

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: JILL SCOTT, REAL ESTATE MANAGER
REAL ESTATE SERVICES
LISA WELSH, ASSOCIATE CIVIL ENGINEER
TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
SUBJECT: ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND
MITIGATION MONITORING AND REPORTING PROGRAM WITH
PROJECT APPROVAL AND APPROVAL OF THE ACQUISITION
OF A PORTION OF 1400 FOUNTAINGROVE PARKWAY FOR
THE PERMANENT FIRE STATION NO. 5 REBUILD PROJECT
(FIRE STATION 5 RESILIENCY AND RELOCATION)

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Fire Department, Transportation and Public Works Department and Real Estate Services that Council, by resolution: 1) adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Permanent Fire Station No. 5 Relocation and Rebuild Project (Fire Station 5 Resiliency and Relocation); 2) approve the Project; 3) approve the acquisition of approximately 2.11 acres of a portion of 1400 Fountaingrove Parkway, Santa Rosa, CA, APN 173-670-022, for the new Fire Station 5; and 4) authorize the Assistant City Manager or designee to execute all documents necessary to complete the acquisition and all documents related, subject to approval as to form by the City Attorney.

EXECUTIVE SUMMARY

The City seeks to acquire an approximately 2.11-acre portion of Keysight's campus located at 1400 Fountaingrove Parkway, Santa Rosa, CA (the "Property") in order to relocate and rebuild Fire Station 5, formerly located at 2201 Newgate Ct., following the original station's destruction in the 2017 Tubbs Fire. Relocation of the permanent Fire Station 5 to the proposed acquisition site will improve service, allow for upstaffing, and serve as a forward command post in the event of large emergencies.

An Initial Study/Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring and Reporting Program (MMRP) have been prepared in accordance with the California Environmental Quality Act (CEQA) to analyze and mitigate the potential environmental

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impacts associated with the proposed acquisition and construction of a new 10,763 square foot fire station on the Property. The IS/MND concludes that the proposed project would not result in any significant or potentially significant effects on the environment if the mitigation measures identified in the IS/MND are adopted and made conditions of approval of the proposed project.

BACKGROUND

Fire Station 5 (“FS5”), formerly located at 2201 Newgate Ct., was destroyed in the 2017 Tubbs Fire (“Fire”). In 2018, a temporary Fire Station 5 was constructed at 3480 Parker Hill Road to ensure continued service to the community. The fire house and apparatus shelter are leased from the Menlo Park Fire Protection District. The temporary fire station structures do not meet the Wildland Urban Interface (WUI) building requirements but were permitted as temporary use structures under the Resilient City Development Measures Ordinance. The Ordinance allows the structures to be in use for a period of five (5) years following the date of approval of the Temporary Use Permit. The temporary fire station use permit will expire in October 2023 unless an extension is granted.

Following the Fire, the Fire Department reviewed its coverage maps and Standards of Coverage and Deployment Plan and determined that the original FS5 was not located in the most ideal area for prime service coverage and call times. With Council approval, the Fire Department began a search with Real Estate Services to identify available land to rebuild the fire station in a location that would better serve the fire ravaged neighborhood. On May 7, 2019 in closed session, Council gave direction to staff on price and terms to negotiate the purchase of the Property in order to relocate and rebuild FS5 in a location that will improve service, allow for upstaffing, and serve as a forward command post during large emergencies.

It is believed that relocation to and construction of the fire station at the Property will enhance service to the entirety of Fountaingrove and will improve the service level to the northern portions on north Mendocino Avenue and adjacent areas. Benefits to relocating FS5 include: 1) to reduce repetitive damage caused by future urban wildfires, 2) to improve response times for the service area, 3) to provide space for a larger facility that will support upstaffing during significant weather events, and 4) to serve as a forward command post during large emergencies and as a safe refuge for residents during an emergency. The permanent rebuild of FS5 will restore permanent service to the Fountaingrove neighborhood and provide protection of the WUI.

The proposed fire station project and acquisition requires preparation of an IS/MND and MMRP in accordance with CEQA.

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Parallel to the environmental and acquisition phases, staff applied for a Community Development Block Grant – Mitigation (CDBG-MIT) funds through the State of California Housing and Community Development Disaster Recovery Program to aid in the rebuild of FS5. The City is in the due diligence and project application phase of the grant funding for the permanent FS5 rebuild. The CDBG federal funds require that an Environmental Assessment (EA) is prepared for the proposed project in accordance with the National Environmental Policy Act of 1969 (NEPA). NEPA activities associated with this project are ongoing and shall be approved by the City's Certifying Officer at a later date. CDBG-MIT grant funding cannot be awarded until the environmental and acquisition phase is completed. Furthermore, NEPA shall be completed prior to the City's acquisition of the Property.

Keysight and Staff have negotiated, and Staff has secured, an acquisition agreement to purchase the Property for two hundred five thousand dollars (\$205,000.00) in line with the price and term parameters provided by the Council in closed session for the Property, and now seeks final approval of the acquisition.

Pursuant to Government Code section 66428(a)(2) of the Subdivision Map Act, the acquisition of the 2.11 acre portion of the Keysight property can be completed through the recordation of deeds and will not require a parcel map.

PRIOR CITY COUNCIL REVIEW

On February 6, 2018 the Council, by resolution, approved a Use Agreement for the use of a temporary modular fire station and apparatus tent owned by the Menlo Park Fire Protection District.

