

CALENDAR FOR THE BOARD OF DIRECTORS  
**CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT**  
BOARD CHAMBERS ROOM 107, ADMINISTRATION BUILDING, 651 PINE STREET  
MARTINEZ, CALIFORNIA 94553-1229

FEDERAL D. GLOVER, *CHAIR*  
KAREN MITCHOFF, *VICE CHAIR*  
JOHN GIOIA  
CANDACE ANDERSEN  
DIANE BURGIS

DAVID J. TWA, CLERK OF THE BOARD AND COUNTY ADMINISTRATOR, (925) 335-1900  
JEFF CARMAN, FIRE CHIEF

PERSONS WHO WISH TO ADDRESS THE BOARD DURING PUBLIC COMMENT OR WITH RESPECT TO  
AN ITEM THAT IS ON THE AGENDA, WILL BE LIMITED TO TWO (2) MINUTES.

The Board Chair may reduce the amount of time allotted per speaker at the beginning of each item  
or public comment period  
depending on the number of speakers and the business of the day.  
Your patience is appreciated.

A closed session may be called at the discretion of the Board Chair.

Staff reports related to open session items on the agenda are also accessible on line at  
[www.co.contra-costa.ca.us](http://www.co.contra-costa.ca.us).

**ANNOTATED AGENDA & MINUTES**  
**September 12, 2017**

Present: Director John Gioia; Director Candace Andersen; Director Diane Burgis; Director Karen Mitchoff;  
Director Federal D. Glover

Staff Present: David Twa, County Administrator  
Jeff Carman, Fire Chief

**1:30 P.M.** Convene and call to order.

*Called the meeting to order at 2:55 p.m.*

**CONSIDER CONSENT ITEMS** (Items listed as C.1 through C.2 on the following agenda) –  
Items are subject to removal from Consent Calendar by request of any Director or on request  
for discussion by a member of the public. **Items removed from the Consent Calendar will  
be considered with the Discussion Items.**

## **DISCUSSION ITEMS**

D. 1 CONSIDER Consent Items previously removed.

*There were no items removed for discussion.*

D. 2 PUBLIC COMMENT (2 Minutes/Speaker)

*The following people spoke on dissatisfaction with progress in current contract negotiations:*

*Matt Weisbrod; Vincent Wells, President Local 1230; Matt DePolo; Chris Freyler, Local 1230; Whit MacDonald. Written commentary provided by Konnor DeLong (attached).*

**D.3** CONSIDER accepting a report from the Fire Chief providing a status summary for ongoing Fire District activities and initiatives. (Jeff Carman, Fire Chief)

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis, Director Karen Mitchoff, Director Federal D. Glover

## **CONSENT ITEMS**

**C.1** FIND that the Fire Station 70 Project in San Pablo, as described in the initial study of environmental significance for the project, is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332 as infill development.

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis, Director Karen Mitchoff, Director Federal D. Glover

**C.2** APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the Fire Chief, a purchase order amendment with William E. Munson Company, to increase the payment limit by \$6,000 to a new payment limit of \$506,000, for the purchase of a 32-foot fire boat for the Contra Costa County Fire Protection District's Maritime Response Team. (100% CCCFPD General Operating Fund)

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis, Director Karen Mitchoff, Director Federal D. Glover

## **GENERAL INFORMATION**

The Board meets in its capacity as the Board of Directors of the Contra Costa County Fire Protection District pursuant to Ordinance Code Section 24-2.402. Persons who wish to address the Board of Directors should complete the form provided for that purpose and furnish a copy of any written statement to the Clerk.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Clerk of the Board to a majority of the members of the Board of Directors less than 72 hours prior to that meeting are available for public inspection at 651 Pine Street, First Floor, Room 106, Martinez, CA 94553, during normal business hours. All matters listed under CONSENT ITEMS are considered by the Board of Directors to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Board or a member of the public prior to the time the Commission votes on the motion to adopt. Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Chair calls for comments from those persons who are in support thereof or in opposition thereto. After persons have spoken, the hearing is closed and the matter is subject to discussion and action by the Board. Comments on matters listed on the agenda or otherwise within the purview of the Board of Directors can be submitted to the office of the Clerk of the Board via mail: Contra Costa County Fire Protection District Board of Directors, 651 Pine Street Room 106, Martinez, CA 94553; by fax: 925-335-1913.

