



**Contra
Costa
County**

To: Contra Costa County Fire Protection District Board of Directors
 From: Jeff Carman, Chief, Contra Costa County Fire Protection District
 Date: May 9, 2017

Subject: Memorandum of Understanding for the Relocation and Building of Fire Station 70 in San Pablo

RECOMMENDATION(S):

AUTHORIZE and APPROVE the Fire Chief, or designee, to execute a Memorandum of Understanding between the Contra Costa County Fire Protection District and the City of San Pablo for the joint funding and construction of a replacement Fire Station 70 to be located at 1800 23rd Street in the City of San Pablo, for the period May 15, 2017 to May 15, 2021.

FISCAL IMPACT:

The City of San Pablo (City) has pledged \$4,500,000 towards the costs of constructing the new Fire Station 70. As part of the Memorandum of Understanding, the City has agreed to transfer title and ownership of the parcel located at 1800 23rd Street to the Contra Costa County Fire Protection District (District). The District has agreed to transfer title and ownership of the parcel located at 13928 San Pablo Avenue to the City upon completion of the new fire station. The District would be responsible for funding the costs of design, permits, and construction which could total \$7,000,000 based on current total projected costs of \$11,300,000. The District intends to pursue financing for its portion of the project.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **05/09/2017** ☒ 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: May 9, 2017

David 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:

Fire Station 70 is located at 13928 San Pablo Avenue in the City of San Pablo. The current location has served as a fire station for almost 65 years. The current station consists of one permanent structure, housing the fire apparatus, attached to a modular building housing the living quarters for the crews. The current modular buildings were installed in the early 1990s as a result of the former fire station being demolished as a result of the Loma Prieta earthquake.

The current apparatus bay does not accommodate modern fire apparatus and was designed in the 1950s. The current fire engine cannot be walked around without the apparatus bay door being open as there is not room in front or behind the engine when it is parked. The modular building used for the living quarters has outlived its useful life as a modular building and was only designed for a crew of three personnel. With the addition of Squad 70, there are now five personnel on duty every day at Fire Station 70.

When designs were prepared to expand the modular building, it became clear the cost to perform this work was not worth the investment in adding onto a building that was temporary in nature, beyond its useful life, and not designed for the number of personnel currently on duty or any possible increase in staffing into the future. The District and the City both agreed a new fire station was the most suitable solution for the community. Discussions with the City yielded a potential relocation of the fire station to 1800 23rd Street, at the intersection with Market Avenue. This site is roughly the same size as the current fire station location but provides access from three sides off of 23rd Street, Market Avenue, and Powell Street. Additionally, the City offered to provide funding for the project up to \$4,500,000.

Initial site plans and Phase I environmental review have been completed for the 23rd Street location. The environmental review returned favorable with no known issues to be mitigated. The current site plan that will fit on the lot calls for a two story fire station, with three apparatus bays that will accommodate two three-person crews. The station needs to be built for potential staffing and service expansion as it will likely see service up to 50 years after being completed. The current site plan calls for a building of approximately 12,500 square feet.

The proposed Memorandum of Understanding (MOU) provides for City contributions of up to \$4,500,000 towards design and construction costs. In addition, the City will transfer title and ownership of the parcel where the new fire station is to be constructed to the District. The District agrees to construct the station and fund the costs for design and construction in excess of the City's contribution. The District also agrees to transfer title and ownership of the parcel where the current fire station is located to the City once the new fire station has been constructed and the old station is vacated.

The MOU provides for particular payment provisions by the City to the District at certain

construction benchmarks and provides for certain exit clauses for both parties if the project is deemed unfeasible prior to construction. Upon completion of construction, the parcel and the fire station will be wholly owned by the District.

Under CEQA Guidelines section 15004(b)(2)(A), an agency may designate a preferred site for CEQA review and may enter into land acquisition agreements when the agency has conditioned the agency's future use of the site on CEQA compliance. The MOU conditions the future use of the New Station 70 Property on CEQA compliance. The District will act as lead agency under CEQA. After CEQA review is complete, this Board will consider approving the CEQA document and findings in conjunction with approval of the new District Fire Station 70 Project. The Project will not proceed unless the governing boards of both parties determine that the Project is feasible.

CONSEQUENCE OF NEGATIVE ACTION:

The District will not proceed with relocating and building a new Fire Station 70 at this time.

CHILDREN'S IMPACT STATEMENT:

No impact.