

DEPARTMENT OF
PUBLIC WORKS

PROJECT DELIVERY DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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April 18, 2002

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: RESOLUTION APPROPRIATING ADDITIONAL FUNDS, APPROVAL FOR ACQUISITION OF REAL PROPERTY AND APPROVAL OF THE PROJECT NEGATIVE DECLARATION FOR FIRE STATION 20 REPLACEMENT PROJECT (PN: FC06)

LOCATION AND COUNCIL DISTRICT:

2528 Rio Linda Boulevard, Council District 2.

RECOMMENDATION:

This report recommends that the City Council approve staff recommendations and resolution:

- Authorizing an increase in the project budget of \$1,305,000 for the Fire Station 20 Reconstruction Project (FC06).
- Authorizing and directing the City Manager to execute agreements for acquisition of real property at 2528 Rio Linda Boulevard (Assessors Parcel Numbers: 265-0292-040, 265-0292-025, 265-0292-024) for the Fire Station 20 Reconstruction Project.
- Authorizing the City Manager to execute such additional documents and to take such additional actions as necessary to implement these agreements for acquisition of real property.
- Certifying the project Negative Declaration under the California Environmental Quality Act, and include mitigation measures into the project plans and specifications.

CONTACT PERSON: Dana Gard, Project Manager, 264-2668

FOR COUNCIL MEETING OF: April 30, 2002

SUMMARY:

The Fire Station 20 Replacement Project (PN: FC06) was originally approved in the 1999-2002 Capital Improvement Project (CIP) Program. It was assumed that a City-owned site on Colfax Avenue would be the project site. This report recommends that an alternate site on Rio Linda Boulevard be utilized. The report also contains updated project cost estimates.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

In October 1999, the City Council approved funding of \$3,045,000 for design and construction of new Fire Station 20, at a City-owned site at Colfax Avenue and Arden Way. In June 2001, staff informed the Council that the Final Project Report identified additional funding that would be needed for construction cost escalation, building code changes, Fire Department operational change requirements, and real property acquisition. Council also approved the transfer of \$339,000 from the Fire Station 20 project to the Fire Station 5 project. The breakdown was as follows:

1. Construction Cost Escalation	\$360,000
2. Building Code Changes	\$ 90,000
3. Scope (Operational/Site/SF)	\$286,000
4. Fire Station 5 Fund Transfer Replacement	\$339,000
5. Property Acquisition	<u>\$230,000</u>

Total Additional Funding \$1,305,000

Staff was directed to report back when the costs were finalized.

Project Location:

- The relocation of Fire Station 20 from 300 Arden Way is required because the existing building cannot be brought up to The Essential Building Code Act. The existing Arden Way site also causes access and safety conflicts between emergency vehicles and existing Regional Transit Light Rail trains.
- Fire Station 20 Relocation Project was to use a City-owned site on Colfax Avenue and Arden Way. The Colfax Avenue site was previously a corporation yard and has toxic issues that preclude its use as a fire station, in its present condition. City Environmental Services is in the process of a Health Risk Assessment to determine if the site is safe for development. They are applying for a federal grant for testing and design of a remediation plan for the site. The cost of the actual remediation is a future unknown cost. The Fire Station 20 project budget does not include costs for toxics remediation.

Fire Station Response District:

- Existing Fire Station 20 Site: At present, the existing Fire Station 20 Response District is unbalanced to the northeast of the existing Fire Station site at 300 Arden Way.
- Colfax Avenue and Arden Way Site: Locating Fire Station 20 on the Colfax Avenue site would cause an even larger unbalance to the northeast of the Response District for Fire Station 20, widening the distance for existing Fire Station 17 & 18.
- Preferred Rio Linda Boulevard Site: The location would provide an overlapping Response District to the northeast and still provide an overlapping Response District to the balance of the area around Fire Station 20. The Rio Linda Boulevard site is the Fire Department's preferred location for Fire Station 20.

Rio Linda Boulevard Site Purchase:

- City Real Property staff contacted property owners and have agreements for acquisition of the properties (Assessors Parcel Numbers: 265-0292-040, 265-0292-025 and 265-0292-024) near Rio Linda Boulevard and Plaza Avenue for the new location of Fire Station 20 (see Attachment A, map).

The project cost estimate is \$4,011,000, which includes the items brought to the Council in June 2001, including the property acquisition and the replacement of funds transferred to the Fire Station 5 project.