The District will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 335-1900; TDD (925) 335-1915. An assistive listening device is available from the Clerk, Room 106. Copies of recordings of all or portions of a Board meeting may be purchased from the Clerk of the Board. Please telephone the Office of the Clerk of the Board, (925) 335-1900, to make the necessary arrangements. Applications for personal subscriptions to the Board Agenda may be obtained by calling the Office of the Clerk of the Board, (925) 335-1900. The Board of Directors' agenda and meeting materials are available for inspection at least 96 hours prior to each meeting at the Office of the Clerk of the Board, 651 Pine Street, Room 106, Martinez, California.

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[www.co.contra-costa.ca.us](http://www.co.contra-costa.ca.us)

## **ADVISORY COMMISSION**

The Contra Costa County Fire Protection District Advisory Fire Commission is scheduled to meet next on Monday, October 9, 2017 at 7:00 p.m. at the District Training Center, 2945 Treat Blvd., Concord, CA 94518.

**AGENDA DEADLINE: Thursday, 12 noon, 12 days before the Tuesday Board meetings.**

## **Glossary of Acronyms, Abbreviations, and other Terms (in alphabetical order):**

The Contra Costa County Fire Protection District has a policy of making limited use of acronyms, abbreviations, and industry-specific language in its Board of Supervisors meetings and written materials. Following is a list of commonly used language that may appear in oral presentations and

written materials associated with Board meetings:

