

CALENDAR FOR THE BOARD OF DIRECTORS
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
BOARD CHAMBERS ROOM 107, ADMINISTRATION BUILDING, 651 PINE STREET
MARTINEZ, CALIFORNIA 94553-1229

FEDERAL D. GLOVER, *CHAIR*
KAREN MITCHOFF, *VICE CHAIR*
JOHN GIOIA
CANDACE ANDERSEN
DIANE BURGIS

DAVID J. TWA, CLERK OF THE BOARD AND COUNTY ADMINISTRATOR, (925) 335-1900
JEFF CARMAN, FIRE CHIEF

PERSONS WHO WISH TO ADDRESS THE BOARD DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA, WILL BE LIMITED TO TWO (2) MINUTES.

The Board Chair may reduce the amount of time allotted per speaker at the beginning of each item or public comment period depending on the number of speakers and the business of the day.
Your patience is appreciated.

A closed session may be called at the discretion of the Board Chair.

Staff reports related to open session items on the agenda are also accessible on line at www.co.contra-costa.ca.us.

ANNOTATED AGENDA & MINUTES
December 12, 2017

Present: Director John Gioia; Director Candace Andersen; Director Diane Burgis; Director Karen Mitchoff; Director Federal D. Glover

Staff Present: David Twa, County Administrator
Jeff Carman, Fire Chief

1:30 P.M. Convene and call to order.

Adjourned today's meeting at 2:00 p.m.

CONSIDER CONSENT ITEMS (Items listed as C.1 through C.6 on the following agenda) – Items are subject to removal from Consent Calendar by request of any Director or on request for discussion by a member of the public. **Items removed from the Consent Calendar will be considered with the Discussion Items.**

DISCUSSION ITEMS

D. 1 CONSIDER Consent Items previously removed.

There were no items removed for discussion.

D. 2 PUBLIC COMMENT (2 Minutes/Speaker)

There were no requests to speak at Public Comment.

D.3 CONSIDER accepting a report from the Fire Chief providing a status summary for ongoing Fire District activities and initiatives. (Jeff Carman, Fire Chief)

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis, Director Karen Mitchoff, Director Federal D. Glover

CONSENT ITEMS

C.1 APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the Fire Chief, a purchase order with Drager, Inc. in an amount not to exceed \$415,000 for the purchase of a live fire training unit. (73% Federal, 27% Special District Revenue)

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis, Director Karen Mitchoff, Director Federal D. Glover

C.2 APPROVE and AUTHORIZE the Fire Chief, or designee, to execute, on behalf of the Contra Costa County Fire Protection District, a real property sales agreement with 2635 Reliez Valley Road Associates, LLC, to sell surplus District property in Martinez, identified as Assessor's Parcel No. 365-150-018, for payment to the District in the amount of \$25,000, and take related actions under the California Environmental Quality Act, Martinez area. (CP 17-36) (100% Special District Revenue)

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis, Director Karen Mitchoff, Director Federal D. Glover

C.3 APPROVE and AUTHORIZE advertisement for the construction of Fire Station No. 16 at 4007 Los Arabis Drive in Lafayette. (Budgeted; 100% CCCFPD Capital Outlay Fund)

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis, Director Karen Mitchoff, Director Federal D. Glover

C.4 APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the Fire Chief, a purchase order with Carousel Industries, Inc., in an amount not to exceed \$110,000, for the purchase of four Vesta phone systems with associated equipment and configuration. (100% CCCFPD EMS Transport Fund)

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis,
Director Karen Mitchoff, Director Federal D. Glover

- C.5** APPROVE and AUTHORIZE the Fire Chief, or designee, to execute an amendment to the Training Facility Use Agreement with the Contra Costa Community College District to increase the payment limit from \$35,000 to \$70,000 per fiscal year with no change to term for the use of the Fire District Training Facility. (100% College District reimbursement revenue)

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis,
Director Karen Mitchoff, Director Federal D. Glover

- C.6** APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the Fire Chief, a purchase order with Motorola Solutions, Inc., in an amount not to exceed \$210,000, for the purchase of four radio consoles with associated equipment and configuration. (100% CCCFPD EMS Transport Fund)

AYE: Director John Gioia, Director Candace Andersen, Director Diane Burgis,
Director Karen Mitchoff, Director Federal D. Glover

GENERAL INFORMATION

The Board meets in its capacity as the Board of Directors of the Contra Costa County Fire Protection District pursuant to Ordinance Code Section 24-2.402. Persons who wish to address the Board of Directors should complete the form provided for that purpose and furnish a copy of any written statement to the Clerk.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Clerk of the Board to a majority of the members of the Board of Directors less than 72 hours prior to that meeting are available for public inspection at 651 Pine Street, First Floor, Room 106, Martinez, CA 94553, during normal business hours. All matters listed under CONSENT ITEMS are considered by the Board of Directors to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Board or a member of the public prior to the time the Commission votes on the motion to adopt. Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Chair calls for comments from those persons who are in support thereof or in opposition thereto. After persons have spoken, the hearing is closed and the matter is subject to discussion and action by the Board. Comments on matters listed on the agenda or otherwise within the purview of the Board of Directors can be submitted to the office of the Clerk of the Board via mail: Contra Costa County Fire Protection District Board of Directors, 651 Pine Street Room 106, Martinez, CA 94553; by fax: 925-335-1913.

The District will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 335-1900; TDD (925) 335-1915. An assistive listening device is available from the Clerk, Room 106. Copies of recordings of all or portions of a Board meeting may be purchased from the

Clerk of the Board. Please telephone the Office of the Clerk of the Board, (925) 335-1900, to make the necessary arrangements. Applications for personal subscriptions to the Board Agenda may be obtained by calling the Office of the Clerk of the Board, (925) 335-1900. The Board of Directors' agenda and meeting materials are available for inspection at least 96 hours prior to each meeting at the Office of the Clerk of the Board, 651 Pine Street, Room 106, Martinez, California.

Subscribe to receive to the weekly Board Agenda by calling the Office of the Clerk of the Board, (925) 335-1900 or using the County's on line subscription feature at the County's Internet Web Page, where agendas and supporting information may also be viewed:

www.co.contra-costa.ca.us

ADVISORY COMMISSION

The Contra Costa County Fire Protection District Advisory Fire Commission is scheduled to meet next on Monday, TBD at 7:00 p.m. at the District Training Center, 2945 Treat Blvd., Concord, CA 94518.

AGENDA DEADLINE: Thursday, 12 noon, 12 days before the Tuesday Board meetings.