FINANCIAL CONSIDERATIONS:

The current appropriations for the Fire Station 20 Project are \$2,706,000. Approval of an increase in the project budget to \$4,011,000 now will allow the inclusion of this project in the bond issue anticipated for June. The bonded portion will consist of the increase requested (\$1,305,000) and the portion originally approved for bond funding as part of the 3-year 1999 CIP (\$1,630,000). The resulting bonded portion of the total cost would be \$2,935,000.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the Fire Station #20 Replacement project (CIP# FC06), as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures are included in Exhibit A (Mitigation Reporting Plan) and address impacts to Air Quality, Transportation, Hazards, and Cultural Resources.

The Negative Declaration was available for Public Review during the period of August 9, 2001 through August 29, 2001. Staff has received written comments with concerns regarding noise and traffic from the emergency vehicles. These concerns have been addressed and are not

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Fire Station 20 Replacement Project
April 18, 2002

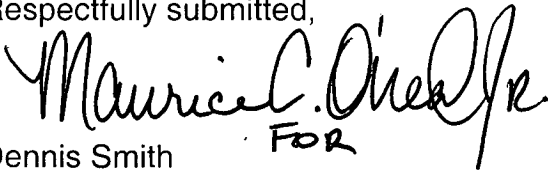
considered to substantially revise the document per CEQA Section 15074.1 and 15073.5; therefore, recirculation of the document is not necessary. Therefore, Staff recommends that the City Council ratify the Negative Declaration.

POLICY CONSIDERATIONS: None.

ESBD CONSIDERATIONS:

None, since no goods or services are being purchased with this report.

Respectfully submitted,



Dennis Smith
Fire Chief

FOR



Francesca Lee Halbakken
Project Delivery Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

P/Active/FC06 F.Sta 20/Council/FS20 Property & Funding April 30, 2002



FIRE STATION 20 RELOCATION PROJECT (FC06)



RESOLUTION NO. 2002-232

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION FIRE STATION 20 REPLACEMENT PROJECT (PN: FC06)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. City Manager is authorized and directed to execute agreements for acquisition of real property at 2528 Rio Linda Boulevard (Assessors Parcel Numbers: 265-0292-040, 265-0292-025, 265-0292-024) for Fire Station 20 Reconstruction Project.
2. The City Manager is further authorized to execute such additional documents and to take such additional actions as necessary to implement these agreements for acquisition of real property.
3. Approval authorizing an increase in the total project budget to \$4,011,000.

RATIFYING THE NEGATIVE DECLARATION FOR THE FIRE STATION #20 REPLACEMENT PROJECT (PN:FC06)

WHEREAS, the City of Sacramento has determined the need for the Fire Station #20 Replacement Project (hereinafter called the "Project") and has conditionally included the Project in the City of Sacramento Capital Improvement Program pending CEQA compliance;

WHEREAS, the City of Sacramento has conducted an Initial Study to determine if the Project may have a significant effect on the environment;

WHEREAS, the Initial Study concludes that there is no evidence that the Project, or any of its aspects, may cause a significant effect on the environment and a Negative Declaration is, therefore, appropriate;

WHEREAS, the Initial Study concluded that the Project involves no potential for any adverse effect, either individually or cumulatively on wildlife resources and no potentially significant impacts were identified that required mitigation; and

WHEREAS, the City of Sacramento has provided for public review to accommodate response to the proposed Negative Declaration on the Project.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- The City Council hereby ratifies and approves the Fire Station #20 Replacement Project Negative Declaration, finding on the basis of the Initial Study and comments received that there is no substantial evidence that the Project may have a significant effect on the environment.
- The City Council hereby finds that there is no evidence before them that the Fire Station #20 Replacement Project, located in Sacramento County, will have any potential for adverse effect on wildlife resources.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

MITIGATION REPORTING PLAN

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in this Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento Public Works Department in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Reporting Plan is being prepared by the Planning and Building Department Environmental Team, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-2762, pursuant to the California Environmental Quality Guidelines, Section 21081.

The Public Works Department will submit its completed Reporting Plan to the Environmental Affairs Office for inclusion in the annual report to the City Council.

Project Name and Number: CIP#FC06, FIRE STATION REPLACEMENT PROJECT

Project Location: The proposed fire station is located at 2538, 2522 and 2512 Rio Linda Boulevard, between Plaza Avenue and Lampasas Avenue in North Sacramento (APNs #265-0292-040, 265-0292-025, 265-0292-024).

Project Description: The Department of Public Works proposes to acquire property at 2528, 2522, 2512 Rio Linda Boulevard in North Sacramento for the construction of a new Fire Station #20 to replace the existing Fire Station #20 located at 300 Arden Way (see Attachment 1). The replacement is to provide for better coverage of the response area. Furthermore, the existing station can't be brought up the Essential Building Code requirement, since there is no rear access to the apparatus room and the emergency response equipment has to cross two Regional Transit Light Rail tracks under emergency conditions.

