

PUBLIC WORKS DEPARTMENT
INITIAL STUDY OF
ENVIRONMENTAL SIGNIFICANCE

PROJECT NUMBER: WO# 795A
CP# 16-38

PROJECT NAME: Demolition/Replacement of Fire Station 16 at 4007 Los Arabis Drive in Lafayette
PREPARED BY: Alex Nattkemper *YN* DATE: September 26, 2016
APPROVED BY: *Linda C. Co* DATE: Oct. 6, 2016

RECOMMENDATIONS:

- ☒ Categorical Exemption: 15302 [Class 2(b)]
- ☐ 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 the replacement of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, pursuant to section 15302(b) of the CEQA guidelines.

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

USGS Quad Sheet: Briones Valley	Base Map Sheet #: N-11	Parcel #: 249-020-001
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GENERAL CONSIDERATIONS:

1. **Location:** The project is located at Fire Station 16, located at 4007 Los Arabis Drive in Lafayette [Figures 1-3].
2. **Project Description:** The purpose of this Project is to demolish the existing vacant Fire Station No. 16 and replace it with a new single apparatus fire station at the same location, for the same purpose, and with substantially the same capacity, since the number of personnel (3) and fire apparatuses (1) will be consistent with past staffing and equipment levels. The existing vacant fire station was constructed in the 1950s and was vacated following the Loma Prieta Earthquake in 1989 due to structural damage. The new fire station, which will continue to be operated by Contra Costa County Fire Protection District (CCCFPD), will serve the surrounding residential neighborhood north of Highway 24 in central Lafayette. Public meetings have taken place to select a preferred fire station design. The Project will install comprehensive site improvements to facilitate safe public and CCCFPD access to and from the property, in addition to new paving and drainage improvements to divert downhill surface rainwater away from the building. On-site parking will include four (4) staff/client parking stalls and one Americans with Disabilities Act (ADA) accessible parking space. A narrow strip of the parcel that extends east to the intersection of Los Arabis Drive and Upper Happy Valley Road will offer off-street overflow parking for approximately six (6) vehicles. The new fire station will be approximately 3,800 square feet, or about 60% the size of a standard CCCFPD facility, and as such, will only house one mid-size fire apparatus with capacity for three (3) full time firefighting staff working 24 hour shifts. The new structure will be a single story building with varying roof heights to accommodate high ceilings in the fire apparatus parking bay and lower ceilings in the administrative and living areas. The fire apparatus parking bay will be approximately 18 feet high. The protocols for the fire apparatus' use of audible and visual warning devices are as follows: for standard calls, lights will be turned on when leaving the station, Code 3 calls will use lights and siren when driving. Nighttime use of sirens is often not necessary due to no or limited vehicular traffic at this location. In compliance with Contra Costa County's energy efficiency mandate, this fire station will meet the threshold for Leadership in Energy and Environmental Design (LEED) Silver design designation. Thus, the building design will incorporate active as well as passive energy efficiency features, such as daylight harvesting, lighting controls, solar roof panels, low flow plumbing features and other systems needed to meet the LEED Silver threshold. All the existing mature oak trees will be retained and incorporated into the new site/building design. Tree and shrubbery trimming may be necessary throughout the Project area. Real property transactions and utility relocations may be necessary in support of the Project.
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 General Plan Conformance will be required from the City of Lafayette.
5. **Is the project within the Sphere of Influence of any city?** Yes, the City of Lafayette.

