

PROJECT NUMBER: WO#704B; WH704A/B  
CP# 17-18

PROJECT NAME: Fire Station 70, 1800 23<sup>rd</sup> Street, San Pablo

PREPARED BY: Alex Nattkemper *AN*

DATE: August 24, 2017

APPROVED BY: *[Signature]*

DATE: Aug. 28, 2017

RECOMMENDATIONS:

- ☒ Categorical Exemption: 15332 [Class 32 (a-e)]
- ☐ Negative Declaration
- ☐ Environmental Impact Report Required
- ☐ Conditional Negative Declaration

The project will not have a significant effect on the environment. The recommendation is based on the following: The project consists of in-fill development meeting the conditions described within section 15332 of the CEQA guidelines: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services.

What changes to the project would mitigate the identified impacts: N/A

USGS Quad Sheet: <u>Richmond</u>	Base Map Sheet #: <u>J-5</u>	Parcel #: <u>411-100-028</u>
----------------------------------	------------------------------	------------------------------

GENERAL CONSIDERATIONS:

1. **Location:** The project is located at 1800 23<sup>rd</sup> Street in the City of San Pablo, CA [Figures 1-4].
2. **Project Description:** The purpose of this Project is to replace an existing fire station, located at 13928 San Pablo Avenue, with a new fire station at 1800 23<sup>rd</sup> Street, both located in the City of San Pablo. The existing fire station, which is approximately 5,000 square feet in size with a staff of 5 firefighters, contains modular housing units and an apparatus building that is seismically deficient. The new fire station will be built to accommodate up to 6 firefighters for future expansion and service. Once the Project is complete, the existing Fire Station 70 staff will move to the new location and ownership of the parcel at 13928 San Pablo Avenue will be transferred from the Contra Costa County Fire Protection District (CCCFPD) to the City of San Pablo (City). Likewise, ownership of the parcel at 1800 23<sup>rd</sup> Street will transfer from the City to the CCCFPD. The Project is located in an existing vacant parcel that is approximately 25,000 square feet in size and bordered by Market Avenue to the south, 23<sup>rd</sup> Street to the west, Powell Street to the east, and residences to the north. The Project consists of constructing a two-story 13,775 square-foot fire station comprised of three apparatus bays, office space, dormitories and site improvements. An Aboveground Storage Tank (AST), which will be compliant with all state and federal safety regulations, will be installed for on-site fire apparatus fueling and emergency generator operation. The generator will be housed in a concrete masonry enclosure to minimize noise. Vehicular access to the Project site will be provided via a driveway on Powell Street, which will provide inbound and outbound access for staff vehicles, and inbound access only for firetrucks. Outbound access for firetrucks will be provided via a driveway on 23<sup>rd</sup> Street. An emergency vehicle preemptive system at the 23<sup>rd</sup> Street/Market Avenue traffic signal will be installed to allow southbound 23<sup>rd</sup> Street queues to clear when fire trucks exit the station. An existing AC Transit bus stop on the northbound side of 23<sup>rd</sup> Street will be relocated to a location outside of the Fire Station 70 driveway influence area in order to avoid any potential conflicts with fire trucks exiting onto the street. The Project will provide 15 on-site parking spaces, including one ADA (Americans with Disabilities Act) parking space. One on-street parking space will be eliminated along southbound Powell Street to accommodate a driveway. Sidewalk and crosswalk improvements, as well as utility adjustments or relocations, will be necessary in support of the Project. The Project will include an 8-foot high masonry wall along the northern boundary of the site to acoustically shield adjacent residential land uses to the north. Garage door openers for the apparatus bays will employ acoustic isolators and the driveway on Powell Street will use an electric sliding gate that will produce a minimal amount of sound when operating. Appropriate Best Management Practices (BMPs) will be implemented to reduce temporary construction noise and vibration, protect storm drain inlets, control fugitive dust and reduce construction exhaust emissions. One tree will be removed. At least one lane will be open and emergency vehicles will have access at all times during construction activities. Real Property transactions will be necessary in support of the Project. General Plan Conformance will be necessary from the City of San Pablo.

