

## **MITIGATED NEGATIVE DECLARATION**

CASE NO.: ER 2005-25  
DATE ISSUED: April 13, 2006  
PUBLIC REVIEW PERIOD: April 18, 2006 – May, 8, 2006

### PROJECT DESCRIPTION:

1. An amendment to the Zoning Code to create a Public Safety Facilities Overlay Zone to provide uniform development standards for public safety facilities in all zones. The Public Safety Facilities Overlay Zone would be applied to six locations within the city where new public safety facilities for the Police Department and the Fire Department are anticipated to be constructed. These sites include the proposed Police and Fire Facility (1163 N. Centre City Parkway), Fire Station No. 1 (310 N. Quince Street), the proposed temporary site for Fire Station No. 1 (901 W. Washington Avenue), the proposed site for a new Fire Station No. 3 (1838 Nutmeg Street), the proposed site for a new Fire Station No. 6 (1517 11<sup>th</sup> Avenue/1757 Del Dios Highway), and the proposed site for a new Fire Station No. 7 (1220 N. Ash Street). All new public safety facilities within the Public Safety Facilities Overlay Zone would be subject to the issuance of a Conditional Use Permit.

2. A Conditional Use Permit for the construction of an approximately 116,000 SF, three-story headquarters and administration facility for the Escondido Police Department and the Escondido Fire Department. The Police Department would utilize the two lower floors as their primary command and operations base. The Fire Department would utilize approximately half of the third floor for administrative services. Access to the facility would be provided from the Decatur Way cul-de-sac. Secured parking for employees would be located on the northern side of the building and would include a 82,000 SF two-story parking structure with approximately 204 of the total 349 parking spaces provided on the site. Public parking would be provided on the southern side of the Decatur Way cul-de-sac.

LOCATION: The sites include the proposed Police and Fire Facility (1163 N. Centre City Parkway), Fire Station No. 1 (310 N. Quince Street), the proposed temporary site for Fire Station No. 1 (901 W. Washington Avenue), the proposed site for a new Fire Station No. 3 (1838 Nutmeg Street), the proposed site for a new Fire Station No. 6 (1517 11<sup>th</sup> Avenue/1757 Del Dios Highway), and the proposed site for a new Fire Station No. 7 (1220 N. Ash Street).

APPLICANT: City of Escondido

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinance and Regulations of the City of Escondido. The Initial Study is on file in the City of Escondido Planning Division.

Findings: The findings of this review are that the Initial Study identified effects which are potentially significant, but revisions in the project plans made by or agreed to by the applicant, would provide mitigation to a point where impacts are reduced to a less than significant level.

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BILL MARTIN  
Senior Planner

# NOTICE OF MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the project described below. This preliminary finding means that there will be no significant environmental effects from the project. The description of the project is as follows:

**ER 2005-25:** 1. An amendment to the Zoning Code to create a Public Safety Facilities Overlay Zone to provide uniform development standards for public safety facilities in all zones. The Public Safety Facilities Overlay Zone would be applied to six locations within the city where new public safety facilities for the Police Department and the Fire Department are anticipated to be constructed. These sites include the proposed Police and Fire Facility (1163 N. Centre City Parkway), Fire Station No. 1 (310 N. Quince Street), the proposed temporary site for Fire Station No. 1 (901 W. Washington Avenue), the proposed site for a new Fire Station No. 3 (1838 Nutmeg Street), the proposed site for a new Fire Station No. 6 (1517 11<sup>th</sup> Avenue/1757 Del Dios Highway), and the proposed site for a new Fire Station No. 7 (1220 N. Ash Street). All new public safety facilities within the Public Safety Facilities Overlay Zone would be subject to the issuance of a Conditional Use Permit.

2. A Conditional Use Permit for the construction of an approximately 116,000 SF, three-story headquarters and administration facility for the Escondido Police Department and the Escondido Fire Department. The Police Department would utilize the two lower floors as their primary command and operations base. The Fire Department would utilize approximately half of the third floor for administrative services. Access to the facility would be provided from the Decatur Way cul-de-sac. Secured parking for employees would be located on the northern side of the building and would include a 82,000 SF two-story parking structure with approximately 204 of the total 349 parking spaces provided on the site. Public parking would be provided on the southern side of the Decatur Way cul-de-sac.

**LOCATION:** The sites include the proposed Police and Fire Facility (1163 N. Centre City Parkway), Fire Station No. 1 (310 N. Quince Street), the proposed temporary site for Fire Station No. 1 (901 W. Washington Avenue), the proposed site for a new Fire Station No. 3 (1838 Nutmeg Street), the proposed site for a new Fire Station No. 6 (1517 11<sup>th</sup> Avenue/1757 Del Dios Highway), and the proposed site for a new Fire Station No. 7 (1220 N. Ash Street).

**APPLICANT:** City of Escondido

The review and comment period will end May 8, 2006. A copy of the environmental Initial Study and the Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025. Written comments relevant to environmental issues will be considered if submitted to the Planning Division prior to 5 p.m., May 8, 2006. Further information may be obtained by contacting Bill Martin at the Planning Division, telephone (760) 839-4557. Please refer to Case No. ER 2005-25.

**DATED:** April 13, 2006

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BILL MARTIN  
Senior Planner

## **INITIAL STUDY PART II SUPPLEMENTAL COMMENTS**

(Public Safety Facilities Overlay Zone and Escondido Police and Fire Facility)  
ER 2005-25

### General Purpose

The following section evaluates the potential impacts of the proposed construction of a new three-story building for use as a headquarters and administration center for the Escondido Police Department and the Escondido Fire Department. The attached environmental checklist, consistent with the California Environmental Quality Act (CEQA) Guidelines, was used to focus this study on physical factors that may be further impacted by the proposed facility. The Initial Study will serve to identify, evaluate and mitigate any effects determined to be potentially significant leading to the issuance of a Mitigated Negative Declaration.

### Project Description

1. An amendment to the Zoning Code to create a Public Safety Facilities Overlay Zone to provide uniform development standards for public safety facilities in all zones. The Public Safety Facilities Overlay Zone would be applied to six locations within the city where new public safety facilities for the Police Department and the Fire Department are anticipated to be constructed. These sites include the proposed Police and Fire Facility (1163 N. Centre City Parkway), Fire Station No. 1 (310 N. Quince Street), the proposed temporary site for Fire Station No. 1 (901 W. Washington Avenue), the proposed site for a new Fire Station No. 3 (1838 Nutmeg Street), the proposed site for a new Fire Station No. 6 (1517 11<sup>th</sup> Avenue/1757 Del Dios Highway), and the proposed site for a new Fire Station No. 7 (1220 N. Ash Street). All new public safety facilities within the Public Safety Facilities Overlay Zone would be subject to the issuance of a Conditional Use Permit.

2. A Conditional Use Permit for the construction of an approximately 116,000 SF, three-story headquarters and administration facility for the Escondido Police Department and the Escondido Fire Department. The Police Department would utilize the two lower floors as their primary command and operations base. The Fire Department would utilize approximately half of the third floor for administrative services. Access to the facility would be provided from the Decatur Way cul-de-sac. Secured parking for employees would be located on the northern side of the building and would include a 82,000 SF two-story parking structure with approximately 204 of the total 349 parking spaces provided on the site. Public parking would be provided on the southern side of the Decatur Way cul-de-sac.

### Environmental Setting

#### ***Police and Fire Facility (1163 N. Centre City Parkway)***

The site consists of an approximately 6.67-acre portion of a 15.48-acre property owned by the City of Escondido. The proposed Police/Fire Facility and associated parking areas would occupy the northeastern portion of the property. The manufactured natural-bottom flood control channel for Reidy Creek runs along the western side of the property and the city's community garden and a former park-and-ride parking lot currently occupy the southeastern portion of the site. The proposed development would generally be located between Centre City Parkway and the top of the eastern earthen bank for the Reidy Creek Flood Control Channel. Public access to the site would be provided from the Decatur Way cul-de-sac that extends into the mid-section of the property via Centre City Parkway. An additional controlled access point with a gate would provide direct access for police and fire personnel to Centre City Parkway near the northern boundary of the site. The proposed Police/Fire Facility site is fairly level and currently undeveloped with the exception of the existing parking lot south of the Decatur Way cul-de-sac and the northern portion of the community garden which may be needed for the extension of that parking lot. Existing vegetation on the proposed development site consists primarily of non-native grassland and disturbed habitat.

Adjacent land uses and zoning are as follows:

- North: R-2-12 (Light Multiple Residential – up to 12 dwelling units per acre) zoning/ Salvation Army Silvercrest Residential and Corp Facility (95-05-CUP/PUA) consisting of a 75-unit 3-story residential facility for seniors within the western building on the site and a 15,620 SF Corps facility with a 114-seat chapel, eight classrooms, multi-purpose room, meeting room, offices and kitchen facility in the eastern building. A total of 112 parking spaces are provided on the 6.08-acre property.
- South: OS-P (Open Space-Park) and R-2-12 zoning/ The balance of the city's community garden is located south of the proposed public parking area for the Police/Fire Facility. Further south across Lincoln Avenue are several small vacant properties and the concrete flood control structure for Reidy Creek. One of the vacant residential properties has current approval for a 4-unit detached condominium project.
- East: CG (General Commercial) and R-2-12 zoning/ Across Centre City Parkway is a mix of auto repair shops, a convenience store, and multifamily developments with a few aging single-family residences.
- West: R-2-12 zoning/ Across the Reidy Creek Flood Control Channel and Morning View Drive are two large multi-family developments with the southern development restricted to senior housing.

