



NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT, SCOPING MEETING
AND PUBLIC WORKSHOP
COASTSIDE FIRE PROTECTION DISTRICT

DATE: June 30, 2015

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

FROM: Paul Cole
Assistant Chief
Coastside Fire Protection District
1191 Main Street
Half Moon Bay, CA 94019

SUBJECT: Notice of Preparation (NOP) of the Draft Environmental Impact Review (EIR), Scoping Meeting and Public Workshop for the Fire Station 41 (El Granada) Replacement Project

LEAD AGENCY/SPONSOR: Coastside Fire Protection District

PROJECT TITLE: Fire Station 41 (El Granada) Replacement Project

This NOP has been prepared for the EIR for the Fire Station 41 (El Granada) Replacement project, herein referred to as "Project" or "proposed Project". The Coastside Fire Protection District (CFPD) is the Lead Agency for the preparation of an EIR for the proposed Project. The determination to prepare an EIR was made by the CFPD. This NOP is prepared in compliance with Section 15802 of the California Environmental Quality Act (CEQA) Guidelines. The CFPD is soliciting comments on the scope and content of the EIR. The CFPD will prepare an EIR to address the environmental impacts associated with the development of the Fire Station 41 (El Granada) project. The proposed Project, its location and potential environmental effects are described below.

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The CFPD needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by the CFPD when considering your permits or other approvals for the Project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period at 5:00 p.m. on Wednesday, July 29, 2015. A Scoping Meeting and Public Workshop will be held on Thursday, July 16, 2015 from 7:00 to 8:30 p.m. at the El Granada Elementary School Multi-Purpose Room located at 400 Santiago Street, Half Moon Bay, CA 94019.

Please send your comments to Paul Cole, Assistant Chief, at 1191 Main Street, Half Moon Bay, CA 94019 or email to paul.cole@fire.ca.gov with "Fire Station 41 (El Granada) Replacement Project EIR" as the subject. Please include a contact person for your agency.

Name: Paul Cole, Assistant Chief

Signature: _____

1. Project Location

The Project site is located on Assessor's Parcel Number (APN) 047-261-030 in the Community of El Granada in the northern coastal area of unincorporated San Mateo County. It is located approximately three miles northwest of Half Moon Bay, eight miles southeast of Pacifica, and 18 miles south of San Francisco. Regional access is provided via Cabrillo Highway (Highway 1), located to the south of the Project site. The Project site is an undeveloped 2.5-acre parcel of land bound by Avenue Alhambra to the north, Coronado Street to the east, Obispo Road to the south, and Avenue Portola to the west. The location of the Project would be accessible via Obispo Road, Avenue Alhambra, and Avenue Portola.

2. Project Description

The CFPD proposes the construction of a new fire station, at the location described above, to replace the existing Fire Station 41, currently located at the northwest corner of the Obispo Road/ Avenue Portola intersection. At buildout, the Project would result in a new 10,000 square-foot, single-story fire station, with three bays providing drive-through access via Obispo Road, as well as on-site secured parking for staff, and on-site public parking. The maximum height of the Project would be approximately 30 feet above finish grade at the center of the three-bays, in order to accommodate the height of the fire trucks and equipment; however, other areas of the structure would be below 30 feet in height. Other features of the Project include the installation of an emergency generator and an above ground fuel tank within secured areas. The Project would include native, drought tolerant landscaping, as well as a new sidewalk along the frontage of the proposed Fire Station 41. Given the sloped topography and existing vegetation at the Project site, site preparation would include the removal of existing trees and vegetation, as well as require site grading and the construction of retaining walls. Approximate earthwork quantities are 4,300 cubic yards of excavation and 2,000 cubic yards of fill with net export of 2,300 cubic yards of material. Project construction is expected to occur throughout a single 12-15-month phase period and is estimated to start in summer 2016.

Consistent with Section 15161 of the CEQA Guidelines a project-level EIR will be prepared to analyze the potential impacts of constructing and operating the Fire Station 41 (El Granada) project. The EIR will disclose the significant environmental effects of the Project and suggest mitigation measures and project alternatives to reduce those impacts to an acceptable level.

3. Public Agency Approvals

The proposed Project would require San Mateo County approval of a Coastal Development Permit, Use Permit, and Grading Permit at a fully noticed public hearing. That decision would be appealable to the California Coastal Commission. A Certificate of Compliance pursuant to Section 7134 of the San Mateo County Subdivision Regulations for legalization of parcels may also be required. The proposed Project would also require approval and EIR certification by the CFPD Board of Directors. The EIR will evaluate the impacts related to the County required coastal development permit, use permit, variance, grading permit, and building permit. The Project may also require the approval of the San Francisco Regional Water Quality Control Board for permits related to water quality.

4. Environmental Factors Potentially Affected

An Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations). The Initial Study can be viewed at the CFPD website at <http://www.coastsidefire.org/home>. As shown in the Initial Study, environmental topic areas that will be analyzed in the EIR include: aesthetics, air quality, biological resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, and transportation and circulation.

Topics that are likely to be associated with less-than-significant impacts and are not expected to be evaluated in detail in the EIR include: agriculture and forestry resources, cultural resources, geology and soils, greenhouse gas emissions, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and service systems.