In accordance with Section 15332, the proposed project meets the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, including:
  - City of San Pablo General Plan: Commercial Mixed Use
  - City of San Pablo Zoning: Pedestrian Priority Zone
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses: The 25,000 square foot project site is located in the City of San Pablo and is surrounded by a mix of urban uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species: The project site is currently vacant and devoid of any riparian areas, wetlands, or areas designated as waters of the United States. Due to its urbanized surroundings, and lack of on-site natural habitats, no special status plant or wildlife species are expected to occur on the project site. There is one landscape tree on the project site, which will be removed outside the nesting bird season or a nesting bird survey will be conducted prior to removal to avoid impacts to nesting birds.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality: The County has conducted construction and operational analyses and prepared supporting technical studies that confirm there will be no significant impacts to traffic, air quality and noise. Specifically, the following analyses were performed: an air quality and greenhouse gas emissions analysis for construction and operational impacts, a noise and vibration assessment for construction and operational impacts, and a transportation analysis. The project has been designed to avoid potential operational noise and traffic impacts. To ensure temporary construction impacts are minimized, the project includes several conditions including BMPs related to noise, vibration and air quality. Additional operational procedures will be implemented to further reduce potential noise impacts including, but not limited to, equipment checks resulting in the generation of excessive noise will not occur prior to 8:00 a.m. and will be performed at the front of the station facing 23<sup>rd</sup> Street. In addition, the City of San Pablo noise ordinance provides an exemption for noise associated with emergency operations.
- (e) The site can be adequately served by all required utilities and public services: The project site will be served by existing utilities (West County Wastewater District, East Bay Municipal Utilities District, Pacific Gas and Electric, and Richmond Sanitary Service). All existing utility providers can meet the demand of the proposed project. In addition, the proposed building and site improvements will meet LEED (Leadership in Energy and Environmental Design) Silver standards, which would reduce energy and water needs.
3. Does it appear that any feature of the project will generate significant public concern?  
☐ Yes ☒ No ☐ maybe (Nature of concern):
4. Will the project require approval or permits by other than a County agency?  
☒ Yes ☐ No      Yes, the City of San Pablo
5. Is the project within the Sphere of Influence of any city?    Yes, the City of San Pablo



# Fire Station 70, 1800 23rd Street, San Pablo

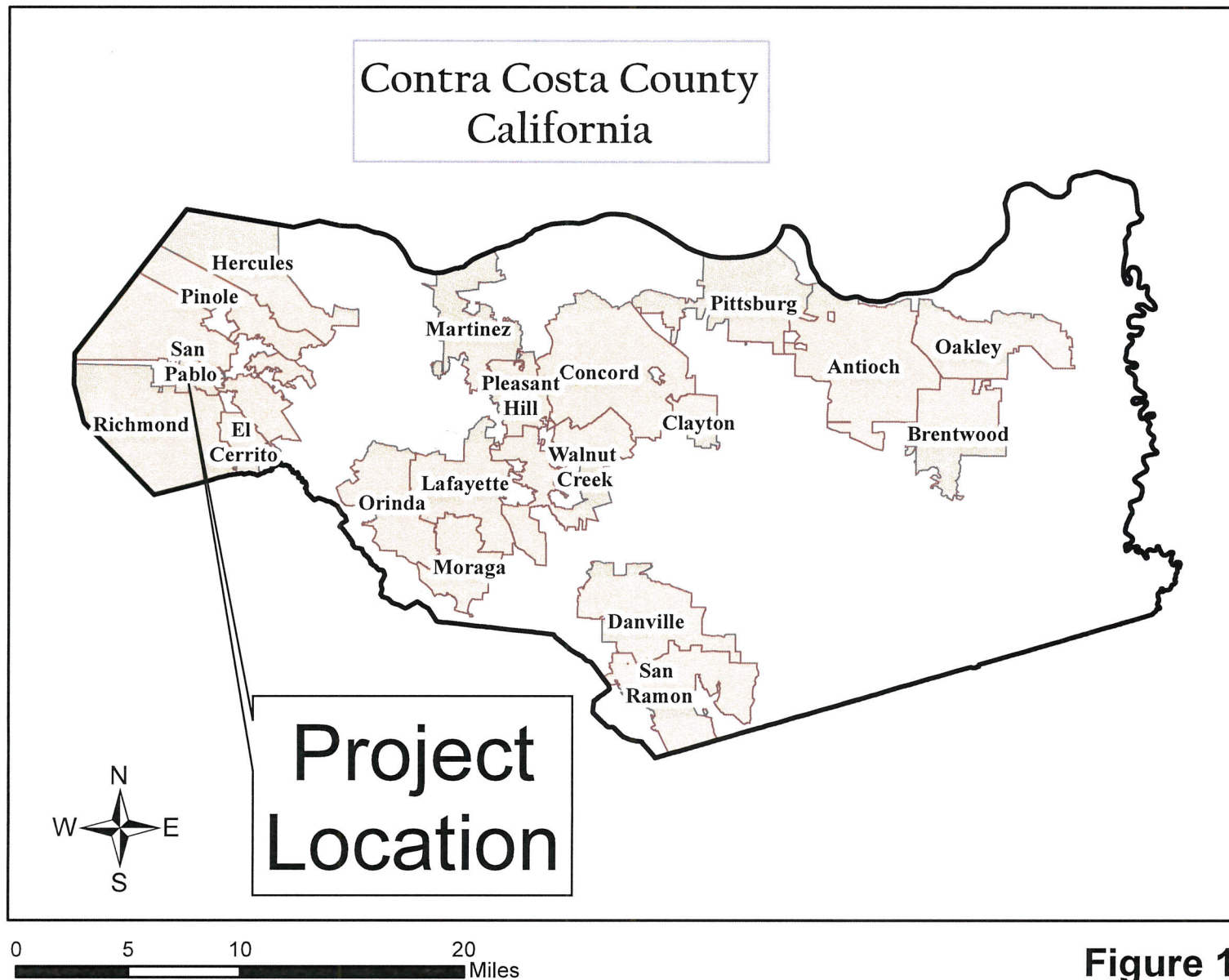


Figure 1



# Fire Station 70, 1800 23rd Street, San Pablo