***Fire Station No. 1 (310 N. Quince Street)***

Fire Station No. 1 is a 2.78-acre property owned by the City of Escondido that has been completely developed as a fire station and fire training facility with offices, living quarters, apparatus bays, training tower and open training yard. The proposed development would remove all existing structures and replace them with new facilities for Fire Station No. 1 consisting of a two-story, approximately 27,000 SF fire station with a five-story, approximately 60-foot-high training tower. The site is level and no areas of native vegetation remain on the property. Surrounding land uses include a mix of industrial and storage uses to the north and south, commercial retail uses to the east and a mix of industrial and commercial uses to the west.

Adjacent land uses and zoning are as follows:

- North: M-1 (Light Industrial) zoning/ Small-suite industrial and repair facilities
- South: SP (Gateway District of Downtown Specific Plan) zoning/ Across the Escondido Creek Flood Control Channel is a moving and storage business.
- East: SP (Civic Center Commercial District of Downtown Specific Plan) zoning/ Across Centre City Parkway is the Civic Center Plaza commercial shopping center and the recently completed Signature Theatre development.
- West: M-1 zoning/ Across Quince Street are several commercial and industrial businesses.

***Temporary site for Fire Station No. 1 (901 W. Washington Avenue)***

The temporary site for Fire Station No. 1 is a 1.24-acre portion of the City's Public Works Yard that has existing driveway access to Washington Avenue. The site is located in the northeastern corner of the open yard area adjacent to the Palomar Transit Mix concrete batch plant. It is anticipated that this site would temporarily house Fire Station No. 1 personnel and equipment for a period of up to two years while Fire Station No. 1 is being demolished and reconstructed. The temporary site is level and has been completely disturbed by the on-going use as an outdoor equipment and materials storage area. No areas of native vegetation remain on the site.

Adjacent land uses and zoning are as follows:

- North: M-2 (General Industrial) zoning/ Across Washington Avenue are several small multi-tenant industrial buildings.
- South: M-2 zoning/ Outdoor storage yard for the City of Escondido Public Works Department.
- East: M-2 zoning/ Palomar Transit Mix Concrete Batch Plant.

West: M-2 zoning/ Outdoor storage yard and parking area for the City of Escondido Public Works Department.

***Fire Station No. 3 (1838 Nutmeg Street)***

The site consists of an approximately 1.66-acre portion of a 6.5-acre property that is in the process of being acquired by the city. The site is currently vacant and is bounded by Nutmeg Street on the west and Nutmeg Circle to the south. The property slopes gently down from south to north to a well-defined riparian drainage course along the northern boundary. Vegetation on the site consists primarily of Southern Riparian Forest and non-native grassland. Surrounding land uses include a commercial shopping center to the south and single-family residences to the north and west.

Adjacent land uses and zoning are as follows:

- North: R-1-10 (Single-family Residential – 10,000 SF minimum lot size) and PD-R 5.5 (Planned Development – Residential up to 5.5 dwelling units per acre) zoning/ Several single-family residences on lots approximately 15,000 SF in size and a vacant 4.84-acre property.
- South: CG (General Commercial) zoning/ Across Nutmeg Circle is a commercial shopping center. The shopping center is located at a higher elevation and the back of the buildings face the project site. Primary access to the shopping center is from El Norte Parkway. No access is provided from Nutmeg Circle.
- East: R-1-10 zoning/ The eastern boundary of the site abuts Interstate 15 which has a right-of-way width of approximately 440 feet in this area. Across Interstate 15 is a vacant 5-acre property and several low-density single family residential properties.
- West: PD-R 5.5 zoning/ Across Nutmeg Street is a single-family residential development (TR 596) consisting of manufactured homes with lots sizes ranging from approximately 4,000 SF to 6,000 SF.

***Fire Station No. 6 (1517 11<sup>th</sup> Avenue/1757 Del Dios Highway)***

The site consists of an approximately 1.45-acre portion of a 9.22-acre property that is in the process of being acquired by the city. Although the city may acquire the entire property for use as a fire station and a community recreation facility, only the approximately 1.45-acre fire station site would be subject to the proposed Public Safety Facilities Overlay Zone. A single-family residence currently exists in the area of the proposed fire station. The entire site generally slopes down from a high point in the southern area of the property to the low point in the northwestern corner of the site. The site appears to be completely disturbed by current residential and former agricultural uses. Vegetation consists primarily of non-native grasslands with remnant decaying avocado trees, ornamental plantings and scattered eucalyptus trees. No areas of native vegetation remain on the site.

Adjacent land uses and zoning are as follows:

- North: R-1-7 (Single-family-Residential – 7,000 SF minimum lot size) and R-2-12 (Light Multiple Residential – up to 12 dwelling units per acre) zoning/ Across 11<sup>th</sup> Avenue is a multi-family residential complex on 1.53 acres and several single-family residences on 10,400 SF lots.
- South: RE-20 (Residential Estates – 20,000 SF minimum lot size) zoning/ South of the proposed fire station site is vacant land zoned for residential use that could potentially be developed by the City of Escondido as a community recreation facility in the future.
- East: RE-20 zoning/ Across Del Dios Highway are several single-family residences on lots ranging from one acre to 1.2 acres in size.
- West: RE-20 zoning/ Single-family residences on lots approximately 0.5-acre in size.

***Fire Station No. 7 (1220 N. Ash Street)***

The site is a 0.98-acre infill property that is completely surrounded by existing residential development. The property is generally level and vacant following the recent demolition of a small residence and storage building. An existing water well on the site would also be demolished as part of the proposed project. All access to the property will be provided from the

Ash Street frontage. The site has been completely disturbed by past residential use and vegetation is generally characterized as non-native grassland with residual ornamental trees and shrubs. One mature Coast Live Oak tree is located in a central area of the property and would be removed as part of the proposed development. An additional live oak is located just off-site to the north with substantial branch overhang onto the subject property.

Adjacent land uses and zoning are as follows:

- North: R-1-6 (Single-family Residential – 6,000 SF minimum lot size) zoning/ Single-family residences on lots approximately 7,000 SF to 9,000 SF in size.
- South: R-1-6 zoning/ Single-family residence with detached accessory structures on a 19,500 SF lot. Additional single-family residences on smaller lots are located further to the south.
- East: R-1-6 zoning/ Single-family residences on lots approximately 6,000 SF in size.
- West: R-1-6 zoning/ Single-family residences on lots approximately 3,000 SF to 4,000 SF in size.

## **I. Land Use and Planning**

*City of Escondido Significance Criteria:*

*Significant land use impacts would occur if the project substantially conflicted with established uses, disrupted or divided an established community or resulted in a substantial alteration to the present or planned land uses. Consistency with the City of Escondido General Plan and zoning and other applicable environmental plans and policies is evaluated in making a determination of potential significant land use impacts. Aesthetic impacts would be significant if the project resulted in the obstruction of any scenic view or vista open to the public; damage of significant scenic resources within a designated State scenic highway, create an aesthetically offensive site open to the public, and/or substantial degradation of the existing visual character or quality of the site and its surroundings. Significant aesthetic impacts would also occur if the project generated new sources of light or glare that adversely affected day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent properties or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the project.*

Community protection and safety are essential community services. The Escondido General Plan includes Police and Fire policies built around a philosophy of recommending facility locations that minimize response times. The proposed Public Safety Facilities (PSF) Overlay Zone has been developed to provide standards and procedures for the development of Police Department and Fire Department facilities throughout the city. The need to place these facilities within the areas they serve often results in the placement of public facilities in a variety of different zoning designations, each with specific development standards that may or may not accommodate public safety needs. The proposed PSF Overlay Zone would allow the placement of Police Department and Fire Department facilities in any residential, commercial, industrial, open space or specific plan zoning designation, subject to the issuance of a Conditional Use Permit. Development standards could vary from the underlying zoning standards if needed to meet community needs and ensure the efficient operation of the facility.

Six sites are currently under consideration for application of the PSF Overlay Zone. These sites include the proposed Police and Fire Facility (1163 N. Centre City Parkway), Fire Station No. 1 (310 N. Quince Street), the proposed temporary site for Fire Station No. 1 (901 W. Washington Avenue), the proposed site for a new Fire Station No. 3 (1838 Nutmeg Street), the proposed site for a new Fire Station No. 6 (1517 11<sup>th</sup> Avenue/1757 Del Dios Highway), and the proposed site for a new Fire Station No. 7 (1220 N. Ash Street).

