

COMMUNITY SERVICES AND UTILITIES

This chapter presents an analysis of potential impacts of year 2010 buildout of the Specific Plan on community services and utilities.

8.1 SETTING

Water

The Contra Costa Water District (CCWD) serves approximately 400,000 people throughout north-central and east Contra Costa County. Its clients also include 10 major industries, 36 smaller industries and businesses, and 50 agricultural users. CCWD operates raw water distribution facilities, water treatment plants, and treated water distribution facilities. CCWD supplies raw and treated water to Antioch, Concord, Diablo Water District (serving Oakley), Pittsburg, Southern California Water Company (serving Bay Point), Martinez, and parts of Pleasant Hill and Walnut Creek.

The treated water service area for CCWD encompasses all or part of the cities of Concord, Clayton, Clyde, Pleasant Hill, Walnut Creek, Martinez, and Port Costa. Treated water for this service area is provided from the District's Bollman Water Treatment Plant in Concord. The Bollman facility is a 75 million gallons per day (mgd) conventional plant which is currently being upgraded to include intermediate ozonation. CCWD also supplies treated water to the Diablo Water District (DWD), which serves customers in Oakley from a plant jointly owned by CCWD and DWD. The Randall-Bold Water Treatment Plant is a 40 mgd direct/deep-bed filtration plant which utilizes both pre- and post-ozonation to provide a high-quality drinking water to the customers in its service area.

CCWD is entirely dependent on the Delta for its water supply. The Contra Costa Canal and CCWD's recently completed Los Vaqueros Project make up CCWD's principal water supply and delivery system. CCWD diverts unregulated flows and regulated flows from storage releases from Shasta, Folsom, and Clair Engle reservoirs into the Sacramento River as a contractor of the U.S. Bureau of Reclamation's Central Valley Project (CVP). Under Water Service Contract I75r-3401 (amended) with the Bureau, CCWD can divert and redivert up to 195,000 acre-feet annually (AFA) of water from Rock Slough and the new Old River intake. Currently, CCWD uses between 125,000 and 140,000 AFA. CCWD can also divert up to 26,780 AFA of water from Mallard Slough under its own water rights (Water Rights License No. 3167 and Permit No. 19856). The City of Antioch and Gaylor Container, both customers of the district, also have water rights permits to divert water from the Delta.

The actual amount of water supplied is subject to regulatory or temporary restrictions that may be imposed during drought conditions or other conditions.¹ CCWD can divert up to 26,780 AFA of water from Mallard Slough when water quality is acceptable (i.e., generally under 100 mg/l chloride); however, when this supply is used it must be deducted from the CVP supply. CCWD has a current agreement with the East Contra Costa Irrigation District (ECCID) for the use of up to 21,000 AFA (i.e., full entitlement available by 2010) only within the ECCID service area portion that overlaps with CCWD boundaries. However, up to 7,000 AFA of this ECCID supply has been sold to the City of Brentwood, and a new contract with ECCID will reduce that total supply to approximately 8,000 AFA. These sources bring CCWD's total water supply to approximately 203,000 AFA.

CCWD provides raw water to the City of Pittsburg, and sells wholesale raw and treated water to the California Cities Water Company (CCWC). The Contra Costa Canal traverses the middle of the Specific Plan area from east to west, and generally parallel to State Route 4. The canal conveys raw water from the San Joaquin Delta to CCWD's Bollman Treatment Plant for treatment and distribution in central Contra Costa County, Bay Point, and to CCWD's raw water customers.

The City of Pittsburg provides water to properties within the city limit, and operates its own water treatment plant and associated facilities. CCWC provides treated water service to Bay Point. Each entity must treat the raw water prior to distributing it within the Specific Plan area.

The Pittsburg water treatment plant operates at 16 to 18 mgd for City accounts, but has a maximum capacity of 32 mgd.² Treated water is distributed throughout the City through a 122-mile pipeline system with associated pump stations, and five reservoirs with a combined capacity of 14.1 million gallons. The City supplements its CCWD water supply with two wells located at City Park and at Dover Road and Frontage Road. Each well yields approximately 2,240 AFA.

Water Supply and Demand

In 1996, CCWD completed a *Future Water Supply Study* to determine its existing and future ability to provide water to its customers.³ A range of alternatives was explored to meet future water demand. The East County Water Management Association completed a similar study which contains conflicting projections of growth for the region, demand estimates, and possible water shortages.⁴ Passage of the CVP Improvement Act of 1992 set new operating parameters for the CVP that may reduce the amount of water available to CCWD by as much as 15 percent. Increasing water demand and environmental regulations may also reduce water deliveries to the Delta in order to preserve habitat for federally-listed endangered species (e.g., the Delta smelt, Chinook salmon, and other species). These factors create the need for CCWD to develop alternative ways to meet future demand.

CCWD's *Future Water Supply Study* concluded that water demand would likely be met through a combination of CCWD's existing water supply, conservation programs, and additional supplies as such opportunities arise. CCWD identified a preferred alternative that calls for an expansion of CCWD's current conservation efforts to encompass wholesale as well as retail customers. It would achieve an overall reduction of five percent by the year 2040. CCWD identified this alternative as the preferred option due to its higher level of reliability and implementability, and because it allows for exploring future opportunities to increase conservation and water reclamation projects.⁵

Historic and Projected Water Use in Pittsburg

Population growth is the primary factor affecting water demand in the Specific Plan area. Annual water demand is determined by using an average figure representing the amount of water used per person (i.e., per capita) per day, multiplied by the population figure that corresponds to a given year. In 1995, per capita water use in the City of Pittsburg averaged 173 gallons per day, totaling 3,197 million gallons for the year. Table 8-1 shows historic and projected water demand between 1985–2010.

