Fire Station 41
(El Granada) Project
for the Coastside Fire Protection District

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

Source: Jeff Katz Architecture, 2015
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
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.

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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Presented April 2011
Facilities Condition Assessment

Audit Findings and Comments

Project Number

Client: Coastside Fire District
Building Name: Station 41

Building ID: 41
Building Address: 531 Obispo Rd.

Campus: Coastside Fire District
Square Feet: 4,000

Contact: Paul Cole
Commissioned: 1960
Building Type: Fire Station

Phone: 650.756.5213
Fax: 650.726.0132
Email: pcole@coastsidefire.org

Building Condition Data

General Condition: Fair
Year Built: 1960
Current Age: 51
Condition Age (Years): 56
Life Expectancy (Years): 40
Remaining Life (Years): -16

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 1980. 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

<table>
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<tr>
<th>Category/System</th>
<th>Code</th>
<th>FLR</th>
<th>PIC</th>
<th>Comment</th>
<th>Action</th>
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<tbody>
<tr>
<td>Building Envelope</td>
<td>02.01.02</td>
<td>1</td>
<td>35</td>
<td>Older section of the building is wood frame construction. Newer truck bay is steel post and frame. Building does not meet current earthquake standards.</td>
<td>No structural issues noted with wall construction.</td>
</tr>
<tr>
<td>Structure</td>
<td>02.01.03</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Structure</td>
<td>02.01.05</td>
<td>1</td>
<td>68,69</td>
<td>The second truck bay was added in 1990 and is steel post and frame construction.</td>
<td>No issues noted with structure.</td>
</tr>
</tbody>
</table>

Prepared by CH2M Hill
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.
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

[Map showing the locations of the proposed fire station and nearby uses]
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 minl/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)

- Fire Station
- Secured Parking
- Public Parking
- Landscape
- Pull-through access for fire equipment

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
- 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
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PLACEWORKS
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