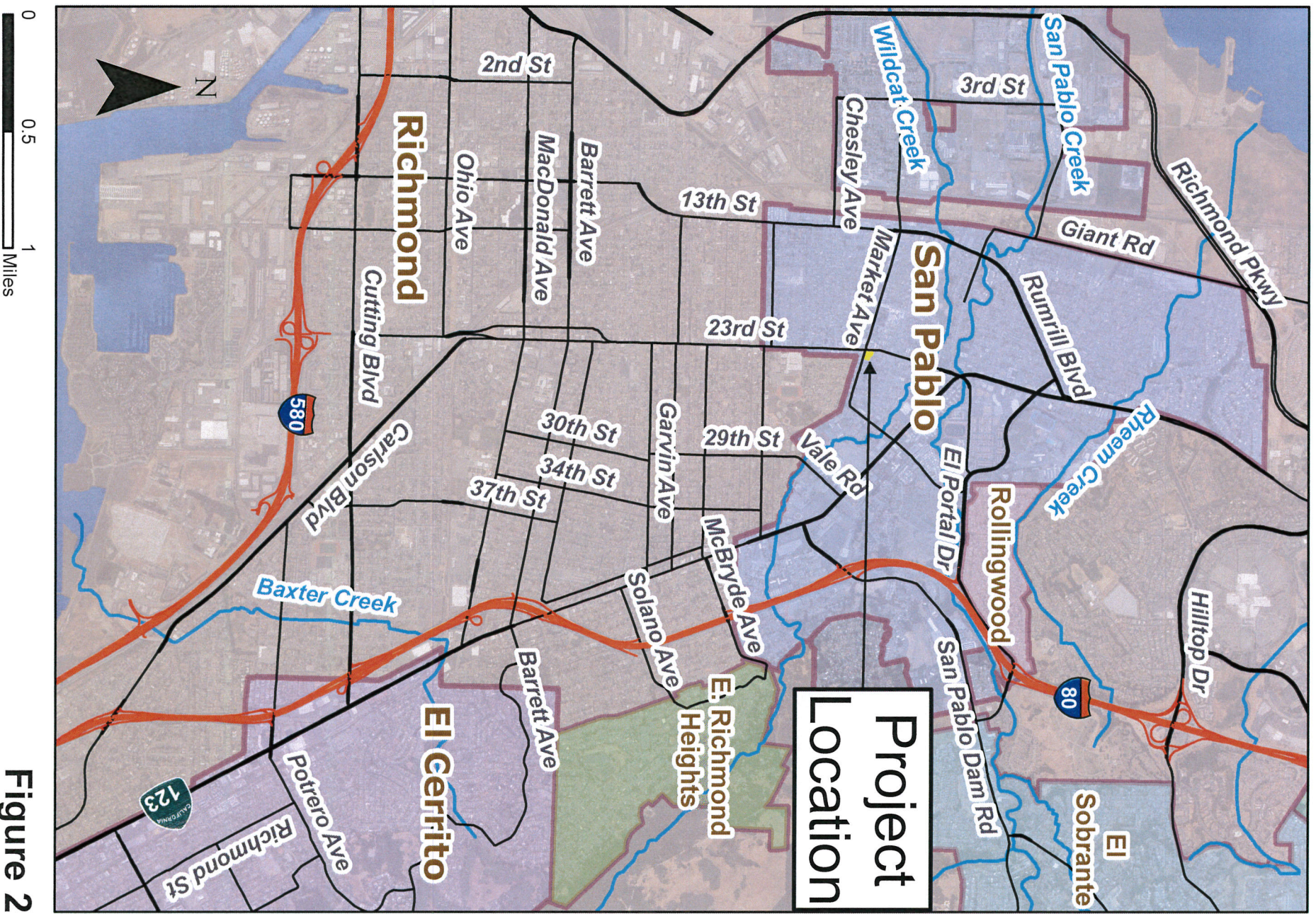


Figure 2



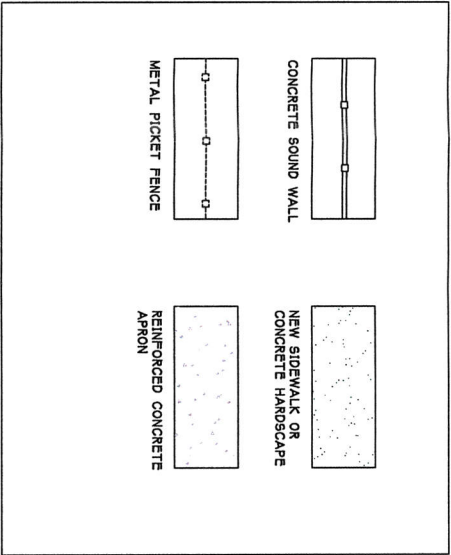
# Fire Station 70, 1800 23rd Street, San Pablo