Historically, water use in Pittsburg varies depending on the rate of population increase and other factors such as drought conditions. Between 1985 and 1990, water demand increased by 29 percent, while population increased by only 17 percent. Between 1990 and 1995, population increased by about 9 percent, yet water demand rose by only 2 percent.⁶ The decrease in water demand was attributed to voluntary compliance with conservation measures adopted in 1991 as part of a continuing drought period. Per capita water demand is projected to increase to pre-drought levels between 1995 and 2000 to about 200 gallons per capita per day, and remain at this level through 2010. Population in the Pittsburg Sphere of Influence (SOI) in 2010 is projected to be approximately 84,500, including the Specific Plan area population. This population represents an average demand of 16.9 mgd, or estimated maximum demand per day of 33.80 mgd, and a demand per year of about 6,169 mg.

Contra Costa County General Plan Policies Related to Water

These policies would apply to development proposed in the Specific Plan area:

- 7-19. Urban development shall be encouraged within the existing water Spheres of Influence adopted by the Local Agency Formation Commission, expansion into new areas within the Urban Limit Line beyond the spheres should be restricted to those areas where urban development can meet all growth management standards included in this General Plan.

TABLE 8-1

Pittsburg Historic and Projected Water Demand, 1985–2010

Year	Population	Amount Used/Day (GPCD) ^a	Estimated Maximum Demand/Day (mgd) ^b	Demand/Year (mg) ^c
1985	39,886	166	13.22	2,414
1990	46,505	184	17.10	3,120
1995	50,720	173	17.49	3,197
2000	54,910	200	21.96	4,008
2005	59,445	200	23.78	4,340
2010	64,356	200	25.74	4,698
2010	64,456	200	25.74	4,698

^a gallons per capita per day

^b million gallons per day

^c million gallons

Sources: *Pittsburg General Plan Update Existing Conditions and Planning Issues Report*, June 1998; and Pittsburg Public Services Department.

- 7-20. Development of rural residences or other uses that will be served by well water or an underground water supply will be discouraged if a high nitrate concentration is found following Health Services Department testing (see [General Plan] Figure 7-2).
- 7-21. At the project approval stage, the County shall require new development to demonstrate that adequate water quantity can be provided. The County shall determine whether (1) capacity exists within the water system if a development project is built within a set period of time, or (2) capacity will be provided by a funded program or other mechanism. This funding will be based on information furnished or made available to the County from consultations with the appropriate water agency, the applicant, or other sources.
- 7-22. Water service agencies shall be encouraged to meet all regulatory standards for water quality prior to approval of any new connections to that agency.
- 7-23. The County shall cooperate with other regulatory agencies to control point and non-point water pollution sources to protect adopted beneficial uses of water.

- 7-24. Opportunities shall be identified and developed in cooperation with water service agencies for use of non-potable water, including ground water, reclaimed water, and untreated surface water, for other than domestic use.
- 7-25. Land uses and activities that could result in contamination of groundwater supplies shall be identified, monitored, and regulated to minimize the risk of such contamination.
- 7-26. The need for water system improvements shall be reduced by encouraging new development to incorporate water conservation measures to decrease peak water use.
- 7-27. The reclamation of water shall be encouraged as a supplement to existing water supplies.

General Plan policies regarding growth management include the following pertaining to water supply:

The County, pursuant to its police power and as the proper governmental entity responsible for directly regulating land use density or intensity, property development and the subdivision of property within the unincorporated areas of the county, shall require new development to demonstrate that adequate water quantity and quality can be provided. At the project approval stage, the County may consult with the appropriate water agency. The County, based on information furnished or available to it from consultations with the appropriate water agency, the applicant or other sources, should determine whether (1) capacity exists within the water system if a development project is built within a set period of time, or (2) capacity will be provided by a funded program or other mechanism. Project approvals conditioned on (1) or (2) above, will lapse according to their terms if not satisfied by verification that capacity exists to serve the specific project (“will serve letters”), actual hook-ups or comparable evidence of adequate water quantity and quality availability.

City of Pittsburg General Plan Policies Related to Water

Pittsburg’s current General Plan addresses water supply and infrastructure issues through a number of policies. It calls for the development of a long-range strategic capital improvement plan, as well as adequate raw water storage facilities for use during emergencies. The General Plan also stresses conservation measures such as minimizing water use in yards and other landscaped areas.

Water demand reduction is addressed in the Zoning Ordinance through the requirement that landscaping plans include energy-efficient and drought-tolerant plant material.

Wastewater

Sanitary sewer service in the Specific Plan area is provided by the Delta Diablo Sanitation District (DDSD) and the City of Pittsburg. DDSD owns and operates the system that collects, conveys, and treats wastewater for the Bay Point area, and treats wastewater for the City of Pittsburg. The City maintains and owns its local sewage collection system, and is responsible for the collection and conveyance of wastewater to the DDSD's treatment plant. Facilities in the Specific Plan area have recently been studied by both the DDSD and the City. These include DDSD's September 1996 *Conveyance System Master Plan* and March 1997 *Treatment Plant Master Plan*; and the 1990 *Pittsburg Collection System Master Plan*.