Glossary of Acronyms, Abbreviations, and other Terms (in alphabetical order):

The Contra Costa County Fire Protection District has a policy of making limited use of acronyms, abbreviations, and industry-specific language in its Board of Supervisors meetings and written materials. Following is a list of commonly used language that may appear in oral presentations and written materials associated with Board meetings:

AB Assembly Bill

ABAG Association of Bay Area Governments

ACA Assembly Constitutional Amendment

ADA Americans with Disabilities Act of 1990

AFSCME American Federation of State County and Municipal Employees

ARRA American Recovery & Reinvestment Act of 2009

BAAQMD Bay Area Air Quality Management District

BART Bay Area Rapid Transit District

BayRICS Bay Area Regional Interoperable Communications System

BGO Better Government Ordinance

BOC Board of Commissioners

CALTRANS California Department of Transportation

CAER Community Awareness Emergency Response

CAL-EMA California Emergency Management Agency

CAO County Administrative Officer or Office

CCE Community Choice Energy

CBC California Building Code

CCCPFD (ConFire) Contra Costa County Fire Protection District
CCHP Contra Costa Health Plan
CCTA Contra Costa Transportation Authority
CCRMC Contra Costa Regional Medical Center
CCWD Contra Costa Water District
CFC California Fire Code
CFDA Catalog of Federal Domestic Assistance
CEQA California Environmental Quality Act
CIO Chief Information Officer
COLA Cost of living adjustment
ConFire (CCCFPD) Contra Costa County Fire Protection District
CPA Certified Public Accountant
CPF – California Professional Firefighters
CPI Consumer Price Index
CSA County Service Area
CSAC California State Association of Counties
CTC California Transportation Commission
dba doing business as
EBMUD East Bay Municipal Utility District
ECCFPD East Contra Costa Fire Protection District
EIR Environmental Impact Report
EIS Environmental Impact Statement
EMCC Emergency Medical Care Committee
EMS Emergency Medical Services
et al. et alii (and others)
FAA Federal Aviation Administration
FEMA Federal Emergency Management Agency
FTE Full Time Equivalent
FY Fiscal Year
GIS Geographic Information System
HCD (State Dept of) Housing & Community Development
HHS (State Dept of) Health and Human Services
HOV High Occupancy Vehicle
HR Human Resources
HUD United States Department of Housing and Urban Development
IAFF International Association of Firefighters
ICC International Code Council
IFC International Fire Code
Inc. Incorporated
IOC Internal Operations Committee
ISO Industrial Safety Ordinance
JPA Joint (exercise of) Powers Authority or Agreement
Lamorinda Lafayette-Moraga-Orinda Area
LAFCo Local Agency Formation Commission
LLC Limited Liability Company
LLP Limited Liability Partnership
Local 1 Public Employees Union Local 1
Local 1230 Contra Costa County Professional Firefighters Local 1230

MAC Municipal Advisory Council
MBE Minority Business Enterprise
MIS Management Information System
MOE Maintenance of Effort
MOU Memorandum of Understanding
MTC Metropolitan Transportation Commission
NACo National Association of Counties
NEPA National Environmental Policy Act
NFPA National Fire Protection Association
OES-EOC Office of Emergency Services-Emergency Operations Center
OPEB Other Post Employment Benefits
OSHA Occupational Safety and Health Administration
PACE Property Assessed Clean Energy
PARS Public Agencies Retirement Services
PEPRA Public Employees Pension Reform Act
RFI Request For Information
RFP Request For Proposal
RFQ Request For Qualifications
SB Senate Bill
SBE Small Business Enterprise
SEIU Service Employees International Union
SUASI Super Urban Area Security Initiative
SWAT Southwest Area Transportation Committee
TRANSPAC Transportation Partnership & Cooperation (Central)
TRANSPLAN Transportation Planning Committee (East County)
TRE or **TTE** Trustee
TWIC Transportation, Water and Infrastructure Committee
UASI Urban Area Security Initiative
UCOA United Chief Officers Association
vs. versus (against)
WAN Wide Area Network
WBE Women Business Enterprise
WCCTAC West Contra Costa Transportation Advisory Committee



Contra
Costa
County

To: Contra Costa County Fire Protection District Board of Directors
From: Jeff Carman, Chief, Contra Costa County Fire Protection District
Date: December 12, 2017

Subject: Fire Chief's Report - December 12, 2017

RECOMMENDATION(S):

ACCEPT a report from the Fire Chief providing a status summary for ongoing Fire District activities and initiatives.

FISCAL IMPACT:

No fiscal impact.

BACKGROUND:

At the request of the Contra Costa County Fire Board of Directors, the Fire Chief is providing a report on the status and progress of the various District initiatives.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **12/12/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, Director
Candace Andersen,
Director
Diane Burgis, Director
Karen Mitchoff, Director
Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: December 12, 2017

, County Administrator and Clerk of the Board of Supervisors

Contact: Jeff Carman, Fire Chief
925-941-3500

By: June McHuen, Deputy

cc:

ATTACHMENTS

Fire Chief's Report_December 12,
2017



December 12, 2017

TO: Board of Directors

FROM: Jeff Carman, Fire Chief

RE: Fire Chief's Report

- Fire Station 16 (Lafayette): On December 5, 2017, the Board approved the CEQA and authorized the demolition of the building. The demolition contractor has been identified, the demolition is set to occur in December, and the front end specifications are nearing completion. The authorization to advertise for construction bids is on the December 12, 2017 Board agenda. Jointly, with Capital Project Management and our Construction Manager, we will release bids in the first week of January to our prequalified contractors. The bid process will close the first week of February.
- Fire Station 70 (San Pablo): The architect is now drafting the full construction drawings. We expect to begin the plan review process in spring 2018. Following plan review, we anticipate going to bid in the summer of 2018. Construction costs seem to be escalating on a widespread scale. We will take steps to expedite the bid process in any way possible.
- The 2017 Contra Costa County Annual Workplace Giving Campaign was a great success this year yielding \$124,850, a 56% increase over last year's total pledges! I want to thank my assistant, Latonia Ellingberg, and the co-chair's assistant, Tamra Hardin, for all of the effort they put into this year's campaign. And a very special thank you to all of the County employees who were able to extend their generosity and contribute during the 2017 campaign.
- Fire Academy #51 is at its midpoint with 28 recruits. They will take midterms this week and are expected to complete the academy in February 2018.
- The District's administrative office relocation project continues to move forward. The final walkthrough was completed in mid-November, and the actual move will occur in January 2018.
- The ambulance transport program continues to exceed performance expectations. While the requirement is to arrive on scene within a specified time frame, the District has been able to maintain 95-97% compliance in all zones 90% of the time. This means that ambulances arrive more quickly than required by contract which allows

firefighters to be available for other incidents within their response areas in a timelier manner.

- Fire Station 19 in Briones has long been the home of our reserve firefighter program. Over the years, interest in the program has waned, and the number of firefighters has declined. One of our newest Battalion Chiefs, Paul Silva, has taken over the program and hopes to give it new life. The District recently received a grant for new protective equipment for the reserve firefighters, and we will soon begin a recruitment process to try and attract individuals with genuine interest in the program. Our hope is to have a much more robust program in service prior to the start of the 2018 fire season.
- The EMS agency recently hosted the Second Annual EMS Survivors Reunion, an opportunity for victims whose lives were saved in the pre-hospital setting to be reunited with their first-responder lifesavers. This high-end event was spearheaded by the EMS agency along with a number of donors and was a very meaningful and emotional occasion for everyone present.
- The Fire District has been actively participating in a new program offered through the health department to reduce the number of mentally ill patients who will require fire and police involvement. Twelve to fourteen percent of our transports to medical facilities are patients who need some type of mental health treatment. We are hopeful that this new program will significantly reduce that number resulting in fewer police and fire calls and our ability to recapture that newly unbound fire and police capacity for the benefit of our emergency response system.