The Police/Fire Facility site is currently zoned R-2-12 (Light Multiple Residential – up to 12 dwelling units per acre) and OS-P (Open Space – Park). The primary benefit of including this property into the PSF Overlay would be an opportunity to permit the Police/Fire facility with its current three-story design that meets the needs of the Police and Fire Departments but conflicts with existing R-2-12 height and setback regulations. Fire Station No. 1 is zoned M-1 (Light Industrial) which is a zone that does not permit fire stations. Application of the PSF Overlay on this site would remove the existing non-conforming status and allow the reconstruction of Fire

Station No. 1 to proceed on a site that has historically been used as a fire station and fire training facility. The temporary Fire Station No. 1 site is in the M-2 (General Industrial) zoning designation which also does not allow fire stations. The PSF Overlay on this property would allow the temporary relocation of Fire Station No. 1 in close proximity to the existing location for an approximately two-year period while Fire Station No. 1 is being reconstructed. Once Fire Station No. 1 is reconstructed and commences operations, the temporary site would no longer need the PSF designation and the buildings would be occupied by Public Works Department staff and equipment which is permitted by the current zoning. The current zoning for the proposed Fire Station No. 3 is PD-R 5.5 (Planned Development – Residential up to 5.5 dwelling units per acre). This is a residential contract zone that could potentially be modified to include a fire station, but would logically benefit from the application of an overlay zone that specifically permits and accommodates the development of a fire station. The Fire Station No. 6 site is located within the RE-20 zone (Residential Estates – 20,000 SF minimum lot size). This zoning already permits the development of fire station facilities, subject to the issuance of a Conditional Use Permit. Fire Station No. 7 is proposed on a site that is zoned R-1-6 (Single-family Residential – 6,000 SF minimum lot size). Similarly, this existing zoning already permits fire station facilities, subject to the issuance of a Conditional Use Permit.

Fire Policy B1.6 of the Escondido General Plan states that the City shall undertake a systematic capital improvements program for Fire Department facilities to ensure a minimum of seven fire stations are in place prior to General Plan buildout. Fire Policy B1.7 and Police Policy C1.12 state that fire and police facilities and sites should be closely coordinated with each other and other community facilities such as parks and libraries to encourage the implementation of a “Community Facilities Cluster” concept. Implementation of the proposed Public Safety Facilities Overlay Zone would provide an orderly method for developing police and fire facilities in areas where coordinated facilities can be accommodated and response times can be minimized. While each proposed facility will be subject to additional environmental review for potential site-specific environmental impacts once the facilities are designed, no significant effects are anticipated from the development and application of the overlay zone as it would not result in a substantial alteration to present or planned land uses since public safety facilities are typically found in residential, commercial and industrial areas.

The proposed Police/Fire Facility site consists of an approximately 6.67-acre portion of a 15.48-acre property owned by the City of Escondido. The proposed development site is located on both the northern and southern sides of the Decatur Way cul-de-sac that extends west into the site from Centre City Parkway. The proposed Police/Fire facility and associated parking areas would occupy the northeastern portion of the property. The General Plan Land Use Designation for the proposed Police/Fire Facility site is Urban II (up to 12 dwelling units per acre) for the portion of the site that lies north of Decatur Way and P (Public Lands/Parks) for the remaining area south of Decatur Way. The Public Lands/Parks General Plan designation is typically applied to public parks and other acreage owned by the City. The current zoning is consistent with the General Plan land use designations with R-2-12 zoning (Light Multiple Residential – up to 12 dwelling units per acre) for the portion of the site north of Decatur Way and OS-P zoning (Open Space-Park) for the portion of the site south of Decatur Way. The proposed project would establish a public safety facility on a vacant property in an area that currently contains a mix of commercial and multi-family residential uses. Although the proposed Police/Fire Facility is not residential or open space in nature, the associated Public Safety Facilities Overlay Zone would permit the use in residential and public-use zoned areas, subject to the issuance of a Conditional Use Permit.

The proposed project would not conflict with applicable environmental plans since no wetland areas would be disturbed and the City’s draft Subarea Plan specifically designates Reidy Creek on-site as Constrained Land. Constrained Land is that which is to be retained over time but will not be part of the Focused Planning Area (FPA). Therefore the riparian area does not have to be incorporated into the Escondido Subarea Plan preserve system and no FPA biological or planning buffers are required. No rare upland habitats such as coastal sage scrub or native grassland would be impacted by project construction. Therefore, the project would not interfere with the preservation of high quality habitat or biological corridors and linkage areas identified by the MHCP. The project site is not listed as Prime Agricultural Lands as identified in the Final Environmental Impact Report (Figure II-2), which was prepared for the City’s 1990 General Plan.

The Police/Fire Facility consists of a primary 116,000 SF headquarters and administration building and a detached 82,000 SF two-story parking garage for the Escondido Police and Fire Departments. The building has a 46,500 SF footprint and the Police Department would utilize the two lower floors as their primary command and operations base. The third floor is approximately 25,400 SF located on the southern portion of the building and would be used by the Fire Department for administrative services. Overall building height for the proposed facility would be approximately 65 feet to the top of the atrium dome in the center of the building. Primary parapet heights would range up to approximately 56 feet. The northwestern corner of the facility would include an architecturally enhanced tower element approximately 130 feet high for police and fire communication antennas. The proposed parking garage would be a low-profile structure with grade level parking and a single deck overhead. The majority of the structure would have a maximum parapet height of 16'-6". A small equipment building for the elevator would extend up to 24'-9" on the southwestern corner of the structure.

The existing R-2-12 zoning limits building height to 25 feet. Although the project applicant is proposing the implementation of a Public Safety Facilities Overlay Zone because the proposed development does not meet current height and setback requirements, the project could also be handled through the planned development or variance process which are considered environmentally equal and would be covered by this document. The proposed Public Safety Facilities Overlay Zone would allow the facility to exceed the height limitation through the Conditional Use Permit process, provided the facility is in scale with surrounding development or the departure is necessary to meet operating characteristics and efficiently provide for public safety purposes. The proposed three-story facility is located adjacent to a three-story residential facility to the north that has a 37'-6" building height. Aside from that facility, the property is somewhat isolated by Reidy Creek and Morning View Drive to the west and Centre City Parkway to the east. While the facility and communications tower exceed the current zoning height limitation, the height of the facility would not be out of character in the area and the height of the communications structure is necessary for effective Police and Fire Department communications. No aesthetic impacts would result from construction of the facility as the design of the facility incorporates attractive architectural features, is not out of scale with surrounding development, and the riparian forest area on the western side of the property would remain undisturbed. Development of the proposed project would also not obstruct designated scenic views or vistas open to the public since neither the City nor the State designates Centre City Parkway as a viewshed resource.

Development of the proposed Police/Fire Facility would create a new source of light and glare in the area. The primary source of light would be from both the employee (northern) and public (southern) parking lots, which would be lighted with typical parking lot standards. Additional security lighting would be placed on all sides of the building to meet visual and video surveillance needs. The Police Department has indicated that 250-watt to 400-watt high pressure sodium (HPS) fixtures are needed to provide enhanced employee and public security and ensure accurate color rendition for visual and video identification of suspects and vehicle descriptions.

The City's Outdoor Lighting Ordinance (Article 35 in the City Zoning Code) requires low intensity nighttime lighting to reduce the potential for unnecessary glare and light spillover across property lines as well as ensure the long-term viability of astronomical research at the Palomar Mountain observatory. The ordinance generally requires the use of low pressure sodium (LPS) fixtures but allows exceptions for properties operated or controlled by the United States Government, State of California, County of San Diego or any other governmental agency not subject to city ordinances. An exemption is also allowed for fixtures and lamps that generate less than 4,050 lumens. An HPS lamp up to 50 watts would fall within the lumen exemption.

The Police Department has indicated that the proposed Police/Fire Facility is a 24-hour facility that requires HPS lighting to meet security and operational needs. While this would conflict with the City's Outdoor Lighting Ordinance, inclusion of the site into the Public Safety Facilities Overlay Zone would allow a deviation from the city-wide standard. The use of high-wattage HPS lamps has the potential to cause significant glare impacts if not properly shielded. The nearest residential use that could potentially be affected by lighting on the site would be the Salvation Army Silvercrest facility adjacent to the northern property line. Shielded light fixtures could minimize light and glare impacts to adjacent properties and motorists. The International Dark-Sky Association ([www.darksky.org](http://www.darksky.org)) has published specifications and examples of shielded HPS

fixtures that provide excellent lighting with greatly reduced glare and no uplight. The association has certified certain flat-lens cobra head fixtures and full cutoff wall packs as Dark Sky Compliant. In order to minimize light spillover across property lines and ensure that impacts related to light and glare from the proposed project are less than significant, the following mitigation measure has been developed.

#### *Mitigation Measure*

1. All High Pressure Sodium (HPS) outdoor light fixtures/luminaires shall be fully shielded to minimize glare, uplight and light spillover. All HPS fixtures/luminaires shall be chosen from the Dark Sky Compliant list published by the International Dark-Sky Association.

