



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

April 2, 2026

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Fire Protection District, has prepared an Initial Study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Fire Station 9 Redevelopment
- 2. Project File Number:** Project No. WH728B
- 3. Lead Agency:** Contra Costa County Fire Protection District
4005 Port Chicago Highway, Suite 250
Concord, CA 94520
- 4. Lead Agency Contact Person:** Sam Nichols, Assistant Chief, Support Services
(925) 941-3300 ext. 1107
Sam.Nichols@cccfd.org
- 5. Project Location:** 209 Center Avenue, Pacheco, CA 94553
Assessor's Parcel Number: 125-073-003
- 6. Project Applicant:** Contra Costa County Fire Protection District
Contact: Sam Nichols, (925) 941-3300 ext. 1107
4005 Port Chicago Highway, Suite 250
Concord, CA 94520
- 7. Description of Project:**

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 The existing station, which was constructed in 1956, is outdated and unable to support the staff or equipment needed for a modern fire protection agency.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.

8. Surrounding Land Uses and Setting:

The project location is in unincorporated Pacheco, about 0.3 miles east of the Martinez city limit. The highly residential setting is bordered to the north, south, and west by residences. North of the project is a medium-density planned apartment unit. South and west of the project are single-family residential homes. Grayson Creek is directly east of the project site, as is an access road owned and maintained by the Contra Costa County Flood Control District.

East of the project site, across Grayson Creek, is a retail business district with numerous commercial stores. These are located along the Pacheco Boulevard.

9. Determination:

An Initial Study (IS) for the proposed project identified potentially significant impacts in the environmental areas of air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, noise, public services, and tribal cultural resources. Environmental analysis determined that measures are available to mitigate potential adverse impacts to less than significant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21064.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071), the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. Mitigations identified in this document designed for the proposed project will ensure that the project will not cause a significant impact on the environment.

Prior to adoption of this IS/MND, the Contra Costa County Fire Protection District will be accepting comments during a 20-day public comment period.

Public Comment Period – The period for accepting comments on the adequacy of this IS/MND will **begin from Thursday, April 2, 2026 to Wednesday, April 22, 2026 by 5:00 P.M.**

The IS/MND may be reviewed at the Contra Costa County Fire Protection District, 4005 Port Chicago Highway, Suite 250, Concord, CA 94520, during normal business hours or viewed online at the following link: <https://www.cccfpd.org/427/Fire-Station-9>.

Any comments should be submitted in writing to the Contra Costa County Public Works Department on behalf of the County Contra Costa County Fire Protection District:

Christian Montoya
Contra Costa County Public Works Department
Environmental Services Division
255 Glacier Drive
Martinez, CA 94520
Christian.montoya@pw.cccounty.us

The IS/MND will be considered for adoption at the Contra Costa Fire Protection District's Board of Directors meeting. The hearing date has not been scheduled yet. To confirm the Board date, please contact Sam Nichols at Sam.Nichols@cccfpd.org or (925) 941-3300 ext. 1107.

