

**EAST CONTRA COSTA FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS
STATE OF CALIFORNIA**

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RESOLUTION NO. 2019-

**MAKING FINDINGS RELATING TO THE IMPACTS OF CITY OF BRENTWOOD MEASURE L
AND THE MEMORANDUM OF UNDERSTANDING BETWEEN THE DISTRICT AND GBN
PARTNERS LLC ON FIRE PROTECTION AND EMERGENCY RESPONSE SERVICES**

WHEREAS, the East Contra Costa Fire Protection (District) is a fire protection district organized under the Fire Protection District Law of 1987 (Health & Safety Code §§ 13800 *et seq.*); and

WHEREAS, the District is responsible for providing fire protection, rescue and emergency services to the Cities of Brentwood and Oakley and portions of unincorporated Contra Costa County, including over 249 square miles of land and serving about 115,000 residents; and

WHEREAS, the District's goal is to provide service consistent with national standards, including those promulgated by the National Fire Protection Association (Target Level Service); and

WHEREAS, since 1978, the District's service area has exploded in new construction and population growth, and yet the costs associated with District service have not been matched by an increase in stable funding to adequately respond to the community's emergency medical and fire protection needs, meaning that the District is not adequately funded to serve the existing population in its service area; and

WHEREAS, in December 2018, District's Board of Directors adopted a strategic plan that includes a statement of mission, and values, together with values, goals and strategies, to govern the operation of the District through the year 2023 (Strategic Plan); and

WHEREAS, the Strategic Plan sets forth a series of strategies to reduce response times for emergency services throughout the District and ensure the financial stability and sustainability of the District, which include discouraging rapid growth without adequate mitigation that may further exacerbate response times and service levels; improving the transportation network and emergency access; and pursuing local and district wide development fees and parcel taxes through community facilities districts to cover costs resulting from new growth; and

WHEREAS, the District expects growth to continue, increasing the District's population to 139,097 by the year 2040, which will generate even more need, demand and pressure on the District; and

WHEREAS, growth can be a part of the solution to the District's financial challenges, but only if and when managed effectively and mitigated sufficiently; and

WHEREAS, GBN Partners LLC (GBN) holds an option to acquire approximately 815 acres located in Contra Costa County, north of Balfour Road and adjacent to the municipal boundaries of the City of Brentwood (City), but outside of the City's urban limit line (Property); and

WHEREAS, GBN desires to develop the Property with a residential community to be known as “The Vineyards at Deer Creek,” which is anticipated to include up to 2,400 residential units at buildout (Project); and

WHEREAS, GBN has qualified City of Brentwood Measure L (Measure L) for the November 2019 ballot, the passage of which would institute a number of actions to facilitate the development of the Project, including an adjustment of the City's urban limit line to include the Property; amendments to the City of Brentwood General Plan and Municipal Code; and adoption of a Vineyards at Deer Creek Specific Plan; and

WHEREAS, Measure L includes several road and safety improvements on or near the Property that would improve local transportation networks and access for emergency response, including the extension of American Avenue and the widening of certain portions of Balfour Road; and

WHEREAS, the Project would generate roadway impact fee revenue to fund improvements that would further offset the impacts of the Project and may improve emergency access; and

WHEREAS, the District's current resources are insufficient to provide adequate fire protection and emergency response services to the Project; and

WHEREAS, the Project would generate new sources of revenue including an anticipated \$2 - 2.5 million in property tax revenue for the District annually, which would offset some of the costs of providing service to the Project; and

WHEREAS, the District anticipates that the Project must generate sufficient revenue, at buildout, to fund one half to all of the capital and operating costs of one fire station for the District to provide Target Level Service to the Project; and

WHEREAS, the District and GBN have agreed to a Memorandum of Understanding Regarding the Vineyards at Deer Creek Project (MOU) that provides benefits for fire protection and emergency response services including (a) one-time payments for funding for acquisition of equipment, training and other costs associated with the initial deployment of a new fire station; (b) construction of a new fire station; and (c) formation of a community facilities district or other mechanism to provide ongoing funding for the operation of a new fire station; and

WHEREAS, the MOU represents a significant and meaningful step towards securing a better fire protection and emergency response future for the residents of the entire District, and furthers the goals and initiatives set forth in the District's Strategic Plan.

NOW, THEREFORE, BE IT RESOLVED that the East Contra Costa Fire Protection District Board of Directors hereby finds that the commitments stated in the MOU and Measure L will, if effectively implemented, (a) mitigate the currently-known impacts of Measure L relating to funding for fire protection and emergency response services; (b) improve the transportation network within the District's service area; and (c) support the goal of achieving Target Level Service for the District's entire service area; and

BE IT FURTHER RESOLVED that the Board does and will support the efforts and commitments made by GBN to improve fire protection and emergency response service, including payments towards the design, construction, and equipping of a fire station; implementation of revenue measures to support operation of a fire station; and road and safety improvements to

American Avenue and Balfour Road, as further described in the MOU and City of Brentwood Measure L on the November 2019 ballot; and

BE IT FURTHER RESOLVED that the foregoing shall in no way or manner be construed as an authorization to expend District funds or resources on ballot measure advocacy.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the East Contra Costa Fire Protection District at a regular meeting held on the 11th of September, 2019 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Brian J. Oftedal
President, Board of Directors

ATTEST:

Brian Helmick
Clerk of the Board