## **II. Agricultural Resources**

#### *City of Escondido Significance Criteria:*

*Project impacts to agricultural resources would be significant if they lead to direct or indirect loss of Prime Farmland, Unique Farmland or Farmland of Statewide Importance, defined by the California Department of Conservation, or conflicted with the City's existing agricultural zoning or Williamson Act Contract.*

The Police/Fire Facility site has been cleared of all native vegetation and may have been used for agricultural activities in the past prior to placement of fill on the site during road construction for the original Highway 395 (now Centre City Parkway) and the construction of the earthen flood control channel for Reidy Creek. No agricultural activity occurs in the area of the site north of Decatur Way where the building and parking structure would be located. The southernmost portion of the site is currently being offered for use by the City as a community garden. Construction of the southern parking lot may slightly encroach into the community garden area but would not significantly affect the viability of the garden or its ability to provide crops for individual household use.

The California Department of Conservation, which publishes farmland conservation reports, classifies the subject area as "Other Land" which is defined as:

"Rural development, marginal agricultural lands, tracts not suitable for grazing, government lands not available for agricultural use, road systems and vacant land surrounded on all sides by urban development."

The Police/Fire Facility site is not listed as Prime Agricultural Lands as identified in the Final Environmental Impact Report (Figure II-2), which was prepared for the City's 1990 General Plan. The site is not specifically zoned for agricultural use and there is no Williamson Act Contract on the property. While the site has the capability of producing viable crops, the loss of such production in this area would not be considered significant, and the loss of a relatively small area of potential agricultural land would have a minimal impact upon the existing or potential agricultural activity in Escondido or North San Diego County. The development of a governmental facility to provide public safety services on the subject site would therefore not result in significant individual or cumulative impacts to agricultural resources.

The development and implementation of a Public Safety Facilities Overlay Zone would not negatively affect agricultural resources on a city-wide basis since anticipated facilities would be located within developed areas that are currently not being utilized for agriculture. Impacts related to the development of Police Department and Fire Department facilities will be analyzed for potentially significant agricultural impacts as part of the development review process for each site where public safety facilities are proposed.

## **III. Transportation/Traffic**

#### *City of Escondido Significance Criteria:*

*According to the City of Escondido Environmental Quality Regulation (Article 47, Sec. 33-924), impacts would be considered significant if the project:*

1. *Caused the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and /or added more than 200 ADT to a circulation element street with an LOS below the mid-range "D" yet above LOS "F".*
2. *Exceeded, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways.*
3. *Resulted in a change of air traffic patterns, including either an increase in traffic levels or in a location that results in substantial safety risks or increased hazards due to a design feature.*
4. *Results in inadequate emergency access or parking capacity, or the project conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

The proposed Police/Fire facility site is located along the western side of Centre City Parkway between El Norte Parkway and State Route 78. The project would take primary access from the Decatur Way cul-de-sac that extends into the central portion of the site. A secondary access point would be provided into the secured parking area on the northern side of the facility for use by police and fire personnel. The proposed facility would be located on the northern side of the cul-de-sac along with a restricted access parking garage for city employees. A public parking lot would be located on the southern side of the cul-de-sac for additional employee and public parking. Centre City Parkway is classified as a four-lane Major Road with no parking and a landscaped median. Decatur Way is classified as a two lane Local Collector with no parking. The Centre City Parkway/Decatur Way intersection is currently unsignalized.

According to the Escondido Fire and Police Facility Traffic Impact Analysis, prepared by Kimley-Horn and Associates Inc., dated September 14, 2005, the proposed development would generate 3,300 daily trips (ADTs) with 297 trips (267 inbound and 30 outbound) during the a.m. peak hour and 396 trips (119 inbound and 277 outbound) during the p.m. peak hour. Trip distribution indicates that approximately 77% of the trips would be on Centre City Parkway with 35% of the trips assigned to the segment north of Decatur Way and 42% of the trips assigned to the segment south of Decatur Way. The other 23% of trips have been distributed to Decatur Way between Centre City Parkway and Escondido Boulevard.

To determine the project impact to roadway segments and intersections, the City of Escondido has developed thresholds based on allowable increases in delay at intersections and volume to capacity ratios (v/c ratio) for roadway segments. At intersections, the measurement of effectiveness (MOE) is based on allowable increases in delay. At roadway segments, the MOE is based on allowable increases in the volume-to-capacity ratio (v/c) ratio. At intersections that are expected to operate at Level of Service (LOS) E or F with the project, the allowable increase in delay is two seconds. If vehicle trips from a project cause the delay at an intersection to increase by more than two seconds, this would be considered a significant project impact that requires mitigation. Under this condition, the applicant would be responsible for mitigation to restore the operations of the intersection to LOS D or better. For roadway segments that are forecasted to operate at LOS mid-D or worse and the increase in v/c ratio exceeds 0.02, this would be considered a significant impact that requires mitigation. For arterial segments that are forecasted to operate at LOS E or F and the decrease in speed exceeds 1 mph, this would be a significant impact that requires mitigation.

According to the Traffic Impact Analysis for the project, all intersections in the vicinity of the project currently operate at LOS D or better during both peak periods with the exception of Centre City Parkway/Decatur Way/Project Driveway which operates at LOS F during both peak periods. All roadway segments in the vicinity of the project currently operate at a LOS C or better when consideration is given that Centre City Parkway between Iris Lane and West Valley Parkway has limited or no access to driveways and functions better than a four-lane Major Road but not as efficient as a four-lane Prime Arterial.

The Traffic Impact Analysis provides a near-term baseline consisting of existing + cumulative traffic. Project traffic is then added to the near-term to determine existing + cumulative + project

impacts. The LOS analysis for near-term conditions shows that all study intersections with the exception of Centre City Parkway and Decatur Way/Project Driveway operate at LOS D or better during both peak periods, both with and without the proposed project. The intersection of Centre City Parkway and Decatur Way/Project Driveway already operates at LOS F without the proposed project and the addition of project trips will require mitigation. With the construction of the proposed project, this failing intersection would be signalized and the operation of the intersection would improve to LOS C during the morning and afternoon peak hours. All roadway segments would continue to operate at LOS C or better under the near-term and near-term + project scenarios. The project would not have a significant impact under existing + cumulative + project conditions provided the following mitigation is implemented as part of the development.

#### *Mitigation Measure*

1. Prior to operation of the Police/Fire Facility, the Centre City Parkway and Decatur Way/Project Driveway intersection shall be signalized.

Under Year 2030 build-out conditions, all study intersections would operate at LOS D or better with the addition of the Police/Fire Facility with the exception of Centre City Parkway/El Norte Parkway (LOS E – a.m. peak hour and LOS D - p.m. peak hour) and Escondido Boulevard/Mission Avenue (LOS D – a.m. peak hour and LOS E – p.m. peak hour). The addition of traffic generated by the Police/Fire Facility site would cause a significant increase in delay at the failing intersections (>2 seconds) and would result in a significant cumulative impact at those intersections. The Centre City Parkway/El Norte Parkway intersection can be mitigated by adding a eastbound through travel lane, a westbound through travel lane and a westbound right turn lane. The Escondido Boulevard/Mission Avenue intersection can be mitigated by adding an eastbound through travel lane and a westbound through travel lane. Mitigation in the form of monetary contributions are typically required to offset Year 2030 impacts to facilitate future improvements. In this case the City of Escondido is the project applicant and would be expected to contribute to the future improvements once they are identified as projects and budgeted within the CIP program. Since the City doesn't generally collect contributions from itself and would be expected to contribute to the construction of the improvements, no mitigation is required to offset these future build-out impacts.

Implementation of the Congestion Management Program (CMP) in San Diego County requires enhanced capacity analysis for all facilities comprising the CMP and Regionally Significant Arterial (RSA) network, which are impacted by large projects. A large project is defined as any project that generates at least 2,400 daily trips or 200 peak hour trips. The Police/Fire facility's traffic generation meets the CMP "large project" definition. Centre City Parkway is designated as a CMP Principal Arterial and the project's traffic assignment on this street triggers enhanced CMP Arterial Analysis between El Norte Parkway and Washington Avenue.

The CMP Arterial Analysis shows that Centre City Parkway operates at an acceptable level of service under both existing and near-term + project conditions. Under Year 2030 build-out baseline and build-out + project conditions, Centre City Parkway would operate at a LOS E or worse with the addition of the proposed project traffic. Mitigation of Year 2030 build-out impacts could be accomplished by adding a eastbound through lane, westbound through lane, and a westbound right turn lane at the Centre City Parkway/El Norte Parkway intersection (improve to six lanes) and by adding a eastbound through lane and westbound through lane at the Escondido Boulevard/Mission Avenue intersection (improve to six lanes). Monetary fair share mitigation would typically be required because the addition of project traffic decreases the travel speed by more than two miles per hour. In this case the City of Escondido is the project applicant and would be expected to contribute to the future improvements once they are identified as projects and budgeted within the CIP program. Since the City doesn't generally collect contributions from itself and would be expected to contribute to the construction of the improvements, no mitigation is required to offset these future build-out impacts.

