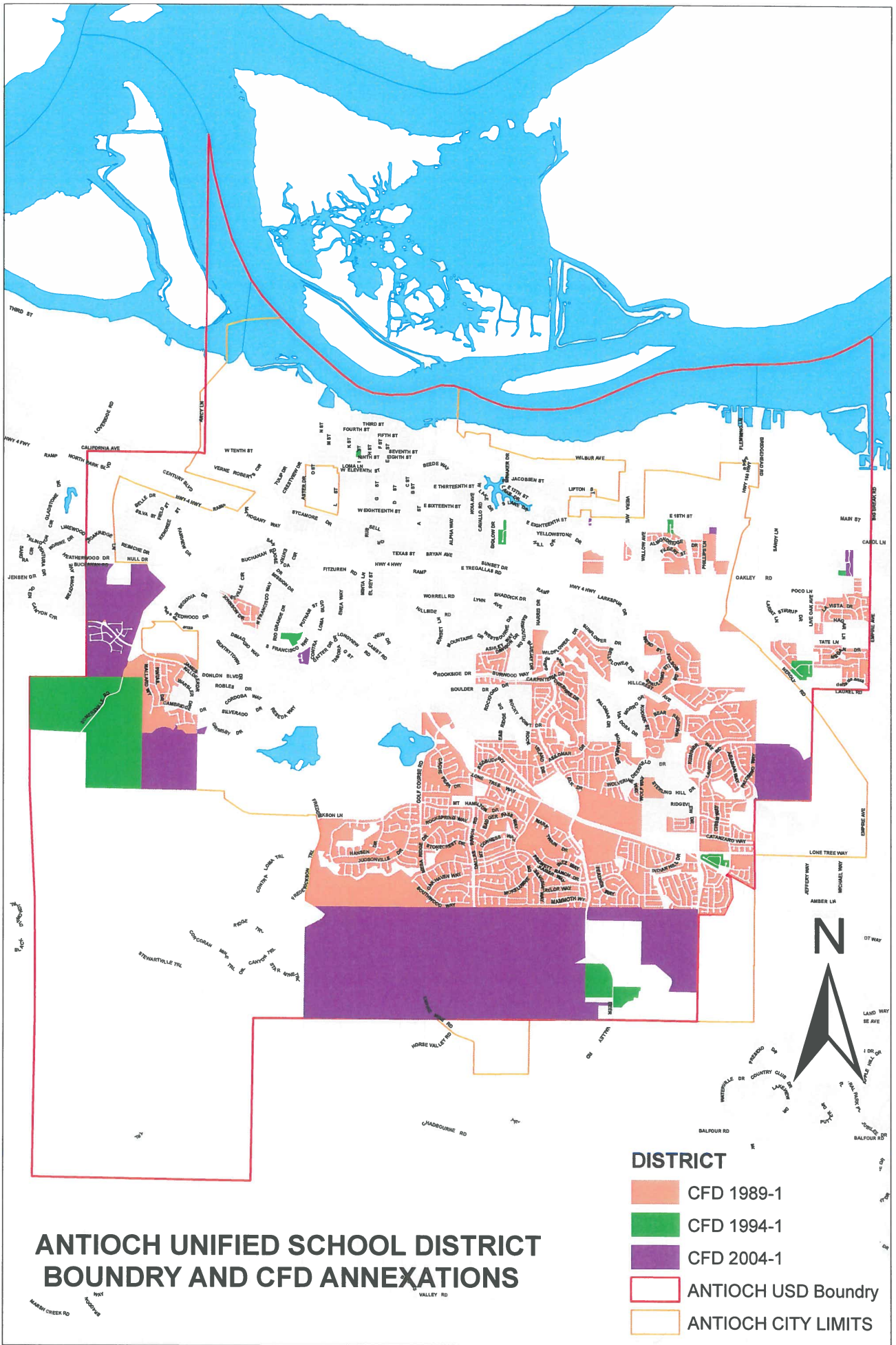
Antioch Unified School District Middle School Attendance Areas

| | |
|---|------------------|
|  | Antioch MS |
|  | Black Diamond MS |
|  | Dallas Ranch MS |
|  | Park Middle |



