



Legislation Details (With Text)

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**File created:** 8/30/2022      **In control:** Board of Supervisors  
**On agenda:** 9/13/2022      **Final action:** 12/31/2023

**Title:** Director of Public Works request the following actions regarding the Capell Valley Fire Station project:  
1. Creation of a new Capital Improvement project (CIP) within the Fire Capital Projects Budget (Fund 2100, Org 2100500) for Capell Valley Fire Station, PW 22-35 (Project 23017); and  
2. Approval of a Budget Transfer for the following (4/5 vote required):  
a. Increase appropriation by \$120,000 in the Accumulated Capital Outlay Fund (ACO) (Fund 3000, Org 3000000) with the use of its available fund balance; and  
b. Increase appropriations by \$120,000 in Project 23017 offset by an increase in revenue from the transfer from the ACO Budget.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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**TO:** Board of Supervisors  
**FROM:** Steve Lederer - Director of Public Works  
**REPORT BY:** Daniel Basore - Engineering Supervisor  
**SUBJECT:** Creation of new Capital Improvement Project (CIP) Capell Valley Fire Station, PW 22-35 and Budget Transfer

**RECOMMENDATION**

Director of Public Works request the following actions regarding the Capell Valley Fire Station project:

1. Creation of a new Capital Improvement project (CIP) within the Fire Capital Projects Budget (Fund 2100, Org 2100500) for Capell Valley Fire Station, PW 22-35 (Project 23017); and
2. Approval of a Budget Transfer for the following (4/5 vote required):
  - a. Increase appropriation by \$120,000 in the Accumulated Capital Outlay Fund (ACO) (Fund 3000, Org 3000000) with the use of its available fund balance; and
  - b. Increase appropriations by \$120,000 in Project 23017 offset by an increase in revenue from the

transfer from the ACO Budget.

## **EXECUTIVE SUMMARY**

The creation of the Capell Valley Fire Station CIP and budget transfer will allow the project to move into the feasibility phase. The goal of the project is to convert the existing volunteer fire station into a permanently operated facility and expand staffing and services to provide adequate fire response for the proposed Lake Berryessa resort development and surrounding areas. The feasibility analysis will evaluate the existing facility located at 1193 Capell Valley Road to determine whether rehabilitation and expansion, or new construction, is more cost effective.

## **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Where is it budgeted?	A budget transfer is required from Accumulated Capital Outlay Fund (Fund 3000, Org 3000000) to Fire Capital Projects to fund the project. The feasibility phase is 50% reimbursed through Bureau of Reclamation
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The feasibility phase is 50% reimbursable through the Bureau of Reclamation and will determine the most cost effective way rehabilitate or rebuild Capell Valley Fire Station to change from a volunteer fire station into a permanently operated facility and expand staffing and services to provide adequate fire response for the proposed Lake Berryessa resort development and surrounding areas. Negotiations are ongoing with the individual resort developers to determine their “fair-share” contribution of the fire station improvements. The feasibility study, which will include a rough order of magnitude cost estimate, is important to help guide those negotiations.
Is the general fund affected?	No
Future fiscal impact:	Once the feasibility study is complete, staff will return to the Board to fund the design and engineering of the rehabilitation or rebuild of the Capell Valley Fire Station depending on which option is most cost effective and feasible.
Consequences if not approved:	The feasibility study cannot move forward which hinders the resort development negotiations.
County Strategic Plan pillar addressed:	Healthy, Safe, and Welcoming Place to Live, Work, and Visit

## **ENVIRONMENTAL IMPACT**

**ENVIRONMENTAL DETERMINATION:** The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

## **BACKGROUND AND DISCUSSION**

The creation of the Capell Valley Fire Station CIP and budget transfer will allow the project to enter the feasibility phase. The goal of the project is to convert the existing volunteer fire station into a permanently operated facility and expand staffing and services to provide adequate fire response for the proposed Lake Berryessa resort development and surrounding areas. The feasibility analysis will evaluate the existing facility located at 1193 Capell Valley Road to determine whether rehabilitation and expansion, or new construction, is more cost effective.

Negotiations are ongoing with the individual resort developers to determine their “fair-share” contribution of the fire station improvements. The feasibility study, which will include a rough order of magnitude cost estimate, is important to help guide those negotiations. There are four sites with potential resort development in which ongoing negotiations are occurring. Three out of four of the potential resort development sites are expected to be constructed by December of 2024 pending negotiations, CEQA, NEPA, and governmental approvals. The fourth is expected to be constructed by December of 2025. The County would like to plan the construction of the fire station improvements concurrently with the resort development so when the resorts open the Capell Valley fire station is permanently operated with expanded staffing and services for the new resorts and surrounding areas.

The feasibility study will be conducted by Nacht and Lewis Architects, Inc. through Napa County Agreement No.223017B effective May 3, of 2022. Nacht and Lewis Architects, Inc. was selected as the most qualified firm in response to a request for statements of qualifications released in February of 2022 for on-call architectural services. \$105,000 of the requested budget will pay for Nacht and Lewis to perform the feasibility study and the other \$15,000 will pay for staff time to manage the project until the design phase. The feasibility phase will be 50% reimbursed by the Bureau of Reclamation on an annual basis including staff and consultant time.

Staff will return to the Board once the feasibility phase has been completed and negotiations with individual resort developers are far enough along to move into the design phase. At that time staff will request a budget transfer to fund the design of the project.