The development and implementation of a Public Safety Facilities Overlay Zone would not negatively affect traffic circulation on a city-wide basis since anticipated facilities will be analyzed for potentially significant traffic impacts as part of the development review process for each site where public safety facilities are proposed.

#### **IV. Air Quality**

*City of Escondido Significance Criteria:*

*Project impacts exceeding any of the following South Coast Air Quality Management District (SCAQMD) daily emissions criteria can be considered significant:*

- *Carbon Monoxide* 550 lbs.
- *Reactive Organic Gases* 55 lbs.
- *Oxides of Nitrogen* 55 lbs.
- *Fine Particulate Matter* 150 lbs.

The project area is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the South Coast Air Basin (located in the Los Angeles area). This occurs during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and then, when the westerly winds cease, are blown easterly into the SDAB. Local agencies can control neither the source nor transportation of pollutants from outside the basin. The Air Pollution Control District (APCD) policy therefore, has been to control local sources effectively enough to reduce locally produced contamination to clean air standards.

For long-term emissions, the direct impacts of a project can be measured by the degree to which the project is consistent with regional plans to improve and maintain air quality. Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. The project is anticipated to generate approximately 3,300 average weekday trips. Most of these trips are already taking place within the air basin through use of the existing police station and fire administration offices in City Hall that will be closed or relocated once the new Police/Fire Facility is constructed. The addition of the project trips does not significantly impact the existing level-of-service on the adjacent roadway network. Since the project would relocate existing trips that are already occurring within the air basin and not deteriorate the Level of Service on adjacent streets and intersections, the project would not result in a significant impact to local or regional air quality.

Consequently, while the proposed project would have an incremental impact to basin-wide air-quality issues resulting from the cumulative impacts of thousands of sources, the individual impacts attributed to the proposed project are small on a regional scale and will not cause ambient air-quality standards to be exceeded. Since the project would not materially degrade the levels of service on adjacent streets and intersections, and would not violate daily emissions thresholds, the project will not have a significant impact on air quality and no mitigation measures are required.

#### **Construction-Related Emissions**

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include:

- Fugitive dust from grading activities;
- Construction equipment exhaust;
- Construction-related trips by worker, delivery trucks and material-hauling trucks; and
- Construction-related power consumption.

Dust from grading and other site preparation would generate particulate matter emission. Due to the small amount of grading, and with appropriate use of grading and operation procedures (in conformance with APCD Best Management Practice for dust control), the project would not

generate significant particulate matter or dust. The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities. At a minimum, these ordinances and provisions require projects to perform regular watering and timely revegetation of disturbed areas to minimize the dust and airborne nuisance impacts to off-site receptors.

Heavy-duty construction equipment is usually diesel-powered. Emissions from diesel-powered equipment generally contain more nitrogen oxides, sulfur oxides, and particulate matter than gasoline-powered engines. However, diesel-powered engines generally produce less carbon monoxide and less reactive organic gases than do gasoline-powered engines.

The project site is nearly flat and relatively small at 6.67 acres. Based on a cut/fill estimate of 15,000 cubic yards and finish grading of 60,000 square feet, the construction manager for the project has estimated the following pieces of equipment would be utilized on the site: wheeled scrapers (two for approx. 30 days), wheeled loader (approximately 12 days), tracked dozer (approx. 25 days), and grader (approx. 5 days). Previous air quality studies on other projects within the city limits have indicated that extensive grading on sites up to 50 acres with up to 250,000 cubic yards of cut and fill material can meet daily emissions criteria for construction machinery when averaged over a one-year period. The anticipated construction emissions for the proposed development would be far less than that threshold based on the smaller size of the property, level topography and minimal amounts of cut and fill.

#### **Stand-By Generator-Related Emissions**

The proposed standby generator and fuel system has been designed to allow operation of the facility for up to 72 hours in the event of an emergency situation where power is disrupted. Three 500 kW generators forming a modular power system are anticipated to be located on the site. All stand-by generators will be fully compliant with the new California Emission Standards that become effective in June of 2006. The standby generators would be tested monthly for 30 minutes which equals approximately 6 hours per year. Contractor maintenance will also occur monthly adding approximately 12 hours per year on each unit. Except in the case of an emergency, this would result in an expected annual usage of approximately 18 hours for each generator. The San Diego Air Pollution Control District limits usage to 52 hours per year when not under emergency conditions.

Electric generating facilities are regulated by Ordinance 2002-10. In light of the infrequent use typical of standby generators, the ordinance exempts standby generators from the City's Environmental Quality Regulations limit on Oxides of Nitrogen (Nox) emissions. This allows diesel standby generators to exceed the 55 lbs. per day threshold for Nox because it is expected that the unit will operate less than 52 hours per year as required by APCD. Using emission rates attributed to a 600 kW generator, each of the proposed generators is expected to emit a maximum amount of 12.13 lbs./hr. of Nox for a total of 36.39 lbs/day if all are subject to maintenance for a one-hour period on the same day. Assuming all three generators operated for the full 52 hours allowed under APCD Rule 12, a total of 1,892.28 pounds of Nox would be generated annually. A power plant that operates all year in compliance with the City's threshold limit could generate approximately 20,000 lbs of Nox annually. Although the proposed standby generators could potentially exceed the daily Nox standard under emergency conditions, it is expected that they would generate only 655.02 lbs of Nox annually because of the limited testing and maintenance hours. The proposed standby generators are consistent with the City's Environmental Quality Regulations limitations for Carbon Monoxide (CO), Hydrocarbons (HC) and Particulate Matter (PM).

The development and implementation of a Public Safety Facilities Overlay Zone would not negatively affect air quality on a city-wide basis since local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections and the anticipated facilities will be analyzed for potentially significant air quality impacts as part of the development review process for each site where public safety facilities are proposed.

## **V. Biological Resources**

*City of Escondido Significance Criteria:*

*Project impacts upon biological resources may be significant if the project generates impacts that create any of the following results:*

- *Substantial direct or indirect-effect on any species identified as a candidate, sensitive, or special status in local/regional plans, policies or regulations, or by the State of California Department of Fish and Game (F & G) or U.S. Fish and Wildlife Service (U.S. FWS);*
- *Substantial effect upon sensitive natural communities identified in local/regional plans, policies, regulations or by the agencies (F & G-U.S. FWS);*
- *Substantial affects (e.g. fill, removal, hydrologic interruption) upon federally protected wetlands under Section 404 of the Clean Water Act;*
- *Substantial interference with movement of native resident or migratory wildlife corridors or impeding the use of native wildlife nursery sites;*
- *Conflict with any local policies/ordinance that protect biological resources (e.g. tree preservation policy or ordinance)*
- *Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.*

The Police/Fire Facility site is nearly level in the eastern area of the property where the proposed buildings and parking areas would be located. The western portion of the site contains the manufactured earthen bank-and-bottom flood control channel for Reidy Creek that flows from north to south through the site. The channel was constructed in the early 1980s and has a natural flow line within a wide, mature riparian channel bottom. All development on the site would occur at the top of the eastern bank of the channel, outside of the 100-year flood elevation and the riparian habitat that dominates the channel bottom.

According to the Escondido Police/Fire Administration Site Biological Assessment, prepared by Helix Environmental Planning, Inc., dated July 22, 2005, the majority of the are where the proposed development would be located consists of non-native grassland, developed area and disturbed habitat. The western area of the site within the flood control channel is predominantly disturbed wetland and wetland riparian forest. The riparian forest is a well-defined, narrow riparian community with large willow (*Salix* spp.) and cottonwood (*Populus fremontii*) trees. Much of the understory of the riparian forest is freshwater marsh rather than shrubby willows or mule fat (*Baccharis salicifolia*), for example, that are preferred by certain endangered bird species for breeding.

The assessment noted that no sensitive species were observed on any part of the property. In addition, the riparian habitat has a very low to low potential to support breeding for federally listed endangered and proposed Escondido Multiple Habitat Conservation Program (MHCP) Subarea covered species including arroyo toad (*Bufo californicus*) least Bell's vireo (*Vireo belli pusillus*), and southwestern willow flycatcher (*Empidonax traillii extimus*). The City's draft Subarea Plan specifically designates Reidy Creek on-site as Constrained Land. Constrained Land is that which is to be retained over time but will not be part of the Focused Planning Area (FPA). Therefore the riparian area does not have to be incorporated into the Escondido Subarea Plan preserve system and no FPA biological or planning buffers are required. The Escondido General Plan states that a 50-foot buffer shall be maintained from natural streams unless otherwise approved by the City. In this case, the building envelopes for the facility would be more than 50 feet from the edge of the riparian canopy. The western driveway and some of the proposed parking would be closer than 50 feet, but this is not considered to be significant since it would not result in further degradation of the creek in this area as the existing parking lot (former park-and-ride) is already within 50 feet as are other buildings and facilities immediately north of the project site. No impacts are anticipated in the riparian forest, freshwater marsh and disturbed wetland areas and no mitigation is required for these sensitive resources

Development of the Police/Fire Facility and associated parking areas would impact 6.67 acres of the site. Impact areas are categorized as 4.30 acres of non-native grassland, 0.08 acre of agriculture, 0.66 acre of disturbed habitat, and 1.63 acres of developed area (including streets

and existing parking). Impacts to disturbed habitat agriculture and developed area would be less than significant, as would the indirect impacts to Reidy Creek. Non-native grassland is considered a natural vegetation community under the Subarea Plan due to its importance as foraging area for native raptor species. Impacts to non-native grassland are therefore considered to be significant. In accordance with the Subarea Plan, mitigation for significant impacts to 4.30 acres of non-native grassland shall consist of preservation of grassland habitat at a ratio of 0.5:1 (i.e., 2.15 acres) through the permanent preservation of off-site grassland habitat or the purchase of mitigation credits from an approved conservation bank, such as Daley Ranch. Direct impacts resulting from the loss of 4.30 acres of non-native grassland on the development site can be mitigated to a less than significant level with the implementation of the following mitigation measure:

#### *Mitigation Measure*

1. Prior to issuance of a grading permit, impacts to 4.30 acres of non-native grassland shall mitigated at a ratio of 0.5:1 (i.e., 2.15 acres) through the permanent preservation of off-site grassland habitat or the purchase/use of mitigation credits from the Daley Ranch Conservation Bank.

