



**Public Interest Land Conveyance Process:**  
Hunter Hill US Army Reserve Center (San Pablo Armory)  
– 2600 Castro Road (New PW Corp Yard Project)

**San Pablo City Council Meeting**

**February 5, 2024**

# Purpose & Overview

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## Purpose:

Officially pursue interest in a **public interest land conveyance (or property transfer)** of the **Hunter Hall US Army Reserve Center (San Pablo Armory)**, located at 2600 Castro Road (APN: #416-140-003) in San Pablo, adjacent to Contra Costa College.

## Overall Goal:

Acquire said property for **future potential development for the City's new Public Works Corporation Yard** (Current location: 1515 Folsom Avenue adjacent to Davis Park)



# Current Issues & Needs: PW Corp Yard Project



## **ISSUE #1: NEED TO RELOCATE CURRENT PW CORP YARD**

Current City's Public Works Corporation Yard, located at 1515 Folsom Avenue (adjacent to Davis Park) has **exceeded its operational capacity** as a viable City public facility to currently meet all City Public Works Operations, Programs and Services.

- ❖ **Response:** Limited available project sites available; The **City-owned Chelsea Avenue property** adjacent to the Rumrill Blvd. corridor was a previous project site initially considered for a new PW Corporation Yard project. However, the City intends to re-purpose this site for a future EV Sustainability Project to meet the City's SB 375 Climate Reduction Goals, and for meeting future 2035 State EV mandate demand for local EV Charging Infrastructure within the San Pablo community which currently lacks these resources.

## **ISSUE #2: FUTURE NEED TO EXPAND DAVIS PARK PARK FACILITY**

The current PW Corp Yard location adjacent to a public park which **limits expansion opportunities of park and recreation facilities in Davis Park** to meet current HIGH DEMAND for more park facilities from local residents.

- ❖ **Response:** Relocation of said PW Corp Yard may enable future expansion of City park and recreation facilities, programs and parking at Davis Park (TBD)

## **ISSUE #3: LIMITED OR NO CAPITAL PROJECT FUNDS AVAILABLE FOR NEW CONSTRUCTION**

Due to lack of capital funds available, City is considering a new project site that is centrally-located within City limits that is a **more cost-effective option** rather than construction of a new PW Corporation Yard. Initial new construction estimates are between **\$13-15M**, with limited and suitable vacant project sites within City limits for this scale of project.

- ❖ **Response:** Alternatively, the **current San Pablo Armory site, located at 2600 Castro Road (adjacent to Contra Costa College)** is suitable in size and already has previous motor pool/fleet uses associated with its current military use in addition to existing under-utilized building structures which could be potentially retrofitted and upgraded with a tenant improvement plan ranging between **\$5-\$7M (MORE COST EFFECTIVE OPTION)**

# Potential Project Site – Hunter Hall US Army Reserve Center (San Pablo Armory) – 2600 Castro Road



**Project Site:** San Pablo Armory

**Location:** 2600 Castro Road

**Acres:** 6.93 Acres

**APN:** #416-140-003

**Owned:** US Federal Government (Department of Defense/US Army)

**Use:** US Army Reserve Center/Motor Pool

**Suitable for Housing or Commercial**

**Development:** No; Haz Materials (Hydrocarbon);  
Close proximity to Hayward Fault Line (fizzures);

**Proposed Use:** Local Public (City ) Use as PW  
Corporation Yard (emergency management;  
streets and highway maintenance functions, etc.)



# Federal Disposition of Real Property

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**Hunter Hall US Army Reserve Center (San Pablo Armory):** Owned by the federal government (Dept. of Defense/US Army)

- **Requires formal real property disposition process through the General Services Administration (GSA) / Real Property Division**
- Current site is **NOT** suitable for future housing or commercial development (i.e. hazardous materials; seismic fault fissures)
- **Must be used for public purpose/public use**

## **City and Townsend Public Affairs Collaboration:**

Since November 2023, City and TPA staff have had preliminary discussions with US Congressional Rep. John Garamendi (D-8<sup>th</sup>) Office regarding potential options for real property disposition process through the federal government. Options include:

- 1). **Property Surplus:** Federal agency reporting the property as “excess”
- 2). **Federal transfer:** GSA must first offer excess property to other federal agencies that may have a need for it. In FY2022, GSA oversaw the transfer of 35 excess federal buildings and six (6) excess parcels of land from one federal agency to another.
- 3). **Surplus Property:** If no federal agency acquires the excess property, GSA declares it “surplus” and offers it to state and local governments, and qualified nonprofits, which may acquire it at up to no cost, provided the property is used for specific applicable local public uses:
  - Emergency management
  - Street and Highways
  - Law enforcement
  - Public parks/recreation areas
- 4). **Negotiated sale:** If the surplus property is not conveyed for statutorily defined public benefits, GSA offers it to state and local governments, at fair market value, for other public purposes. Acceptable public purposes generally fall into two categories: direct use and economic development

# Federal Disposition of Real Property

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## Most Optimum Option to City:

Following evaluation of these options, City and TPA staff initially agree that a **public interest land conveyance** may be the most optimum option available to the City to dispose of said real property through the **National Defense Authorization Act (NDAA) process**

## Other Important Factors Under Consideration:

- House Congressional Armed Services Committee: Controls the NDAA Process
  - ❖ **US Congressional Representative John Garamendi (D-8<sup>th</sup>) – Ranking Democratic Member on House Armed Services Committee**
- Timeline: NDAA Process begins next month (February 2024) for 2024-2025 period
- Public Interest Land Conveyance: Proposed legislative text inserted into 2024-245 NDAA process for federal disposition of San Pablo Armory property; Letter of Official Interest required for City transmittal to Congressional Rep. Garamendi
- Future Real Property Discussions with US federal government: May require future Real Property Discussion under Closed Session per State law requirements (where warranted)

# EDHPM Action (01/29/24) & City Council Recommendation:



## EDHPM RECOMMENDATION:

**(APPROVED ON 01/29/24)**

- (1) Received presentation:
- (2) Recommended formal consideration of **Proposed Amendment #5** to include the following new policy item for inclusion into the FY 2023-25 Council Priority Workplan for majority vote approval via Resolution, as follows:

**UNDER MAJOR POLICY GOAL: IMPROVE PUBLIC SAFETY**

**Add Policy Item #516: EXPLORE FEASIBILITY OF PURSUING A PUBLIC INTEREST LAND CONVEYANCE ON HUNTER HALL US ARMY RESERVE CENTER – 2600 CASTRO ROAD, SAN PABLO (NEW PW CORP YARD SITE)**

## CITY COUNCIL RECOMMENDATION:

**(FOR CC FORMAL CONSIDERATION 02/05/24)**

- (1) Receive presentation; Approve EDHPM Standing Committee recommendation approved on 01/29/24; and
- (2) Following adoption of said Resolution by the City Council, recommend for City Council formal consideration to authorize Mayor Ponce to send letter (on behalf of City Council) expressing formal interest in the public interest land conveyance process for the San Pablo Armory to US Congressional Representative John Garamendi (D-8<sup>th</sup>)



**QUESTIONS ?**