Demolition/Replacement of Fire Station 16 at 4007 Los Arabis Drive in Lafayette

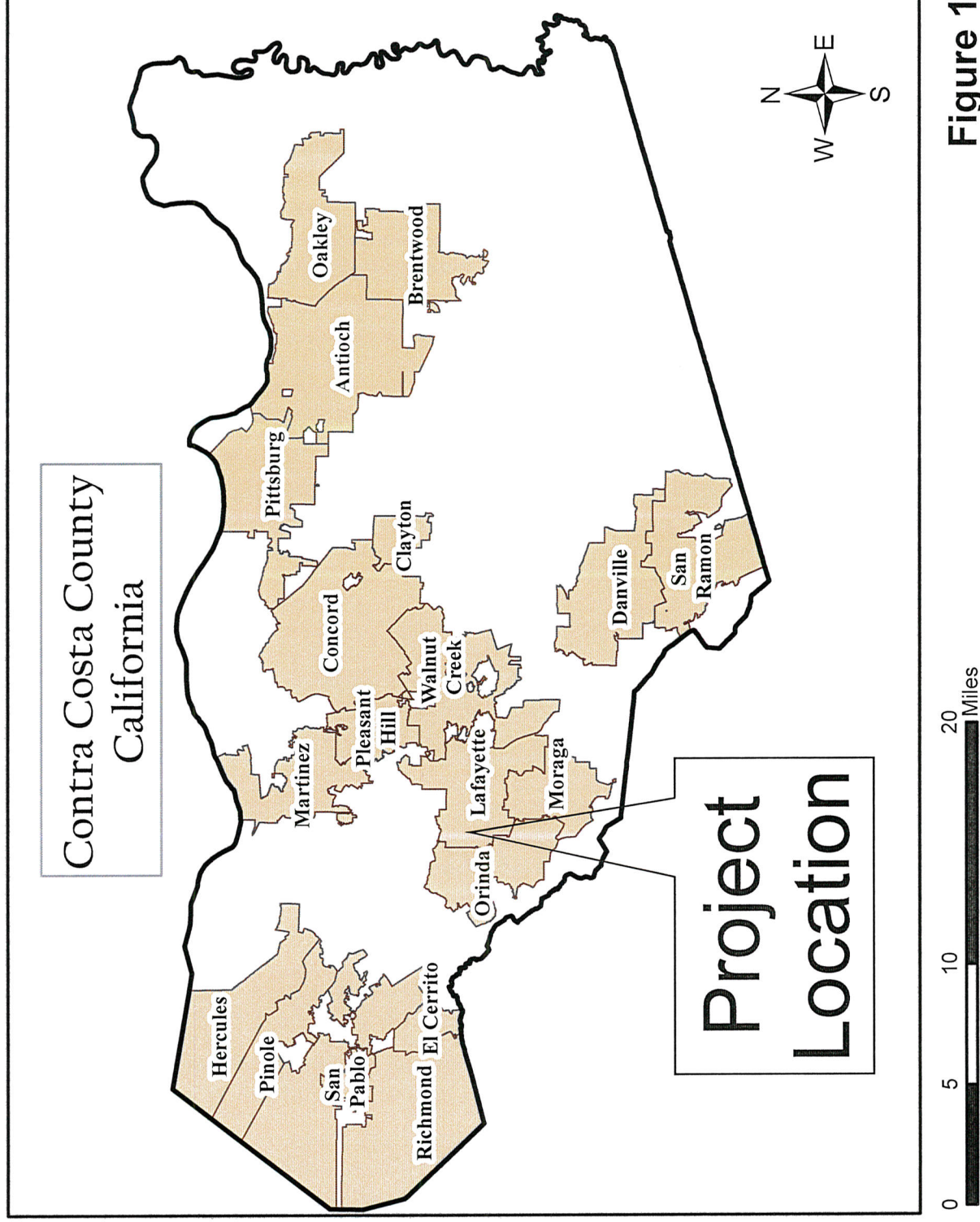


Figure 1

Demolition/Replacement of Fire Station 16 at 4007 Los Arabis Drive in Lafayette

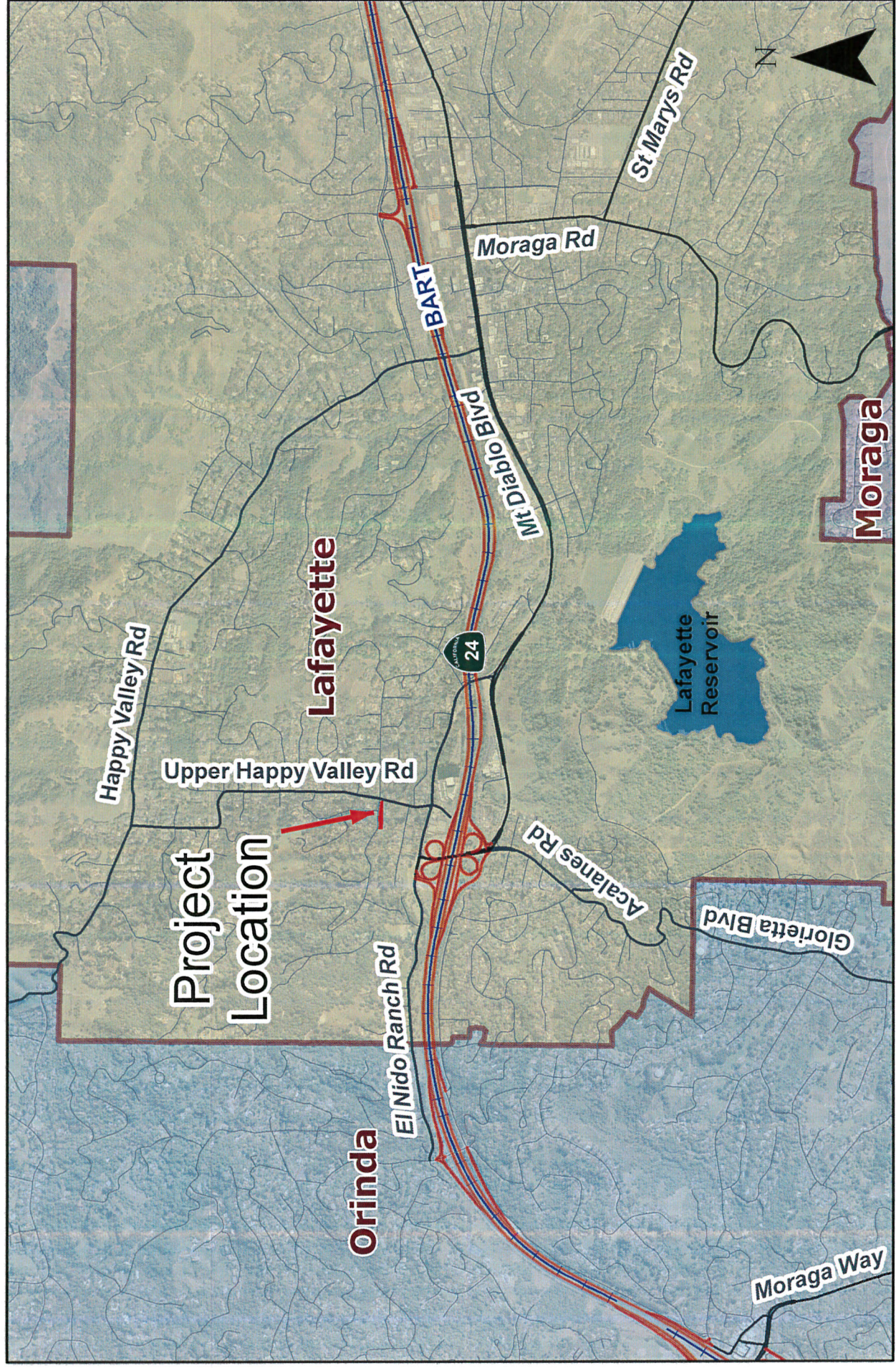


Figure 2

Demolition/Replacement of Fire Station 16 at 4007 Los Arabis Drive in Lafayette



0 200 400 Feet

Figure 3

CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption

To: [] Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
[] County Clerk
County of: Contra Costa
From: Contra Costa County
Dept. of Conservation & Development
30 Muir Road
Martinez, CA 94553

Project Title: Demolition/Replacement of Fire Station 16 at 4007 Los Arabis Drive in Lafayette
Proj. No. WO# 795A CP#16-38

Project Applicant: Contra Costa County Public Works Department
Project Location - Specific: 4007 Los Arabis Drive, Lafayette

Project Location: City of Lafayette
Project Location - County: Central Contra Costa

Description of Nature, Purpose and Beneficiaries of Project: The purpose of this Project is to demolish the existing vacant Fire Station No. 16 and replace it with a new single apparatus fire station at the same location, for the same purpose, and with substantially the same capacity, since the number of personnel (3) and fire apparatuses (1) will be consistent with past staffing and equipment levels. The existing vacant fire station was constructed in the 1950s and was vacated following the Loma Prieta Earthquake in 1989 due to structural damage. The new fire station, which will continue to be operated by Contra Costa County Fire Protection District (CCCFPD), will serve the surrounding residential neighborhood north of Highway 24 in central Lafayette. Public meetings have taken place to select a preferred fire station design. The Project will install comprehensive site improvements to facilitate safe public and CCCFPD access to and from the property, in addition to new paving and drainage improvements to divert downhill surface rainwater away from the building. On-site parking will include four (4) staff/client parking stalls and one Americans with Disabilities Act (ADA) accessible parking space. A narrow strip of the parcel that extends east to the intersection of Los Arabis Drive and Upper Happy Valley Road will offer off-street overflow parking for approximately six (6) vehicles. The new fire station will be approximately 3,800 square feet, or about 60% the