

COUNTY OF SAN MATEO
CSA-11 WATER SERVICE EXTENSION AND PESCADERO FIRE STATION
(STATION 59) PRELIMINARY PROJECT SCOPE

The purpose of this project scope document is to define the CSA-11 Water Service Extension and Pescadero Fire Station project scope to inform, draft, and process the required environmental review and agreements/entitlements/permits.

Project Description

The project consists of:

- 1) Construction of a replacement Pescadero Fire Station (Station 59) to be located on La Honda-Pescadero Unified School District property currently developed with the Pescadero Middle/High School at 350-360 Butano Cut Off, Pescadero;
- 2) Partial demolition of existing Pescadero Fire Station; and
- 3) CSA-11 water service extension to serve the future fire station and existing Pescadero Middle/High School, both located at 350-360 Butano Cut Off.

The project will require the following processes and approvals:

- 1) Environmental review subject to the California Environmental Quality Act (CEQA), and consistent with National Environmental Protection Act (NEPA);
- 2) Amendments to the County of San Mateo's Local Coastal Program (LCP), subject to California Coastal Commission certification;
- 3) LAFCo Municipal Service Review of CSA-11, and approval of an annexation by CSA-11 to allow for water service extension;
- 4) Entitlements, including Coastal Development Permit (issued by Coastal Commission) and building permits (issued by Planning & Building), for construction; and
- 5) Lease agreement with school district to allow for construction of fire station on school district property.

Project Details

A. Replacement Fire Station (APN: 087-053-010; 350-360 Butano Cut Off)

Construction of a 12,000 sq. ft. 30-foot tall one- or two-story fire station within a leasehold area of 1.65 acres (72,064 sq. ft.) and to include:

1. Living quarters for up to 12 firefighters
2. Fire Department Operations and Command Center
3. Offices, physical training room, conference room, restrooms, etc.
4. Apparatus bay for 4 firefighting vehicles with space for 1 smaller vehicle
5. Site parking for 12 staff vehicles and 12 public vehicles; parking area to accommodate a 55' firefighting vehicle turning radius
6. Fueling station and above or below ground 3,000-gallon capacity fuel tanks (including day tanks)
7. Enclosures: 1 oil, 1 trash, 1 recycling
8. Propane tank: 1 tank of 1,000-gallons
9. Emergency generator (with integral fuel "day tank" and piping to onsite tank), HVAC equipment, flag pole, etc.

10. New septic system
11. Water line extension of CSA-11 (See Section C, below)
12. Fire suppression water tanks (to be supplied by well water)
13. Abandonment of 2019 domestic well
14. Associated drainage systems and landscaping
15. Earthwork of approximately 1,000 cu/yds export
16. Fire sprinklers

B. Existing Fire Station (APN: 086-160-050; 1200 Pescadero Creek Road)

Partial demolition of the existing fire station facility to include:

1. Demolition of barracks to serve as (gravel) station parking and emergency staging
2. Retention of existing small fuel pump outbuilding and existing small generator building; demolition of all other outbuildings
3. Retention of existing apparatus bay building and remodel to include 1 restroom and 1 sleeping/ready room for fire personnel
4. Retention of existing on-site well to be utilized for irrigation and fire suppression
5. Proposed retention of existing CSA-11 service for domestic water purposes (toilet, shower, and sink) within the apparatus bay building (if possible based on Water Budget Analysis conclusions)
6. Evaluation of existing septic system to include: adequate size/location of septic tank/pumps, and minor repair to leach field located partially uphill on APN 086-160-060, as necessary
7. Existing fuel tanks will remain in service (proposed)

C. CSA-11 Water Extension

Extension of CSA-11 water line and service to the fire station and high school to include:

1. Water budget analysis (i.e., determining the amount of water that is available after accounting for existing users and commitments)
2. Extension of service line from intersection of Pescadero Creek Road and Stage Road along Pescadero Creek Road to Cloverdale Road
3. Location of improvements to be determined (within right-of-way, easements, real property acquisition)
4. Extension to include alarms/telecommunications system to alert CSA-11 of line breaks, loss of water pressure, abnormal usage, etc.
5. With exception of the fire station and high school, connections are prohibited
6. Construction of pipeline and pumps
7. Upsizing of existing pipeline, if necessary

D. High School (APN: 087-053-010; 350-360 Butano Cut Off)

High School improvements to include (other exterior development pending negotiations prior to final draft of project scope):

1. Re-piping of school

2. Installation of a segregated water system (dual plumbed), backflow prevention device
3. Retention of existing well adjacent to administration buildings for irrigation
4. Retention of agricultural field

E. LCP Amendment

1. The following LCP elements have been identified for amendment:

AMEND Policy 2.39: Service Area Boundary

Limit water connections to uses within the boundary of the rural service center and to fire protection facilities and public schools serving the rural service center on July 28, 1993.

