



**Contra  
Costa  
County**

To: Contra Costa County Fire Protection District Board of Directors  
 From: Lewis T. Broschard III, Chief, Contra Costa Fire Protection District  
 Date: September 13, 2022

Subject: Ground Lease with Brownstone Growers, LLC - Live Oak Avenue and Neroly Road, Oakley

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**RECOMMENDATION(S):**

APPROVE a revenue ground lease with Brownstone Growers, LLC, for use of an approximately one-acre parcel located at Live Oak Avenue and Neroly Road in Oakley, designated as APN number 041-021-014, for five years at an annual rate of \$1,200; and AUTHORIZE the Fire Chief, or designee, to execute the lease agreement including any amendments thereof.

**FISCAL IMPACT:**

The District will receive an annual amount of \$1,200 from Brownstone Growers, LLC for a period of five years (ORG #7300).

**BACKGROUND:**

The Contra Costa County Fire Protection District acquired this parcel through the annexation of the East County Fire Protection District on July 1, 2022. The parcel had an existing agreement with the aforementioned tenant for use as a vineyard. This ground lease will allow for the continued use and occupancy of the site. Additionally, the ground lease will provide cash flow to the District and avoids the possibility of blight. This property was acquired for the purpose of long range planning of future fire station locations. While there

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

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Action of Board On: **09/13/2022** ☒ 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: September 13, 2022

Monica Nino, County Administrator and Clerk of the Board of Supervisors

Contact: Aaron McAlister, Deputy  
 Fire Chief 925-383-5003

By: June McHuen, Deputy

cc:

are not immediate construction plans for this site, it is in the Fire District's best interest to have the tenant occupy the parcel. Without a tenant, the District would be responsible for maintenance and weed abatement on the site.

CONSEQUENCE OF NEGATIVE ACTION:

Not authorizing the ground lease of the parcel would require the Fire District to regularly monitor and maintain the vacant lot, including pest control, weed abatement, etc.