**AB** Assembly Bill

**ABAG** Association of Bay Area Governments

**ACA** Assembly Constitutional Amendment

**ADA** Americans with Disabilities Act of 1990

**AFSCME** American Federation of State County and Municipal Employees

**ARRA** American Recovery & Reinvestment Act of 2009

**BAAQMD** Bay Area Air Quality Management District

**BART** Bay Area Rapid Transit District

**BayRICS** Bay Area Regional Interoperable Communications System

**BGO** Better Government Ordinance

**BOC** Board of Commissioners

**CALTRANS** California Department of Transportation

**CAER** Community Awareness Emergency Response

**CAL-EMA** California Emergency Management Agency

**CAO** County Administrative Officer or Office

**CCE** Community Choice Energy

**CBC** California Building Code

**CCCPFD (ConFire)** Contra Costa County Fire Protection District

**CCHP** Contra Costa Health Plan

**CCTA** Contra Costa Transportation Authority

**CCRMC** Contra Costa Regional Medical Center

**CCWD** Contra Costa Water District

**CFC** California Fire Code

**CFDA** Catalog of Federal Domestic Assistance

**CEQA** California Environmental Quality Act

**CIO** Chief Information Officer

**COLA** Cost of living adjustment

**ConFire (CCCFPD)** Contra Costa County Fire Protection District

**CPA** Certified Public Accountant

**CPF** – California Professional Firefighters

**CPI** Consumer Price Index

**CSA** County Service Area

**CSAC** California State Association of Counties

**CTC** California Transportation Commission

**dba** doing business as

**EBMUD** East Bay Municipal Utility District

**ECCFPD** East Contra Costa Fire Protection District

**EIR** Environmental Impact Report

**EIS** Environmental Impact Statement

**EMCC** Emergency Medical Care Committee

**EMS** Emergency Medical Services

**et al.** et alii (and others)

**FAA** Federal Aviation Administration

**FEMA** Federal Emergency Management Agency

**FTE** Full Time Equivalent

**FY** Fiscal Year



**GIS** Geographic Information System  
**HCD** (State Dept of) Housing & Community Development  
**HHS** (State Dept of ) Health and Human Services  
**HOV** High Occupancy Vehicle  
**HR** Human Resources  
**HUD** United States Department of Housing and Urban Development  
**IAFF** International Association of Firefighters  
**ICC** International Code Council  
**IFC** International Fire Code  
**Inc.** Incorporated  
**IOC** Internal Operations Committee  
**ISO** Industrial Safety Ordinance  
**JPA** Joint (exercise of) Powers Authority or Agreement  
**Lamorinda** Lafayette-Moraga-Orinda Area  
**LAFCo** Local Agency Formation Commission  
**LLC** Limited Liability Company  
**LLP** Limited Liability Partnership  
**Local 1** Public Employees Union Local 1  
**Local 1230** Contra Costa County Professional Firefighters Local 1230  
**MAC** Municipal Advisory Council  
**MBE** Minority Business Enterprise  
**MIS** Management Information System  
**MOE** Maintenance of Effort  
**MOU** Memorandum of Understanding  
**MTC** Metropolitan Transportation Commission  
**NACo** National Association of Counties  
**NEPA** National Environmental Policy Act  
**NFPA** National Fire Protection Association  
**OES-EOC** Office of Emergency Services-Emergency Operations Center  
**OPEB** Other Post Employment Benefits  
**OSHA** Occupational Safety and Health Administration  
**PACE** Property Assessed Clean Energy  
**PARS** Public Agencies Retirement Services  
**PEPRA** Public Employees Pension Reform Act  
**RFI** Request For Information  
**RFP** Request For Proposal  
**RFQ** Request For Qualifications  
**SB** Senate Bill  
**SBE** Small Business Enterprise  
**SEIU** Service Employees International Union  
**SUASI** Super Urban Area Security Initiative  
**SWAT** Southwest Area Transportation Committee  
**TRANSPAC** Transportation Partnership & Cooperation (Central)  
**TRANSPLAN** Transportation Planning Committee (East County)  
**TRE** or **TTE** Trustee  
**TWIC** Transportation, Water and Infrastructure Committee  
**UASI** Urban Area Security Initiative  
**UCOA** United Chief Officers Association

**vs.** versus (against)

**WAN** Wide Area Network

**WBE** Women Business Enterprise

**WCCTAC** West Contra Costa Transportation Advisory Committee



Contra  