Contra
Costa
County

To: Contra Costa County Fire Protection District Board of Directors
 From: Jeff Carman, Chief, Contra Costa County Fire Protection District
 Date: December 12, 2017

Subject: Purchase of FEMA AFG Grant - Live Fire Training Unit

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the Fire Chief, a purchase order with Drager, Inc. in an amount not to exceed \$415,000 for the purchase of a live fire training unit.

FISCAL IMPACT:

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **12/12/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, Director
 Candace Andersen,
 Director
 Diane Burgis, Director
 Karen Mitchoff, Director
 Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: December 12, 2017

David J. Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Aaron McAlister, Assistant Fire
 Chief 925-941-3503

By: June McHuen, Deputy

cc:

FISCAL IMPACT: (CONT'D)

The federal award amount is \$296,591. This grant has a 10% local agency cost share requirement. However, during the specification process, the lowest quote for a training unit that met the needs of the District was \$406,160 (including tax). With a federal contribution of \$296,591 and a local agency match requirement of \$29,659, the District will also need to fund the additional \$79,910 to acquire the desired equipment. Therefore, the District's actual contribution would be \$109,569. The District would use approximately \$110,000 from the CCCFPD General Operating fund balance.

BACKGROUND:

On November 15, 2016, the Governing Board of the Contra Costa County Fire Protection District (District) authorized the Fire Chief to apply for and accept federal grant funding for a Phase 5 live fire training unit. The District was successful in being awarded this grant from the FEMA Assistance to Firefighters Grant (AFG) Program.

The purpose of the AFG Program is to enhance the safety of the public and firefighters with respect to fire and fire related hazards by providing financial assistance to eligible fire departments for critically needed resources to equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience. The AFG Program supports the basic mission to strengthen national preparedness and resilience.

This grant will provide 73% of the funding for the acquisition and installation of a phase 5 live fire training system. This system enables firefighters to incrementally develop knowledge of fire behavior and skills for fire control and suppression as they advance through five available skill centers. The system includes a purpose built training unit that replicates real world scenarios. This enables instructors to deliver extremely realistic, hands-on training.

The District is currently without such a training unit and live burn opportunities are extremely rare. Having our own training unit will enable the District to keep on-duty engine companies in the District delivering training that would otherwise only be available out of County.

CONSEQUENCE OF NEGATIVE ACTION:

Contra Costa County Fire District has statistically, on average, a working structure fire, every day. Interior firefighting is one of our greatest hazards, exposing our firefighters to an environment that poses and immediate danger to life. Contra Costa County is home to major industry, railroads, local and state roadways, and dense population and commercial centers built on four major earthquake faults. It is imperative that District personnel are trained to the highest standards to provide the best possible emergency response to its residents. Failure to approve this grant and the accompanying funding would cause the District to forego the purchase of the specialized live fire training unit until additional fiscal resources are available.



**Contra
Costa
County**

To: Contra Costa County Fire Protection District Board of Directors
 From: Jeff Carman, Chief, Contra Costa County Fire Protection District
 Date: December 12, 2017

Subject: Sale of Surplus Property Located at 2635 Reliez Valley Road in Martinez

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Fire Chief, or designee, to execute, on behalf of the Contra Costa County Fire Protection District (District) the attached Real Property Sales Agreement with 2635 Reliez Valley Road Associates, LLC, to sell surplus

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **12/12/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, Director
 Candace Andersen,
 Director
 Diane Burgis, Director
 Karen Mitchoff, Director
 Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: December 12, 2017

David J. Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Aaron McAlister, Assistant Fire
 Chief 925-941-3503

By: June McHuen, Deputy

cc:

RECOMMENDATION(S): (CONT'D)

District property in Martinez, identified as Assessor's Parcel No. 365-150-018, for payment to the District in the amount of \$25,000, pursuant to Health and Safety Code section 13861 and Government Code Section 25526.5. (Project No. 7300-8WL140)

DETERMINE that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 12 Categorical Exemption pursuant to Article 19, Section 15312 of the CEQA Guidelines.

DIRECT the Director of the Department of Conservation and Development (DCD) to file a CEQA Notice of Exemption with the County Clerk.

AUTHORIZE the Interim Public Works Director to arrange for payment of a \$25 fee to DCD for processing and a \$50 fee to the County Clerk for filing the Notice of Exemption.

DETERMINE said property to be surplus and no longer necessary for District or other public purposes and its estimated value not to exceed twenty-five thousand dollars (\$25,000).

AUTHORIZE the Chair, Board of Directors, to execute a Grant Deed on behalf of the District in consideration for the payment received in full in the amount of \$25,000.

DIRECT the Real Estate Division of the Public Works Department to cause said Grant Deed to be delivered to the Title Company, Chicago Title Company, 1676 N. California Boulevard, Suite 117, Walnut Creek, CA 94596 for recording in the office of the County Clerk-Recorder.

FISCAL IMPACT:

\$25,000 revenue generated from sale of property.

BACKGROUND:

Contra Costa County acquired the real property on May 1, 1957, for the Mt. View Fire Protection District, described and shown in Exhibit "A" and Exhibit "B", attached to the Real Property Sales Agreement, for a fire station which was never constructed. On November 9, 1966, the Contra Costa County Board of Supervisors approved the annexation of the Mt. View Fire Protection District with the Contra Costa County Fire Protection District (District) and title was conveyed to the District by Grant Deed on May 21, 2013, to be in the name of the appropriate jurisdiction.

The property does not accommodate the needs of a modern fire station and therefore it is determined to be surplus District property. Real Estate Division staff has estimated the value of the property to be \$25,000 or less.

Under the Real Property Sales Agreement, the District will sell the property to 2635 Reliez Valley Road Associates, LLC, for \$25,000. The purchaser will pay all escrow fees, recording fees, and other fees associated with this transaction.

The property is not located in an area of statewide, regional, or area wide concern, and therefore, this activity is exempt from environmental review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15312.

CONSEQUENCE OF NEGATIVE ACTION:

The District will continue to own and be liable for the maintenance of the property.