Antioch Unified School District High School Attendance Areas





ANTIOCH UNIFIED SCHOOL DISTRICT BOUNDARY AND CFD ANNEXATIONS

- DISTRICT**
- CFD 1989-1
 - CFD 1994-1
 - CFD 2004-1
 - ANTIOCH USD Boundry
 - ANTIOCH CITY LIMITS



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

August 26, 2019

Mary Bean, Director of Professional Services
FirstCarbon Solutions
Via Email: mbean@fcs-intl.com

Ms. Bean,

Please see our response to the questions posed during our brief call and subsequent emails from your office relative to the EIR for the Ranch project.

| CCCFPD Fire Stations located within City of Antioch | | | | |
|---|---|---|---|----------------|
| Station Number | Address | Distance to Current Terminus Dallas Ranch Road (north border of project area) | Distance to New Intersection Dallas Ranch and Deer Valley | 2018 Incidents |
| Station 81 | 315 W. 10 th Street, Antioch | 4.5 miles | 5.7 miles | 4,342 |
| Station 82 | 196 Bluerock Drive, Antioch | 1.8 miles | 3.0 miles | 3,825 |
| Station 83 | 2717 Gentrytown Drive, Antioch | 4.9 miles | 6.1 miles | 3,600 |
| Station 88 | 4288 Folsom Drive, Antioch | 3.8 miles | 4.9 miles | 2,154 |
| | | | | |

- The fire stations located within the City of Antioch include fire station 81, 82, 83, and 88.
- The current staffing of each station is below (at least one member of each company is a paramedic and all are EMTs):
 - FS 81 Engine Company (Captain, Engineer, Firefighter)
 - FS 82 Engine Company and Rescue (Captain, Engineer, Firefighter)
 - FS 83 Ladder Truck Company (Captain, Engineer, 2 Firefighters)
 - FS 88 Engine Company (Captain, Engineer, Firefighter)
- Ambulances are dynamically deployed throughout the system at various “posting” locations and not housed/quartered within particular fire stations.

- Response time data for the Fire District: (CY 2018)
 - Average response time: 7:05
 - 90% percentile: 10:23

- Response time data for the City of Antioch: (CY 2018)
 - Average response time: 7:50
 - 90% percentile: 12:11

- Number of service calls annually for the Fire District: (CY 2018)
 - 2017 – 98,007
 - 2018 – 100,153

- Calls for service within Antioch have risen from 9,070 in CY 2009 to 13,450 in CY 2018. This represents an average annual increase of 4.8% per year. No additional resources have been provided to deal with this increase in fire, EMS, and rescue workload within Antioch.

- The Fire District is resource constrained and is still operating with less resources as compared with CY 2010. In CY 2010, there were 30 companies in service. In CY 2019 there are 28 companies in services. Each company is comprised of 3 personnel on a fire engine or ladder truck (a federal SAFER grant has allowed us to increase staffing on certain ladder truck companies to four (4) personnel through February, 2022).

- The addition of more residents, additional traffic, and more property to protect within Antioch will place a burden on fire and EMS resources without appropriate mitigations. Without mitigations the overall impact on the city, and the entire Fire District, will be a diminished capacity to respond to and handle emergency incidents in a timely manner.

- Within the proposed project, mitigations are absolutely necessary to provide appropriate personnel, apparatus, and facilities to provide timely and responsible emergency response to the project.

- The Fire District, and specifically the current staffing/capacity at Fire Station 82, cannot serve this project in addition to the existing response area and workload. In 2018, Fire Station 82 responded to 3,825 incidents with an average response time of 7:55. A benchmark regarding emergency response capacity recommends that additional staffed fire engines be provided when a single fire engine/truck company exceeds an average of 7 responses per 24-hour period. Fire Station 82 already exceeds that number by an additional 3-4 responses per day.