Costa  
County

To: Contra Costa County Fire Protection District Board of Directors  
From: Jeff Carman, Chief, Contra Costa County Fire Protection District  
Date: September 12, 2017

Subject: Fire Chief's Report - September 12, 2017

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**RECOMMENDATION(S):**

ACCEPT a report from the Fire Chief providing a status summary for ongoing Fire District activities and initiatives.

**FISCAL IMPACT:**

No fiscal impact.

**BACKGROUND:**

At the request of the Contra Costa County Fire Board of Directors, the Fire Chief is providing a report on the status and progress of the various District initiatives.

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

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Action of Board On: **09/12/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, Director  
Candace Andersen,  
Director  
Diane Burgis, Director  
Karen Mitchoff, Director  
Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 12, 2017

, County Administrator and Clerk of the Board of Supervisors

Contact: Jeff Carman, Fire Chief  
925-941-3500

By: June McHuen, Deputy

cc:

## ATTACHMENTS

Fire Chief's Report - September  
2017



September 12, 2017

TO: Board of Directors

FROM: Jeff Carman, Fire Chief

RE: Fire Chief's Report

- 
- Fire Station 16 (Lafayette): The plan review process continues with various agencies. A sewer line issue was identified during this process and is being addressed. Originally, we anticipated receiving the building permit in August, but this should actually occur in the next 60 days. After the building permit is issued, the formal bid process can begin. The Lafayette City Council was updated on the project on August 16, 2017.
  - Fire Station 70 (San Pablo): The CEQA analysis is complete. Upon Board approval of the CEQA findings, we will submit plans to the City for design review. We anticipate the City of San Pablo will schedule a design review hearing before the Planning Commission in October. We will utilize the same construction management firm for fire stations 16 and 70.
  - The District's new Hazardous Materials Response Team has completed their third week of training. The team remains on schedule for being functional by January 2018.
  - The District has updated our Automatic Aid Agreement with East Contra Costa Fire Protection District. Changes to the previous agreement were necessary due to the recent closure of their fourth fire station. I am cautiously optimistic that the new agreement will provide adequate protection to both fire districts without excessively burdening either agency. We will evaluate the new agreement every 30 to 60 days to assure the impacts are well managed.
  - The District's tenth annual Line of Duty Death Memorial Service was well attended. This year's ceremony included personal stories and testimonies about the incident that took the lives of Fire Captain Matt Burton and Fire Engineer Scott Desmond in 2007. A major highlight of the ceremony was Scott's 11-year-old son who spoke to the attendees about his feelings for his dad. I want to thank the Board and our commissioners for their attendance and overwhelming support. During the ceremony, the fire district announced the dedication of the new FS70 to Matt and Scott.

