

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Fire Station 9 Redevelopment

Lead Agency: Contra Costa County Fire Protection District Contact Person: Sam Nichols
Mailing Address: 4005 Port Chicago Highway, Suite 250 Phone: (925) 941-3300 ext. 1107
City: Concord Zip: 94520 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Pacheco
Cross Streets: Center Avenue and Blackwood Drive Zip Code: 94553

Longitude/Latitude (degrees, minutes and seconds): 37 ° 58 ' 59.5344 " N / 122 ° 4 ' 8.9256 " W Total Acres: 0.92

Assessor's Parcel No.: 125-073-003 Section: S27 Twp.: T02N Range: R02W Base: Mt. Diablo

Within 2 Miles: State Hwy #: I-680, SR 4, SR 242 Waterways: See Attachment A.

Airports: Buchanan Field Railways: See Attachment A. Schools: See Attachment A.

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input checked="" type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: Fire Station |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Zoning Designation: Single-Family Residential (R-7); General Plan Designation: Mixed Use Community Specific (MUC)

Project Description: (please use a separate page if necessary)

See Attachment A.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

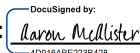
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 2, 2026 Ending Date April 22, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>Contra Costa County Fire Protection District</u>
Address: <u>525 B Street, Suite 1700</u>	Address: <u>4005 Port Chicago Highway, Suite 250</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Concord, CA 94520</u>
Contact: <u>Kara Palm</u>	Phone: <u>(925) 941-3300 ext. 1107</u>
Phone: <u>(619) 548-3968</u>	

Signature of Lead Agency Representative:  _____ **Date:** 3/31/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Completion & Environmental Document Transmittal – Attachment A
Fire Station 9 Redevelopment
Project No. WH728B

Project Location:

Waterways: Grayson Creek, Hidden Valley Creek, Eagle Lake Creek, Vine Hill Creek, Pacheco Creek, Walnut Creek, Pine Creek, Galindo Creek, Contra Costa Canal

Railways: Burlington Northern Santa Fe, Bay Area Rapid Transit

Schools: Morello Park Elementary School, Hidden Valley Elementary School, Meadow Homes Elementary School, Valley View Middle School, Queen of All Saints School, Mount Diablo High School, Glenbrook Middle School, College Park High School, Gregory Gardens Elementary School, Valhalla Elementary School

Project Description:

The proposed project would demolish and reconstruct an operational fire station on the same site (0.92 acre). The existing station, which was constructed in 1956, is outdated and unable to support the staff or equipment needed for a modern fire protection agency. The new fire station building would be larger than the fire station that currently exists. The current station is a 2,215-square-foot single-company, one-story station with two apparatus bays. The new structure would be an approximately 15,400-square-foot double-company, two-story station with three apparatus bays that would have a maximum height of 35 feet. The existing station has a three-person crew with one captain, one engineer, and one firefighter that works a 48-hour shift; it houses two fire engines.

The new fire station would include offices and crew quarters for up to nine firefighters during their 48-hour shifts and an apparatus bay for storing three fire engines when not on call. The office/crew quarters portion of the building would include a lobby area, a battalion chief's office, station office, nine dorm rooms, a kitchen, dining and day rooms, an exercise room, a laundry room, a communications/IT room, multipurpose room, and five restrooms. The apparatus bay would include turnout and washrooms, gear storage rooms, a restroom, storage and compressor rooms, and mechanical and electrical rooms. The project would meet Leadership in Energy and Environmental Design (LEED) Silver equivalent standards which provides a framework for healthy, efficient, and cost-effective green buildings.

The parcel would also be developed with paved areas for parking and an equipment yard for on-site vehicle cleaning and maintenance, along with two fuel tanks, an emergency generator, and a trash enclosure. In addition, landscaping and pedestrian walkways would

be installed at the fire station entrance; stormwater retention basins would be installed within the landscaping throughout the parcel. Existing mature redwood trees at the corner of Center Avenue and Blackwood Drive would need to be removed from the project site. A 6-foot-tall privacy wall would be installed along Blackwood Drive, around the back of the property, and along Grayson Creek.

The project would require the following variance and exception:

- A front yard setback of approximately 4 to 10 feet is required.

Access, Circulation, and Parking

Fire engines would leave the station via Center Avenue and enter the station from Blackwood Drive. Three visitor parking spaces would be provided in the front parking lot that would be accessed from Center Avenue. Up to 16 employee parking spaces and two bike racks, for a total of four bikes, would be provided behind the building; these could be accessed from either Blackwood Drive or Center Avenue through automatic gates.

Site plans are attached.

Construction

Project construction is anticipated to begin in late 2026 and take approximately 17 months. The first phase of construction would involve demolition of the existing fire station, which would take approximately 2 months. Site preparation, including grading activities, would take approximately 1 month. Trenching and utility line preparation would then occur and take approximately 1 month to complete. Construction of the building and its interior would follow and take approximately 12 months to complete. Following building construction, site work, including paving and landscaping, would take approximately 2 months to complete. A total of 2,000 cubic yards of fill material is anticipated over the course of project construction.