Figure 3

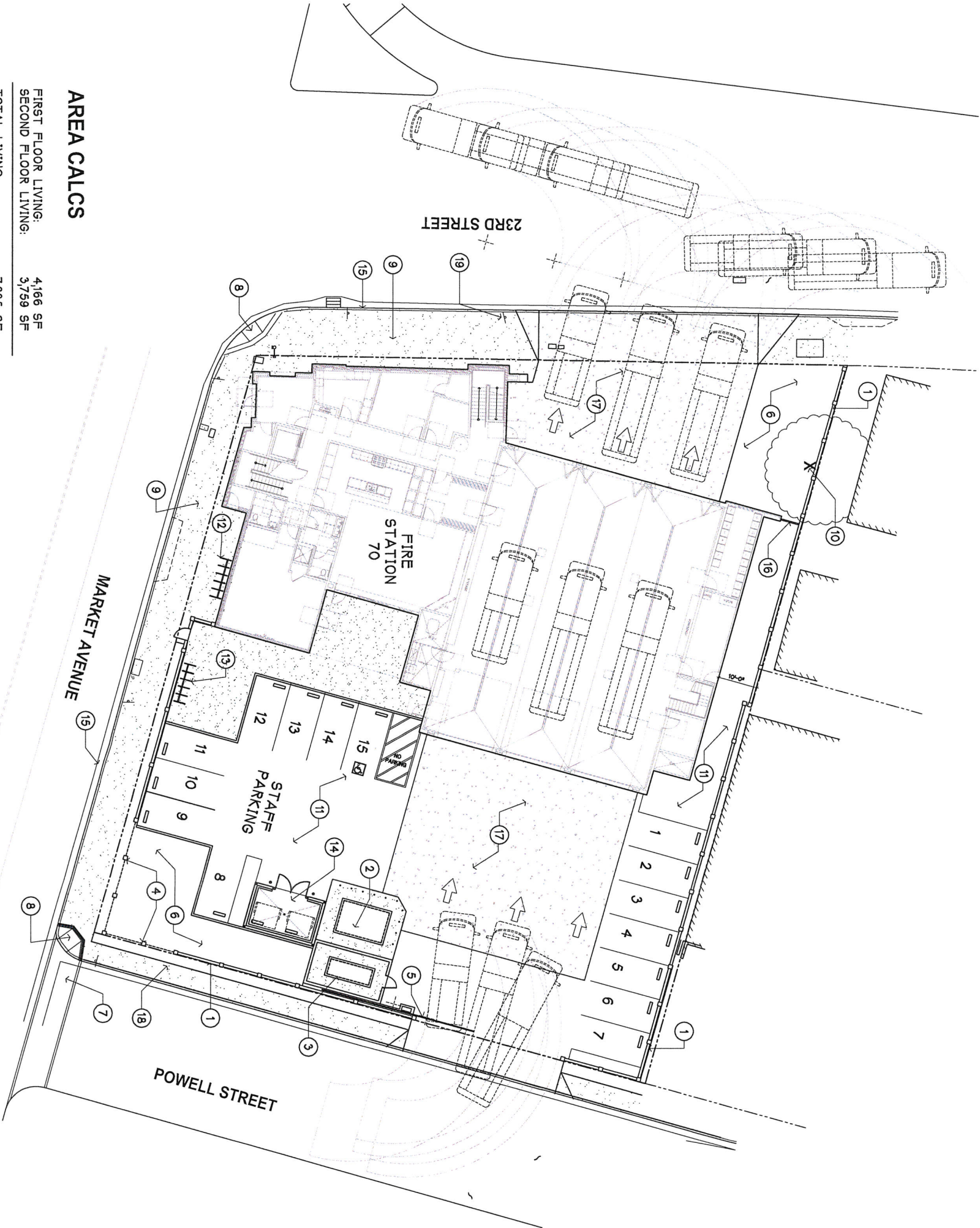


LEGEND



KEY NOTES

1. 8' HIGH PRECAST CONCRETE SOUND WALL
2. FUEL TANK WITH PROTECTIVE BOLLARDS
3. EMERGENCY GENERATOR IN 6' HIGH CMU ENCLOSURE
4. 8' HIGH ORNAMENTAL METAL FENCE AT CORNER
5. AUTOMATIC SLIDING SECURITY GATE
6. C-3 AREALANDSCAPING
7. NEW CROSSWALK IMPROVEMENTS
8. NEW ADA CURB CUT WITH TRUNCATED DOMES
9. NEW 8' MIN. WIDE SIDEWALK
10. REMOVE EXISTING TREE
11. ASPHALT PAVING
12. PUBLIC BIKE RACK
13. STAFF BIKE RACK
14. COVERED TRASH ENCLOSURE
15. EXISTING CURB AND GUTTER
16. 8' HIGH METAL SECURITY FENCE
17. REINFORCED CONCRETE APRON
18. 5' WIDE SIDEWALK TO MATCH EXISTING
19. EXISTING BUS STOP TO BE RELOCATED OUTSIDE OF THE INFLUENCE OF NEW DRIVEWAY APRON