- The District presented a report to the Emergency Medical Care Committee regarding the excessive delays in transferring patient care to hospital staff. These delays create response delays to emergencies and pose a negative financial impact to an already burdened emergency response system. There is no penalty structure in place to limit the delays, and the delays in patient transfer times continue to increase. The District is working with various stakeholders in an effort to make improvements through mutual understanding and cooperation. In the absence of improvement over the next 60 to 90 days, the District may begin invoicing the hospitals for the additional expenses incurred as the result of the delays.
- July was a very busy month for the Fire District. Several multi-alarm fires occurred in both wildland and residential commercial structures. Our personnel also responded to several of the major wildfires that occurred across the state. Additionally, the District responded to several major emergency incidents including water rescues, disentanglements, and hazardous material spills. Although most of the major wildfires are now under control, the worst of the fire season lies ahead in late summer and fall.
- The District promoted Battalion Chief Ed Gonzales to Assistant Chief of Emergency Operations effective August 1. Chief Gonzales is a 30-year member of the organization and was most recently assigned to our busiest battalion in the Pittsburg/Antioch area. Over the last several years, he has provided key support for our promotional testing and career development programs, and he brings a vast amount of operational experience to the position. The District is now able to divide the Training/EMS Division into two which gives each of the divisions the oversight and staffing they require. Assistant Chief Lon Goetsch has been transferred to lead our Training/Safety Division, and Assistant Chief Terence Carey continues to oversee the EMS Division. In addition, Captain Paul Silva was promoted to Battalion Chief. Paul has been with the District for a number of years and brings a wealth of experience with him to his new position.
- The Fire District continues to work very closely with the Local Emergency Medical Services Agency (LEMSA) to make sure our ambulance response times are as fast as possible. Together we have achieved a very high performing emergency medical system. For example, we are required to meet our response times 90% of the time. We are currently achieving our goal 97-98% of the time. Outliers, any response time over 19 minutes, have been reduced to single digits in June and July. In the cities of Concord and Lafayette (who recently requested information on ambulance response times for their areas), we have reduced average ambulance response times by two to three minutes since we assumed control of the ambulance transport contract.



Contra  
Costa  
County

To: Contra Costa County Fire Protection District Board of Directors  
From: Jeff Carman, Chief, Contra Costa County Fire Protection District  
Date: September 12, 2017

Subject: Fire Station 70 (San Pablo) CEQA Exemption Finding

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**RECOMMENDATION(S):**

FIND that the Fire Station 70 Project in San Pablo, as described in the initial study of environmental significance for the project, is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332 as infill development.

**FISCAL IMPACT:**

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

---

Action of Board On: **09/12/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, Director  
Candace Andersen,  
Director  
Diane Burgis, Director  
Karen Mitchoff, Director  
Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 12, 2017

David J. Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Aaron McAlister, Assistant Fire  
Chief 925-941-3503

By: June McHuen, Deputy

cc:



### FISCAL IMPACT: (CONT'D)

The total construction costs for Station 70 are estimated at \$11.2 Million, with \$4.5 Million being funded by the City of San Pablo and the remainder of approximately \$7 Million being funded by the District.

### BACKGROUND:

In late 2015, the Contra Costa County Fire Protection District (District) initiated the process for the design of a replacement facility for Fire Station 70 in San Pablo, currently located at 13928 San Pablo Avenue. The current station is comprised of modular buildings installed in 1992 subsequent to the permanent station facility being abandoned due to damage sustained from the Loma Prieta earthquake. The current station was designed for a crew of three personnel and is now housing a crew of five personnel with the addition of Squad 70. In early discussions with the City of San Pablo, an alternate site at 1800 23rd Street was made available to relocate the station.

As described more fully in the project's initial study of environmental significance, the Fire Station 70 project at 1800 23rd Street will be a two-story, 13,775-square-foot building consisting of three apparatus bays, office, space, dormitories, and site improvements. The new Fire Station 70 will be built to house two full three-person crews for potential expansion of services in the future and will include modern seismic standards as well as being able to meet ADA requirements. The station will be built to provide protection for the community over the next fifty years and will allow for the facility to provide personnel with the components, systems, and features found in a modern fire station.

