



Source: Jeff Katz Architecture, 2015

Fire Station 41 (El Granada) Project

for the Coastside Fire
Protection District

Coastside Fire Protection District
Board of Directors Study Session
January 18, 2017



CFPD's Role and Purpose of Hearing

- CFPD is the “Lead Agency”
- No action will be taken by CFPD tonight
- Purpose of the hearing is to accept public comments on the Draft EIR
- Comments should focus on the adequacy of the Draft EIR
- The opportunity to discuss the merits of the project will occur at subsequent hearings on the project approvals
- Comments received tonight will be reviewed, included and responded to in the Final EIR



Agenda

- **Project Overview**
 - Project Background
 - Proposed Project Site Location & Characteristics
 - Proposed Project Components
 - Proposed Project Site Plan
 - Required Review, Approvals, and/or Permits
- **Environmental Review**
 - California Environmental Quality Act (CEQA) Overview
 - CEQA Process
 - Summary of Findings
 - Next Steps



Proposed Fire Station 41 EIR Scoping Meeting

Coastside Fire Protection District

July 16, 2015



COASTSIDE FIRE PROTECTION DISTRICT

MISSION

THE COASTSIDE FIRE PROTECTION DISTRICT (CFPD) WILL AGGRESSIVELY WORK TO PROTECT LIVES, THE ENVIRONMENT, AND PROPERTY THROUGH FIRE PROTECTION, SUPPRESSION, MEDICAL AND RESCUE ACTIONS, AND PUBLIC EDUCATION.

VISION

CFPD WILL PROFESSIONALLY EXECUTE ITS PUBLIC SERVICE RESPONSIBILITIES IN AN EXEMPLARY MANNER THAT IS ACKNOWLEDGED, VALUED AND RESPECTED BY CITIZENS, EMPLOYEES, AND THE EMERGENCY SERVICES INDUSTRY.

FACILITY CONDITION ASSESSMENT FOR



Coastside Fire Protection District

Coastside Fire District

Prepared for:

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

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Presented April 2011





Facilities Condition Assessment

AUDIT FINDINGS AND COMMENTS

PROJECT NUMBER

BUILDING NAME
Station 41

BUILDING CONDITION DATA

GENERAL CONDITION Fair
YEAR BUILT 1960
CURRENT AGE 51
CONDITION AGE (YEARS) 56
LIFE EXPECTANCY (YEARS) 40
REMAINING LIFE (YEARS) -16

CLIENT

Coastside Fire District

BUILDING ID
41

CAMPUS

Coastside Fire District

BUILDING ADDRESS
531 Obispo Rd.

CONTACT

Paul Cole

SQUARE FEET
4,000

PHONE

650.756.5213

COMISSIONED
1960

FAX

650.726.0132

BUILDING TYPE
Fire Station

EMAIL

pcole@coastsidefire.org

INSPEC DATE 3/29/2011
AUDITOR RH

BUILDING DESCRIPTION



Original station was constructed in the early 1960s and consisted of the residence and northern most truck bay. It is residential wood frame construction. Flat roof with tar and gravel roofing. The second truck bay was added in 1990. It is steel post and frame construction with flat, membrane roof. Two electrically operated and two manual rollup doors. Most windows have been upgraded to vinyl clad, dual pane units. Interior space has been remodeled. Building does not meet current ADA, energy or earthquake code standards. It is very close to the ocean and just above sea level. Constructed in the early 1960's this fire station, although well maintained, is dated and appears to be obsolete by today's standards. Nominal life expectancy for a fire station is 40 years.