ADD Policy 2.60: Pescadero Fire Station

No provision of this Local Coastal Program shall be interpreted in such a manner as to prohibit, or effectively prohibit, the construction and use of a fire protection facility and related uses at 360 Butano Cutoff in the Town of Pescadero, subject to conditions of a permit under Policy 5.6(b)(6) that achieves maximum compliance with Local Coastal Plan policies.

2. CEQA compliance for the text amendments above will rely on the Coastal Commission's functional equivalence provision pursuant to CEQA Section 21080.5
3. Presentation of proposed LCP Amendments to Pescadero Municipal Advisory Council
4. Approval of LCP Amendments by Agricultural Advisory Committee
5. Approval of LCP Amendments by San Mateo County Planning Commission
6. Approval of LCP Amendments by San Mateo County Board of Supervisors
7. Certification of LCP Amendments by California Coastal Commission

F. Exclusions

1. Community Center or other multi-purpose building at the school site is not included in this project.
2. All work and cost to provide water to the new fire station and school will not be paid by CSA-11 (and the CSA-11 ratepayers). Additionally, the on-going costs for the provision of CSA-11 to the fire station and school will not be from the CSA-11 ratepayers.
3. Connections to/from CSA-11 extension, other than for the school and replacement fire station, are prohibited.
4. No fire hydrants along the CSA-11 extension.

Department/Agency Action Item Responsibilities

The following table identifies the team of departments/agencies and action items necessary to complete the project followed by other interested parties that may provide input during project development. Project timeline is provided in a separate document.

Department/Agency	Primary Contact	Action Items
County Manager's Office	Mike Callagy Sophie Mintier	Funding Overall Project Coordination
Planning	Melissa Ross	LCP Amendment, Coastal Development Permit, CEQA (Lead Agency)
Building	Miles Hancock	Building Permits for construction
LAFCo	Martha Poyatos Rob Bartoli	CSA-11 Municipal Service Review, Annexation, Sphere of Influence Update
Public Works	Ann Stillman	CSA-11 Pipeline Extension
Environmental Health	Greg Smith	Well and Septic Permits
Real Property	Don Grady	Lease Agreement with School District
Project Development Unit	Laurence Maller	Conceptual Design replacement Fire Station, Conceptual Design existing Fire Station
County Fire (Cal Fire)	Jonathan Cox	Review of Conceptual Design of replacement and existing Fire Station locations, Lease Agreements
County Counsel	John Nibbelin Tim Fox	Legal Review Lease Agreements
Agricultural Advisory Committee		Approval of LCP Amendments
Planning Commission		Approval of LCP Amendments
Board of Supervisors	Don Horsley	Approval of LCP Amendments
California Coastal Commission		Certification of LCP Amendment, Coastal Development Permit
La Honda-Pescadero Unified School District	Amy Wooliever Andy Lagow	Lease Agreements, Improvement plans, DSA Permits, DDW Permit (Decommission of Public Water System)
State Water Resources Control Board, Division of Financial Assistance (DFA)	Kim Dinh	Prop 1 Funding of Phase 1 Technical Assistance, Drinking Water State Revolving Fund Construction Financing Application
State Water Resources Control Board, Division of Drinking Water (DDW)	Eric Lacy	Well to CSA-11 Service Permit (Decommission of Public Water System)
Office of Water Programs, California State University Sacramento	Randy Marx	Project Management for State/Consultant/County coordination
Division of State Architect (DSA)		Building Permits for School improvements
Other Interested Parties		
Pescadero Municipal Advisory Council	David LoCoco Rob Skinner	Coordination with CSA-11 ratepayers, review of LCP amendments
Farm Bureau	BJ Burns	
Committee for Green Foothills	Lennie Roberts	
Fire Station Steering Committee		
Sustainable Pescadero Collaborative/Puente		