The DDSD treatment plant, located north of the Pittsburg-Antioch Highway east of the city limit, has a treatment capacity of 16.5 million gallons of sewage per day. Currently, the plant treats an average flow of approximately 11.5 mgd.⁷ The DDSD *Treatment Plant Master Plan* includes a phased expansion of the treatment plant capacity to 24 mgd of average dry weather flow. This expansion would accommodate anticipated general plan buildout for the cities of Pittsburg and Antioch.⁸

By the year 2005, wastewater flow through the City's collection system to the DDSD treatment plant is projected to be approximately 28.4 mgd. This projection includes sewage flow, groundwater infiltration, and rainfall infiltration/inflow. This projection exceeds the 1990 design flow of approximately 20.3 mgd. It was estimated that 10 percent of the total collection system will not have sufficient capacity to convey projected flows.⁹

To address project deficiencies in their system, the DDSD *Collection System Master Plan* includes a capital improvement program to accommodate future growth. During the preparation of the Specific Plan, DDSD was consulted concerning the plan's proposed land uses and development assumptions. No wastewater treatment plant capacity constraints were identified; however, as development proposals are formulated, it was indicated that engineering studies would be required as projects are further defined to evaluate the need for collection system improvements.¹⁰

Contra Costa County General Plan Policies Related to Wastewater

- 7-31. Urban development shall be encouraged within the sewer Spheres of Influence adopted by the Local Agency Formation Commission. Expansion into new areas within the Urban Limit Line but beyond the Spheres of Influence should be restricted to those areas where urban development can meet growth management standards included in this General Plan.
- 7-33. At the project approval stage, the County shall require new development to demonstrate that adequate wastewater treatment can be provided. The County shall determine whether (1) capacity exists within the wastewater treatment

system if a development project is built within a set period of time, or (2) capacity will be provided by a funded program or other mechanism. This funding will be based on information furnished or made available to the County from consultations with the appropriate sewer agency, the applicant, or other sources.

- 7-35. Opportunities for using reclaimed wastewater shall be identified and developed in cooperation with sewer service and water service agencies.
- 7-36. Beneficial uses of treated wastewater including marsh enhancement and agricultural irrigation shall be encouraged. Such wastewater reclamation concepts shall be incorporated into resource management programs and land use planning.
- 7-37. The need for sewer system improvements shall be reduced by requiring new development to incorporate water conservation measures which reduce flows into the sanitary sewer system.

The General Plan policies regarding growth management include the following regarding sanitary sewer:

The County, pursuant to its police power and as the proper governmental entity responsible for directly regulating land use density or intensity, property development and the subdivision of property within the unincorporated areas of the county, shall require new development to demonstrate that adequate sanitary sewer quantity and quality can be provided. At the project approval stage, the County may consult with the appropriate sewer agency. The County, based on information furnished or available to it from consultations with the appropriate sewer agency, the applicant or other sources, should determine whether (1) capacity exists within the sewer system if a development project is built within a set period of time, or (2) capacity will be provided by a funded program or other mechanism. Project approvals conditioned on (1) or (2) above, will lapse according to their terms if not satisfied by verification that capacity exists to serve the specific project (“will serve letters”), actual hook-ups or comparable evidence of adequate sewage collection and wastewater treatment capacity availability.

City of Pittsburg General Plan Policies Related to Wastewater

General City policies related to wastewater include:

- Assess the adequacy of utilities in existing developed areas, and program any needed improvements to coordinate with providing facilities to serve developing portions of the plan area (Guiding Policy A).

- Develop a plan and standards for the provision of public services, including fire and police services (Guiding Policy B).
- Continue to update the five-year Capital Improvement Plan to provide the facilities determined to be needed in relation to the City’s financial resources and develop a long-range strategic capital development plan consistent with the General Plan (Implementing Policy D).
- Designate service corridor easements or routes when tentative maps or specific plans are approved (Implementing Policy I).

Schools

The plan area is served by two school districts—Mount Diablo Unified School District (MDUSD) and Pittsburg Unified School District (PUSD). MDUSD is the primary district with its easterly boundary located east of Bailey Road. PUSD serves the remainder of the Specific Plan area. MDUSD maintains two elementary schools within the area: Rio Vista and Bel Air. The Bel Air Elementary School is located adjacent to the mobile home park, at 663 Canal Road, and Rio Vista Elementary School is located at 611 Pacifica Avenue (outside the plan area boundary). Both schools are operating beyond capacity to the point that kindergarten children normally attending Bel Air Elementary School will be housed in portable classrooms at Riverview Intermediate School.

A new elementary school is to be constructed in the San Marcos development. Upon completion, it is likely school boundaries will be redrawn and many of the students currently attending Bel Air will be relocated to the new school.¹¹ Kindergarten classrooms will be relocated to Bel Air. No other problems were identified by District representatives at this time. Bel Air will continue to operate as an elementary school.

High school students living in the Specific Plan area would attend Mount Diablo High School in Concord. Mount Diablo High School is currently operating under capacity. Students living in the Specific Plan area can use BART to the Concord BART Station, and transfer to a bus at the County Connection to reach the high school.

Contra Costa County General Plan Policies Related to Schools

The following General Plan policies pertain to schools:

- 7-141. During the development review process, the state classroom size standards set by each district for primary and secondary schools shall be used as the basis for determining the adequacy of area schools.

- 7-142. When considering general plan amendment requests which increase density, the capacity of area schools and the district shall be given close attention.
- 7-143. The hearing body in reviewing residential projects shall consider the availability of educational facility capacity.
- 7-144. The development of quality schools shall be supported by coordinating development review with local school districts including such activities as designating school sites, obtaining dedication of school sites, and supporting local fees, special taxes, and bond issues intended for school construction.
- 7-145. Adequate provision of schools and other public facilities and services shall be assured by coordinating review of new development with the cities and other service providers through the Growth Management Program (see [General Plan] Chapter IV), the environmental review process, and other means.
- 7-146. School site donation by developers shall be encouraged through the use of density transfer or other appropriate land use alternatives.
- 7-147. The development of school facilities shall be provided in conjunction with and adjacent to local parks and trailways

City of Pittsburg General Plan Policies Related to Schools

While the City cannot require school districts to comply with General Plan policies, cooperation is necessary to ensure proper timing between residential and school development. The current General Plan contains guiding and implementing policies that encourage collaboration with each of the school districts, including:

- preparing a joint City/School District Master Plan;
- reserving school sites in the General Plan area to accommodate current and projected enrollment;
- ensuring that sufficient classrooms are available before approving residential development projects; and
- evaluating school sites for future schools or potential sale for alternate use.

