



CALIFORNIA CONSERVATION CORPS  
DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

# CALIFORNIA CONSERVATION CORPS FORTUNA RESIDENTIAL CENTER MULTIPURPOSE BUILDING PROJECT

**Overview:** As lead agency, the California Conservation Corps (CCC), with assistance from the California Department of General Services – Real Estate Services Division (DGS), has prepared a Mitigated Negative Declaration (MND) for the proposed CCC Fortuna Residential Center Multipurpose Building Project (proposed project). The MND has been prepared to provide the public, responsible agencies, and trustee agencies with information about the potential environmental effects of construction and operation of the proposed project.

The CCC is proposing to construct a new multipurpose building at the CCC Fortuna Residential Center. The new multipurpose building will increase the ability for Corpsmembers to take part in physical training by providing an adequate indoor space for physical training during inclement weather. The multipurpose building will also provide office space for the CCC Back County Trails Program and the Watershed Stewards Program, which currently reside off site in leased office space. Additionally, the existing outdoor basketball court will be renovated as part of the proposed project. The proposed project will complete the complement of facilities needed for today's CCC campus and address many deferred maintenance issues (e.g., American with Disabilities Act [ADA], seismic, fire, and life safety upgrades). The new building will be designed to be Zero Net Energy (ZNE) and will meet or exceed the requirements for Leadership in Energy and Environmental Design (LEED) "Silver" certification. ZNE indicates that the total amount of energy used by the building on an annual basis would be approximately equal to the amount of renewable energy generated on site or through renewable, non-grid purchase agreements with a local power utility.

The MND details the proposed project; evaluates and describes the potential environmental impacts associated with the construction and operation of the proposed project; identifies those impacts that could be significant; and presents mitigation measures, which, if adopted by the CCC or other responsible agencies, could avoid or minimize these impacts. The MND was released for public review on December 19, 2019.

## PROJECT LOCATION

The project site (APN 200-363-018) is located at 1500 Alamar Way, Fortuna, in Humboldt County, California.

## PROJECT DESCRIPTION

The proposed project will include the construction of a single-story, approximately 9,800 square foot (sf) building on the western side of the project site. The single-story building will be approximately 40 feet (ft) high above finish floor elevation as measured at the roof's highest point. The new building will be designed to be Zero Net Energy (ZNE) and will meet or exceed the requirements for Leadership in Energy and Environmental Design (LEED) "Silver" certification. The multipurpose building will generally include the following features: 1) four private office spaces as well as one larger office space for cubicles, a break room, a quiet room, a conference room, and restroom facilities; 2) three general storage spaces, a janitor's storage space, room for electrical utility connections, and room for data utility connections; 3) multipurpose Room A and multipurpose Room B; and 4) an indoor recreational space.

Existing parking areas to the east and northeast of the new multipurpose building will be resurfaced and painted, and a new parking area west of the building will be added, which together will provide approximately 48 parking spaces, including 3 accessible parking spaces and parking spaces for low-emitting, fuel efficient cars. A bicycle rack will be provided for Corpsmembers, staff, and visitors. Additionally, the proposed project will include: 1) construction of a new driveway on the west side of the new multipurpose building; 2) reconfiguration of the existing basketball court; 3) construction of internal walkways and a new sidewalk along Alamar Way; 4) development of stormwater runoff features (e.g., a bioretention area and vegetated swales); 5) construction of a retaining wall along the north side of the new parking area west of the new multipurpose building; 6) repair of existing buildings and utilities; 7) new water and sewer utility connections; and 8) construction of an accessible path to public sidewalks.

The proposed project will be constructed in a contemporary architectural style, incorporating some elements from the existing Fortuna Residential Center. The exterior color of the new multipurpose building will be consistent and blend in with the exterior colors of the existing buildings on the project site. The new multipurpose building will have an asphalt shingle roof that will also be similar in color to the existing buildings on the project site. Minimal exterior lighting will be provided around the multipurpose building, and additional lighting will be provided in the parking lots for safety. The proposed project will include water-efficient landscaping as well as vegetated bioswales at the northern and southern sides of the new multipurpose building and a bioretention area on the west side of the new multipurpose building. Accent shrubs and trees will also be placed around the perimeter of the project site.

Two-way vehicular access to the project site is currently provided in three locations along Alamar Way. The proposed project will provide one additional two-way access at Alamar Way, which will be located directly west of the new multipurpose building. A new sidewalk will be provided along Alamar Way between the westernmost existing driveway and the intersection of Alamar Way and Riverwalk Drive, and a new concrete walkway will be provided around the new multipurpose building.

## PUBLIC REVIEW PERIOD

By this notice, CCC and DGS are announcing the opening of a 30-day comment period (December 19, 2019 to January 18, 2020). All written comments must be received by January 18, 2020, by 5:00 p.m. (end of the 30-day public review period). Please send all comments via mail to Terry Ash, California Department of General Services, RESD, PMDB, c/o LSA, 285 South Street, Suite P, San Luis Obispo, CA 93401; OR via email to [FortunaCCC@lsa.net](mailto:FortunaCCC@lsa.net). Please include "CCC Fortuna Residential Center Multipurpose Building Project IS/MND Comments" in the subject line.

## LOCATION OF DOCUMENTS AVAILABLE FOR PUBLIC REVIEW

The Draft IS/MND may be viewed online at <https://lsa.net/FortunaCCC> . In addition, copies of the IS/MND are available for review at the locations listed in Table 1.

**Table 1 Environmental Document Public Repository Sites**

Site	Address
California Department of General Services, RESD Environmental Services	707 Third Street, 4th Floor West Sacramento, California 95605
Fortuna Library (Main Library)	753 14th Street Fortuna, CA 95540