Sincerely,

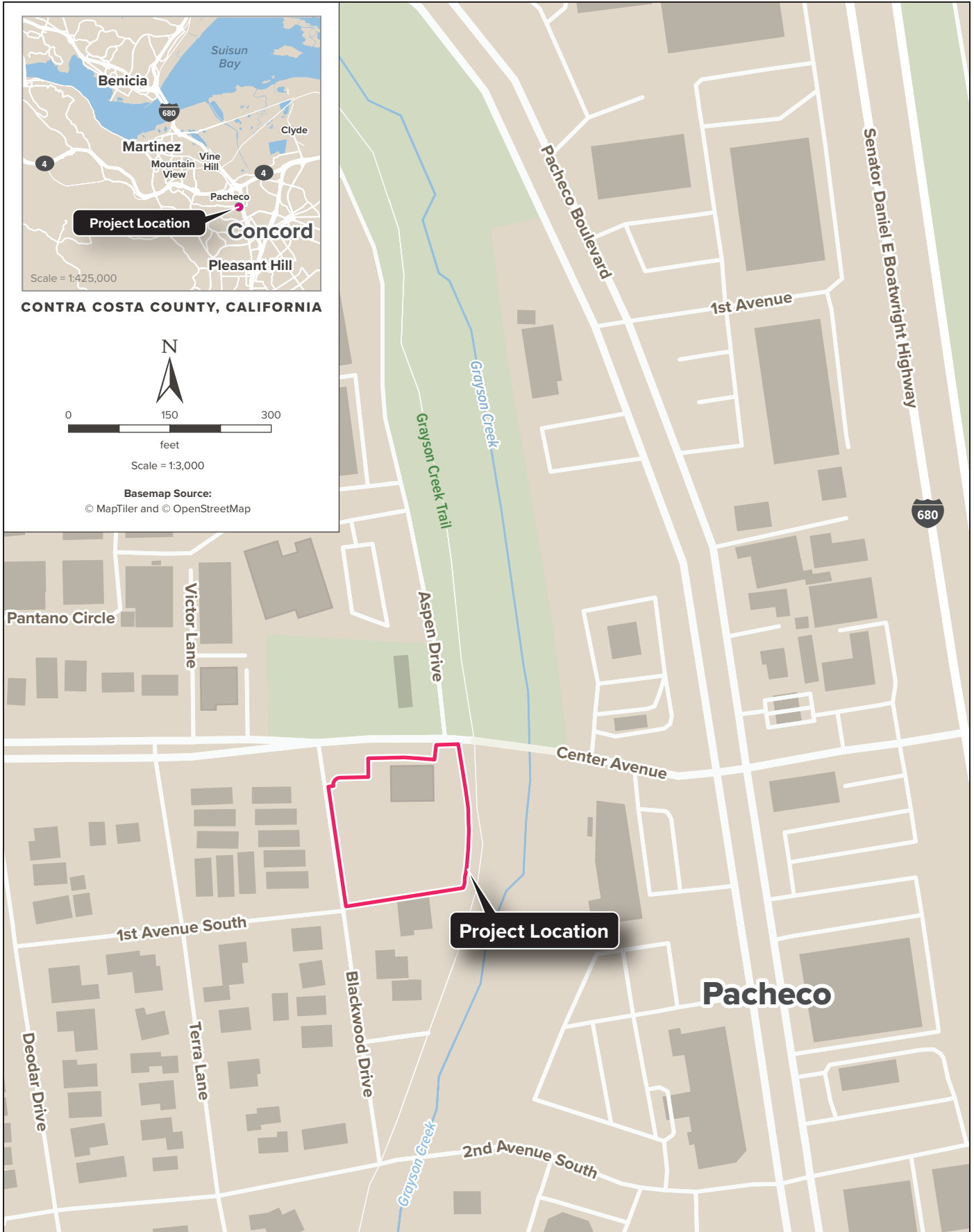
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Aaron McAlister
Deputy Fire Chief, Administration
Contra Costa County Fire Protection District

attch: Figure 1-Project Location Map
Figure 2-Conceptual Site Plan
Figure 3-Conceptual Building Views