Solid Waste¹²

Solid waste pickup and disposal for the City of Pittsburg and a small portion of Bay Point is provided by the Pittsburg Disposal Services. Browning Ferris Industries provides disposal services for areas of Bay Point that are not served by Pittsburg Disposal Services. Residential and commercial solid waste is disposed at Potrero Hills Landfill, located east of Suisun City. Non-recyclable industrial waste is transported to Keller Canyon Landfill, located southeast of

the Pittsburg city limits and south of the Specific Plan area. These landfills replace the now-closed Contra Costa Sanitary Landfill.

Potrero Hills Landfill, a regional waste Class III landfill disposal facility, began operating in 1986. It has a projected lifespan of 17 to 20 years. The Potrero Hills Landfill Company owns adjacent acreage that could be used for facility expansion if necessary. In 1996, 53 percent (194,157 tons) of waste disposed at Potrero Hills Landfill originated from the Contra Costa Recycling Center and Transfer Station located in Pittsburg. Approximately 62,010 tons (32 percent) of this amount originated from Pittsburg.

Keller Canyon Landfill opened on May 7, 1992, as a Class II facility with a minimum 40-year lifespan. The facility accepts municipal solid waste, non-liquid industrial waste, contaminated soil, ash, grit, and sludges that are at least 50 percent solids. Active landfill operations occur on 244 acres of the 2,600 acre Keller Canyon property. Its service area includes eastern and central Contra Costa County. The landfill is permitted to receive up to 2,750 tons per day and is open six days per week from 7:00 a.m. to 7:00 p.m. Pittsburg disposes approximately 3,000 tons of industrial solid waste annually at this site.

Pittsburg Curbside Recycling

A voluntary curbside recycling program is in place in Pittsburg, operated by Pittsburg Disposal Services. Materials accepted for recycling include plastic, glass, aluminum, tin, and newspaper. Recyclables are collected once a week with regular waste, then processed at a facility owned by Pittsburg Disposal Services. In 1990, the curbside recycling program diverted 10.5 percent (2,350 tons) of residential waste and 5 percent of waste generated by all uses. The City's 1992 Source Reduction and Recycling Element includes both short- and medium-term objectives. In the short term, the City seeks to divert 10.4 percent of total waste through recycling. Existing programs are to be continued, and new programs are to be established. Medium-term objectives seek to divert 26.6 percent of the total waste stream, and to expand current recycling programs.

Countywide Integrated Waste Management Plan and Source Reduction and Recycling Element

Contra Costa County has adopted a Countywide Integrated Waste Management Plan (CoIWMP), and a Source Reduction and Recycling Element (SRRE) as required by the California Integrated Waste Management Act. The CoIWMP establishes the County's waste management goals, objectives, and policies related to solid waste facility siting, and household hazardous waste collection and disposal, and establishes programs designed for plan implementation. The SRRE establishes policies and goals for source reduction, recycling, composting, special waste, public information and education, and programs to help the County achieve these goals.

County General Plan Policies Related to Solid Waste

The Public Facilities/Services Element of the *Contra Costa County General Plan 1990-2005* contains the following policy:

- Solid waste disposal capacity shall be considered in County and city land use planning and permitting activities, along with other utility requirements, such as water and sewer service. (Policy 7-88)

As required by the California Integrated Waste Management Act, Contra Costa County adopted a *Countywide Integrated Waste Management Plan (CoIWMP)* and *Source Reduction and Recycling Element (SRRE)*. The CoIWMP establishes:

- waste management goals, objectives, and policies related to solid waste disposal;
- facilities siting;
- household hazardous waste collection and disposal; and
- implementing programs to achieve plan goals.

The SRRE establishes policies and goals related to source reduction, recycling, composting, special waste, and public information and education, and programs designed to achieve SRRE goals.

City of Pittsburg General Plan Policies Related to Solid Waste

The City of Pittsburg has ongoing programs to implement various policies established in the CoIWMP. The City adopted a SRRE in 1992 that includes short- and medium-term recycling objectives. The City operates a voluntary curbside recycling program operated by Pittsburg Disposal, and in July 1996 began operation of the East County Community Collection Center within the Delta Diablo Sanitation District.

Fire Protection Service

The Contra Costa County Fire Protection District provides fire protection and suppression services for the City of Pittsburg and surrounding Bay Point community. In addition, the District also provides primary fire protection service to the majority of the County, including Antioch, Oakley, Concord, Clyde, Pacheco, Martinez, Walnut Creek, Lafayette, areas of West County, and some unincorporated areas. It also provides fire prevention services to Orinda, Moraga, Brentwood, and Bethel Island. The District operates out of thirty fire stations located throughout its jurisdictional area.

The District maintains mutual aid agreements with the East Diablo Fire Protection District, East Bay Regional Park District, California Department of Forestry, and private industrial companies located within its jurisdiction. These agreements provide the District with emergency response assistance on an as-needed basis.

Facilities

Battalion 8 of the District provides fire protection services for Pittsburg, Antioch, Oakley, and surrounding unincorporated areas such as Bay Point. There are a total of nine stations in the battalion, including two reserve stations located in Oakley. Three fire stations—stations 84, 85, and 86—currently serve Pittsburg and Bay Point. The station located within the Specific Plan area is Fire Station 86, Bay Point, located at 3000 Willow Pass Road.