AREA CALCS

FIRST FLOOR LIVING:	4,166 SF
SECOND FLOOR LIVING:	3,759 SF
TOTAL LIVING:	7,925 SF
FIRST FLOOR APP BAY:	5,292 SF
MEZZANINE:	558 SF
TOTAL APP BAY:	5,850 SF
TOTAL AREA:	13,775 SF



CONTRA COSTA COUNTY  
FIRE PROTECTION DISTRICT

FIRE STATION 70  
SAN PABLO, CALIFORNIA

CONCEPTUAL  
SITE PLAN

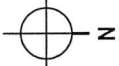


Figure 4



8/17/17 #16066



CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**Notice of Exemption**

To: ☐ Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: Contra Costa County  
Dept. of Conservation & Development  
30 Muir Road  
Martinez, CA 94553

☒ County Clerk  
County of: Contra Costa

Project Title: Fire Station 70, 1800 23<sup>rd</sup> Street, San Pablo  
Proj. No. WO#704B; WH704A/B CP#17-18

COPY

Project Applicant: **Contra Costa County Public Works Department**

Project Location – **Specific:** At the intersection of 23<sup>rd</sup> Street and Market Avenue

Project Location: City of San Pablo

Project Location – County: West Contra Costa

**Description of Nature, Purpose and Beneficiaries of Project:** The purpose of this Project is to replace an existing fire station, located at 13928 San Pablo Avenue, with a new fire station at 1800 23<sup>rd</sup> Street, both located in the City of San Pablo. The existing fire station, which is approximately 5,000 square feet in size with a staff of 5 firefighters, contains modular housing units and an apparatus building that is seismically deficient. The new fire station will be built to accommodate up to 6 firefighters for future expansion and service. Once the Project is complete, the existing Fire Station 70 staff will move to the new location and ownership of the parcel at 13928 San Pablo Avenue will be transferred from the Contra Costa County Fire Protection District (CCCYPD) to the City of San Pablo (City). Likewise, ownership of the parcel at 1800 23<sup>rd</sup> Street will transfer from the City to the CCCYPD. The Project is located in an existing vacant parcel that is approximately 25,000 square feet in size and bordered by Market Avenue to the south, 23<sup>rd</sup> Street to the west, Powell Street to the east, and residences to the north. The Project consists of constructing a two-story 13,775 square-foot fire station comprised of three apparatus bays, office space, dormitories and site improvements. An Aboveground Storage Tank (AST), which will be compliant with all state and federal safety regulations, will be installed for on-site fire apparatus fueling and emergency generator operation. The generator will be housed in a concrete masonry enclosure to minimize noise. Vehicular access to the Project site will be provided via a driveway on Powell Street, which will provide inbound and outbound access for staff vehicles, and inbound access only for firetrucks. Outbound access for firetrucks will be provided via a driveway on 23<sup>rd</sup> Street. An emergency vehicle preemptive system at the 23<sup>rd</sup> Street/Market Avenue traffic signal will be installed to allow southbound 23<sup>rd</sup> Street queues to clear when fire trucks exit the station. An existing AC Transit bus stop on the northbound side of 23<sup>rd</sup> Street will be relocated to a location outside of the Fire Station 70 driveway influence area in order to avoid any potential conflicts with fire trucks exiting onto the street. The Project will provide 15 on-site parking spaces, including one ADA (Americans with Disabilities Act) parking space. One on-street parking space will be eliminated along southbound Powell Street to accommodate a driveway. Sidewalk and crosswalk improvements, as well as utility adjustments or relocations, will be necessary in support of the Project. The Project will include an 8-foot high masonry wall along the northern boundary of the site to acoustically shield adjacent residential land uses to the north. Garage door openers for the apparatus bays will employ acoustic isolators and the driveway on Powell Street will use an electric sliding gate that will produce a minimal amount of sound when operating. Appropriate Best Management Practices (BMPs) will be implemented to reduce temporary construction noise and vibration, protect storm drain inlets, control fugitive dust and reduce construction exhaust emissions. One tree will be removed. At least one lane will be open and emergency vehicles will have access at all times during construction activities. Real Property transactions will be necessary in support of the Project. General Plan Conformance may be necessary from the City of San Pablo.