The Fire Station 70 Project is exempt from CEQA as infill development. As described more fully in the initial study of environmental significance, the project meets the five criteria for exemption set forth in CEQA Guidelines section 15332 (infill development):

- (1) 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. The project site has a San Pablo General Plan land use designation of Commercial Mixed Use and is located in a Pedestrian Priority Zone. The project is consistent with the general plan and zoning designations for the site.
- (2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site is 25,000 square feet, located within San Pablo city limits, and is surrounded by a mix of urban uses.
- (3) 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.
- (4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The County conducted construction and operational analyses and prepared supporting technical studies that confirm there will be no significant impacts to traffic, air quality, and noise.
- (5) The site can be adequately served by all required utilities and public services. The project site will be served by West County Wastewater District, East Bay Municipal Utilities District, Pacific Gas and Electric, and Richmond Sanitary Service.

Loving Campos Associates Architects, Inc. (LCA) was hired as the architect for the project. Preliminary site plans have been completed and construction drawings are in progress. The next step will be for the District, in collaboration with the Public Works Department, to submit initial plans to the City of San Pablo for design review by the City of San Pablo Planning Commission. It is anticipated this will occur in September or October 2017. Once design review by the City is completed, District staff anticipates going out to bid with a fully approved set of construction drawings in early 2018.

### CONSEQUENCE OF NEGATIVE ACTION:

Without the CEQA finding of exemption approved by the Board, the City of San Pablo will not conduct its design review process.

CHILDREN'S IMPACT STATEMENT:

No fiscal impact.

ATTACHMENTS

CEQA Document

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>
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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.

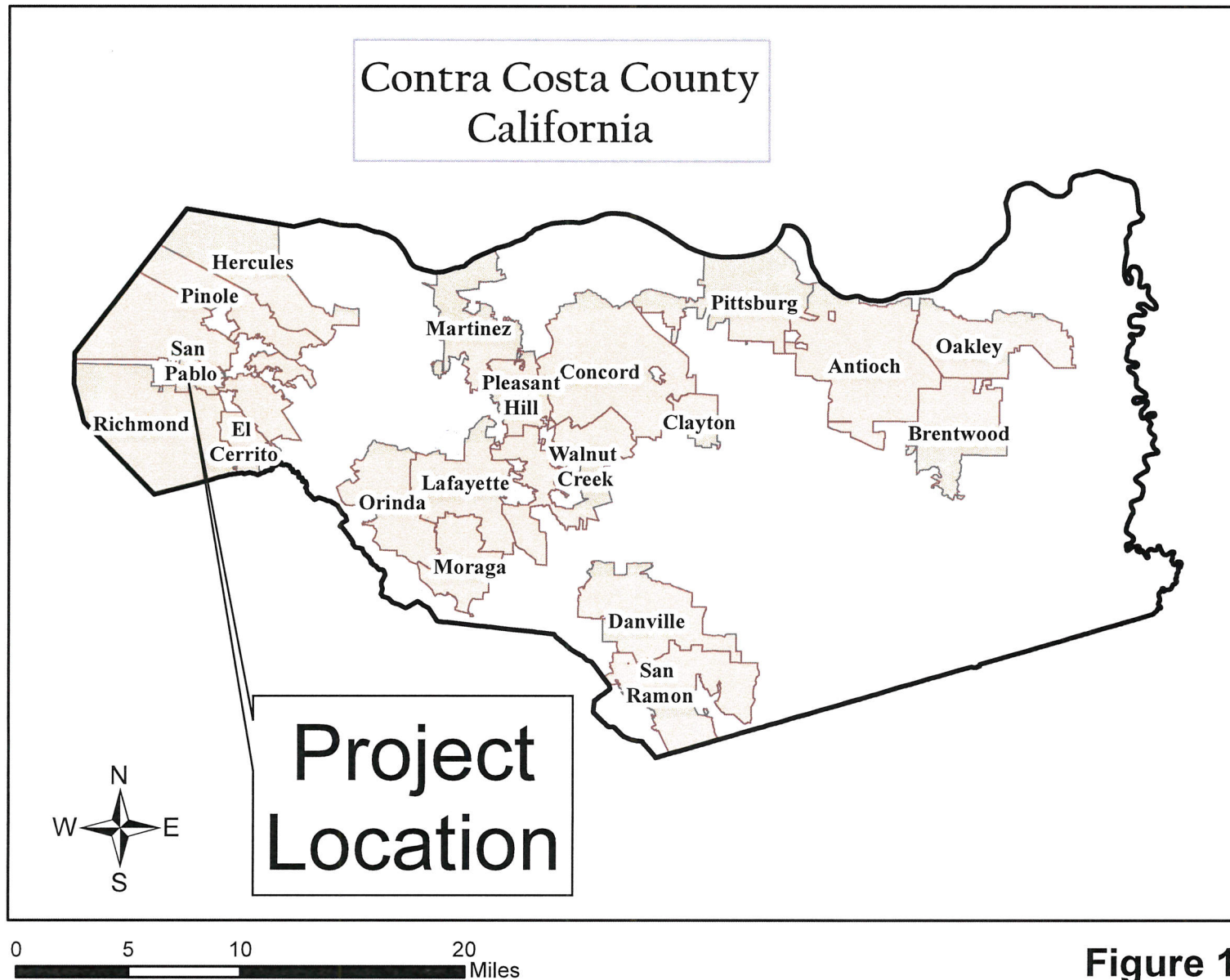
In accordance with Section 15332, the proposed project meets the following conditions:

