



## CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

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**To:**

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

County Clerk  
County of Contra Costa  
555 Escobar Street  
Martinez, CA 94553

**From:**

**Project Lead Agency:**  
Contra Costa County Fire Protection District  
4005 Port Chicago Highway, Suite 250  
Concord, CA 94520

**Lead Agency Contact:**  
Sam Nichols, (925) 941-3300 ext. 1107,  
[Sam.Nichols@cccfd.org](mailto:Sam.Nichols@cccfd.org)

Lead Agency *(if different from above)*.

**SUBJECT:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

**State Clearinghouse Number** (if submitted to State Clearinghouse): SCH #2026040087

**Project Title:** Fire Station 9 Redevelopment, Project No. WH728B

**Project Applicant:** Contra Costa County Fire Protection District, 4005 Port Chicago Highway, Suite 250, Concord, CA 94520, Contact: Sam Nichols, (925) 941-3300 ext. 1107

**Project Location:** 209 Center Avenue, Pacheco, CA 94553 (Assessor's Parcel Number: 125-073-003)

**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 The existing station, which was constructed in 1956, is outdated and unable to support the staff or equipment needed for a modern fire protection agency.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 comply with Leadership in Energy and Environmental Design (LEED) Silver standard requirements 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.

This is to advise that the Contra Costa County Fire Protection District Board of Directors ( Lead Agency or  Responsible Agency) has approved the above-described project on May, 12, 2026 and has made the following determinations:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report (EIR) was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public on the Contra Costa County Fire Protection District's website at <https://www.cccfpd.org/427/Fire-Station-9> and in-person at:

Contra Costa County Fire Protection District, 4005 Port Chicago Highway, Suite 250, Concord, CA 94520

Signature  
(Lead Agency): \_\_\_\_\_ Title: Fire Chief

Print Name: Aaron McAlister Date: \_\_\_\_\_

Date received for filing at  
LCI: \_\_\_\_\_

**Applicant**

Sam Nichols  
Contra Costa County Fire Protection District  
4005 Port Chicago Highway, Suite 250  
Concord, CA 94520  
(925) 941-3300 ext. 1107

**Department of Fish and Wildlife Fees Due**

<input type="checkbox"/> Neg. Dec. - \$3,043.75	Total Due: \$ _____
<input checked="" type="checkbox"/> Mitigated Neg. Dec. - \$3,043.75	Total Paid: \$ _____
<input type="checkbox"/> EIR - \$4,227.50	Receipt # _____
<input checked="" type="checkbox"/> County Clerk - \$50.00	
<input type="checkbox"/> DCD - \$25.00	