



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Katy Allen  
Jeffrey L. Clet

**SUBJECT: FIRE STATION NO. 35  
ACCEPTANCE OF PERMANENT  
ACCESS EASEMENT**

**DATE:** 06-07-04

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Approved

Date

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Council District: 2

## **RECOMMENDATION**

Approval of an agreement with Public Storage, Inc. for acquisition of a permanent access easement over property located at 88 Blossom Hill Road for development of Fire Station No. 35. CEQA: Exempt, File No. PP04-06-192.

## **BACKGROUND**

In March 2002, San José voters passed the Neighborhood Security Bond Act that approved the issuance of \$159 million in General Obligation Bonds to fund the construction of various Public Safety facilities. Funding for the construction of new fire stations is included in the Bond Act. Fire Station No. 35 is a new 11,000 square foot station planned for the southern portion of the City at Cottle Road and Poughkeepsie Drive. In accordance with the Southside Community Center Master Plan, the proposed fire station is sited on the southwest corner of the site, adjacent to and within the Southside Community Center parking lot.

Construction for Fire Station No. 35 is estimated to begin in April/May 2006 with completion in July 2007. The public service easement will benefit the design process of Fire Station No. 35 since it is co-located on the site with the Southside Community Center, which is currently in design for Phase III of its Master Plan project. The site configuration and parcel size reflects the setback and fire truck/engine ingress requirements; overlapping and joint utilities; and parking and grade issues. A civil engineer is coordinating the final site layout of both projects simultaneously to avoid conflicts between the construction documents and ultimately the joint users of the site.

## **ANALYSIS**

In order to improve site circulation, ingress for the station, and ingress and egress for the Southside Community Center, Public Works pursued a permanent access easement across an existing driveway owned by Public Storage, Inc. located off of Blossom Hill Road on the north

side of the property. The permanent access easement will allow for the safe ingress of fire engines and fire trucks, while maintaining ingress and egress for users of the Public Storage facility and the Southside Community Center. This easement will also allow for the fire engine and fire truck circulation to be functionally consistent with the requirements for a drive-through apparatus bay. While the permanent access easement is being provided to the City at no cost for the land, the City will be responsible for the demolition and upgrade of the access driveway to support its use by the Fire Department.

**PUBLIC OUTREACH**

Not applicable.

**COORDINATION**

This agreement and memo have been coordinated with the Departments of Planning, Building and Code Enforcement, the City Attorney's Office and the City Manager's Budget Office.

**COST IMPLICATIONS**

The easement is being obtained at no cost, however, the agreement required that the City construct improvements to the area to support the access of the fire trucks and equipment. These improvements will be constructed with the Fire Station No. 35 project and are estimated to cost approximately \$50,000.

**BUDGET REFERENCE**

Fund #	Appn #	Appn Name	RC #	Total Appn.	Amt. For Contract	2003-04 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
475	4547	Fire Station 35 Cottle/Poughkeepsie	122883	\$400,000	0	P. 271	06/01/04 Council Agenda Item 9.1
		<b>Total</b>		<b>\$400,000</b>	<b>\$0</b>		

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06-07-04

**Subject: Fire Station No. 35 Acceptance of Permanent Access Easement**

Page 3

**CEQA**

Exempt, File No. PP04-06-192.

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Fire Chief

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Attachment