The development and implementation of a Public Safety Facilities Overlay Zone would not affect biological resources on a city-wide basis since none of the anticipated sites have coastal sage scrub habitat and potential impacts to other biological resources will be analyzed as part of the development review process for each site where public safety facilities are proposed.

## **VI. Cultural Resources**

### *City of Escondido Significance Criteria:*

*A significant impact to cultural resources would occur if implementation of the project causes substantial change to a historical or archaeological resource pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines, the destruction of unique paleontological resources or unique geologic feature, or disturb any human remains.*

The Police/Fire Facility site is currently vacant in the area north of Decatur Way and a small parking lot previously used as a Park-and-Ride exists south of Decatur Way. There is no physical evidence of any historic or cultural resources on the site. A review of the City's Archaeological Resource Inventory reveals two documented sites west of the Police/Fire Facility on a hillside area currently developed with multi-family housing. No known archaeological sites occur on the eastern side of Reidy Creek within close proximity of the site. Although the site is adjacent to a water source, there are no bedrock formations or rock outcroppings that could have been utilized as milling surfaces. In addition, the site is not in a natural geologic state since it appears that artificial fill covers the entire development site to a depth of up to 8.5 feet. Since there are no historical, archaeological and/or paleontological resources known to be present within the subject area, the project will not result in any significant impacts.

The development and implementation of a Public Safety Facilities Overlay Zone would not negatively affect cultural resources on a city-wide basis since each of the anticipated facilities will be analyzed for potentially significant cultural resource impacts as part of the development review process for each site where public safety facilities are proposed.

## **VII. Geology and Soils**

### *City of Escondido Significance Criteria:*

*A significant geologic impact would occur if a project exposed people or structures to major geologic hazards such as earthquake damage (rupture, ground shaking, ground failure, landslides), slope and/or foundation instability, erosion, soil instability or other problems of a geologic nature.*

The Police/Fire Facility site is adjacent to Reidy Creek, but is nearly level and has been raised above the 100-year flood elevation. There are no significant topographic features on the

property. Proposed grading would generally consist of balanced cut and fill with cutting on the northern portion of the site and fill on the portion of the site where the southern part of the main building and the western driveway would be constructed. The maximum exposed fill slope height in this area is anticipated to be negligible and would not exceed three feet along the northern side of the Decatur Way cul-de-sac or along the western driveway access for the proposed facility. Grading for the southern parking lot south of Decatur Way would only be necessary to provide a proper base and drainage. No manufactured slopes are anticipated in this area. All grading is proposed to be consistent with the guidelines set forth in the Grading Ordinance. No grading exemptions are proposed.

Although Escondido is within a seismic zone 4, the nearest active faults are the Carlsbad fault to the west, the Elsinore Fault approximately 15 miles east of the site, and the Rose Canyon and Newport-Inglewood (offshore) Fault zones approximately 17 and 22 miles southwest and northwest of the site, respectively. In the event of a major earthquake on these faults or other faults within the southern California region, the site could be subjected to moderate to severe ground shaking. However, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general.

According to the Preliminary Geotechnical Investigation for the Proposed City of Escondido Police and Fire Facility, prepared by Construction Testing and Engineering, Inc., dated February 28, 2006, weathered Cretaceous Granite bedrock occurs at a depth of approximately 30 feet on the Police/Fire Facility site and is overburdened by both alluvium and artificial fill materials. While alluvium is the primary deposit above bedrock, artificial fill covers the property to a depth of up to 8.5 feet. During exploratory trenching on the property, groundwater was observed at depths ranging from 11 feet to 16 feet. The potential for seismically induced liquefaction is greatest where shallow groundwater and poorly consolidated, well sorted, fine grained soils and silt are present. Liquefaction potential decreases with increasing density, grain size, clay content and gravel content. The Preliminary Geotechnical Investigation determined the potential for liquefaction on the site was very low due to the generally very stiff or dense nature of the underlying materials. The potential for seismic settlement was also considered to be very low for the same reasons. Site grading and recompaction will remedy shallow site soils currently subject to seismic settlement.

The Preliminary Geotechnical Investigation noted that existing surficial materials generally consist of loose to medium density silty and clayey sands with low expansion characteristics. These materials will require removal during grading due to the compressible nature of the material. Soil shall be removed to a depth of competent alluvial materials and to a minimum of four feet below all proposed foundations. Anticipated soil removal will extend seven to ten feet below existing grades to remove and recompact existing artificial fills and the unsuitable upper portions of alluvial materials. On-site materials are considered suitable for reuse on the site as structural fills provided they are screened of organic materials and materials greater than three inches in maximum dimension. No significant geotechnical impacts are anticipated provided the recommendations in the Geotechnical Investigation are implemented. Any grading and subsequent compaction of the site would be per City standards to the satisfaction of the City Engineer.

The development and implementation of a Public Safety Facilities Overlay Zone would not enhance the potential for geologic hazards on a city-wide basis since geologic impacts and hazards are site specific and the anticipated facilities will be analyzed for geologic hazards as part of the development review process for each site where public safety facilities are proposed.

### **VIII. Hazards and Hazardous Materials**

*City of Escondido Significance Criteria:*

*A significant impact to the environment and the public associated with hazards and hazardous materials would result from a project if any of the following occurred:*

1. *Creation of a significant hazard to the public or the environment through routine transport, use or disposal of hazardous materials or from reasonably foreseeable upset and accident;*

2. *Emission and/or handling of hazardous materials substances or waste within one-quarter mile of an existing or proposed school;*
3. *Location of a project on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5;*
4. *Location within an airport land-use plan or within two miles of a public airport. Or the project is located within the vicinity of a private air strip;*
5. *Impairment/interference with an adopted emergency response plan or emergency evacuation plan; and*
6. *Expose people or structures to a significant risk of loss, injury or death involving wild fires.*

The majority of floor area in the proposed Police/Fire Facility would be utilized for office, storage and training uses. However, the provision of public safety services on the site would include the use and storage of diesel fuel and other materials which are categorized as hazardous substances. Diesel fuel would be stored in approved fuel tanks for the standby generator system that would power the facility in the event of a power failure. Vehicle fueling operations would not occur on the site as all city vehicles would be fueled and maintained at an off-site location. Small pre-packaged amounts of hazardous chemicals and other agents would be utilized in specified areas such as the crime lab. The risk of an accidental release is considered minimal since all employees associated with the functions that require the use of hazardous materials will be properly trained to handle the materials used as part of their work. Accordingly, the project will not create a significant risk of upset or hazard to human health and safety.

The project would not result in the creation of any health hazard nor expose people to potential health hazards. The site is not located within two miles of an airport or private airstrip and has not been identified as a significant risk area for wildland fire since the site is in an urban setting. Additionally, the site has not been identified as a hazardous waste site on the County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List.

The development and implementation of a Public Safety Facilities Overlay Zone would not enhance the potential for impacts associated with hazards and hazardous materials on a city-wide basis since each site will be analyzed for potential hazards and hazardous materials as part of the development review process for each site where public safety facilities are proposed.