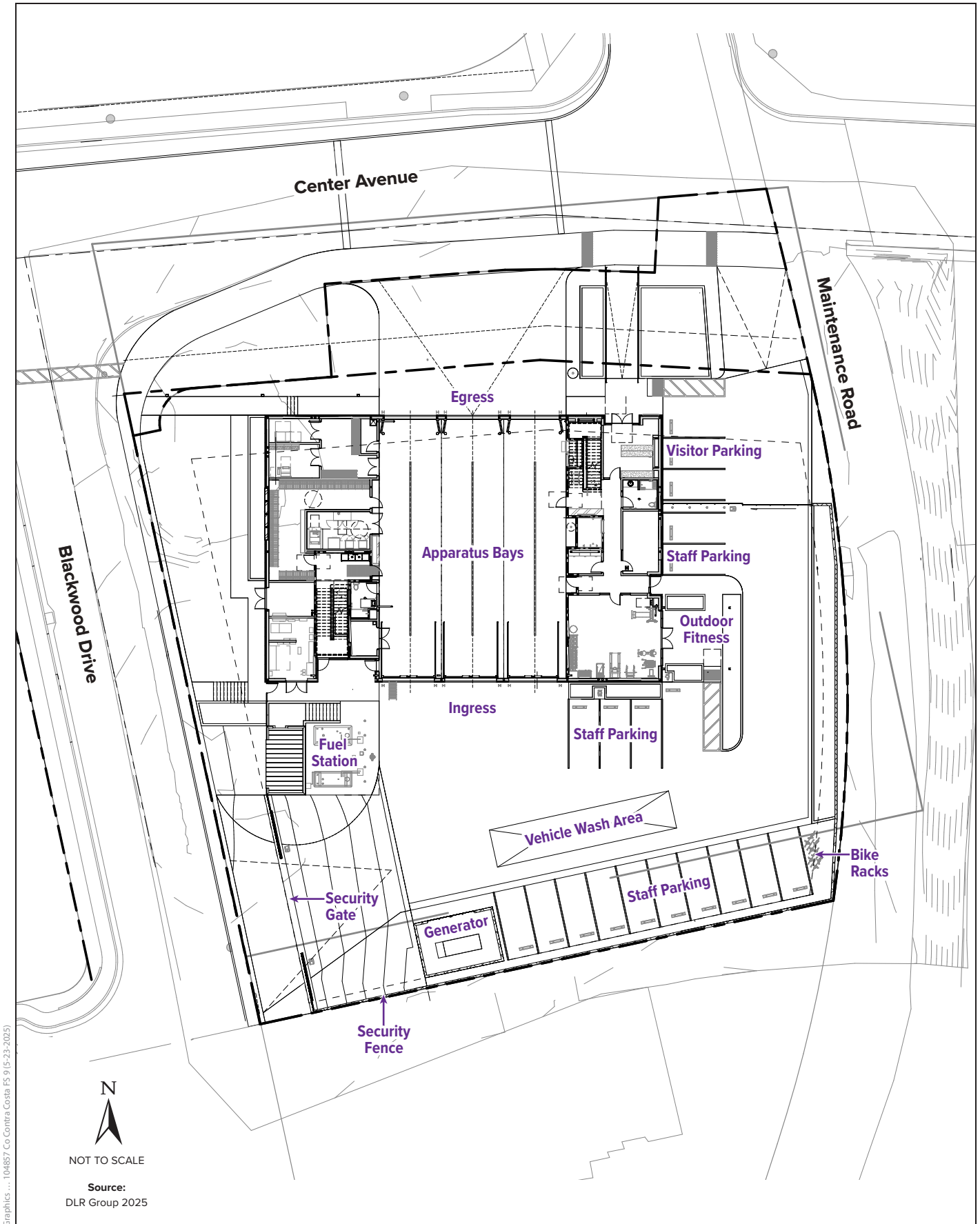
cc: County Clerk's Office



Graphics ... 104857 Co Contra Costa FS 9 (5-22-2025)



Figure 1
Project Location
Fire Station 9 Redevelopment Project



Graphics ... 104857 Co Contra Costa FS 9 (5-23-2025)



Figure 2
Conceptual Site Plan
Fire Station 9 Redevelopment Project



Street View Looking South

Note: Image is conceptual until after project approval. The proposed building height would be approximately 35 feet high.

Source: DLR Group, 2025



Figure 3
Conceptual Building Views
Fire Station 9 Redevelopment Project



Street View Looking North

Note: Image is conceptual until after project approval. The proposed building height would be approximately 35 feet high.

Source: DLR Group, 2025



Figure 3
Conceptual Building Views
Fire Station 9 Redevelopment Project