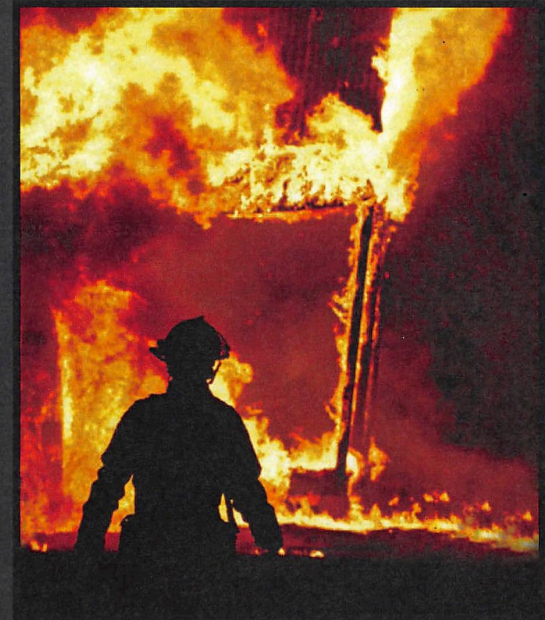
PRIORITIZATION

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Building Envelope									
Structure	02.01.02	1					35	Older section of the building is wood frame construction. Newer truck bay is steel post and frame. Building does not meet current earthquake standards.	No structural issues noted with wall construction.
Structure	02.01.03	1	3	3	3		14-23	Monolithic concrete foundation and slab on grade construction. Structural design of the older truck bay floor appears to be inconsistent with the loads being applied by the newer, larger engines and is beginning to spall and check. It was reported that this condition seems to be accelerating. It is suggested that an engineering firm review this floor and make recommendations regarding its continued usefulness.	Perform an engineering review of the original truck bay floor.
Structure	02.01.05	1					68,69	The second truck bay was added in 1990 and is steel post and frame construction.	No issues noted with structure.

Fire Station Replacement Location Analysis

Coastside Fire Protection District

Presented on January 22, 2013



Station Move Scenarios

- The District provided 11 alternative northern-area station locations. Given that some were on adjacent plots, some locations were plotted as a single site. Citygate tested:
 - 240 Capistrano
 - 11820 Cabrillo Hwy
 - Obispo Rd (next to existing station)
 - Vermont / Hwy 1
 - 9700 Cabrillo Hwy
 - 8888 Cabrillo Hwy
 - 1st St / Hwy 1
- Eight scenarios, testing a single or various two-station moves, were evaluated.
- **Base case** comparison measure is that three existing stations cover 122.6 road miles within 5:30 min/sec travel, totaling 78% of the total public road miles in the District.



Coastside Fire Protection District Map 1b: Existing and Potential Station Sites

8888 Cabrillo Hwy

1st St / Hwy 1

Vermont / Hwy 1

9700 Hwy 1

200 Capistrano

11820 Cabrillo Hwy

Obispo Rd

Legend

Stations

- Engine
- ▲ Engine, BC
- Engine, Truck
- Ⓟ Proposed

Other

- CFPD Boundary

40

41

44

Three Station - Scenario #3

- Station 41 tested at three new sites.
- Best fit is 240 Capistrano as this provides same overall road mile coverage at 78%, but has the best overlap into Station 44's area.



Project Overview

Proposed Project Site Location & Characteristics

Existing Fire
Station 41

Commercial
Uses

Proposed Fire Station 41
(2.7-acre vacant parcel)

Residential
Uses

Wilkinson
School

El Granada
Elementary
School



Project Overview

Proposed Project Site Location & Characteristics (cont.)

- Parcel A
 - General Plan Land Use Designation: Neighborhood Commercial Urban
 - Zoning Designation: Neighborhood Business District/5,000 sq. ft. lot min/Design Review District/Coastal Development District (C-1/S-3/DR/CD)
- Parcel B
 - General Plan Land Use Designation: Open Space with Park Overlay
 - Zoning Designation: El Granada Gateway District/Design Review District/Coastal Development District (EG/DR/CD)