## **IX. Hydrology and Water Quality**

### *City of Escondido Significance Criteria:*

*Significant impacts associated with hydrology and water quality would result from the project if water quality standards or waste discharge requirements were violated; groundwater and surface water quality and quantity were substantially altered; drainage patterns were substantially altered so as to increase erosion/siltation and increase surface runoff; increased runoff would exceed the capacity of existing or planned drainage systems or add a substantial source of pollution; the project were located in a 100-year floodplain and cannot be protected; and, if the project exposed people to hydrological hazards, such as flooding or inundation by seiche, tsunami, or mudflow.*

The Police/Fire Facility site is currently undeveloped and the amount of run-off would be expected to increase once the site is developed due to the amount of impervious surfaces associated with the proposed development (i.e. roofs, streets, hardscape, etc.). The Engineering Division has indicated the proposed project would not require the construction of significant new storm drain facilities or adversely impact existing facilities. Drainage from the Police Fire Facility site would be directed into inlets on both the eastern and western sides of the buildings. These new storm drains would tie into an existing storm drain that has a headwall outlet into Reidy Creek. No additional drainage facilities are anticipated within the creek area. A drainage study would be required to determine the extent of drainage facilities necessary to control runoff from the proposed development. No significant drainage impacts are anticipated based upon the proposed site plan and the anticipated use of the site

Water quality on the site could potentially be diminished by sediment discharge due to construction activities, nutrients from fertilizers, trash and debris deposited in drain inlets, hydrocarbons from paved areas, and pesticides from landscaping. To address water quality

issues, Best Management Practices (BMPs) will be employed both during and following construction of the project. Construction BMPs will be developed as part of the grading plan for the site and could include silt fences, fiber rolls, street sweeping, stabilized construction exits, erosion control mats, gravel bags, desilting basins, and other techniques designed to limit the amount of sediment and pollutants that drain from the site. Post construction BMPs could include inlet filters and a grass-lined swale adjacent to Centre City Parkway. A Water Quality Technical Report will be prepared for the project to determine the full range of methods necessary to ensure water quality is not adversely affected.

The development and implementation of a Public Safety Facilities Overlay Zone would not enhance the potential for hydrology and water quality impacts on a city-wide basis since each site already permits some form of development that could potentially result in impacts to water quality. The potential for water quality impacts will be analyzed as part of the development review process for each site where public safety facilities are proposed.

## **X. Mineral Resources**

*City of Escondido Significance Criteria:*

*Impacts to mineral resources would be substantial if the proposed project resulted in the loss of significant state or locally important mineral resources.*

Since the proposed Police/Fire Facility site does not contain any significant natural resources, and, based on the limited use of the structure(s), development of the public safety facility would not substantially increase the use of, or result in the depletion of any nonrenewable natural resources. The proposal will not utilize substantial amounts of fuel or energy or require the development of new sources of energy due to its limited size and energy requirements.

The development and implementation of a Public Safety Facilities Overlay Zone would not enhance the potential for mineral resource impacts on a city-wide basis since each site already permits some form of development that could potentially result in impacts to mineral resources. The potential for mineral resource impacts will be analyzed as part of the development review process for each site where public safety facilities are proposed.

## **XI. Noise**

*City of Escondido Significance Criteria:*

*Significant noise impacts would occur if the project; exposed persons to, or generated noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies; exposed persons to, or generated excessive ground-borne vibration or ground-borne noise levels. Significant noise effects would also occur if the project resulted in substantial permanent or temporary/periodic increase in ambient noise levels in the project vicinity above noise levels existing without the project. According the General Plan Noise Policy E1.4, projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should be mitigated.*

The eastern half of the Police/Fire Facility site is located within an existing and future noise contour of 65 dB or greater due to the proximity of Centre City Parkway, which is classified as a Major Road in the City's Circulation Element. The balance of the site falls within the existing and future 60 dB noise contour. The City of Escondido Police and Fire Administration Facility Environmental Noise Assessment, prepared by Pacific Noise Control, dated December 15, 2005, evaluated potential noise impacts associated with short-term construction activities, vehicles in the parking structure and lots, emergency stand-by generators, and additional traffic on surrounding roads.

The Escondido General Plan Noise Element contains noise policies applicable to this project. Policy E 1.4 states that projects which increase noise levels by five dB or more should be considered as generating significant noise impacts and should require mitigation. Policy E1.5 states the City shall enforce its Noise Ordinance as the method to control noise from sources other than transportation sources. The Noise Ordinance limits are in terms of one-hour average

sound level. The allowable noise limits depend on the land use and the time of day. If measured ambient noise levels exceed an applicable limit, the allowable one-hour average noise level shall be the ambient level. As part of the Noise Assessment, a sound level meter was placed out on the site to provide a measurement of the existing noise level. The measured average sound level was 69 dB.

Noise associated with the parking structure and parking lot would include opening and shutting car doors, starting engines and vehicle pass-bys. Published noise source data was used to determine noise levels for these activities. The closest residences would be located north of the parking structure and east of the southern parking lot. The project's traffic report indicates that the number of peak vehicle trips would occur during the p.m. peak hour. Based on the number and distribution of peak hour trips, the assessment concluded that the one-hour average noise level for parking lot noise would be 46 dB along the northern property line and 43 dB at the residential property located east of the site. These noise levels would comply with the City's Noise Ordinance criteria and are considered less than significant.

The project includes the installation of three 500 kW stand-by generators near the northeastern corner of the site adjacent to the Centre City Parkway right-of-way. The generators would be approximately 30 feet from the northern property line within a masonry block enclosure that includes a roof. These generators would be for short-term emergency use only during a power outage on the site. Monthly testing and maintenance of the generators is expected to involve running each generator for approximately 18 hours per year and would be limited to a maximum of 52 hours per year by the San Diego Air Pollution Control District. The Noise Assessment evaluated the potential use of a larger 1,000 kW generator for the project. According to Mike Komula of Pacific Noise Control, noise output from the smaller generators is anticipated to be within the evaluated limits. This conclusion is based on a manufacturer's decibel rating of 61 dB at 23 feet utilizing hospital-grade equipment. Each generator will be located within a four-sided masonry block enclosure that is 16-feet high with an attached roof. Air intake and exhaust for the enclosure will be directed away from the northern property line. Prior to construction of the enclosure, an acoustician will evaluate the air intake and vent locations to determine whether additional sound dampening measures are needed on the interior of the enclosure. Based on the attenuation provided by the masonry block enclosure and the use of a hospital-grade muffler system, the anticipated noise level is calculated to be within the 48 dB level established in the Noise Assessment. This noise level is less than the existing ambient noise level due to traffic along Centre City Parkway and would meet the City's noise criteria if attenuated as discussed above.

Construction noise would be primarily associated with the construction of the building and parking structure rather than earth moving activities because the site is fairly level. The closest sensitive noise receptors are located near the northern boundary across from the proposed parking structure. The Noise Assessment concludes that the hourly average noise level for construction equipment would be 80 dB or less at the northern residences. This determination was based on a list of construction equipment typically used for construction projects of this size and the assumption that much of the equipment would be operating simultaneously. Based on the exceedance of the 75 dB threshold for construction, the assessment specifies the need for a temporary acoustical wall ten-feet high along a portion of northern property line.

The northern wall of the parking structure will be set against the northern property line in the same area specified for the temporary noise wall and will be 16 feet – 6 inches high. Construction of this wall will be masonry block on a poured concrete foundation and will be the first wall erected on the site. Some of the equipment specified in the Noise Assessment including cranes, pavers, asphalt and material trucks would not be brought on to the job site until after the wall is constructed or until the end of the job. Only one water truck would be on the site during earthwork and it would only be used for sporadic dust control. Concrete trucks would not be on the site during earthwork and would only be used in the early a.m. hours for a period of one month before the parking structure wall goes up. Backhoes would be used prior to the concrete pour for a period of about two weeks to dig footings for the wall.

On April 12, 2006, Mike Komula of Pacific Noise Control confirmed during a telephone conversation that the proposed construction methods and sequencing of equipment on the site would be sufficient to bring construction noise levels within the permitted 75 dB threshold and

that a temporary noise wall is not necessary. This determination is further based on the fact that the northern wall of the parking garage is to be the first wall or part of the first series of walls constructed on the site. Temporary construction noise would also be less than 75 dB at the residences located east and west of the site across Centre City Parkway and Morning View Drive resulting in a less than significant impact at these residences.

Potential noise impacts related to temporary construction noise and stand-by generators can be mitigated to a less than significant level with the implementation of the following mitigation measures:

1. The applicant shall be responsible for phasing construction such that the northern wall of the parking garage is the first wall or part of the first series of walls to be constructed on the site.
2. All stand-by generators shall be provided with hospital-grade exhaust systems to minimize noise generation.
3. All stand-by generators shall be installed within a four-sided masonry block enclosure with an attached roof. Prior to issuance of a building permit for the enclosure, an acoustician will evaluate the air intake and vent locations to determine whether additional sound dampening measures are needed on the interior of the enclosure to meet City of Escondido Noise Ordinance standards.

The development and implementation of a Public Safety Facilities Overlay Zone would not enhance the potential for noise impacts on a city-wide basis since each site already permits some form of development that could potentially result in localized noise impacts. The potential for noise impacts will be analyzed as part of the development review process for each site where public safety facilities are proposed.

## **XII. Population and Housing**

*City of Escondido Significance Criteria:*

*Significant population and housing impacts would occur if the proposed project; induced substantial population growth in an area; and, displaced substantial numbers of people or existing housing.*

The northern portion of the project site (north of Decatur Way) is zoned R-2-12 (Light Multiple Residential – up to 12 dwelling units per acre) and the General Plan Land-Use Designation is Urban II (up to 12 du/acre). The southern portion of the site where the public parking lot would be located is zoned OS-P (Open Space-Park). Development of the northern portion of the site (6.53 acres) with a non-residential use would result in the loss of up to 78 multi-family residential units although the physical constraints of the site, especially Reidy Creek would reduce the theoretical number of units. However, the potential loss of up to 78 dwelling units on the site would not significantly alter the location, distribution or population density within the area, nor would it impact the City's housing demand. The proposed development would not be considered growth inducing since the project site is located on a Circulation Element street within a developed residential and commercial area and public facilities are available to the site or can be provided via a nominal extension.