An additional staffing metric recommends staffing of 1 firefighter per 1,000 residents. At Antioch's current population of 102,372, based on the 2010 census, there would be a need for 100 firefighters. There are currently 52 firefighters assigned to Antioch stations. Additional population increases will place burden on the already existing low rate of personnel per 1,000 residents without mitigations.

- The Fire District cannot properly or appropriately serve the project without mitigations – these should include the following:
 - Land to build a fire station
 - Funding to construct the fire station (\$8M-\$10M estimated costs)
 - Funding to provide the appropriate apparatus and equipment (\$800,000 for a Type I engine and \$400,000 for a Type III wildland engine)
 - An ongoing funding mechanism, such as a community facilities district (CFD), to assist in funding the operations and staffing of the fire station due to the anticipated gap between the property tax revenue at full buildout of the Sand Creek Focus Area and the annual cost of staffing and operating the fire station (\$3.5M estimated) to serve that area.

The minimum charge for the CFD per house should be \$350 annually to assist in funding the difference between the cost of operating the station and the property taxes collected from the project at full buildout. This number was derived from an independent analysis of establishing a CFD for the subject area conducted by Willdan Financial Services.

The District recently revised the Fire Facilities Impact Fees and anticipate adoption of these fees by the City of Antioch, consistent with previous impact fee programs. The one-time impact fee per single family home will be \$970 if adopted by the city. Other impact fees would be assessed for multi-family residential, commercial, office, and industrial buildings.

The mitigations cited above, including funding to support ongoing operations as a result of new development, are consistent with the City General Plan Section 8.10.

Please contact me if there is additional information we can provide or if your office has additional questions.

Sincerely,



Lewis T. Broschard III
Fire Chief

CC: File
Ranch Project EIR File
Fire Marshal Bachman
Fire Prevention

Broschard, Lewis <Lewis.Broschard@cccfd.org> Fri, Oct 18, 2019 at 11:11 AM

To: Brittany Hagen <bhagen@fcs-intl.com>

Cc: Angela Wolfe <awolfe@fcs-intl.com>, Mary Bean <mbean@fcs-intl.com>

Brittany,

Please see below. Still working on some of the information.

Thanks,

Lewis T. Broschard III

Fire Chief

Contra Costa County Fire Protection District

1. **Number of vehicle "trips" per day.** Still working on this info
2. **Details on the san/oil separator from washing rigs, etc.** See Attached
3. **Any other CEQA-type information items we've had to provide in the past that we could include for the "typical" construction process and potential impact once it is built.** Still working on that info
4. **Current lot size being discussed is 2 acres. Do we need 2 acres? I'm thinking a site similar to FS82. Can we get the size of that parcel?** This will be one company station. - 1.25 to 1.5 Acres would be good. Current FS82 is 1.136 Acres. We would need some additional space if we were building a similar facility today. (See Attached)
5. **Size of emergency generator** - 125KW diesel fueled (typically Kohler or similar brand)
6. **Average number of emergency calls anticipated annually** - Between 2000 – 2500
7. **Information on Opticom and non-apparatus mounted traffic interruption systems we would use.** IntelliGreen (See Attached)
8. **Water bills for FS82 and FS88 last six months. Interested in the potable water demand.** FS82 = 78,166 gallons & FS88 = 10,846 gallons for 2018. Not sure why the disparity - checking on that. Same number of people at each facility.
9. **Is FS82 and FS88 hydrant in rear of station on meter or public system?** Both hydrants are public. No billing.

Mike Quesada

Interim Assistant Fire Chief - Support Services

Contra Costa County Fire Protection District

4005 Port Chicago Highway, Suite 250

Concord, CA 94520

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