- (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





Fire Station 70, 1800 23rd Street, San Pablo

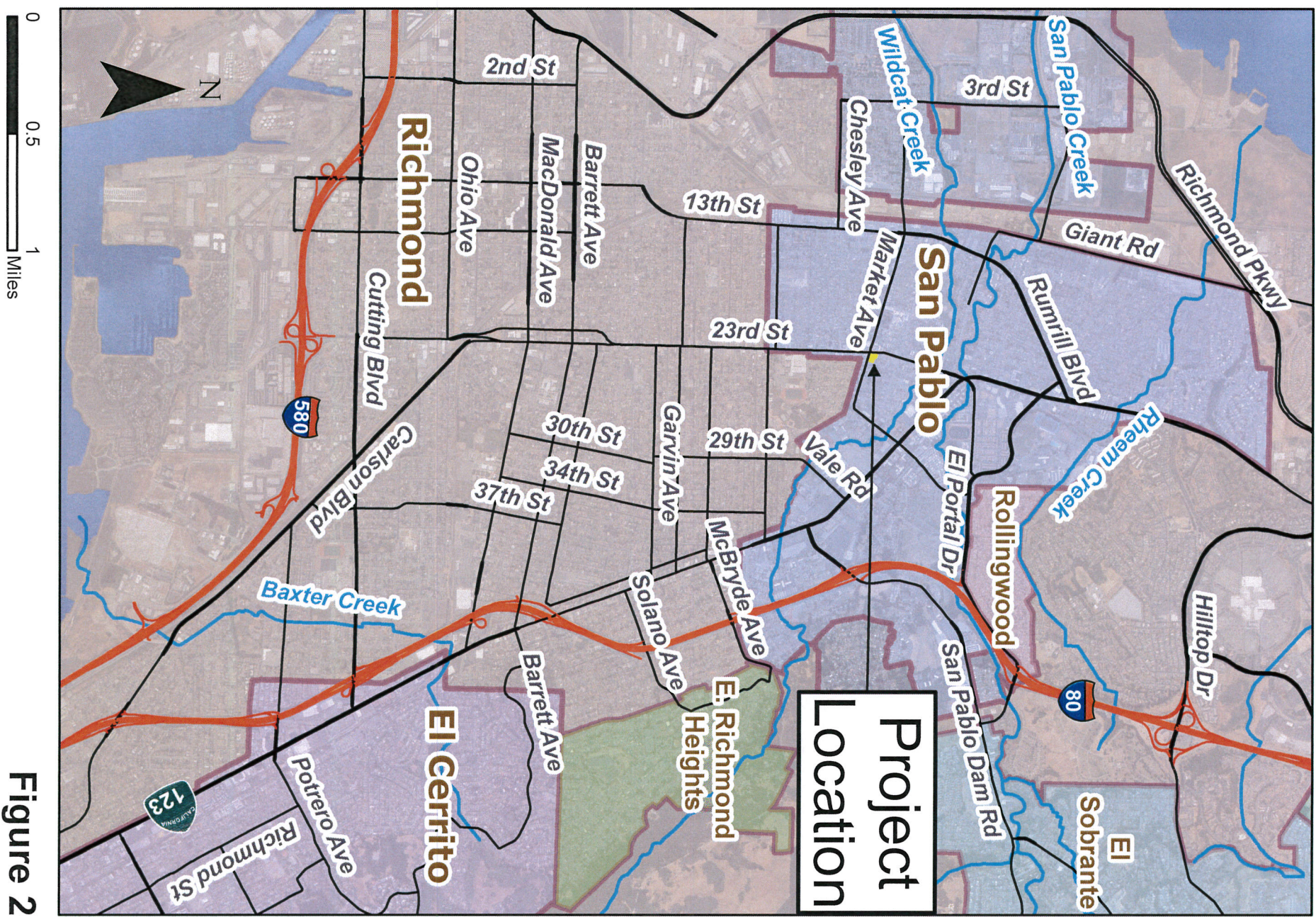


Figure 2



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



Figure 3

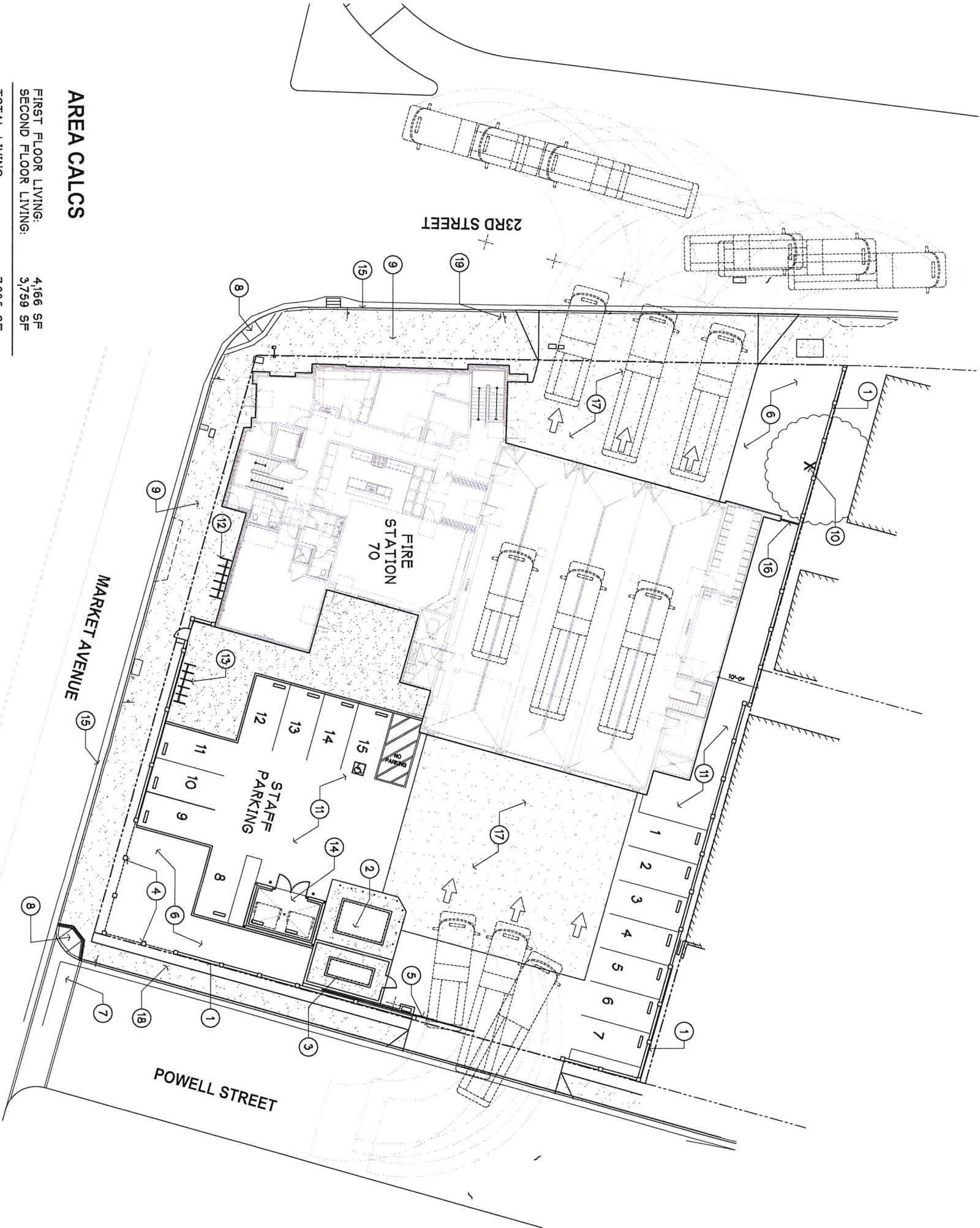


LEGEND

	CONCRETE SOUND WALL		NEW SIDEWALK OR CONCRETE HARDSCAPE
	METAL PICKET FENCE		REINFORCED CONCRETE APRON

KEY NOTES

- 8' HIGH PRECAST CONCRETE SOUND WALL
- FUEL TANK WITH PROTECTIVE BOLLARDS
- EMERGENCY GENERATOR IN 6' HIGH CMU ENCLOSURE
- 8' HIGH ORNAMENTAL METAL FENCE AT CORNER
- AUTOMATIC SLIDING SECURITY GATE
- C-3 AREALANDSCAPING
- NEW CROSSWALK IMPROVEMENTS
- NEW ADA CURB CUT WITH TRUNCATED DOMES
- NEW 8' MIN. WIDE SIDEWALK
- REMOVE EXISTING TREE
- ASPHALT PAVING
- PUBLIC BIKE RACK
- STAFF BIKE RACK
- COVERED TRASH ENCLOSURE
- EXISTING CURB AND GUTTER
- 8' HIGH METAL SECURITY FENCE
- REINFORCED CONCRETE APRON
- 5' WIDE SIDEWALK TO MATCH EXISTING
- 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



SCALE: 3/32" = 1'-0"



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 #: \_\_\_\_\_





Contra  
Costa  
County

To: Contra Costa County Fire Protection District Board of Directors  
From: Jeff Carman, Chief, Contra Costa County Fire Protection District  
Date: September 12, 2017

Subject: Purchase Order Amendment

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**RECOMMENDATION(S):**

APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the Fire Chief, a purchase order amendment with William E. Munson Company, to increase the payment limit by \$6,000 to a new payment limit of \$506,000, for the purchase of a 32-foot fire boat for the Contra Costa County Fire Protection District's Maritime Response Team.