In accordance with Section 15332, the proposed project meets the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, including:
  - City of San Pablo General Plan: Commercial Mixed Use
  - City of San Pablo Zoning: Pedestrian Priority Zone
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses: The 25,000 square foot project site is located in the City of San Pablo and is surrounded by a mix of urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species: The project site is currently vacant and devoid of any riparian areas, wetlands, or areas designated as waters of the United States. Due to its urbanized surroundings, and lack of on-site natural habitats, no special status plant or wildlife species are expected to occur on the project site. There is one landscape tree on the project site, which will be removed outside the nesting bird season or a nesting bird survey will be conducted prior to removal to avoid impacts to nesting birds.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality: The County has conducted construction and operational analyses and prepared supporting technical studies that confirm there will be no significant impacts to traffic, air quality and noise. Specifically, the following analyses were performed: an air quality and greenhouse gas emissions analysis for construction and operational impacts, a noise and vibration assessment for construction and operational impacts, and a transportation analysis. The project has been designed to avoid potential operational noise and traffic impacts. To ensure temporary construction impacts are minimized, the project includes several conditions including BMPs related to noise, vibration and air quality. Additional operational procedures will be implemented to further reduce potential noise impacts including, but not limited to, equipment checks resulting in the generation of excessive noise will not occur prior to 8:00 a.m. and will be performed at the front of the station facing 23<sup>rd</sup> Street. In addition, the City of San Pablo noise ordinance provides an exemption for noise associated with emergency operations.
- (e) The site can be adequately served by all required utilities and public services: The project site will be served by existing utilities (West County Wastewater District, East Bay Municipal Utilities District, Pacific Gas and Electric, and Richmond Sanitary Service). All existing utility providers can meet the demand of the proposed project. In addition, the proposed building and site improvements will meet LEED (Leadership in Energy and Environmental Design) Silver standards, which would reduce energy and water needs.

Name of Public Agency Approving Project: **Contra Costa County**

Name of Person or Agency Carrying Out Project: **Contra Costa County Public Works Department**

**Exempt Status:**

- |                                                                             |                                                                                          |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Ministerial Project (Sec. 21080(b) (1); 15268;     | <input checked="" type="checkbox"/> Categorical Exemption: <u>Class 32 (a-e)</u>         |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a));   | <input type="checkbox"/> Other Statutory Exemption, Code No.: _____                      |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c)); | <input type="checkbox"/> General Rule of Applicability [Article 5, Section 15061 (b)(3)] |

**Reasons why project is exempt:** The project consists of in-fill development meeting the conditions described within section 15332 of the CEQA guidelines: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: **Alex Nattkemper - Public Works Dept.** Area Code/Telephone/Extension: **(925) 313-2364**

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: *[Signature]* Date: 8/28/17 Title: Principal Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

AFFIDAVIT OF FILING AND POSTING	
I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.	
_____ Signature	_____ Title

**Applicant:**  
Public Works Department  
255 Glacier Drive  
Martinez, CA 94553  
**Attn: Alex Nattkemper**  
Environmental Services Division  
Phone: (925) 313-2364

**Department of Fish and Game Fees Due**  
☐ EIR - \$3,078.<sup>25</sup>  
☐ Neg. Dec. - \$2,216.<sup>25</sup>  
☐ DeMinimis Findings - \$0  
☒ County Clerk - \$50  
☒ Conservation & Development - \$25

**Total Due: \$75.<sup>00</sup>**  
Total Paid \$ \_\_\_\_\_  
Receipt #: \_\_\_\_\_