



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Jeffrey L. Clet

SUBJECT: LAND ACQUISITION FOR
RELOCATION OF FIRE
STATION 12

DATE: 04-27-05

Approved

Date 5/2/05

Council District: 10

RECOMMENDATION

Approve the Purchase and Sale Agreement and adopt a resolution authorizing the Director of Public Works to accept the deed and execute all documents related to the purchase of a portion of the property owned by The Roman Catholic Bishop of San José, located at 5950 Cahalan Avenue, for a purchase amount of \$800,800, which includes closing costs.
CEQA: Mitigated Negative Declaration, PP05-071.

BACKGROUND

In March 2002, the voters in San José passed the "Neighborhood Security Bond Act" which approved the issuance of \$159 million in General Obligation Bonds to fund the construction of various Public Safety facilities. The Public Safety Bond Program includes funding for the relocation of six existing fire stations, including Fire Station 12.

The six existing fire stations to be replaced are currently located in older single-family residential facilities that are inadequate for continued use as fire stations. The new fire stations will be constructed to essential facility standards and will substantially improve living and working conditions for the firefighters.

In relocating existing fire stations, the Fire Department's strategy is to not only improve facilities, but also identify new locations that would improve the overall emergency response performance for the area. For each relocation project, a search area is defined in the effort to locate an appropriate parcel.

ANALYSIS

This report recommends purchase of a portion of a parcel located at 5950 Cahalan Avenue as the site for the relocation of Fire Station 12, currently located at 502 Calero Avenue. This site is located approximately .50 miles from the existing fire station.

Staff used the following criteria in determining prospective sites for the relocation of Fire Station 12:

- Adequate size – approximately ½ acre to accommodate this size fire station and required parking.
- Performance improvement in the delivery of emergency response services to the immediate area and the broader community.
- Effective and safe ingress and egress for fire apparatus, especially in responding to emergencies.
- Minimal disruption to the existing area, and compatibility with the church and adjacent residences.

The recommended site effectively meets the above criteria.

The selected site is a corner location and part of a larger parcel situated at the southeast corner of Cahalan Avenue and Calero Avenue. The remainder of the subject parcel is presently utilized as a Catholic church with associated sanctuary, office and housing facilities. City staff presented the owner of the property an offer of just compensation in the amount of \$785,100. The offer was based upon an appraisal of the property by Jonathon R. Strong, MAI.

The remainder of the subject site, after the acquisition, will have generally equivalent utility in comparison to the site prior to this acquisition. Neither visibility nor accessibility will be diminished. The construction project for Fire Station 12 is scheduled to award in 2006 with expected completion at the end of 2007.

OUTCOME

Approval of land acquisition will enable construction of Fire Station 12 to begin as scheduled.

PUBLIC OUTREACH

In August 2004, letters were distributed to property owners within a 1,000-foot radius of the site as well as the members of the Santa Teresa Catholic Church to notify them that the City was

considering the purchase of this property. In the future, staff will inform the community on the project and seek input during the design stage.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, the City Manager's Budget Office and the Department of Planning, Building and Code Enforcement.

COST IMPLICATIONS

The total funding for fire station land acquisition costs is \$4,120,000. Of this amount, \$1,000,000 was assumed for the purchase of land for Fire Station 12.

Total budget estimate for Fire Station 12 land costs:	\$1,000,000
Amount of recommendation in this acquisition: (This amount includes escrow and closing costs estimated at \$15,700)	\$800,800
Estimated amount of remaining acquisitions: No additional land acquisitions are necessary for Fire Station 12.	\$0
Estimated Balance for Land Acquisition:	\$199,200

Cost implications associated with the Relocation of Fire Station 12 Project will be discussed in future Council memoranda concerning those improvements.

BUDGET REFERENCE

Fund #	Appn #	Appn Name	Total Appn.	Amount For Contract	Adopted 2004-2005 Capital Budget	Last Budget Action, Date Ord.No.
475	4550	Land Acquisition-Fire Station	\$4,120,000	\$800,800	V-368	10/12/04 Ord. 27267

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CEQA

Mitigated Negative Declaration, PP05-071.

