

FILED**April 2, 2026**KRISTIN B. CONNELLY
CLERK-RECORDERBy *L. Fallas*L. Fallas
Deputy Clerk

CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 113
Sacramento, CA 95814

From: Contra Costa County
Department of Conservation and
Development
30 Muir Road
Martinez, CA 94553

County Clerk, County of Contra Costa

Project Title: Fire Station No. 90/Contra Costa District 3 Youth Center Project, Project No. WH730A, CP#26-07

Project Applicant: Contra Costa County Public Works Department, 255 Glacier Drive, Martinez, CA 94553, (925) 313-2000; Contact: Christian Montoya, (925) 313-2176, Christian.Montoya@pw.cccounty.us

Project Location: Fire Station No. 90: 6685 Lone Tree Way (APN 019-050-234) and 2305 Windy Springs Lane (APN 019-050-038), Brentwood, CA 94513
Contra Costa District 3 Youth Center: 2313 Windy Springs Lane (APN 019-050-026), Brentwood, CA, 94513

Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553

Contact Person: Syd Sotoodeh (925) 655-2877 syd.sotoodeh@dcd.cccounty.us

Description of Nature, Purpose, and Beneficiaries of Project: The Contra Costa County Fire Protection District (Fire District) and Contra Costa County (County) propose the construction and operation of two separate public-service facilities on a vacant 4.68-acre site (project site) comprised of three parcels. Fire Station No. 90 (fire station) will be located along Lone Tree Way and the Contra Costa District 3 Youth Center (youth center) will be located just south of the fire station. The project requires acquisition of approximately 0.438-acres from the City of Brentwood from APN 019-050-234, consisting of undeveloped land and a portion of private driveway, to accommodate the design of the fire station facility, parking, and access to both the fire station and youth center. The project will also require a lot line adjustment of approximately 0.70 acres to be transferred from APN 019-050-026 to APN 019-050-038. The project site is bound to the north by Lone Tree Way and commercial development, to the east by Windy Springs Lane and residential development, to the south by a single residential property, and to the west by Giannini Ranch Road and a church complex. The project site is flat with a mixture of non-native annual grass and ruderal vegetation that is regularly disked and has no trees.

The fire station will be a one story, 12,822-square-foot building with a maximum height of 35 feet containing three apparatus bays; dormitories for two full crews and a battalion chief; kitchen, dining, and day room living areas; two offices; a conference room; and support and storage spaces. The station will house up to eight firefighters per shift and accommodate one battalion chief truck, two fire engines, and one fire truck. Outdoor improvements include outdoor patios, landscaping with bioswales, trash and storage areas, paved driveways, access areas, and walkways. There will be approximately 13 employees and five visitor parking stalls (including accessible and electric vehicle spaces) as well as a bicycle rack for two bicycles. A future 4-bay storage building will be constructed on a gravel pad behind the fire station building. Access for employees, police personnel, and visitors will occur from the Lone Tree Way/Giannini Ranch Road intersection with additional secured access for station crew from Windy Springs Lane. Fire trucks will exit onto Lone Tree Way and return via Giannini Ranch Road which will require modification of the Lone Tree Way median to allow fire trucks to turn left onto Lone Tree Way. Once operational, the fire station will include rooftop photovoltaic panels and a 150-kW diesel backup generator with weekly one hour testing (totaling 52 hours annually).

The youth center will be a two-story, 15,000-square-foot building with a maximum height of 39 feet. The youth center will include a lobby, living room, study nooks, classrooms, multipurpose rooms, kitchen, offices, workstations, recording studio, conference space, therapy and wellness rooms, restrooms, and storage. The youth center will employ approximately 10 staff members, with staff hours generally occurring between 8AM-8PM with extended evening and weekend hours once operational. Outdoor improvements will include surface parking, trash and storage areas, and outdoor recreation spaces. The project will provide 31 parking stalls and bicycle racks for eight bicycles, with vehicle access from the Lone Tree Way/Giannini Ranch Road intersection.

The project will meet Leadership in Energy and Environmental Design (LEED) Silver equivalent standards, use U.S. Environmental Protection Agency (EPA) Tier 4 equipment, and ensure that all off-road diesel-powered equipment used during construction will be equipped with U.S. EPA Tier 4 Final engines. Construction is anticipated to occur from 2027 to 2029 for approximately 22-24 months. Construction phases will include site preparation (e.g., grading); trenching and utilities; building construction; paving, hardscaping, and landscaping; and architectural coating (painting).

Name of Public Agency Approving Project: Contra Costa County

Name of Person or Agency Carrying Out Project: Contra Costa County Public Works Department

Exempt Status:

- Ministerial Project (Sec. 21080[b][1]; 15268) Categorical Exemption (Sec. 15332)
 Declared Emergency (Sec. 21080[b][3]; 15269[a]) General Rule of Applicability (Sec. 15061[b][3])
 Emergency Project (Sec. 21080[b][4]; 15269[b][c]) Other Statutory Exemption (Sec.)

Reason why project is exempt: The project meets all the conditions required under the Class 32 In-fill Development Projects categorical exemption as described below.