ATTACHMENTS

CEQA Reliez Valley Road

Sales Agreement Reliez Valley Road

PUBLIC WORKS DEPARTMENT
INITIAL STUDY OF
ENVIRONMENTAL SIGNIFICANCE

PROJECT NUMBER: 7300-8WL140
CP# 17-36

PROJECT NAME: Reliez Valley Rd. Fire District vacant lot (APN#365-150-018) - Sale of Surplus Property

PREPARED BY: Trina Torres

DATE: October 10, 2017

APPROVED BY: [Signature] DATE: 10-18-17

RECOMMENDATIONS:

- ☒ Categorical Exemption [Class 12 (b)(1)] ☐ Negative Declaration
☐ Environmental Impact Report Required ☐ Conditional Negative Declaration

The project will not have a significant effect on the environment. The recommendation is based on the following: *This property is surplus government property, which is not in an area of statewide, regional, or area wide concern as identified in Section 15312 (b)(1) of the CEQA Guidelines.*

What changes to the project would mitigate the identified impacts: N/A

USGS Quad Sheet: <u>Walnut Creek</u>	Base Map Sheet #: <u>J-12</u>	Parcel #: <u>365-150-018</u>
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GENERAL CONSIDERATIONS:

- Location:** Fire District surplus property (APN 365-150-018) is located on Reliez Valley Rd., in the unincorporated area of Martinez (Figs. 1-3).
- Project Description:** The project consists of the sale of vacant undeveloped Contra Costa County Fire Protection District (District) property on Reliez Valley Road, in the unincorporated area of Martinez. The District-owned property (APN#365-150-018) does not meet the minimum land area requirements to construct a prototype firehouse. The District no longer needs the property and wishes to sell it as surplus property pursuant to Government Code Section 25526.5, to the adjacent property owner, located at 2635 Reliez Valley Road, Martinez (APN#: 365-150-005).
- Does it appear that any feature of the project will generate significant public concern?**
☐ Yes ☒ No ☐ maybe (Nature of concern):
- Will the project require approval or permits by other than a County agency?**
☐ Yes ☒ No
- Is the project within the Sphere of Influence of any city?** No

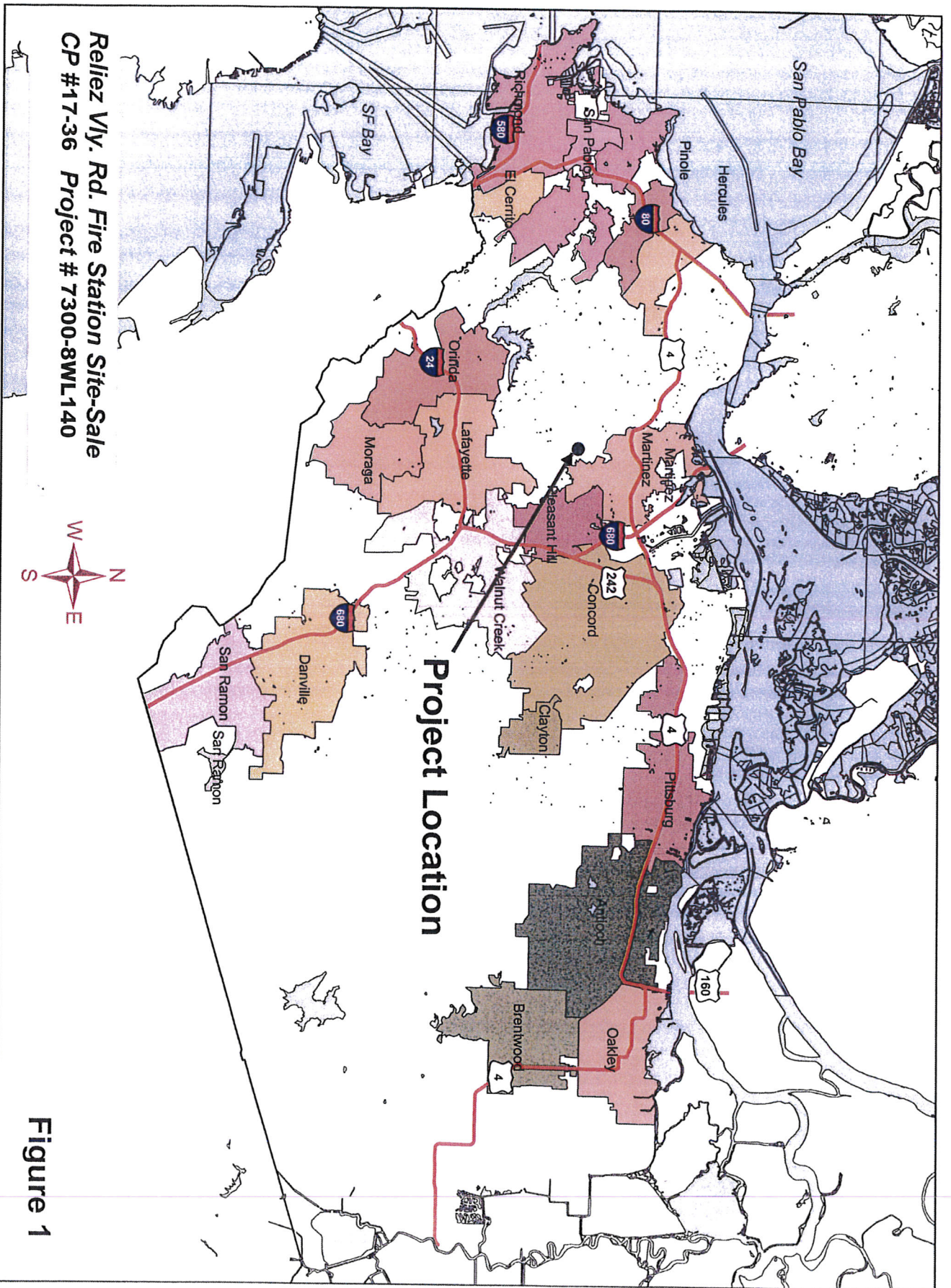
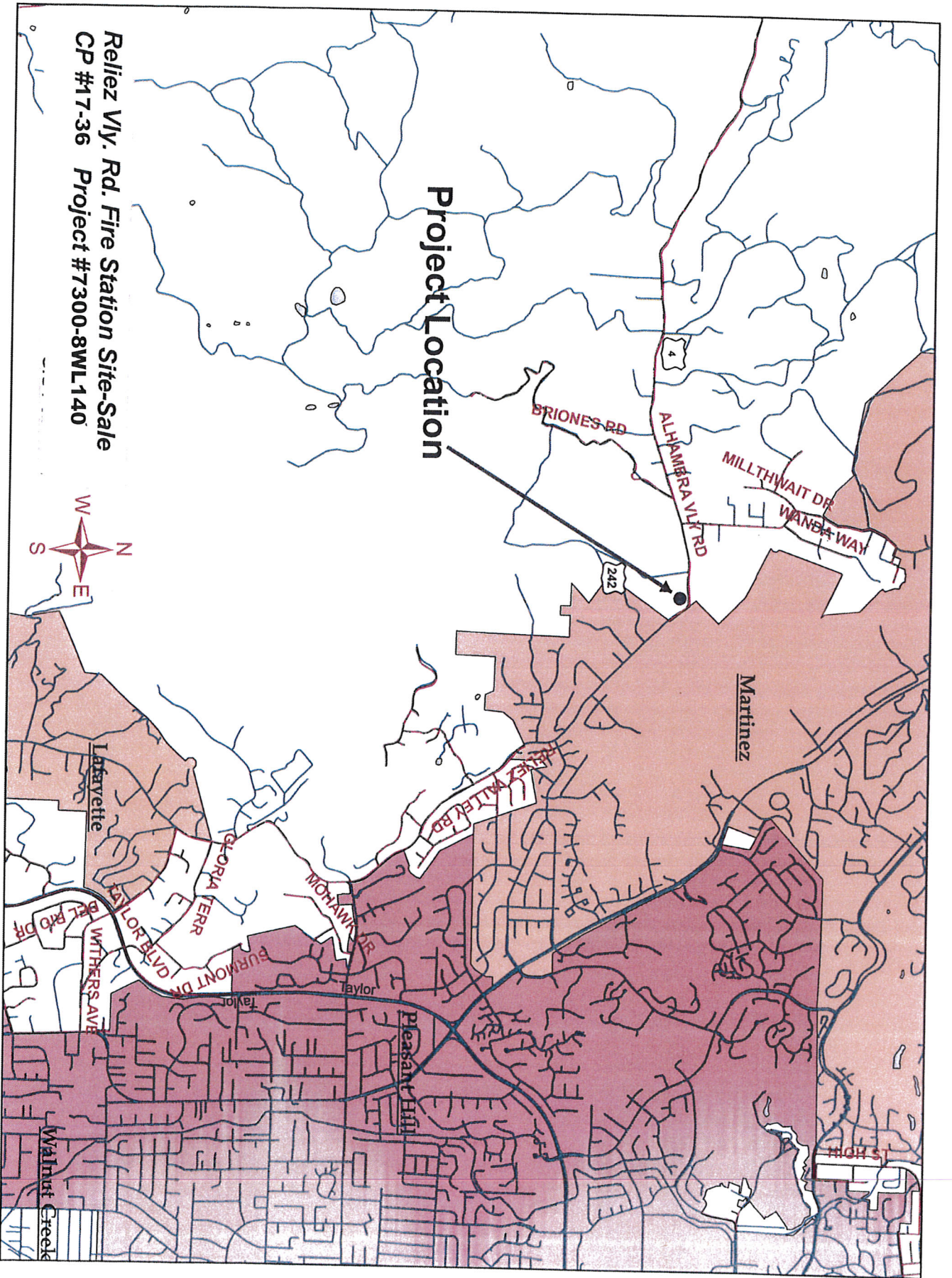
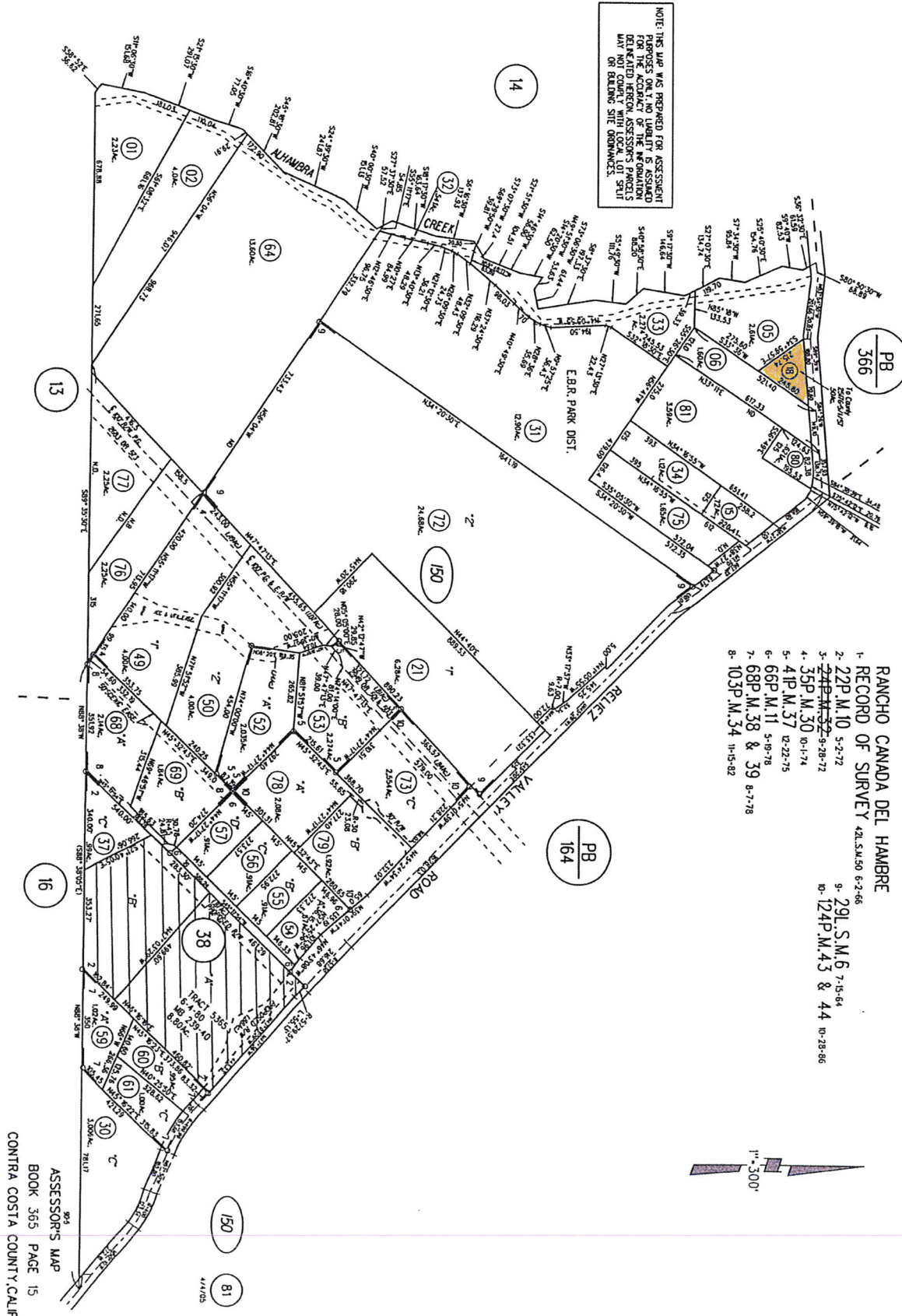


