



**NOTICE OF AVAILABILITY (NOA)  
OF A DRAFT ENVIRONMENTAL IMPACT  
REPORT  
FIRE STATION 41 (EL GRANADA)  
REPLACEMENT PROJECT  
COASTSIDE FIRE PROTECTION DISTRICT**

**DATE:** December 2, 2016

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

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

**SUBJECT:** Notice of Availability (NOA) of the Draft Environmental Impact Report (EIR) for the Fire Station 41 (El Granada) Replacement Project

**LOCATION:** Undeveloped Parcel (APN) 047-261-030, Unincorporated San Mateo County, Community of El Granada

This NOA is prepared in compliance with Section 15087 of the California Environmental Quality Act (CEQA) Guidelines. The Coastside Fire Protection District (Lead Agency) and its consultants have completed a Draft Environmental Impact Report (Draft EIR) analyzing potential impacts of the Fire Station 41 (El Granada) Replacement Project and are seeking public and agency comments during a public review period starting on Friday, December 2, 2016 and ending on Thursday, January 19, 2017.

The Draft EIR is available on the Coastside Fire Protection District (CFPD) website at <http://www.coastsidefire.org/home>. Hard copies are available for review at the following locations:

Coastside Fire Protection District  
1191 Main Street  
Half Moon Bay, CA 94019

United States Post Office  
20 Avenue Portola  
El Granada, CA 94018

Your comments are welcome on the CFPD's Draft EIR and may be provided orally at the public hearing, in writing or by email. The public hearing will be conducted by the CFPD as follows:

Wednesday, January 18, 2017  
6:00pm  
Station 41 Board Room  
1191 Main Street  
Half Moon Bay, CA 94019

Written and e-mail comments may be submitted 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.

**All comments are due to the CFPD by the close of business on Thursday, January 19, 2017.** Substantive comments received by the close of the comment period will be responded to in writing in a Final EIR. The Final EIR must be completed and certified before any decision can be made about the proposed project.

**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 2.7-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 project site contains no existing driveways; however, the site is accessible via Obispo Road, Avenue Alhambra, and Avenue Portola.

**2. Project Description**

The CFPD proposes construction of a new Fire Station 41 (El Granada) at the location described above to replace the existing 4,000-square-foot aging approximately 50 year old Fire Station 41 located at 531 Obispo Road, approximately 600 feet to the west of the project site. At build out, the project would result in a 12,425-square-foot, single-story, 3 apparatus bay fire station with access via Obispo Road, an emergency generator, an above ground diesel fuel tank, a flag pole and a communications antenna as well as on-site secured parking for staff and on-site public parking. The proposed Fire Station 41 will provide facilities that are safe, modern, and adequately sized to allow the CFPD to provide for current and future service demands for the next 50 years which the existing Fire Station 41 is not capable of providing. The project would include native, drought tolerant landscaping and may include a new curb, gutter and sidewalk along the frontage of the proposed Fire Station 41. Given the sloped topography and existing vegetation, site preparation would include the removal of existing trees and vegetation, as well as require site grading and the construction of retaining walls. In addition to the construction of the proposed fire station, CFPD is requesting a minor subdivision to divide the split-zoned project site into two parcels—one for each zoning district on the property. One parcel (Parcel A), consisting of the westernmost 0.31-acre (13,575 square feet) portion of the site zoned Neighborhood Business (C-1 /S-3 /DR) is not proposed for development. The second parcel (Parcel B), consisting of the remaining 2.38-acre portion of the site zoned El Granada Gateway (EG), would contain the proposed new Fire Station 41.



Paul Cole, Assistant Fire Chief