MITIGATION REPORTING PROGRAM CHECKLIST

Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
<p>AIR QUALITY: The estimated projected emissions do not exceed the air quality thresholds of significance, however, the Sacramento City Code requires the taking of responsible precautions to prevent and control the movement of dust created by work activities adjoining public or private property. The following mitigation measures will further ensure the impact to air quality will be less-than-significant.</p> <p>Mitigation Measures</p> <ol style="list-style-type: none"> 1. Comply with City Code 15.44.170 requirements for dust control; 2. Comply with SMAQMD rule 405 on dust and condensed fumes, so that emissions do not exceed hourly levels as regulated per processing weight; 3. Comply with SMAQMD's Rule 403 that limits the amount of fugitive dust emissions that occur periodically; 4. Maintain truck and equipment engines in good running condition; 5. Clean equipment as needed to reduce tracking of soil onto adjacent roads; and 6. Clean adjacent roads as needed to remove accumulated soil. 	<p>During construction</p>	<p>Public Works Department and Contractor</p>			

Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
<p>TRANSPORTATION: In addition to compliance with the requirement for a Traffic Control Plan, the following mitigation measure will ensure that the impact from construction vehicles is considered less-than-significant.</p> <p>Mitigation Measures</p> <p>1. To minimize inconvenience of construction vehicles in the residential areas, vehicles shall be limited to the major arterial streets when not in use and construction would occur during off-peak hours.</p>	During construction	Public Works Department and Contractor			
<p>HAZARDS: Excavation could expose previously unidentified hazardous materials or release hazardous materials such as oils, grease, lubricants, and solvents used during normal construction operations. A recommendation of the Phase 1 Site Assessment is to perform a soil sample to determine whether lead may be present in shallow soil above health and safety or hazardous waste thresholds. If lead concentrations were identified above regulatory thresholds, additional actions may be required. The project will incorporate the following mitigation measures to prevent a reasonably unforeseeable upset involving hazardous materials from creating a significant hazard to the public or environment.</p> <p>Mitigation Measures</p> <p>1. If contaminated soil and/or groundwater is encountered or if suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contamination shall be identified. A qualified professional, in consultation with the appropriate federal state, and/or local regulatory agencies shall then develop an appropriate method to remediate the contamination. A qualified professional, in consultation with the appropriate federal state, and/or local regulatory agencies shall then develop an appropriate method to remediate the contamination. Typical remediation for projects involving possible human contact with contaminated soil involves the excavation of all contaminated soil and replacing the soil with clean fill. Disposal of contaminated soil must be at a Class 2 facility.</p>	During construction	Public Works Department and Contractor			

Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
<p>2. Construction contractor shall follow all necessary precautions, according to the California Health and Safety Codes, to prevent any spill of a toxic or hazardous substance, which includes preparation of a spill prevention plan to maintain safety of the drainage waterways. The construction contractor shall ensure proper labeling, storage, handling, and use of hazardous materials in accordance with best management practices and Occupational Safety and Health Administration's HAZWOPER requirements.</p> <p>3. Strict on-site handling rules shall be implemented to minimize spills and keep potentially contaminated materials out of the drainage waterways.</p> <p>4. Wastes and petroleum products used during construction shall be collected and removed from the project site in accordance with the Resource Conservation and Recovery Act regulations and Fed/OSHA standards.</p> <p>5. The construction contractor shall ensure that employees are properly trained in the use of handling of these materials and that each material is accompanied by a material safety data sheet;</p> <p>6. All reserve fuel supplies and hazardous materials shall be stored on pallets within fenced and secured construction areas and protected from exposure to weather. Incompatible materials shall be stored separately, as appropriate;</p> <p>7. Equipment refueling and maintenance shall take place only within staging areas.</p>					

Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
<p>HAZARDS cont'd: The proposed project would not create an increased fire hazard in areas with flammable brush, grass, or trees. Some vegetation will need to be cleared for construction. This cleared vegetation may be flammable if not removed immediately. The following mitigation measure will ensure that a less-than-significant impact will result from an increased potential of flammable materials.</p> <p>Mitigation Measure</p> <p>1. The construction contractor will take necessary precautions to ensure that a clear space of at least ten feet shall be maintained between piles of cleared vegetation while in the interim of removing it.</p>	During construction	Public Works Department and Contractor			
<p>CULTURAL: Construction activities do involve some excavation of soil for trenching. This activity could expose any previously unidentified resources. The City has committed to limit potential impacts by incorporating specific measures.</p> <p>1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>	During construction	Public Works Department and Contractor			