Project Overview

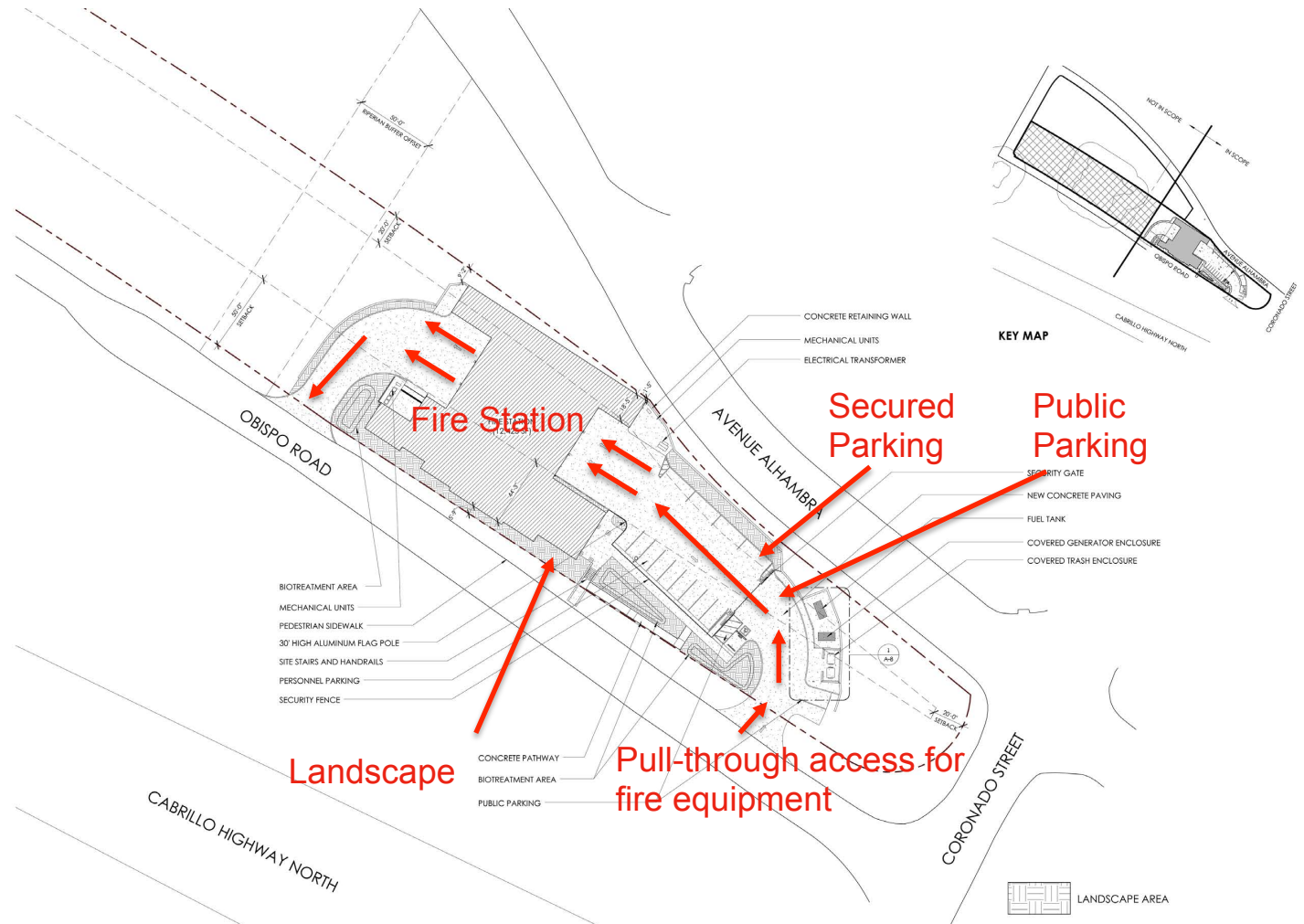
Proposed Project Components

- 12,425 square-foot fire station
- 3 pull-through bays
- 30 foot maximum height (center bay only)
- On-site staff quarters
- Existing operations would remain the same
- On-site secured parking with 6-foot perimeter fence/automated gate
- On-site public parking spaces
- 16,400 square-feet of drought-tolerant, native Landscaping along Obispo Road
- 21,080 square-feet of impervious surface area (i.e. curbs, sidewalks, surface parking, other paved areas)
- Minor subdivision to split Parcel A and Parcel B

Project Overview

Proposed Site Plan

Existing Fire Station
(approx. 600 feet
away)



Project Overview

Required Review, Approvals, and/or Permits

- San Mateo County Planning Department
 - Coastal Development Permit
 - Design Review
 - Use Permit (to allow fire station within EG District)
 - Variance (from height, setbacks, and lot coverage restrictions)
 - Grading Permit
 - Minor Subdivision
- San Mateo County Building Department
 - Building Permit
- Granada Community Services District
 - Sewer Connection Permit