Response Standard and ISO Rating

The response time goal for the District is to provide service within five minutes of notification. Generally, service can be provided in this time frame to areas located within 1.5 miles of a fire station. The National Insurance Service Office (ISO) has developed a rating system to identify the level of service and risk of substantial fire loss for fire protection districts. The ratings are insurance classifications that range from one to ten, one being best and ten being worst. They are based on a number of factors, including personnel, facilities, response times, fire flow capacities, and the general character of development in the area. The District currently has a Class Three ISO rating.

Contra Costa County General Plan Policies Related to Fire Protection

The following Fire Protection Policies apply to development proposed in the Specific Plan area:

- 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.
- 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.
- 7-64. New development shall pay its fair share of costs for new fire protection facilities and services.
- 7-66. Sprinkler systems may be required in new residential structures, where necessary to protect health, safety and welfare.

The policies for growth management included in the County General Plan indicate the following for fire protection:

Fire stations shall be located within one and one-half miles of developments in urban, suburban and central business district areas. Automatic fire sprinkler systems may be used to satisfy this standard.

City of Pittsburg Policies Related to Fire Protection

The Growth Management Element of the Pittsburg General Plan addresses fire protection through service standards including:

- Provide service within a 5 minute response time for 90 percent of calls, to locations within 1.5 miles of a fire station.

Police Services

The Contra Costa County Sheriff's Department provides police services to the unincorporated area of Bay Point, and the City of Pittsburg Police Department provides police services to the City of Pittsburg. BART provides police services to the Pittsburg/Bay Point BART Station. Law enforcement officers from the County Sheriff are stationed at the main headquarters in Martinez. The Pittsburg police operate from one central station located at 55 Civic Avenue in Pittsburg.

County Sheriff's Department

The County Sheriff's Department has a total force of 146 sworn officers, which includes 116 patrol officers, 26 sergeants, and four lieutenants, as of August 1998.¹³ The Bay Point community represents one "beat" for the County Sheriff, and currently there are three patrolmen assigned to the beat. The average crime rate in the Specific Plan area is generally higher compared to other parts of the County. The current average countywide response time for priority 1 calls is eight minutes. The average overall response time for priority 1, 2, and 3 calls in the Specific Plan area is about 11 minutes.

The City of Pittsburg Police Department provides police service to the City area adjacent to the BART station, and the city as a whole. As of January 1999, the Police Department employed 73 officers and 12 civilians. The City is divided into eight police beats. Each beat is staffed with four officers who work 10-hour shifts. The closest beat to the BART station is Beat 4.¹⁴

The Police Department assesses the potential impacts of new development on police protection services by taking into account the coverage areas and staffing needs for each beat. The type of crime and estimated amount anticipated in a particular beat are factor considered.

BART Police

BART police is responsible for security and law enforcement on all BART-owned properties. BART would not be responsible for policing development on property it leases or sells to a developer. Current BART police staffing at the Pittsburg/Bay Point Station involves the full-time deployment of a non-sworn officer Monday through Friday, 9:30 a.m. to 5:30 p.m., and rotating beat coverage of a sworn officer who patrols the Pittsburg/Bay Point station, Concord station, and north Concord area.¹⁵ The non-sworn officer's duties include parking enforcement at the BART parking lot and general observation of security conditions at the station area. The non-sworn officer is essentially a community service assistant who provides a full-time security

presence, and routinely coordinates with the beat sworn officer as needed. The non-sworn officer defers to the sworn officer in law enforcement situations. The Pittsburg/Bay Point station has the highest incidence of auto theft, and third highest in auto burglary. The combination of these statistics places the Pittsburg/Bay Point Station in the #2 position among all stations in the BART system.¹⁶

Contra Costa County General Plan Policies

The following Public Protection Policies apply to development proposed in the Specific Plan area:

- 7-57. A sheriff facility standard of 155 square feet of station area per 1,000 population shall be maintained within the unincorporated area of the County.

- 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.

General Plan policies for growth inducement include the following regarding police protection:

A Sheriff facility standard of 155 square feet of station area per 1,000 population shall be maintained within the unincorporated area of the County.

City of Pittsburg General Plan Policies Related to Police Protection

The Growth Management Element of the Pittsburg General Plan addresses police protection through service standards including:

- Level I—Emergency: 3 to 5 minutes for 100 percent of calls
- Level II—Priority, Non-emergency: 5 to 8 minutes for 100 percent of calls
- Level III—Non-emergency: 10 to 12 minutes

8.2 STANDARDS OF SIGNIFICANCE

According to the CEQA Guidelines, Appendices G and I, the Specific Plan would be considered to have a significant impact on community services and utilities if it:

- conflicts with applicable environmental plans adopted by agencies with jurisdiction over the plan project or policies of the community; or
- results in a need for new systems, or substantial alterations to services or utilities, including water, sewer, fire protection, police, schools, parks and recreational facilities, or other governmental services.

In addition, the facility and service standards adopted by the County and the City of Pittsburg in their respective Growth Management Elements of their general plans are also used to assess potential impacts.

8.3 IMPACTS AND MITIGATION MEASURES

The following discussion of impacts and mitigation measures is based on the standards of significance in Section 8.2, recent environmental documents and planning documents in and around the project area, and interviews with individuals knowledgeable about the Specific Plan area.

Water Service

IMPACT 8-1. The proposed development in the Specific Plan will result in demand of 680 AFA for water service. This impact is considered less than significant.

The proposed uses in the Specific Plan were evaluated for their potential water demand. Water use factors were obtained from the CCWD’s 1996 *Future Water Supply Study*.¹⁷ These factors take into account future water conservation measures.