Figure 1



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY BE DIFFERENT FROM THE STATE OF BUILDING SITE ORDINANCES.



- RANCHO CANADA DEL HAMBRE
 RECORD OF SURVEY 428, S.M.50 6-2-66
- 1- 22P.M.10 5-2-72
 - 2- 22P.M.10 5-2-72
 - 3- 35P.M.30 0-1-74
 - 4- 35P.M.30 0-1-74
 - 5- 4P.M.37 0-22-75
 - 6- 66P.M.11 5-18-78
 - 7- 68P.M.38 & 39 8-7-78
 - 8- 103P.M.34 11-15-82
 - 9- 29L.S.M.6 7-15-64
 - 10- 124P.M.43 & 44 10-28-66



- FIG. 3 -

CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

☒ County Clerk
County of: Contra Costa

From: Contra Costa County
Dept. of Conservation & Development
30 Muir Road
Martinez, CA 94553

Project Title: **Reliez Valley Rd. Fire District vacant lot (APN 365-150-018)**
- Sale of Surplus Property
Project No. 7300-8WL140, County File#: CP#17-36

Project Applicant: **Contra Costa County Public Works Department**

Project Location – **Specific:** Reliez Valley Road (APN 365-150-018)

Project Location: unincorporated Martinez

Project Location – County: Central Contra Costa

Description of Nature, Purpose and Beneficiaries of Project: The project consists of the sale of vacant undeveloped Contra Costa County Fire Protection District (District) property on Reliez Valley Road, in the unincorporated area of Martinez. The District-owned property (APN 365-150-018) does not meet the minimum land area requirements to construct a prototype firehouse. The District no longer needs the property and wishes to sell it as surplus property pursuant to Government Code Section 25526.5.