- a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The project site is located within the City of Brentwood (City); however, it will be consistent with County's General Plan policies and applicable zoning designations and regulations because the majority of the project site is located on County-owned land. The fire station portion of the project will also be consistent with the City's General Plan policies as well as applicable zoning designations and regulations because it requires acquisition on the City-owned parcel APN 019-050-234. This portion of the project site has a General Plan land use designation of Residential – Low Density (R-LD) and is zoned as Planned Development Thirty-Five (PD-35) within an Agricultural Overlay Zone under the City's General Plan and Zoning Ordinance, respectively. According to Table LU-1 of the City's General Plan, Planned Development (PD) zoning is consistent with all land use designations, provided that the PD uses are consistent with the land uses allowed in the City's General Plan land use designation. The fire station portion is designated as R-LD where fire stations are allowed as a conditional use pursuant to City Municipal Code Section 17.110.003(B) which references conditional uses permitted in the Ranchette Estate (RE) Zone. Thus, consistent with the R-LD designation, the fire station is considered an allowable use. Therefore, the fire station portion of the project will be consistent with all applicable City and County General Plan policies, zoning designations, and regulations related to the acquisition and development of a portion of the City-owned parcel APN 019-050-234.
- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The 4.68-acre project site is located within the city limits of Brentwood. The project site is bound to the north by Lone Tree Way and commercial development, to the east by Windy Springs Lane and residential development, to the south by a single residential property, and to the west by a private road and church complex. The setting is substantially surrounded by urban uses.
- c) *The project site has no value as habitat for endangered, rare or threatened species.* The project site is flat with a mixture of non-native annual grass and ruderal vegetation that is regularly disked and has no trees. Additionally, although the project site is located within the East Contra Costa County Habitat Conservancy's (Conservancy) Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) area, the project is exempt because it's located within the Urban Development Area and mapped as urban land cover in the HCP/NCCP. Thus, the project site is considered developed and does not support habitat for protected species covered by the HCP/NCCP. Additionally, the project site does not contain any habitat, riparian area, trees, wetlands, or other areas designated as Waters of the United States or Waters of the State. Due to its developed condition, surrounding urban uses, and lack of on-site natural habitats, no special status plant or wildlife species are expected to occur on the project site. Therefore, the project site has no value as habitat for endangered, rare or threatened species.
- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The County conducted construction and operation analyses for traffic, noise, and air quality, which is documented in supporting technical studies that confirm there will be no significant impacts based on the implementation of the project and its design features.
- i. **Traffic:** A Traffic Analysis Technical Memorandum was prepared by Fehr & Peers in March 2026 and found that the project would not result in any significant effects relating to traffic. The vehicle miles traveled (VMT) analysis follows the County's adopted guidelines and methods for evaluating a project's VMT impact. Land use projects that meet the County's screening criteria are presumed not to cause significant VMT impacts and do not require a detailed VMT analysis. The project falls under the public facility VMT screening criteria as a local-serving emergency service and a community recreation center; thus, the project's impact on VMT is considered less-than-significant. In addition, the site plan review, traffic distribution patterns, and traffic generation did not identify any impediments to site access and circulation, emergency access, pedestrian bicycle, or transit related impacts. While not required under CEQA, the project's level of service was evaluated for consistency with the City of Brentwood's General Plan, which indicates a level of service (LOS) A or B as acceptable. All intersections will operate at an acceptable LOS with the addition of the project-related traffic.
 - ii. **Noise:** A Noise and Vibration Analysis Technical Memorandum was prepared by ICF in March 2025 and found that the project would not result in any significant impact relating to noise. The analysis evaluated the project's potential impacts related to noise and vibration during construction and operation. Construction noise is not expected to exceed the maximum level of 90 dBA L_{eq} recommended by Federal Transit Administration (FTA). Operational activities would not result in a noticeable increase in ambient noise levels at nearby residences based on the County's General Plan

Noise Element. Construction and operations vibration impacts are not anticipated to result in building damage at the nearest residential buildings.

- iii. **Air Quality:** An Air Quality Analysis Technical Memorandum was prepared by ICF in March 2025 and found that the project will not result in a significant effect to air quality. The analysis evaluated the potential for impacts related to criteria air pollutants, toxic air contaminants, and odors, reviewed the project for consistency with the State and local air quality plans, and identified any potential sensitive receptors within 1,000 feet of the project site. The short-term emissions generated by project construction and long-term emissions generated by project operation were calculated using the California Emissions Estimator Model (CalEEMod), version 2022.1, which estimated that the project would be below the Bay Area Air District's (BAAD's) construction and operational criteria pollutant thresholds. Additionally given the proximity of sensitive receptors to the project site, a Health Risk Assessment (HRA) was prepared to evaluate potential impacts of toxic air contaminants and associated health risks to sensitive receptors. Using the AEROMOD View 13.0.0 air dispersion model, the HRA quantified annual average toxic air contaminant concentrations of sensitive receptors within 1,000 feet of the project site. The HRA concluded that construction and operational health risks, individually and cumulatively, were below the applicable thresholds at all sensitive receptor locations with the project's incorporation of BAAD's Best Management Practices (BMPs) and use of Tier 4 Final construction equipment and engines. Furthermore, the project does not propose any changes that include odor-generating facilities such as those identified in the BAAD's CEQA Guidelines.
- iv. **Water Quality:** Appropriate construction industry standard Best Management Practices (BMPs) will be implemented for water pollution control including, but not limited to, street sweeping, storm drain inlet protections and covering stockpiles. In addition, bioretention facilities will also be constructed as part of the new fire station and youth center which will reduce pollutants entering the storm drain system.
- e) *The site can be adequately served by all required utilities and public services.* The project site is located in an area that has existing City of Brentwood infrastructure and therefore can be adequately served by utilities and public services.

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Sybil Sotwood Title: Senior Planner Date: March 17, 2026

Contra Costa County Department of Conservation and Development

Signed by Lead Agency Signed by Applicant

Applicant

Contra Costa County Public Works Department
255 Glacier Drive
Martinez, CA 94553
Attn: Christian Montoya
Environmental Services Division
(925) 313-2176

Department of Fish and Wildlife Fees Due

- De Minimis Finding - \$0
- County Clerk - \$50
- Conservation and Development - \$25

Total Due: _____ Receipt #: _____