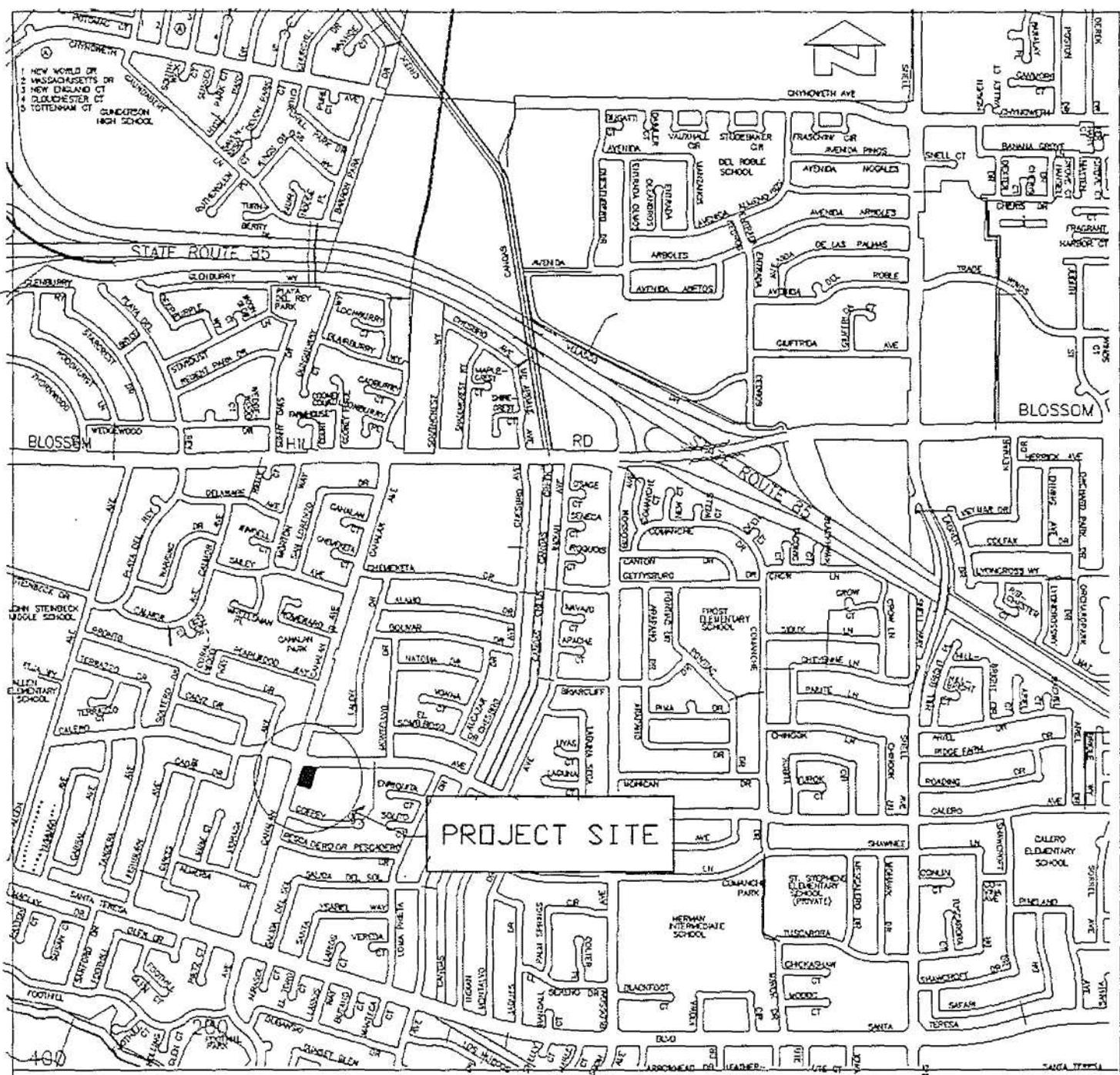
Katy Allen

KATY ALLEN
Director, Public Works Department

Jeffrey L. Clet

JEFFREY L. CLET
Fire Chief

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Attachment



FIRE STATION # 12
LOCATION MAP
 NOT TO SCALE