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;
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

- ☒ **Categorical Exemption: Class 12 (b)(1)**
☐ Other Statutory Exemption, Code No.: _____
☐ General Rule of Applicability [Article 5, Section 15061 (b)(3)]

Reasons why project is exempt: This property is surplus government property, which is not in an area of statewide, regional, or area wide concern as identified in Section 15312 (b)(1) of the CEQA Guidelines.

Lead Agency Contact Person: **Trina Torres - Public Works Dept.** Area Code/Telephone/Extension: **(925) 313-2176**

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: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature

Title

Applicant:

Public Works Department
255 Glacier Drive
Martinez, CA 94553

Attn: **Trina Torres**

Environmental Services Division

Phone: (925) 313-2176

Department of Fish and Game Fees Due

- ☐ EIR - \$3,078.²⁵
☐ Neg. Dec. - \$2,216.²⁵
☐ DeMinimis Findings - \$0
☒ County Clerk - \$50
☒ Conservation & Development - \$25

Total Due: **\$75.00**

Total Paid \$ _____

Receipt #: _____

Parcel Number: 365-150-018

Project Name: Sale of Surplus Property – Reliez Valley Road

Project Number: 7300-8WL140

REAL PROPERTY SALES AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, by and between Contra Costa County Fire Protection District, a fire protection district organized under the laws of the State of California, hereinafter called "Grantor," and 2635 Reliez Valley Road Associates, LLC, a California Limited Liability Company, hereinafter called "Grantee." Grantor and Grantee are hereinafter referred to individually as a "party" or collectively as the "parties."

In consideration of the covenants and conditions hereinafter contained, it is mutually agreed as follows:

1. Grantor hereby agrees to sell and convey to the Grantee all of that certain real property ("Property"), as more particularly described and shown in Exhibit "A" and Exhibit "B" of the Grant Deed attached hereto as Attachment 1. Grantee shall pay the County the purchase price for the Property ("Purchase Price") of Twenty Five Thousand Dollars and No/100 (\$25,000). The Grantee understands that this sale is subject to approval by the Grantor's Board of Directors, and the Grantor reserves the right to cancel the sale at any time prior to the recording of the Grant Deed. In the event of Grantor's cancellation of this sale, all monies deposited into Escrow by the Grantee shall be refunded without payment of interest.
2. The right, title, and interest in the Property to be conveyed to the Grantee shall not exceed that vested in the Grantor, and said Property is sold subject to all existing easements, covenants, conditions, restrictions, reservations, and all other encumbrances, whether the same be recorded or unrecorded.
3. Grantor shall retain possession of the Property up to the date of recording the Grant Deed. It is understood that Grantee acquires no right, title, interest, or equity in or to the Property until the Grant Deed is recorded.
4. The sale will be consummated through an Escrow established with Chicago Title Company, 1676 N. California Boulevard, Suite 117, Walnut Creek, CA 94596, Escrow Number FCLA-3861700882 ("Title Company"). The parties will each prepare and file escrow instructions with said Title Company consistent with the terms of this Agreement. If for any reason, the named Title Company is unable to handle this transaction through the Close of Escrow, the Grantee will select an alternate title company to handle the transaction, and notify the Grantor in writing of the identity and address of the successor title company and the new escrow number. Thereafter, the successor company will be the "Title Company" for purposes of this Agreement. Escrow shall be deemed to be closed and the Property shall be

deemed to be conveyed on the date the Grant Deed is recorded ("Closing Date"). All escrow fees, recording fees, documentary transfer taxes, and other real estate transaction taxes or fees, by whatever name known, including broker's commission, if any, and personal property sales taxes where applicable, will be paid solely by Grantee. All taxes, assessments, fees, and charges on the Property will be apportioned between the Grantor and the Grantee as of the Closing Date, and the Grantee shall be responsible for all taxes assessments, fees, and charges on the Property from and after the Closing Date. If title insurance is desired by the Grantee, the Grantee will be solely responsible to pay the premium charged therefor.

5. The Grantee shall deposit the full Purchase Price with the Title Company on or before the Close of Escrow, together with any and all funds estimated by the Title Company to be necessary to pay all escrow fees, recording fees, documentary transfer taxes, and other real estate transaction taxes or fees required to be paid by Grantee at the Close of Escrow under this Agreement.
6. On or before the Close of Escrow, the Grantor will deliver into Escrow with said Title Company a certified copy of the Board Order and Grant Deed, in recordable form and properly executed on behalf of the Grantor, conveying all of Grantor's right, title, and interest in the Property to the Grantee in accordance with this Agreement. The Grantor will instruct the Title Company to record, at the Close of Escrow, the Grant Deed, marked for return to the Grantee, which shall be deemed delivery to the Grantee.
7. The property described herein is being sold and conveyed on an "as is" basis and Grantor makes no warranty, claim or guaranty, or any kind, as to the condition and/or possible uses of the land or any improvements thereon.
8. All of the terms, provisions, representations, warranties, and covenants of the parties under this Agreement shall survive and remain fully enforceable after the conveyance of the Property to the Grantee, and after any assignment, expiration, or termination of this Agreement, and they shall not merge in the deed or other documents following the delivery and recordation of said deed or other documents.
9. This Agreement may not be assigned by either party without written consent of the other party. This Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective heirs, successors, and assigns. Nothing in this Agreement, express or implied, is intended to confer on any person, other than the parties and their respective heirs, successors, and assigns, any rights or remedies under or by reason of this Agreement.
10. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties had prepared it. The parties to this Agreement and have read and reviewed this Agreement and agree that any

rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to the interpretation of this Agreement.

11. This Agreement may be executed in counterparts. Signature pages may be detached from counterparts and attached to a single copy of the Agreement.

The parties herein have set forth the whole of their agreement and the performance of this agreement shall relieve the grantor of all further obligations or claims on this account.

GRANTOR

CONTRA COSTA COUNTY FIRE PROTECTION
DISTRICT

APPROVED:

By _____
Jeff Carman
Fire Chief

Date: _____
(Date of Board Approval)

RECOMMENDED FOR APPROVAL:

By _____
Jewel Lopez
Senior Real Property Technical Assistant

By _____
Karen A. Laws
Principal Real Property Agent

GRANTEE

2635 RELIEZ VALLEY ROAD
ASSOCIATES, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY

By _____
E. Marc Rudd
Member

By _____
Pamela K. Rudd
Member

Recorded at the request of:
2635 Reliez Road Associates, LLC

Return to:
Chicago Title Company
1676 N. California Blvd., Ste. 117
Walnut Creek, CA 94595
Attn: Cari Connor
Escrow No.: FLCA-3861700882

Assessor's Parcel No. 365-150-018

Title Co. Order No.: FLCA-3861700882

GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged,

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT, a fire protection district organized under the laws of the State of California,

Grants to 2635 RELIEZ VALLEY ROAD ASSOCIATES, LLC, a California limited liability company, the following described real property in the unincorporated area of the County of Contra Costa, State of California,

FOR DESCRIPTION AND MAP SEE EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

Dated _____

By _____
Federal D. Glover
Chair, Board of Directors

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On _____ before me, _____ Clerk of the Board of Supervisors, Contra Costa County, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Deputy Clerk

EXHIBIT "A"

Fee Title: APN 365-150-018 (Reliez Valley Road)

Real Property in an unincorporated area of the County of Contra Costa, State of California, being a portion of the Rancho Canada del Hambre, Southern Part, being described as Parcel 16 in the Grant Deed recorded at the Contra Costa County Recorder's Office on May 21, 2013 as Instrument 2013-0128596-00, and described as follows:

All that land in the Grant Deed recorded as a part of the Contra Costa County Board of Supervisors Resolution recorded on May 1, 1957 in Volume 2973 of Official Record at Page 489 of the County Records of Contra Costa County.