**FISCAL IMPACT:**

100% Special District Revenue

**BACKGROUND:**

On October 25, 2016, the Fire Board of Directors authorized the execution of a purchase order in an amount not to exceed \$500,000 for the acquisition of a 32-foot fire boat for the Contra Costa County Fire Protection District Maritime Response Team.

The original quote for the boat, including sales tax at 8.5%, was under \$500,000. Subsequent specification changes increased the quoted price, but the overall cost of the project was still under \$500,000. However, between the time the purchase order was executed and the District was invoiced for the boat (after delivery), the sales tax rate changed from 8.5% to 8.75%. Additionally, the District initially planned to make arrangements to physically acquire

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

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Action of Board On: **09/12/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, Director  
Candace Andersen,  
Director  
Diane Burgis, Director  
Karen Mitchoff, Director  
Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 12, 2017

David J. Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Jeff Carman (925)  
941-3500

By: June McHuen, Deputy

cc:

BACKGROUND: (CONT'D)

the boat but later decided to have the vendor deliver it.

These changes resulted in a final invoice that was approximately \$6,000 over the initial authorized amount of \$500,000. The Auditor-Controller requires an amended purchase order and a new Board order to process the payment for the amount in excess of \$500,000.

CONSEQUENCE OF NEGATIVE ACTION:

The District will not be able to pay the vendor the balance due on the fire boat.