Environmental Review

CEQA Overview

- California Environmental Quality Act (CEQA)
 - CEQA is the State's primary environmental protection law
 - CEQA requires that public agencies disclose the potential environmental impacts of projects that have a physical effect on the environment.
- An Initial Study (IS) is a type of an environmental report that a Lead Agency uses to determine if a project may have a significant effect on the environment.
- Based on the findings of the IS, the Lead Agency shall prepare:
 - Negative Declaration (ND)
 - Mitigated Negative Declaration (MND)
 - Environmental Impact Report (EIR)
- CEQA does not dictate project approval or denial

Environmental Review:

CEQA Process

- Spring/Summer 2015: Consultant prepares IS
- Summer 2015: Notice of Preparation (NOP) and IS released for public review to solicit input on environmental issues to be considered in the EIR
- Summer/Fall 2015: Consultant begins preparation of EIR
- Summer/Fall 2015: Received letter from California Coastal Commission (CCC) regarding potential for tsunami hazards at the project site
- Fall 2015: Moffatt & Nichol prepares Tsunami Hazards Study
- Winter/Spring/Summer 2016: Consultant prepares EIR
- Fall 2016: Draft EIR released for public review
- Fall 2016/Winter 2017: Draft EIR Public Review Period (December 2, 2016 – January 19, 2017)
- Winter 2017: Preparation of Final EIR (anticipated)
- Spring 2017: Project Approval and EIR certification (anticipated)

Environmental Review

IS Summary of Findings – Issues “Scoped Out” of the EIR

- No Impact:
 - Agriculture & Forestry Resources
 - Mineral Resources
 - Population & Housing
 - Public Services
 - Recreation
- Less than Significant Impact:
 - Cultural Resources
 - Geology & Soils
 - Greenhouse Gas Emissions
 - Hazards & Hazardous Materials
 - Land Use and Planning
 - Utilities & Service Systems

Environmental Review

Issues Addressed in the EIR

- Aesthetics
- Air Quality
- Biological Resources
- Hydrology & Water Quality
- Noise
- Transportation & Circulation

Environmental Review

EIR Impact Conclusions

- Less-than-Significant Impacts
 - Aesthetics
 - Hydrology & Water Quality
 - Noise
 - Transportation & Circulation
- Less-than-Significant Impacts with Mitigation Measures
 - Air Quality
 - Biological Resources
- Significant and Unavoidable Impacts
 - None

Environmental Review

EIR Alternatives Analysis

- **No Project Alternative:** Consistent with Section 15126.6(e) (2) of the CEQA Guidelines, under the No Project Alternative, the proposed project site would remain in its existing condition.
- **Relocated Site Alternative:** Under the Relocated Site Alternative, the project components would remain the same however, the project would be constructed at a site located at the corner of Capistrano Road and Highway 1 on the west side of Highway 1 adjacent to Harbor Village.

Environmental Review

EIR Alternatives Analysis

- **Modified Site Plan Alternative:** The overall components of this alternative would be similar as the proposed project, except for the following:
 - The site would be elevated to at-grade with Avenue Alhambra;
 - a 22-foot retaining wall would be constructed along Obispo Road and backfilled;
 - Access to and from the project site would be relocated from Obispo Road to Avenue Alhambra.

Next Steps

- **Fall 2016/Winter 2017:** Draft EIR Public Review Period
- **January 11, 2017:** San Mateo County Planning Commission Study Session
- **January 18, 2017:** CFPD hearing to receive public comment on EIR
- **January 19, 2017:** Close of public review period. Public comments may be submitted until 5:00 p.m. on January 19.
- **Winter 2017:** CFPD hearing to consider certification of the EIR (exact date TBD)
- **Spring 2017:** San Mateo County Planning Commission hearing to consider project (exact date TBD)

**Questions/Comments
?**



Northwest View from Highway 1 - Before



Northwest View from Highway 1 - After



West View from Avenue Alhambra - Before



West View from Avenue Alhambra - After



Southeast View from Avenue Alhambra - Before



Southeast View from Avenue Alhambra - After