Reserving therefrom all the rights of the County and the public to that portion lying in Reliez Valley Road.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: _____

Licensed Land Surveyor
Contra Costa County Public Works



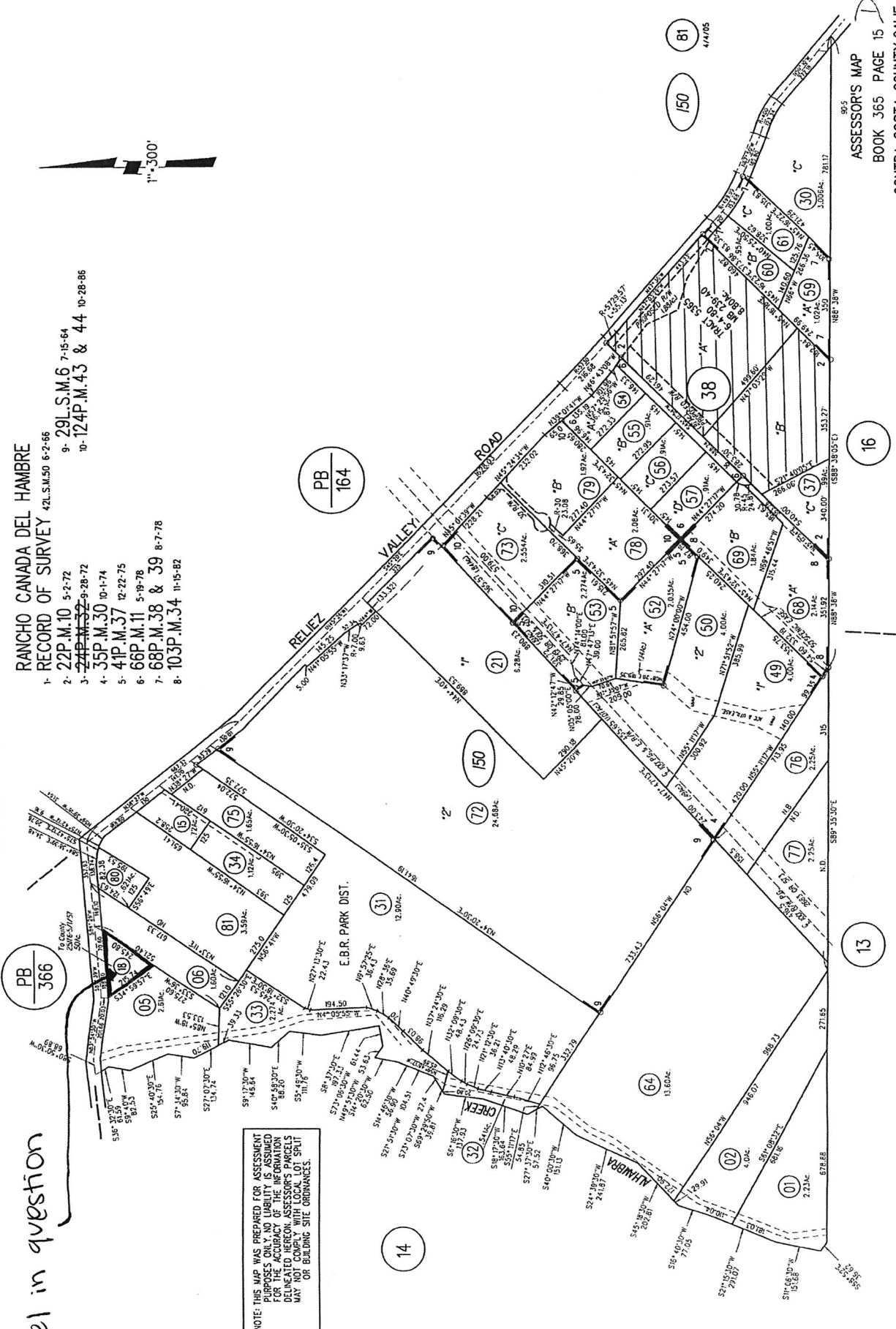
Date: 10.25.2017

EXHIBIT "B"

Parcel in question

RANCHO CANADA DEL HAMBRE

- 1- RECORD OF SURVEY 42L.S.M.50 6-2-56
- 2- 22P.M.10 5-2-72
- 3- 24P.M.32 9-28-72
- 4- 35P.M.30 10-1-74
- 5- 4P.M.37 12-22-75
- 6- 66P.M.11 5-19-78
- 7- 68P.M.38 & 39 8-7-78
- 8- 103P.M.34 11-15-82
- 9- 29L.S.M.6 7-15-64
- 10- 124P.M.43 & 44 10-28-86



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.



**Contra
Costa
County**

To: Contra Costa County Fire Protection District Board of Directors
 From: Jeff Carman, Chief, Contra Costa County Fire Protection District
 Date: December 12, 2017

Subject: Advertisement for the Construction of Fire Station No. 16 at 4007 Los Arabis Drive in Lafayette

RECOMMENDATION(S):

APPROVE the design and bid documents, including the plans and specifications, for the construction of Fire Station No. 16 at 4007 Los Arabis Drive in Lafayette.

AUTHORIZE the Fire Chief, or designee, to solicit bids to be received on or about February 6, 2018, and issue bid addenda, as needed, for clarification of the bid documents, provided the changes do not significantly increase the construction cost estimate.

DIRECT the Clerk of the Board to publish, at least 14 days before the bid opening date, the Notice to Contractors in accordance with Public Contract Code Section 22037, inviting bids for this project.

DIRECT the Fire Chief, or designee, to send notices by email or fax and by U.S. Mail to the construction trade journals specified in Public Contract Code Section 22036 at least 15 days before the bid opening.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **12/12/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, Director
 Candace Andersen,
 Director
 Diane Burgis, Director
 Karen Mitchoff, Director
 Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: December 12, 2017

David J. Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Aaron McAlister, Assistant Fire
 Chief 925-941-3503

By: June McHuen, Deputy

cc:

FISCAL IMPACT:

Budgeted; 100% CCCFPD Capital Outlay Fund

BACKGROUND:

The purpose of this project is to construct a new Fire Station No. 16 to replace the fire station that was vacated in January 2012 for multiple reasons, including economic stress and existing structural damage incurred during the Loma Prieta earthquake.

