



## CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

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March 27, 2025

Miguel Contreras, Associate Planner  
Community Development  
City of Brentwood  
150 City Park Way  
Brentwood CA 94513

RE: DR 24-013- Fire Station 94 Design Review Application

Dear Mr. Contreras,

Following the Planning Commission's March 18, 2025, hearing on the Contra Costa County Fire Protection District's design review application for its Station 94 Project, the Fire District would like to respond to the Planning Commission's determination that additional studies are required for the project.

As you know, the Planning Commission ordered that the Fire District provide air, noise, traffic, and ADA studies for the project. Not only would the additional studies requested by the Planning Commission delay the project by several months and incur additional taxpayer expense, but they are also not required by CEQA, the City Ordinance Code, or any other law or regulation. Specifically, the Planning Commission's determination that additional studies are required is outside the scope of the design review process as articulated in City Code Sections 17.820.007 and 17.820.008. City of Brentwood staff determined that the project is exempt from CEQA. Likewise, the Fire District Board of Directors, in an earlier action and as the lead agency for the project, found the project to be exempt from CEQA. The Fire District Board determined the project was exempt under CEQA Guidelines sections 15302(c) (because the project is a reconstruction of the former station) and 15305(a) (because the project involves minor lot line adjustments with adjoining County-owned property). Because the project is exempt from CEQA and the Planning Commission's order is not supported by any substantial evidence, the Planning Commission exceeded its jurisdiction by ordering additional studies.

The Fire District requests that this matter be placed on the next Planning Commission agenda for a hearing and determination on the design review for the project. Alternatively, if the City is unwilling to schedule a design review hearing before the Planning Commission, please consider this our appeal to the City Council under City Code sections 18.04.060 and 17.880.010 of the Planning Commission's CEQA determination made on March 18, 2025.

Increasing fire protection and emergency medical services has been a long-standing goal of both the Fire District Board of Directors and the City of Brentwood. Fire Station 94,

located in Downtown Brentwood, has been in development for over three years. The Fire District has now expended over \$2 million in taxpayers' dollars toward improving your emergency services at this location.

Should the City not advance this application to the Planning Commission or City Council, the Fire District may be forced to take additional actions to compel the City to review this project promptly and issue a final decision on the Fire District's design review application. We look forward to advancing this project with the City.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron J. McAlister", with a long horizontal flourish extending to the right.

Aaron J. McAlister  
Deputy Fire Chief