It is projected that the Specific Plan would result in a total water demand of approximately 680 AFA. Table 8-2 provides a description of the water demand estimates by plan zone and land use. This volume is approximately equivalent to 222 mg per year, or about 0.61 mgd.

Prior to development of the Specific Plan, a broad estimate of expected growth (without the Specific Plan) was assumed under both the County and City of Pittsburg general plans. This assumption involves about 263,000 gsf of commercial uses and about 5,600 total dwelling units. The water demand from this assumption is approximately:

- Commercial Uses: $\frac{263,000 \text{ sq.ft.} \times .2946 \text{ g/sq.ft./d} \times 365}{325,900} = 87 \text{ AFA}$
 - Residential (High Density): $\frac{5,600 \text{ du} \times 240 \text{ gpd/du} \times 365}{325,900} = 1,505 \text{ AFA}$
- Total = 1,592 AFA
or 1.34 mgd

The Specific Plan water demand of 0.61 mgd represents about 46 percent of the estimated demand of expected growth without the Specific Plan.

TABLE 8-2

Estimated Water Demand

Zone	Land Use	Area	Demand Factor ^a	Demand in AFA ^b
I	Office	75,000 s.f.	.0725 g/sqft/d	6.09
	Commercial	50,000 s.f.	.2946 g/sqft/d	16.51
	Residential 1,790 units @ 65 units/acre	27.5 ac	240 gpd/du	481.25
II	Commercial	20,000 s.f.	.2946 g/sqft/d	6.60
	Residential 200 units @ 40 units/acre	5.0 ac	240 gpd/sqft/du	53.77
	70 units @ 12 units/acre	5.8 ac	4.0 af/ac/yr	23.2
III	Commercial	155,000 s.f.	.2946 g/sqft/d	51.15
	Residential 100 units @ 15 units/acre	6.7 ac	4.0 af/ac/yr	26.8
	35 units @ 10 units/acre	3.5 ac	3.0 af/ac/yr	10.50
IV	Commercial	14,000 s.f.	.2946 g/sqft/d	4.62
Total				680.49

^a Demand factors obtained from (1) CCWD *Future Water Supply Study*, 1996, Table 7 (for af/ac/yr); (2) "Water Quality," 1985 by George Tchobanoglous and Edward D. Schroeder, pages 8 and 9 (for g/sqft/d); and (3) CCWD May 13, 1992 Water Duty Study (for gpd/du); CCWD recommends demand factor of 240 gpd/du for high density residential uses of three or more stories.

^b **AFA** is acre-feet annually; 1 acre-foot is equal to approximately 325,900 gallons; **g/sqft/d** is gallons per square foot per day; and **gpd/du** is gallons per day per dwelling unit.

Source: Balloffet & Associates, Inc.

As noted in the Setting section, average water demand for the Pittsburg SOI by 2010 is projected to be 16.9 mgd. The 0.61 mgd estimated water demand associated with Specific Plan development represents 3.5 percent of this demand. This impact is considered less than significant.

MITIGATION MEASURE 8-1. Since the timing of CCWD system improvements is uncertain, either the City or County, depending which jurisdiction a project is proposed to be developed, would apply the facility or service standards in its adopted Growth Management Element. The demonstration of water availability would be required as a condition of approval during project design review of Specific Plan projects. This measure would mitigate the impact to a less-than-significant level.

Wastewater

IMPACT 8-2. The proposed development in the Specific Plan would result in wastewater flow of 0.53 mgd into the local treatment system. This impact is considered less than significant.

Proposed development will generate wastewater flows that require treatment at the local treatment plant prior to discharge. Wastewater flow unit factors were obtained from the Pittsburg Collection System Master Plan.¹⁸ These factors were then applied to the various land uses proposed in the Specific Plan to produce estimates of wastewater flow in gallons per day. Table 8-3 provides a description of the wastewater flow estimates.

TABLE 8-3

Estimated Wastewater Flow

Zone	Land Use	Area	Rate ^a	Demand in GPD ^b
I	Office	75,000 s.f.	100 gpd/1,000 s.f.	7,500
	Commercial	50,000 s.f.	100 gpd/1,000 s.f.	5,000
	Residential 1,790 units @ 65 units/acre		225 gpd/unit	402,750
II	Commercial	20,000 s.f.	100 gpd/1,000 s.f.	2,000
	Residential 200 units @ 40 units/acre		225 gpd/unit	45,000
	70 units @ 12 units/acre		225 gpd/unit	15,750
III	Commercial	155,000 s.f.	100 gpd/1,000 s.f.	15,500
	Residential 100 units @ 15 units/acre		225 gpd/unit	22,500
	35 units @ 10 units/acre		225 gpd/unit	7,875
IV	Commercial	14,000 s.f.	100 gpd/1,000 s.f.	1,400
Total				525,275

^a Rates obtained from Draft EIR for the *Amendments to the Pleasant Hill BART Station Area Specific Plan*, August 1997. Table VIII-6: Wastewater by Land Use & Alternatives, Page VIII-28.

^b GPD is gallons per day.

Source: Balloffet & Associates, Inc.

It is estimated that Specific Plan development will generate approximately 525,275 gallons per day (gpd) (0.53 mgd) of average dry-weather flow at buildout in the year 2010. This volume represents approximately 1.9 percent of the projected capacity of the DDS treatment plant in the year 2005. For the purposes of this analysis, it is presumed that the recommended collection and capacity improvements that are described in the *Collection System Master Plan* will be implemented. In addition, as projects proposed under the Specific Plan by DDS are implemented, detailed engineering evaluations would be conducted as part of the project design review. Potential collection deficiencies would be corrected at that time. Discussions with DDS support this presumption, and no capacity constraints are projected for the year 2010.¹⁹

MITIGATION MEASURE 8-2. Since the timing of DDS wastewater system improvements is uncertain, either the City or County, depending which jurisdiction a project is proposed to be developed, would apply the facility or service standards in its adopted Growth Management Element. The demonstration of sewer system or treatment plant capacity would be required as a condition of approval during project design review of Specific Plan projects. This measure would mitigate the impact to a less-than-significant level.