The new Fire Station 16 is a single apparatus fire station at the same location, for the same purpose, and with substantially the same capacity. The number of personnel (3) and fire apparatus (1) will be consistent with past staffing and equipment levels.

The new fire station, which will continue to be operated by the Contra Costa County Fire Protection District (District), will serve the surrounding residential neighborhood north of Highway 24 in central Lafayette and the greater Lafayette area (in addition to Stations 15 and 17).

Plans and specifications for the project have been prepared for the District by LCA Architects. The construction cost estimate is \$3.5 million, and the general prevailing wage rates are on file with the Clerk of the Board of Directors and will be the minimum rates paid on this project.

Construction is estimated to begin in April 2018 and take 11 months to complete.

CONSEQUENCE OF NEGATIVE ACTION:

If the advertisement is not approved, the project will not be constructed, impacting future cost escalation and services in this area.



Contra
Costa
County

To: Contra Costa County Fire Protection District Board of Directors
From: Jeff Carman, Chief, Contra Costa County Fire Protection District
Date: December 12, 2017

Subject: Purchase Order for Vesta Phone Systems

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the Fire Chief, a purchase order with Carousel Industries, Inc., in an amount not to exceed \$110,000, for the purchase of four Vesta phone systems with associated equipment and configuration.

FISCAL IMPACT:

100% CCCFPD EMS Transport Fund

BACKGROUND:

As a result of expanding staffing and capacity in the Contra Costa Regional Fire Communications Center (CCRFCC), the District needs to purchase additional phone and radio consoles. The phone and radio systems are required at each dispatch position within the CCRFCC. This Board action is requested for the phone systems required for four (4) new positions.

The CCRFCC has increased the number of Fire/Emergency Medical Dispatch (EMD) Dispatcher positions from five (5) to seven (7) on a daily basis, and the ambulance transport system status manager staffing is expected to remain at three (3) positions on a daily basis. That results in a total of ten (10) positions within the CCRFCC.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: 12/12/2017 ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, Director
Candace Andersen,
Director
Diane Burgis, Director
Karen Mitchoff, Director
Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: December 12, 2017

David J. Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Lewis Broschard, Deputy Fire
Chief (925) 941-3501

By: June McHuen, Deputy

cc:

BACKGROUND: (CONT'D)

There are currently only nine (9) radio/phone consoles within the CCRFCC. That is not enough to provide work space and functionality at full staffing. The new equipment will provide four (4) new radio/phone consoles for the current CCRFCC. This equipment will provide a sufficient number of radio/phone consoles for current daily staffing, capacity for expected future growth, spare capacity for breakdowns and maintenance, and additional capacity for emergency events or incidents when additional staffing is required in the CCRFCC.

It should be noted that the CCRFCC is in the process of planning an expansion of the facility to provide long-term capacity and functionality improvements. This expansion will either be a complete remodel and expansion of the current CCRFCC or a relocation of the CCRFCC into the current Fire District Administration building that is being vacated in early 2018. In either case, the equipment being requested in this action would be re-purposed and used for that expansion.

CONSEQUENCE OF NEGATIVE ACTION:

There will not be sufficient radio and phone consoles to match current staffing needs in the CCRFCC to provide efficient and timely processing of incoming 911 calls, dispatching of fire and EMS resources, or proper management of ambulance resources throughout the County.



**Contra
Costa
County**

To: Contra Costa County Fire Protection District Board of Directors
From: Jeff Carman, Chief, Contra Costa County Fire Protection District
Date: December 12, 2017

Subject: Amendment to Training Facility Use Agreement with Contra Costa Community College District

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Fire Chief, or designee, to execute an amendment to the Training Facility Use Agreement with the Contra Costa Community College District to increase the payment limit from \$35,000 to \$70,000 per fiscal year with no change to term for the use of the Fire District Training Facility.

FISCAL IMPACT:

Cost savings of up to \$70,000 per year for the next three fiscal years.

BACKGROUND:

The Contra Costa County Fire Protection District (Fire District) and the Contra Costa Community College District (College District) entered into a three year agreement for the College District to compensate the Fire District for use of its training facility and equipment for Firefighter I Academy courses. The College District agreed to pay the Fire District an amount not to exceed \$35,000 per fiscal year.

The College District has requested to increase the number of Firefighter I Academy courses conducted at the Fire District's training facility. This amendment will increase the payment limit to \$70,000 per fiscal year to reflect the increase of usage.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: 12/12/2017 ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, Director
Candace Andersen,
Director
Diane Burgis, Director
Karen Mitchoff, Director
Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: December 12, 2017

David J. Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Lon Goetsch, Asst Fire Chief
(925) 941-3505

By: June McHuen, Deputy

cc:

CONSEQUENCE OF NEGATIVE ACTION:

Loss of revenue for the Fire District and limited access to the training facility for the College District.



Contra
Costa
County

To: Contra Costa County Fire Protection District Board of Directors
From: Jeff Carman, Chief, Contra Costa County Fire Protection District
Date: December 12, 2017

Subject: Purchase Order for Radio Consoles

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Purchasing Agent to execute, on behalf of the Fire Chief, a purchase order with Motorola Solutions, Inc., in an amount not to exceed \$210,000, for the purchase of four radio consoles with associated equipment and configuration.

FISCAL IMPACT:

100% CCCFPD EMS Transport Fund

BACKGROUND:

As a result of expanding staffing and capacity in the Contra Costa Regional Fire Communications Center (CCRFCC), the District needs to purchase additional phone and radio consoles. The phone and radio systems are required at each dispatch position within the CCRFCC. This Board action is requested for the radio consoles required for four (4) new positions.

The CCRFCC has increased the number of Fire/Emergency Medical Dispatch (EMD) Dispatcher positions from five (5) to seven (7) on a daily basis, and the ambulance transport system status manager staffing is expected to remain at three (3) positions on a daily basis. That results in a total of ten (10) positions within the CCRFCC.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: 12/12/2017 ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, Director
Candace Andersen,
Director
Diane Burgis, Director
Karen Mitchoff, Director
Federal D. Glover, Director

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: December 12, 2017

David J. Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Lewis Broschard, Deputy Fire
Chief (925) 941-3501

By: June McHuen, Deputy

cc:

BACKGROUND: (CONT'D)

There are currently only nine (9) radio/phone consoles within the CCRFCC. That is not enough to provide work space and functionality at full staffing. The new equipment will provide four (4) new radio/phone consoles for the current CCRFCC. This equipment will provide a sufficient number of radio/phone consoles for current daily staffing, capacity for expected future growth, spare capacity for breakdowns and maintenance, and additional capacity for emergency events or incidents when additional staffing is required in the CCRFCC.

It should be noted that the CCRFCC is in the process of planning an expansion of the facility to provide long-term capacity and functionality improvements. This expansion will either be a complete remodel and expansion of the current CCRFCC or a relocation of the CCRFCC into the current Fire District Administration building that is being vacated in early 2018. In either case, the equipment being requested in this action would be re-purposed and used for that expansion.

CONSEQUENCE OF NEGATIVE ACTION:

There will not be sufficient radio and phone consoles to match current staffing needs in the CCRFCC to provide efficient and timely processing of incoming 911 calls, dispatching of fire and EMS resources, or proper management of ambulance resources throughout the County.