The development and implementation of a Public Safety Facilities Overlay Zone would not cause significant population or housing impacts on a city-wide basis since only one anticipated public safety facilities site currently sustains residential use and that is limited to a single-family residence. The potential for housing impacts will be analyzed as part of the development review process for each site where public safety facilities are proposed.

### **XIII. Public Services**

*City of Escondido Significance Criteria:*

*Impacts to public services would occur if there was a substantial increase in the demand for services (police and fire protection, schools, or other public facilities) by the project, which would also cause a reduction in service levels.*

**Fire** -The Police/Fire Facility site will be served by Fire Station No. 1, which is located at 310 North Quince Street. No Fire Department fire-fighting vehicles would be stationed at the site and development of the facility would contribute incremental increases in demand for fire services. Comments received from the Escondido Fire Department indicate that fire sprinklers will be required for the buildings and that one or more fire hydrants will be required for the development in locations approved by the Fire Department. The Escondido Fire Department indicated their ability to adequately serve the proposed project and no significant impacts to fire services are anticipated.

**Law Enforcement** - Development of the site as a police headquarters facility would accommodate anticipated police service needs and growth for the next 30-40 years. No significant impacts to police services are anticipated.

**Schools** - The site is within the Escondido Union School District and the Escondido Union High School District. The proposed development is not residential in nature and would not create an additional demand for school facilities.

No significant impacts to public services are anticipated as a result of the development of a Police/Fire Facility on the site

The development and implementation of a Public Safety Facilities Overlay Zone would not enhance the potential for impacts to public services on a city-wide basis since the sites meet Police and Fire Department needs and the proposed facilities would not generate any students. The potential for impacts to public services will be analyzed as part of the development review process for each site where public safety facilities are proposed.

### **XIV. Recreation**

*City of Escondido Significance Criteria:*

*A significant impact would occur if the project resulted in an increase of the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. A significant impact would also occur if the project includes or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.*

The proposed Police/Fire Facility would not cause an increase in demand on the City's recreational facilities because the development is non-residential and would not directly result in a population increase. The proposal will not impact the quality or quantity of existing recreational opportunities since no recreational opportunities currently exist on the site. The project site is not listed as a potential park site in the City's Master Plan of Parks and Trails. Therefore, no significant impact to recreational resources would occur as a result of the development of the Police/Fire Facility.

The development and implementation of a Public Safety Facilities Overlay Zone would not result in recreation impacts on a city-wide basis since none of the sites proposed for inclusion into the overlay zone currently have recreational facilities and the development of public safety uses would not cause an increase in demand for recreation facilities. The potential for impacts to recreational facilities will be analyzed as part of the development review process for each site where public safety facilities are proposed.

## **XV. Utilities and Service Systems**

*City of Escondido Significance Criteria:*

*Impacts would be significant if the project resulted in demands for wastewater treatment requirements in excess of the capacity of existing facilities. Or if the project triggered the need for construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. The project would cause significant impacts if the project required/resulted in, the construction of new storm water drainage facilities or expansion of existing facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Significant impacts would also occur if the project resulted in a determination by the wastewater treatment provider and/or a landfill operator, which serve, or may serve, the project that capacity of existing facilities to serve the project's projected demand in addition to the provider's existing commitments is inadequate.*

**Sewer Service** – Development of the Police/Fire Facility will require the relocation of an existing sewer main that runs along the western side of the building site to remove it from under the building envelope. The sewer main would have to be relocated further west approximately 20 feet to a location near the top of the eastern bank for the flood control channel. No significant impacts are anticipated from the realignment of the sewer line. Discussions with City Public Utilities staff have confirmed that adequate treatment capacity exists at the wastewater treatment plant located on Hale Avenue.

**Water Service** – City of Escondido water service is available and adequate to service the proposed Police/Fire facility by extending the existing water main into the site.

**Storm Water** – The Engineering Division indicated the proposed project would not require the construction of significant new storm drain facilities or adversely impact existing facilities. Drainage from the Police Fire Facility site would be directed into inlets on both the eastern and western sides of the buildings. These new storm drains would tie into an existing storm drain that has a headwall outlet into Reidy Creek. No additional drainage facilities are anticipated within the creek area. A drainage study would be required to determine the extent of drainage facilities necessary to control runoff from the proposed development. No significant drainage impacts are anticipated based upon the proposed site plan and the anticipated use of the site.

**Refuse Collection** - Escondido Disposal, Inc. (EDI) currently provides solid waste removal service for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue site where solid waste is consolidated into larger transfer trucks and taken to a Class III landfill for disposal. Solid waste pick-up will be available for the Police/Fire facility via a gated trash enclosure with direct access from a turnout area on Centre City Parkway. EDI will provide refuse collection services for all phases of project implementation, including from construction to operation of the facility. No significant solid waste disposal impacts are anticipated

**Energy Service** - The majority of fuel and energy usage associated with this development would be for space and water heating needs (natural gas) and for everyday lighting and power needs (electricity). The proposal would not utilize substantial amounts of fuel or energy, or require the development of new sources of energy due to its limited size and energy requirements.

The development and implementation of a Public Safety Facilities Overlay Zone would not enhance the potential for impacts to utility services on a city-wide basis since each site already permits some form of development that could potentially result in localized utility service impacts. The potential for impacts to utilities and service systems will be analyzed as part of the development review process for each site where public safety facilities are proposed.

## **XVI. Mandatory Findings of Significance**

Potential impacts to the environment as a result of this project are in the areas of land use/planning, transportation/traffic, biological resources and noise. Proposed mitigation for these impacts reduce the potential effects below a level of significance. Consequently, the project is

not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

#### Materials Used in Preparation of this Analysis

1. Escondido General Plan – 1990
2. Escondido General Plan EIR
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Escondido Historical Resources Survey
8. Site Visits/Field Inspection
  
9. Comments from other Departments:
  - Engineering
  - Building
  - Fire
10. Project Description and Preliminary Information
11. International Dark-Sky Association, Fixture Seal of Approval Program White Paper 2004, 2005 ([www.darksky.org](http://www.darksky.org))
12. Preliminary Geotechnical Investigation for the Proposed City of Escondido Police and Fire Facility, prepared by Construction Testing and Engineering, Inc., dated February 28, 2006
13. Escondido Police/Fire Administration Site Biological Assessment, prepared by Helix Environmental Planning, Inc., dated July 22, 2005
14. City of Escondido Police and Fire Administration Facility Environmental Noise Assessment, prepared by Pacific Noise Control, dated December 15, 2005
15. Escondido Fire and Police Facility Traffic Impact Analysis, prepared by Kimley-Horn and Associates Inc., dated September 14, 2005,
16. County of San Diego Air Pollution Control District ([www.sdapcd.org](http://www.sdapcd.org))

# ATTACHMENT "A"

## MITIGATION MEASURES

ER 2005-25

(Public Safety Facilities Overlay Zone and Escondido Police and Fire Facility)

### **Applicant's Mitigation Measures for Escondido Police and Fire Facility:**

#### **Land Use and Planning**

1. All High Pressure Sodium (HPS) outdoor light fixtures/luminaires shall be fully shielded to minimize glare, uplight and light spillover. All HPS fixtures/luminaires shall be chosen from the Dark Sky Compliant list published by the International Dark-Sky Association.

#### **Transportation/Traffic**

1. Prior to operation of the Police/Fire Facility, the Centre City Parkway and Decatur Way/Project Driveway intersection shall be signalized.

#### **Biological Resources**

1. Prior to issuance of a grading permit, impacts to 4.30 acres of non-native grassland shall be mitigated at a ratio of 0.5:1 (i.e., 2.15 acres) through the permanent preservation of off-site grassland habitat or the purchase/use of mitigation credits from the Daley Ranch Conservation Bank.

#### **Noise**

1. The applicant shall be responsible for phasing construction such that the northern wall of the parking garage is the first wall or part of the first series of walls to be constructed on the site.
2. All stand-by generators shall be provided with hospital-grade exhaust systems to minimize noise generation.
3. All stand-by generators shall be installed within a four-sided masonry block enclosure with an attached roof. Prior to issuance of a building permit for the enclosure, an acoustician will evaluate the air intake and vent locations to determine whether additional sound dampening measures are needed on the interior of the enclosure to meet City of Escondido Noise Ordinance standards.

## **ACKNOWLEDGMENT OF ENFORCEABLE COMMITMENT**

The items under the applicant's responsibility in Attachment "A," Mitigation Measures constitute an enforceable commitment pursuant to Section 15070(b)(1) of the California Environmental Quality Act.

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Joyce Masterson, Assistant to the City Manager  
City of Escondido

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Date