

Date: December 8, 2016

To: The Honorable Don Horsley

From: Steering Committee, Pescadero Fire Station Replacement Project

Subject: Site Selection Recommendation

Recommendation: Site D [High School] appears to be the most favorable location for the replacement fire station. Site B [Corp Yard] should remain in consideration as an alternative.

Background:

In August, 2013, the Board of Supervisors accepted the recommendation of the County Manager to authorize \$6 million in Measure A funding to construct a new 7,880 square foot facility on a new site to replace the existing barracks and apparatus building for County Fire Station #59. Built in the mid-1960s, the current facility has a number of structural issues and is constrained by the small parcel size and location in a floodzone.

In July 2014, residents of the greater Pescadero area served by this station requested that the County include more community members directly in the site selection and facility design process to ensure that the new facility would adequately serve the area's needs for many years to come. After a number of public meetings, the Fire Station Steering Committee was formed in August, 2015 to help County Staff gather input and assess information necessary to the project's success.

The primary mission of the Steering Committee is to facilitate clear, complete transfers of information between the community and County staff, to advocate for the community's desires, and to participate in decisions which have the potential to change the landscape and vibrancy of Pescadero for generations to come. The Committee has taken great care to review County provided documents, to ask detailed questions, and to consider the opinions and preferences of residents in each phase of this project, prior to issuing this recommendation. The committee has also identified several areas for continued discussion, which are attached to this recommendation.

Discussion:

The majority of Steering Committee members agree with the following recommendation:

For the project described in the Measure A recommendation adopted by the Board of Supervisors on August 6, 2013, the most favorable location is the site identified as the portion of parcel D-High School, as shown on the maps distributed on November 17, 2016. However, the steering committee also recommends that site B-Corp Yard remain

in consideration as an alternative, in the event that regulatory obstacles or other challenges arise which prevent development of the project on the High School site.

The committee discussed many concerns specific to the High School site. Among these are:

- **Water:** No figures available on the quantity of water needed to support fire station operations; quantity and quality of water available to Site D is currently unknown; extending CSA-11 water lines to the site is considered fiscally unfeasible.
- **Prime soils designation:** While the current site map plan places the fire station on already converted soils (i.e., main parking lot), it is unknown if additional prime agricultural soils may be disturbed or lost due to the development of the fire station or replacement parking areas. Impacts on current and future agriculture need to be further studied and quantified.
- **Parking:** The current site map plan appears to indicate a loss of approximately 70-80 parking spaces. Impact to high school functions (sports activities, community events, emergency shelter, etc.) needs to be studied. No information available on whether sufficient parking can be located on areas already paved, or how weekend/event traffic may impact CalFire's ability to navigate Butano Cut-off in response to calls.

In addition, the committee wishes to note these questions regarding all of the final four sites in consideration.

- 1) **Please confirm or correct this statement:** *As a condition of receiving a Coastal Development Permit for a replacement station at a new location, the existing location [Site A] will be restored to its natural state, potentially allowing the natural floodplain between the Butano Creek and the Pescadero Marsh to reconnect.*
- 2) If the statement above is correct, does that eliminate the possibility of future development on the existing site (e.g., visitor's center, public bathrooms, parking, alternate corp yard)? Will all existing buildings be removed?
- 3) The committee recommends removing Site C-Bean Hollow from further consideration as a fire station site.

The members of the Steering Committee wish to thank the Supervisor, his staff, and all of the County employees who have collaborated on this effort to supply information, interpret regulations, and offer alternative solutions to the community. We understand that the process is complex and that much more investigation, planning and discussion is required. We look forward to continuing to actively meet with County staff to ensure that the community is fully informed of project plans, timelines, adjustments to scope, and other activities related to development of the new fire station.