Schools

IMPACT 8-3. Proposed land uses in the Specific Plan would result in generation of 769 new students to be enrolled in the Mount Diablo Unified School District. This impact is considered less than significant.

The MDUSD is in the process of establishing a district-wide “student generation rate” that could be applied to plans such as the Specific Plan.²⁰ As a result, no official MDUSD student generation rates can be applied to the land uses proposed in the Specific Plan. For the purposes of this Master EIR, student generation rates were obtained from other EIRs prepared in the County.²¹ For multi-family housing as proposed in the Specific Plan, student generation rates were applied as follows:

- | | | |
|----------------------------|--|----------------|
| • 2,195 multi-family units | x 0.18 elementary students per unit | = 395 students |
| • 2,195 multi-family units | x 0.08 middle school students per unit | = 176 students |
| • 2,195 multi-family units | x 0.09 high school students per unit | = 198 students |
| | Total | = 769 students |

Applying these generation rate results in an estimate of approximately 769 students, with the distribution among grades as shown above.

As noted in the Setting section, both MDUSD local elementary schools, Bel Air and Rio Vista, are over capacity. A new elementary school is being developed as part of the Oak Hills subdivision located south of the Specific Plan area, off Southwood Drive. Some of the students generated by the Specific Plan may have to attend schools outside of the Specific Plan area, as part of MDUSD's effort to balance enrollment with school resources. As a result, if school construction is not adequately timed and funded to ensure sufficient school facilities are available as project housing units become occupied, the Specific Plan would have a potentially significant impact.

MITIGATION MEASURE 8-3

- (a) Since the timing of local school system expansion and improvements is uncertain, either the City or County, depending on the location, would apply its school impact standards in its adopted Growth Management Element. The demonstration of compliance with established school facility and staffing standards would be required as a condition of approval during project design review of Specific Plan projects. This measure would mitigate the impact to a less-than-significant level.
- (b) All applicants of Specific Plan projects would be required to comply either with County or City of Pittsburg school impact fee requirements, depending on the location of the housing development. As a requirement of BART's development agreement for constructing up to 1,790 housing units at the BART station, a project school financing and cost distribution plan should be prepared that demonstrates to County and City satisfaction that sufficient funding will be available as and when needed to construct school facilities to comply with applicable County and/or City policies and standards. These measures would mitigate the impact to a less-than-significant level.

Solid Waste

IMPACT 8-4. Specific Plan development could impact solid waste collection services and landfill capacity. This impact is considered less than significant.

The Specific Plan area could be adequately served by existing solid waste disposal services. Service is being provided by Pittsburg Disposal Services and Browning Ferris Industries. In addition, landfill capacities at both the Potrero Hills and Keller Canyon landfills are sufficient to accommodate projected solid waste generated by the Specific Plan. The projected population generated by the Specific Plan at buildout is approximately 4,493. Using an annual per capita disposal rate of 0.72 tons per capita per year (from CoIWMP), results in 3,235 tons of solid waste generated per year. This amount represents 5 percent of the waste disposed of by the

City in 1996. Assuming the same disposal rate to the respective landfills observed in 1996, of the total 3,235 tons of waste, about 95 percent, or 3,073 tons, could be disposed at the Potrero Hills Landfill, and about 5 percent, or 162 tons, could be disposed at the Keller Canyon Landfill. Since both landfills are presently well within their respective lifespans, this impact is considered less than significant.

MITIGATION MEASURE 8-4. None required.

Fire Protection Services

IMPACT 8-5. Specific Plan development could generate demand for additional fire protection services. This impact is considered less than significant.

As described in the Setting section, Fire Station 86 is located within the Specific Plan area at 3000 Willow Pass Road. All areas of the Specific Plan are accessible from Fire Station 86 within five minutes of notification. The Specific Plan area is approximately 0.5 mile in diameter, such that all properties within the plan area are within 1.5 miles of the station. Since these emergency response criteria would be met, it is unlikely that development from the Specific Plan would adversely affect the District's National ISO rating. This impact is considered less than significant.

MITIGATION MEASURE 8-5. Since the design, orientation, and infrastructure of new commercial and residential development have only been conceptually defined, the full impact on the local fire protection service cannot be estimated. Either the City or County, depending in which jurisdiction a project is proposed to be developed, would apply its fire protection facility and service standards in its adopted Growth Management Element. The demonstration of compliance with these standards would be required as a condition of approval during project design review of Specific Plan projects. This measure would mitigate the impact to a less-than-significant level.

Police Services

The Specific Plan area is currently well served by police services from three jurisdictions: the Contra Costa County Sheriff, City of Pittsburg, and BART; however buildout of the Specific Plan is expected to require an expansion of police services within both the BART and Pittsburg police departments. The proposed increase in population (up to 3,580) and the proposal of office space, commercial uses, and a multi-level parking garage present the need for additional police services. Discussion of the potential impacts on each service is provided below.

IMPACT 8-6: Development in the Specific Plan could generate demand for additional County police services. This impact is considered potentially significant.

