

Questions/Answers For MCC Meeting
Regarding Fire District Purchase and Proposed Use of El Granada
Property (047-261-030) (the Property)

A. What is the status of the contract of sale with the Property?

1. There is a signed binding contract for the sale of the Property between Coastside Fire Protection District and the San Mateo County Harbor District dated November 24, 2014.
2. The purchase price is \$845,000.
3. There is a 90-day period set for closing of escrow.
4. There is a 90-day period during which the Fire District is completing its due diligence investigation of the Property. (See below, Section F.)

B. Why was this Property selected?

1. In 2014, the Fire District retained Citygate Associates to identify possible sites for a new fire station. The report is available for viewing on the District's website. Using the criteria identified in that report, the Fire District explored the possibility of constructing a fire station on several different sites. In the end, this Property was determined to be the most appropriate site for the station.

C. What is the size and current zoning for the Property?

1. The Property bordered by Obispo Road and Portola Avenue is comprised of 2.71 acres (118,067 sq. ft.)
2. Portion A (map attached) is zoned C-1/S3/DR/CD by the County (11,500 sq. ft. +/-)
3. Portion B (map attached) is zoned EG/DR/CD – El Granada Gateway 1 Designated by the County (106,567 sq. ft. +/-)

D. Is a Fire Station use permitted on the Property?

1. In the C-1 zone, a fire station is permitted with a Use Permit from the County, and also with a Coastal Development Permit (CDP).

2. In the EG zone, fire station facilities are also permitted with a Use Permit because they are emergency facilities per Chapter 24 of the County Zoning Code. A CDP would also be required.

E. What is the Fire District proposing to build on the C-1 portion?

1. The Fire District is proposing to build a state of the art two-story, no more than 28 ft. high, modern fire station, replacing the existing fire station across the street in order to save lives, protect property and provide emergency services to Coastside citizens and visitors.
2. The proposed fire station will be approximately 10,000 sq. ft.
3. The Fire District is also planning on replacing the existing fire station with a building which could accommodate a training center/office, community meeting room and parking.

F. Why not just build the new station where the current station is located?

1. If the District were to construct the new station in the same location as the current station, the cost of the project would increase by an estimated \$350,000-500,000 because a temporary station would need to be constructed to operate during the time period the new station was being built. The additional cost and description created by this approach were considered by the Board as it discussed where to locate a new station.

G. How is the Fire District proposing to use the EG zoned portion?

1. After examining the site, the District's preferred option is to construct the new fire station on the EG portion of the lot. The balance of the property is currently zoned EG (El Granada Gateway) District. The EG District is designed to provide for low intensity development which preserves the visual and open-space characteristics of the "Burnham Strip". The EG District allows uses such as community and interpretive centers, libraries, parks and trails, open field cultivation of plants and flowers, outdoors facilities and several temporary uses.
2. The District's second option would be to construct the new fire station on the C-1 portion of the lot. The C-1 District allows a variety of retail, service, restaurant and offices, uses typical of a neighborhood commercial area. This is not the District's preferred option.

H. What is the anticipated cost for the new fire station?

1. \$6,000,000 in construction costs. In addition, there are costs associated with the land purchase (\$845,000), architectural services (\$435,000), planning consultants and construction management costs, the amount of which is not yet know.

I. Has an architectural firm been hired and, if so, what the name of the firm?

1. Yes. The Board has indicated its intent to retain Jeff Katz Architecture. The Board will act on this contract at the February Board meeting.

J. Will there need to be a tax increase?

1. The Board has indicated that there will not be a tax increase.

K. Will the public have input on the fire station project?

1. There will be a number of opportunities for public input. The Board has instructed staff to schedule a public meeting in March to present the plans and seek public input on the fire station exterior design features. Once the District submits plans to the County of San Mateo, additional public meetings will be scheduled by the County to seek public input.

L. Next steps

1. Complete due diligence investigation in order to close escrow no later than February 27, 2015 .
2. Work with the District's retained planning consultants, Neal Martin and Kerry Burke, to assist the Fire District in discussions/permit processing with the County of San Mateo.
3. Schedule public meetings during which the District will present its plans for the new fire station and obtain public input from the community.
4. Continue discussions with GCSD on possible cooperative efforts to benefit the Coastside citizens.
5. Finalize the contract for architectural services with Jeff Katz and, with input from the community, begin working on the design for the new fire station.

6. Prepare plans and specifications for the fire station.
7. Retain a project construction manager.
8. Obtain all required planning approvals for the project.
9. Issue a call for bids on the fire station construction for the Board's review.
10. Award a construction contract to the lowest responsive and responsible bidder as required by the Public Contract Code.