On April 10, 2018, the City Council, adopted Ordinance No. ORD-2018-006 amending Title 20 of the Santa Rosa City Code, adding Chapter 20-16, Resilient City Development Measures, to address housing needs and economic development within the City of Santa Rosa following the Tubbs and Nuns fires of October 2017.

On June 26, 2018, the City Council, by resolution, approved the Temporary Fire Station 5 project and awarded the Temporary Fire Station 5 construction contract.

On July 10, 2018, the City Council, by motion, approved Fire Department staff to evaluate and recommend a permanent fire station location and design for service delivery to the Fountaingrove area.

On May 7, 2019, in closed session, City Council gave direction to staff on price and terms to negotiate the purchase of the Property in order to relocate and rebuild FS5.

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On October 27, 2020, the City Council, by motion, awarded a contract to RossDrulisCusenbery Architecture, Inc. of Sonoma, California for environmental and concept design services.

On February 9, 2021, the City Council reviewed a Study Session presentation showing the top seven highest priority projects related to wildfire preparedness, mitigation, and resiliency, requested to be funded with PG&E settlement funds.

On August 31, 2021, the City Council, by motion, approved use of Design-Build procurement method as in the best interest of the City and authorized issuance of a Request for Proposals for the Permanent Fire Station No. 5 Rebuild project.

ANALYSIS

On May 7, 2019 in closed session, Council gave direction to staff on price and terms to negotiate the purchase of the Property, which is an approximately 2.11-acre portion of Keysight's campus located at 1400 Fountaingrove Parkway, at the intersection of Fountaingrove Parkway and Stagecoach Drive.

On October 27, 2020, the City Council awarded agreement No F002225 to RossDrulisCusenbery Architecture, Inc. of Sonoma, California for environmental services and preliminary engineering/architectural design of the proposed acquisition site. The RossDrulisCusenbery team has prepared a final IS/MND and Mitigation Monitoring and Reporting Program for this project in accordance with CEQA provisions.

On March 5, 2021, prior to drafting the IS/MND, Staff mailed formal project notification letters to the Federated Indians of Graton Rancheria (Graton) and Lytton Rancheria in accordance with Assembly Bill 52. Graton formally requested consultation on the FS5 project on June 22, 2021. Staff engaged in consultation with Graton by providing requested documents, attending meetings, and through written and verbal correspondence. All Graton concerns have been addressed through the cultural resources and tribal cultural resources mitigation measures and consultation formally concluded on October 26, 2021.

The IS/MND concludes that the proposed project would not result in any significant or potentially significant effect on the environment if the mitigation measures identified in the IS/MND are adopted and made conditions of approval of the proposed project. The mitigation measures described in the Mitigation Monitoring and Reporting Program will reduce impacts to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, transportation, and tribal cultural resources to less than significant levels. Staff will provide project oversight to ensure that the mitigation measures are implemented as indicated in the Mitigation Monitoring and Reporting Program.

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In accordance with CEQA, a draft project IS/MND was made available for public review on October 26, 2021 with comments due by November 29, 2021. The documents were posted to the City's project website, the State Clearinghouse's website, and were available to view in person at the City's Transportation and Public Works office at 69 Stony Circle in Santa Rosa during the 30-day comment period. The Notice of Intent was published in the Press Democrat and hard copy letters of the Notice of Intent were mailed to the property owners and current occupants within 400 feet of the proposed location. The Notice of Intent was provided in both English and Spanish in the hard copy letters and on the Project webpage.

At the conclusion of the comment period, the City received zero (0) comments on the Initial Study and MND and therefore no responses were required. Following adoption of the MND, staff will file a Notice of Determination with Sonoma County Clerk's Office and the State Clearinghouse, completing the CEQA review process for the proposed acquisition and construction of FS5 on the new site.

A draft Environmental Assessment for the Project has been prepared in accordance with NEPA. Once completed and finalized, the document will be approved by the Certifying Officer in accordance with City policy, California Department of Housing and Community Development (HCD) and NEPA requirements.

FISCAL IMPACT

Journal ledger account Number 05018 was established and funded with \$1,235,588 General Funds to support the environmental and acquisition phase.

If awarded the CDBG-MIT grant, funds will be applicable to direct costs associated with the fire station project construction only. Other costs or "soft costs" associated with design, permitting and oversight will require additional local funds.

A request for additional funding to support design and construction of the permanent Fire Station 5 will be brought before City Council at a future date.

ENVIRONMENTAL IMPACT

As indicated above, an Initial Study was conducted that resulted in a Mitigated Negative Declaration for the project, which was circulated for 30 days starting on October 26, 2021. A Notice of Intent (NOI) to adopt the MND was published in the Press Democrat, mailed to surrounding property owners and occupants, and was made available for public review in accordance with CEQA requirements. The IS/MND concludes that the proposed project would not result in any significant or potentially significant effects on

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the environment if the mitigation measures identified in the IS/MND are adopted and made conditions of approval of the proposed project.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 - Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Attachment 2 – Preliminary Engineering & Architectural Design Submittal for the City of Santa Rosa Fire Station 5 Replacement
- Resolution/Exhibit A – Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program with Project Approval and Approval of Acquisition of a Portion of 1400 Fountaingrove Parkway for the Permanent Fire Station No. 5 Rebuild Project (Fire Station 5 Resiliency and Relocation)

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