The County Sheriff currently is providing three times the normal level of patrols for the Bay Point area, in response to a comparatively higher crime rate, compared to other County locations. Because the development proposed for the unincorporated area involves in-fill development, or redevelopment, the Sheriff's Department does not believe that the proposed Specific Plan development would increase emergency response time, and therefore degrade Sheriff service standards.²² The roadway and access improvements, in combination with urban design improvements to lighting, pedestrian access, etc., might actually serve to reduce the crime rate in the area.²³ In addition, the approximately 913 new residents added to the to the unincorporated area may require adjustment of, or minor additions to, beat coverage provided by the County Sheriff service.

MITIGATION MEASURE 8-6. County review and approval of future projects shall require all new development to meet the County Growth Management Element standards for police service as a condition of project approval. Implementation of the County's standards would ensure this impact would be less than significant.

IMPACT 8-7: Proposed mixed use development in Specific Plan Zone I, the BART Station area, would generate substantial new demand for additional BART and Pittsburg police services. This impact is considered potentially significant.

Impacts to BART Police

BART police would be responsible for law enforcement and security of all future development proposed on BART properties. BART would not be responsible for policing development on property it leases or sells to a developer. The Pittsburg Police Department would be responsible for law enforcement at adjacent off-site properties or on other properties leased or purchased from BART. The new population of about 3,580 resulting from 1,790 units of high-density, multi-family housing, and new retail and office uses, would create additional demand for polices services, and require formal coordination between police departments. It is possible that a formal Memorandum of Understanding will be needed between the two departments similar to what BART has implemented in other jurisdictions.²⁴

The increase in population has the potential to increase the crime rate for home burglary, and auto theft and burglary. The proposed multi-level parking garage would require BART security

staffing resembling other BART garages, two non-sworn community services assistants (CSAs) in two shifts spanning the period of 6:00 a.m. to 11:00 p.m., five days a week.²⁵ The presence and access controls of the garage may help reduce the rate of crimes to unattended autos, which currently occur at the Pittsburg/Bay Point station.

The proposed new office and retail uses have the potential to increase the rate of crimes such as shoplifting, robbery, and fraudulent check writing. Under current guidelines for BART police, if these crimes occur on BART properties, BART police would be responsible for response and/or investigation. At present, it is not possible to precisely quantify the impact of new development on BART police staffing and services. BART police have expressed a desire to study the issues further with the County and City law enforcement agencies, to identify the best means to utilize available resources.²⁶

Impacts to City of Pittsburg Police

The impacts of increased crime described above also pertain to the areas proposed for development within the City of Pittsburg. The increase in population may require the realignment of police beats and/or the addition of a new beat.²⁷ The Pittsburg Police Department would expect to coordinate with the other law enforcement agencies to ensure adequate police service coverage to off-station areas. Pittsburg police would take into account their established standards for response time to calls, and the possible need for enforcing off-site problems such as BART commuter parking spill-over into adjacent streets, neighborhoods, and shopping areas.

MITIGATION MEASURE 8-7. The City, County, and BART police departments would coordinate their efforts to ensure adequate law enforcement and security service are provided to the BART station and joint development. The jurisdictions would apply the police standards adopted in their respective Growth Management Elements; BART would apply its standards for law enforcement and security that are applied in other stations with parking garages and mixed use joint development. These standards would be included as conditions of the development agreement to be established for the BART station. Consideration will be given to the provision of a storefront police facility at the site, similar to the facility at the Castro Valley Station. Implementation of these measures would reduce this impact to less-than-significant levels.

NOTES: Community Services and Utilities

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- ¹ *Pittsburg General Plan Update: Existing Conditions and Planning Issues Report*, June 1998, page 207.
 - ² *Ibid.*, page 208.
 - ³ Contra Costa Water District, *Future Water Supply Study*, August 1996.
 - ⁴ City of Pittsburg General Plan Update, *op. cit.*, page 207.
 - ⁵ Contra Costa Water District, *Future Water Supply Study*, Executive Summary, August 1996.
 - ⁶ Pittsburg General Plan, *op. cit.*, page 209.
 - ⁷ Pittsburg General Plan, *op. cit.*, page 214.
 - ⁸ *Final EIR, Proposed Southeast Area Sphere of Influence Amendment and Annexation*, September 1997.
 - ⁹ Pittsburg General Plan Update, *op. cit.*, page 215.
 - ¹⁰ Gregory Baatrup, Technical Services Manager, DDS, personal communication, July 30, 1998.
 - ¹¹ *Pittsburg/Bay Point BART Station Area Specific Plan*, November 1997.
 - ¹² Data for this Solid Waste section was largely obtained from the *Pittsburg General Plan Update: Existing Conditions Report*, June 1998, pages 217 and 218.
 - ¹³ John Snell, Senior Crime Analyst, Contra Costa County Sheriff's Department, personal communication, August 1998.
 - ¹⁴ Commander Chuck White, City of Pittsburg Police Department, personal communication, January 1999.
 - ¹⁵ Commander Clark Lynch, BART Police Department, personal communication, January 1999.
 - ¹⁶ BART Planning Department, written communication, March 1, 1999.
 - ¹⁷ *Future Water Supply Study*, *op. cit.*
 - ¹⁸ *Pittsburg Collection System Master Plan*, September 1990.
 - ¹⁹ Gregory Baatrup, Technical Services Manager, DDS, personal communication, July 30, 1998.
 - ²⁰ Bob Rayborn, Research Department., Mount Diablo Unified School District, personal communication, August 3, 1998.
 - ²¹ *Cowell Ranch General Plan Amendment and Related Actions, Draft EIR*, October 1996, page IV.F-79.
 - ²² John Snell, *op. cit.*
 - ²³ *Ibid.*
 - ²⁴ Commander Clark Lynch, *op. cit.*
 - ²⁵ *Ibid.*
 - ²⁶ *Ibid.*
 - ²⁷ Commander Chuck White, Pittsburg Police Department, *op. cit.*