size of a standard CCCFPD facility, and as such, will only house one mid-size fire apparatus with capacity for three (3) full time firefighting staff working 24 hour shifts. The new structure will be a single story building with varying roof heights to accommodate high ceilings in the fire apparatus parking bay and lower ceilings in the administrative and living areas. The fire apparatus parking bay will be approximately 18 feet high. The protocols for the fire apparatus' use of audible and visual warning devices are as follows: for standard calls, lights will be turned on when leaving the station, Code 3 calls will use lights and siren when driving. Nighttime use of sirens is often not necessary due to no or limited vehicular traffic at this location. In compliance with Contra Costa County's energy efficiency mandate, this fire station will meet the threshold for Leadership in Energy and Environmental Design (LEED) Silver design designation. Thus, the building design will incorporate active as well as passive energy efficiency features, such as daylight harvesting, lighting controls, solar roof panels, low flow plumbing features and other systems needed to meet the LEED Silver threshold. All the existing mature oak trees will be retained and incorporated into the new site/building design. Tree and shrubbery trimming may be necessary throughout the Project area. Real property transactions and utility relocations may be necessary in support of the Project.

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:
[] Ministerial Project (Sec. 21080(b) (1); 15268;
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption: Class 2(b)
[] Other Statutory Exemption, Code No.:
[] General Rule of Applicability [Article 5, Section 15061 (b)(3)]

Reasons why project is exempt: The project consists of the replacement of an existing structure, where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, pursuant to section 15302(b) of the CEQA guidelines.

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: Date: Title:
[] 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: Department of Fish and Game Fees Due
Public Works Department
255 Glacier Drive
Martinez, CA 94553
Attn: Alex Nattkemper
Environmental Services Division
Phone: (925) 313-2364
[] EIR - \$3,078.25
[] Neg. Dec. - \$2,216.25
[] DeMinimis Findings - \$0
[X] County Clerk - \$50
[X] Conservation & Development - \$25
Total Due: \$75.00
Total Paid \$
Receipt #: