

PLANNING COMMISSION

Agenda Item No.: _____
Date: December 13, 2011

CASE NUMBER: PHG 11-0017

APPLICANT: City of Escondido

LOCATION: The 0.99-acre site is located in Kit Carson Park on the southeastern corner of the intersection of Bear Valley Parkway and the park access road directly across from Mary Lane, addressed as 3301 Bear Valley Parkway.

TYPE OF PROJECT: Conditional Use Permit and Zone Change

PROJECT DESCRIPTION: A Conditional Use Permit for the reconstruction of an approximately 5,421 SF, single-story fire station (Fire Station No. 4) for the Escondido Fire Department in conjunction with a Zone Change to apply the Public Safety Facilities Overlay Zone to the approximately one-acre site located in Kit Carson Park. The existing fire station is currently vacant and would be partially demolished and enlarged to include three apparatus bays for emergency response vehicles, living quarters, equipment/gear storage and an exercise room. Access into the site would continue to be provided from the park entrance road that is part of a signalized intersection with Bear Valley Parkway. Ten employee parking spaces are proposed on the southern part of the site along with an emergency generator and hose drying rack, all of which would be located within a fenced area.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: Public Lands/Parks

ZONING: OS-P (Open Space – Parks)

BACKGROUND/SUMMARY OF ISSUES: Several years ago, the City of Escondido completed a program to upgrade Fire Station No. 1 and construct three new neighborhood fire stations and a combined Police Department and Fire Department headquarters facility on Centre City Parkway. The relocation of Fire Station No. 3 from Village Road to Nutmeg Street and the construction of Fire Station No. 6 on Del Dios Road and Fire Station No. 7 on Ash Street were undertaken to enhance emergency services and reduce response times. The construction program was financed through a successful bond measure that did not allocate any money to the city's other three fire stations, including Fire Station No. 4 in Kit Carson Park.

In May of 2010, a severe mold outbreak forced the Escondido Fire Department to close Fire Station No. 4 in Kit Carson Park. Fire crews and equipment were moved about 3½ miles away to Fire Station No. 5 on Felicita Road. The relocation to Fire Station No. 5 had a negative effect on response times in the Station No. 4 service area and led to the search for a temporary station location nearer to the closed Fire Station No. 4. The following month, the City Council approved a lease agreement with the Aegis (Oakmont) residential care facility to allow Fire Station No. 4 crews and equipment to temporarily utilize one of their duplex "casita" units located on the corner of Bear Valley Parkway and Canyon Road. The Planning Commission subsequently approved a CUP for the temporary site and the Station No. 4 crews and equipment were relocated back into their service area. The beneficial agreement allowed the temporary station to stay in the neighborhood on the site that had been generating the most calls for service. That temporary arrangement ended last July when the Oakmont ownership elected not to renew its lease with the City. Fire Station No. 4 crews and apparatus, including an engine and brush unit, are now temporarily located at Fire Station No. 6 on Del Dios Road.

Although Fire Station No. 6 is physically suitable for Station No. 4 crews, the situation is less than optimal in having the Station No. 4 crews located outside of their response area. Working within a well-defined budget, the Fire Department

has developed a mold remediation and reconstruction program to modernize and expand Station No. 4 to better serve the current and future needs of employees and the community.

The project also includes a Zone Change to apply the Public Safety Facilities (PSF) Overlay Zone to the site. The Overlay provides standards and procedures for development of Police Department and Fire Department facilities throughout the City. It allows those facilities to be located in any zone in the City, subject to issuance of a Conditional Use Permit. Development standards can vary from the underlying zoning standards if needed to meet community needs and ensure the efficient operation of the facility.

Staff feels that the issues are as follow:

1. Whether the design of the proposed fire station is compatible with surrounding development.
2. The appropriateness of applying the Public Safety Facilities (PSF) Overlay Zone to the site.

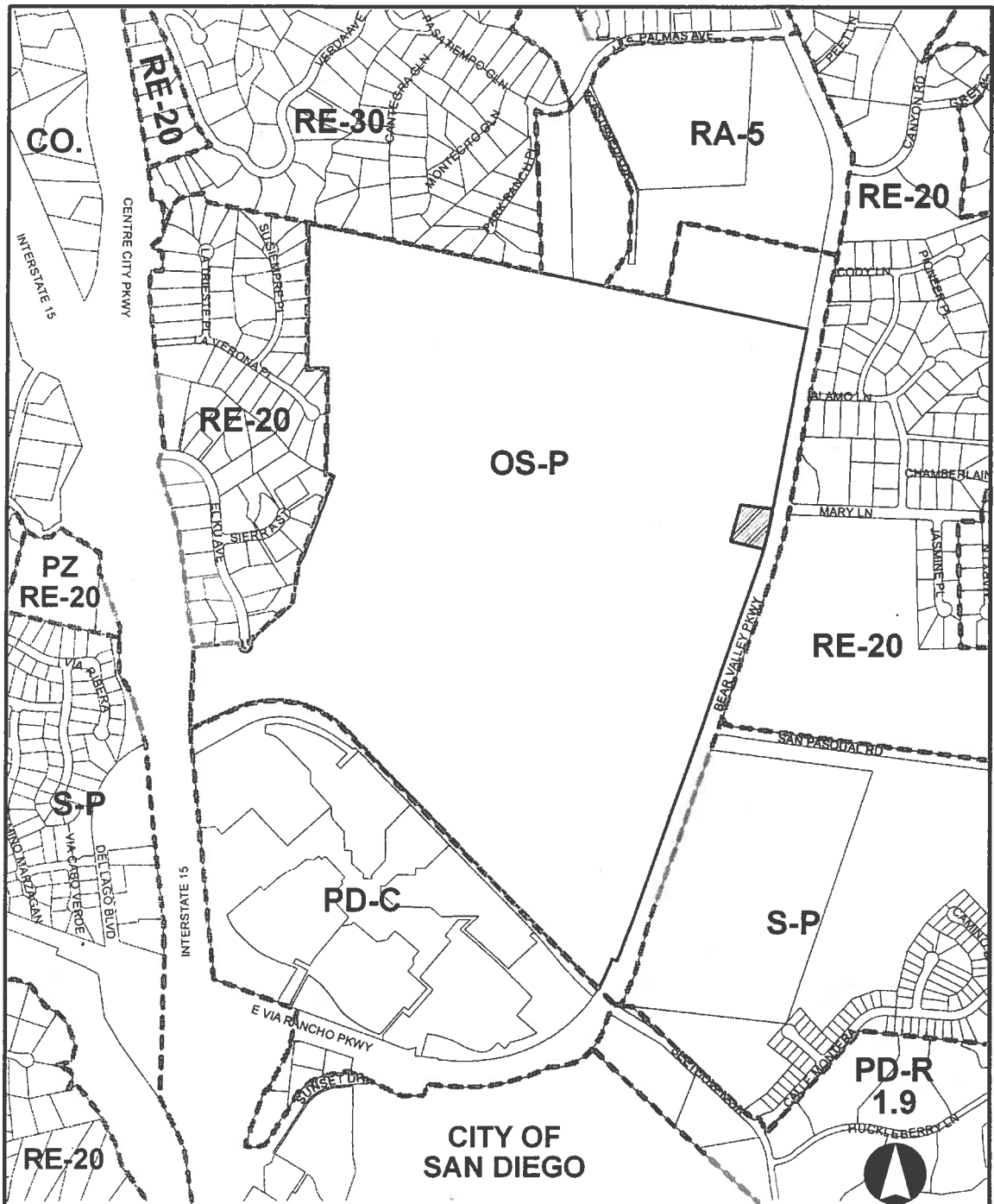
REASONS FOR STAFF RECOMMENDATION:

1. The reconstruction and expansion of Fire Station No. 4 is necessary to remediate the current mold problem and meet the ongoing and future demand for fire services throughout the City. The new facility would provide adequate parking and access and would substantially conform with the required development standards of the OS-P zone. One minor setback deviation would be needed for the two public parking spaces in front of the station. Although the fire station would nearly double in size, the mass, scale and height of the new fire station would be compatible with the character and scale of the various Kit Carson Park recreational buildings directly behind the station and the high school campus and religious facility across Bear Valley Parkway to the east. The proposed exterior materials and colors for the facility also would be consistent with other structures located in the park.
2. The City has an obligation to provide a sufficient number of public safety facilities in all areas of the City. The Public Safety Facilities (PSF) Overlay Zone comprehensively addresses the need to provide such facilities in each zone by providing flexibility in the development standards that are tailored to the specific underlying zoning designation. Although a fire station currently exists on the site, the underlying Open Space zone does not allow the development of a fire station. Applying the PSF Overlay Zone to the subject site would allow the reconstruction of the fire station within the Open Space (OS-P) zone, and also allow a minor deviation from the OS-P development standards to accommodate all of the on-site physical and operational needs of the Fire Department without adversely affecting adjacent properties. Staff feels implementation of the of the PSF Overlay Zone is a more comprehensive method to deal with the unique needs of this essential service facility while still providing discretionary oversight through the Conditional Use Permit process.

Respectfully Submitted,

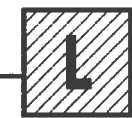


Bill Martin
Principal Planner

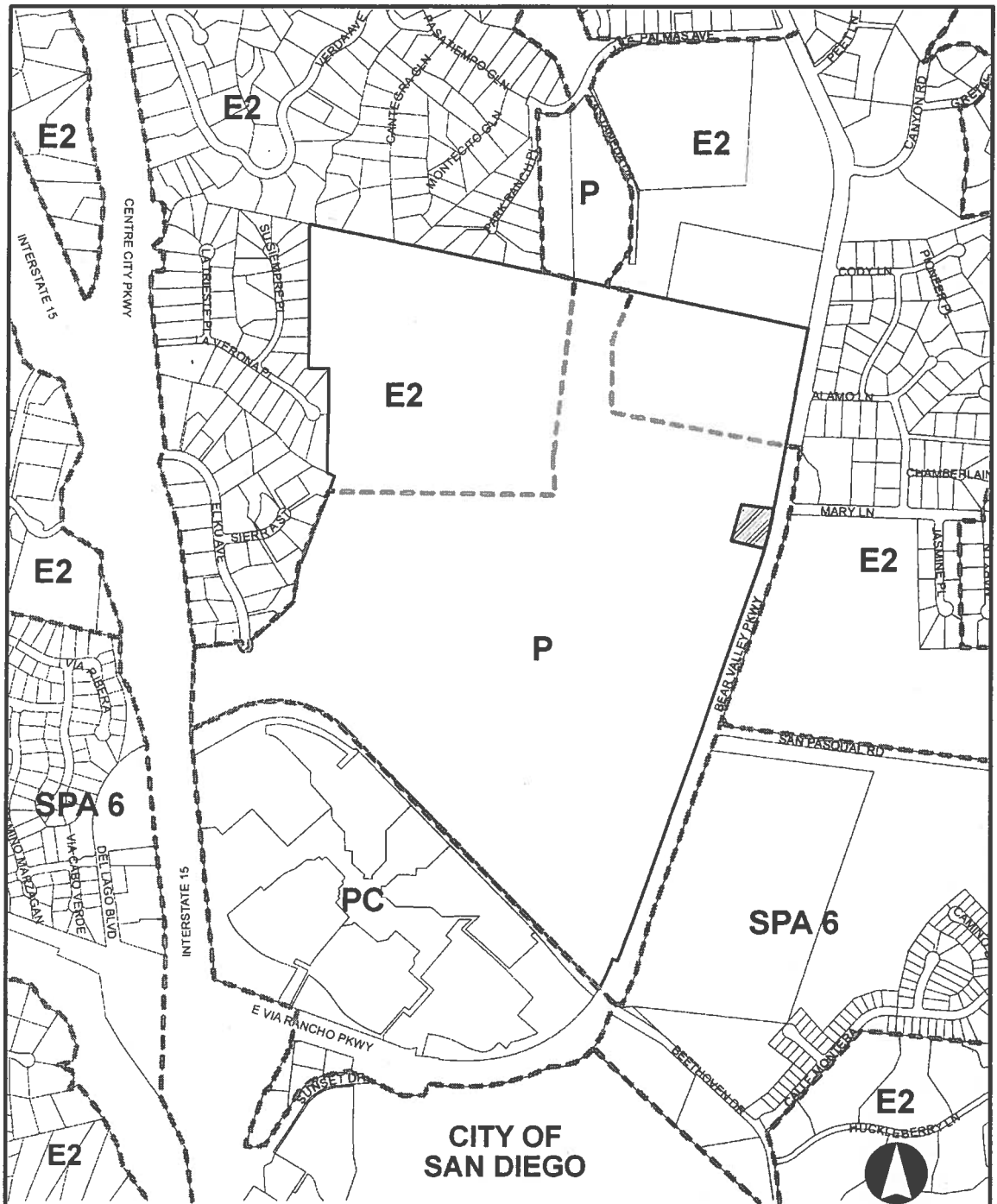


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**PROPOSED PROJECT
PHG 11-0017**



LOCATION/ZONING



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**PROPOSED PROJECT
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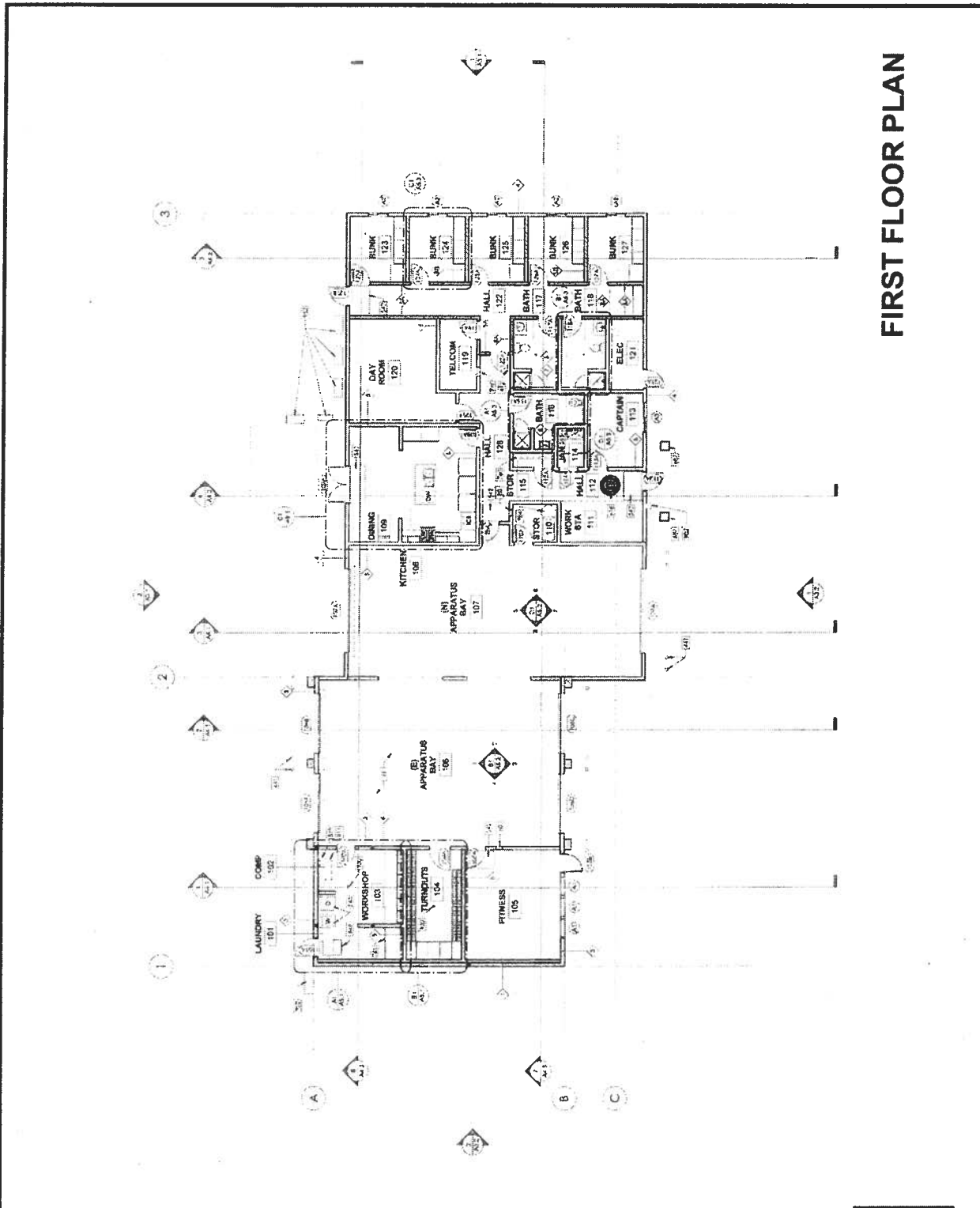


SITE PLAN

**PROPOSED PROJECT
PHG 11-0017**

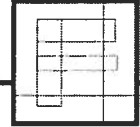


SITE PLAN

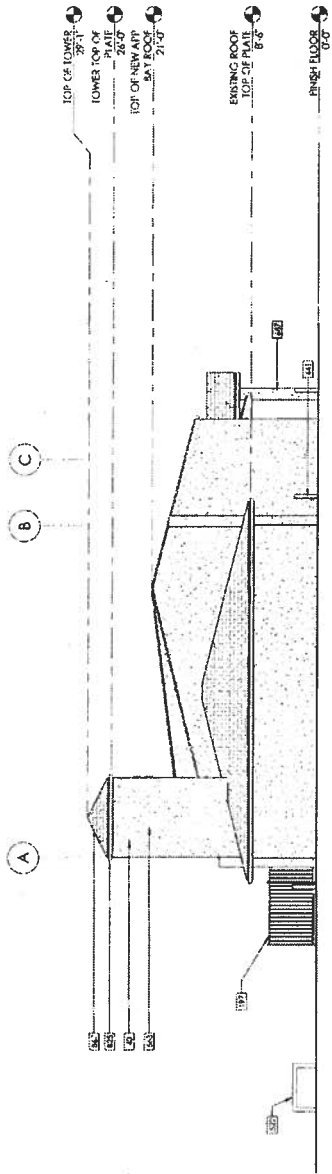


FIRST FLOOR PLAN

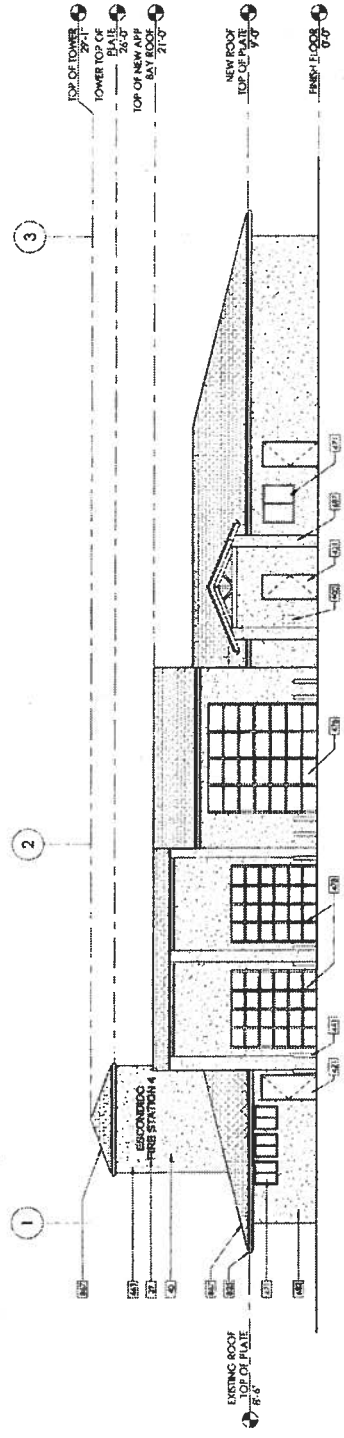
**PROPOSED PROJECT
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FLOOR PLAN



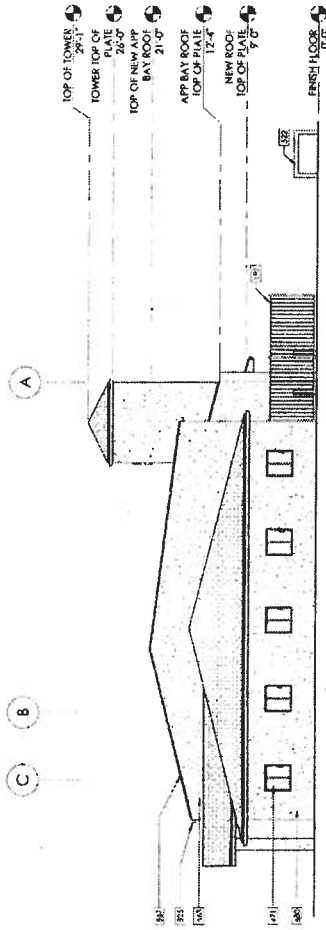
WEST ELEVATION



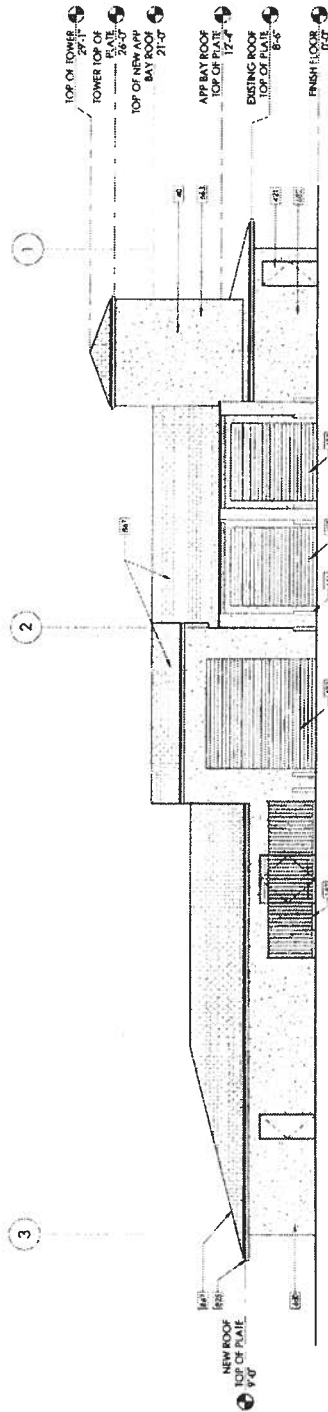
SOUTH ELEVATION

**PROPOSED PROJECT
 PHG 11-0017**





EAST ELEVATION

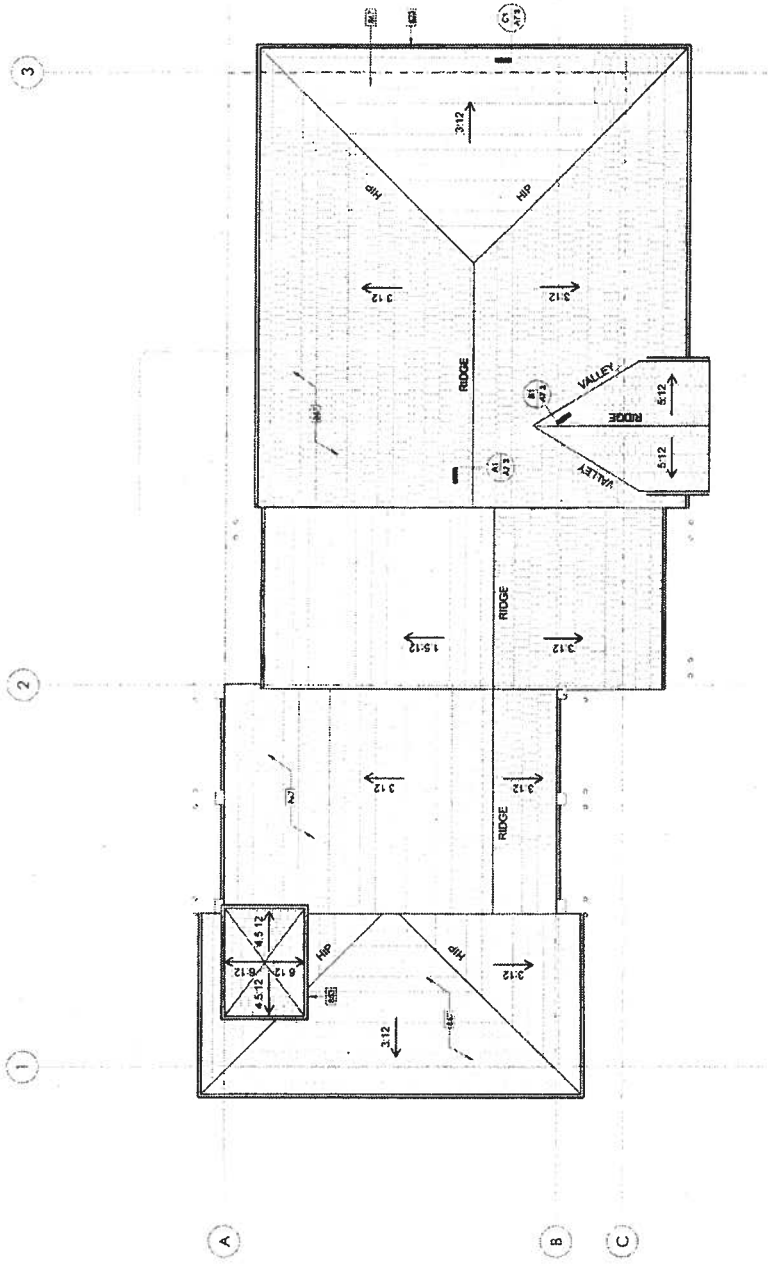


NORTH ELEVATION

**PROPOSED PROJECT
PHG 11-0017**

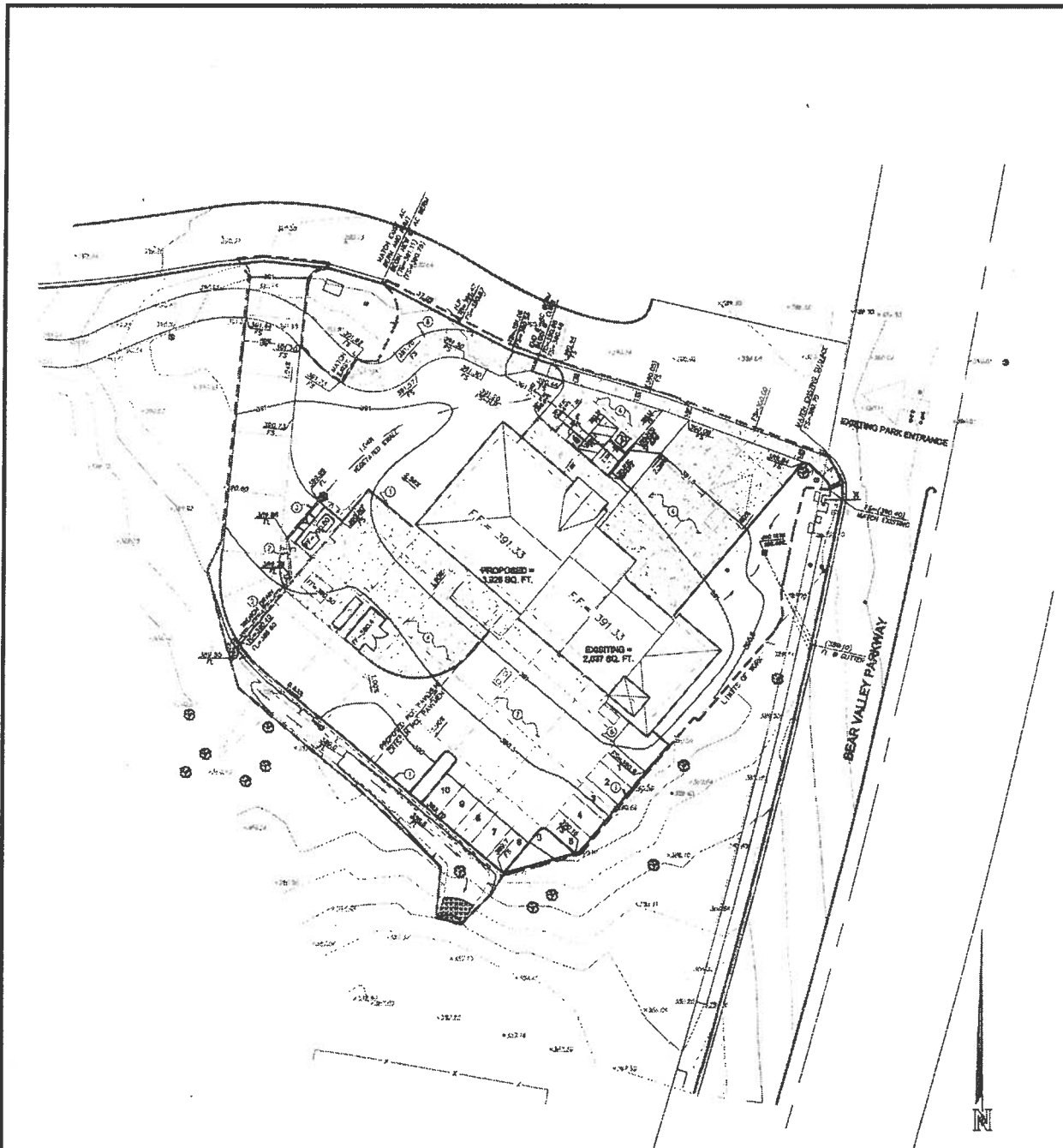


ROOF PLAN



**PROPOSED PROJECT
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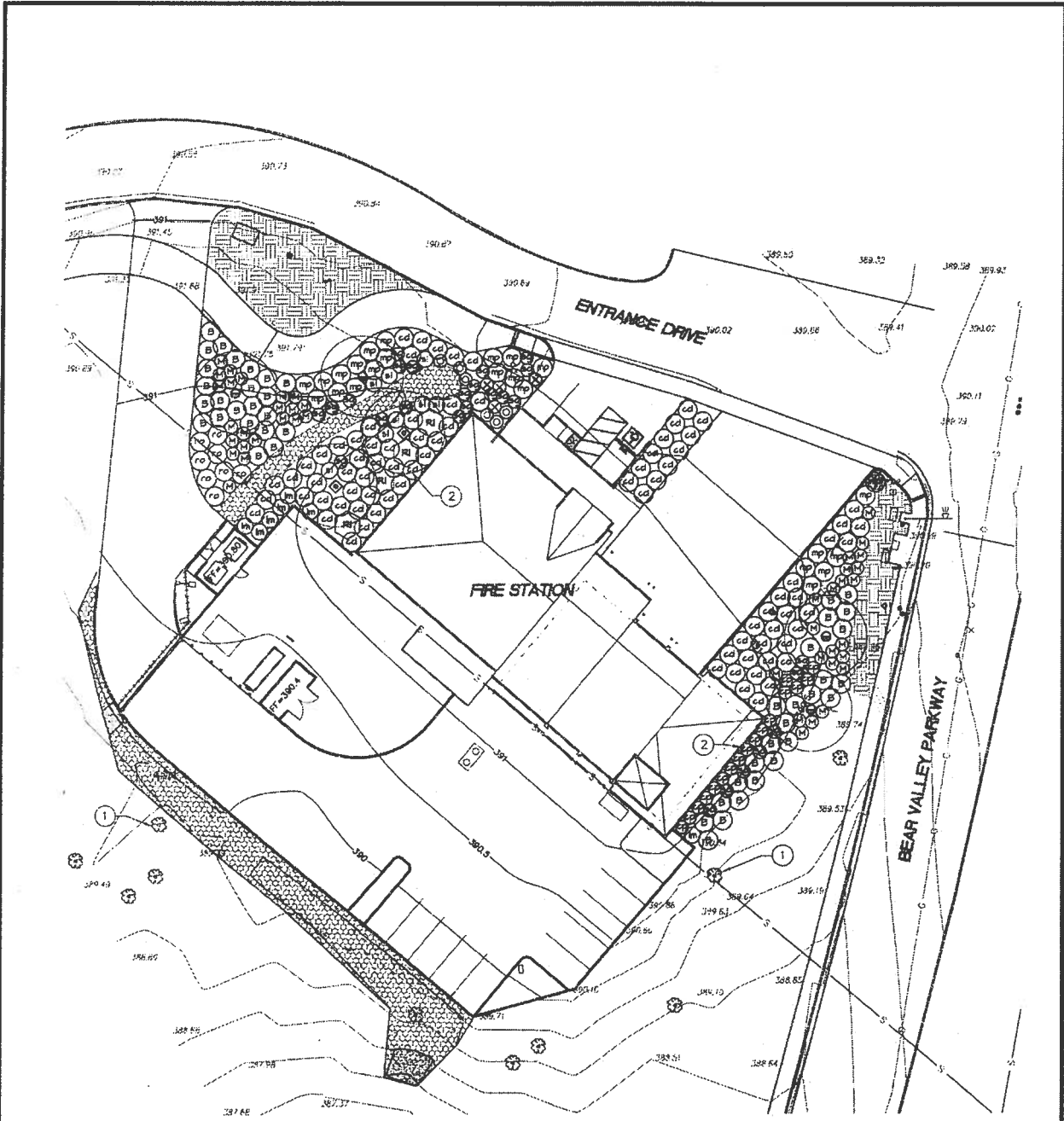




GRADING PLAN

**PROPOSED PROJECT
PHG 11-0017**





LANDSCAPE PLAN

**PROPOSED PROJECT
PHG 11-0017**



LANDSCAPE PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - OS-P (Open Space – Park) zoning/ Across the Kit Carson Park entry driveway is the Kit Carson Park Amphitheatre, natural vegetation areas and a portion of a disc golf course.

SOUTH - OS-P zoning/ South of the fire station is additional park acreage including the softball and soccer fields.

EAST - RE-20 (Residential Estates – 20,000 SF minimum lot size) zoning/ San Pasqual High School is located directly across Bear Valley Parkway from the fire station.

WEST - OS-P zoning/ Located within Kit Carson Park just west of the fire station is the Escondido Sports Center with two full-size roller hockey arenas, one full-size soccer arena and one mini soccer arena both with artificial turf, a 22,000 SF skate park, pro shop and snack bar.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. **Effect on Fire Service** – Reopening Fire Station No. 4 would enhance safety services in the southern and southeastern parts of the City which are now temporarily serviced by Station No. 5 on Felicita Road and Station No. 6 on Del Dios Road. The reconstruction and reopening of Station No. 4 would allow the crews and equipment to once again be stationed within their service area resulting in enhanced response times. The Escondido Fire Department has indicated that fire sprinklers would be installed in the station building.
3. **Traffic** – The fire station will continue to take access from the park driveway near the intersection with Bear Valley Parkway, which is classified as a Major Road (110' r.o.w.) in the Circulation Element of the Escondido General Plan. Bear Valley Parkway operates at a Level of Service "F" under existing four-lane improvement conditions with approximately 37,800 average daily trips (ADT's). The Draft EIR for the General Plan Update indicates the Year 2035 level of service is expected to remain at LOS F even with improvements to a six-lane Super Major Road. Although the street currently operates at a failing level of service, the proposed project would not adversely affect traffic volumes or the existing level of service because no additional ADT's are anticipated over those that were generated prior to the station temporarily closing. The station will resume functioning with three employees per shift that will likely generate less than 30 ADT. Those trips have already been factored in to the counts and service levels for the area.
4. **Utilities** – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or within Kit Carson Park. An existing sewer main parallels the back side of the station building approximately three feet away from the building wall. All new construction from the large apparatus bay to the west will be shifted approximately five feet further north to avoid inappropriately surcharging and/or damaging the pipeline. The project does not materially degrade the levels of service of the public sewer and water system.
5. **Drainage** – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. A drainage course located several hundred yards to the west would not be affected by the proposed development. Runoff from the project will be directed into a series of BMP treatment swales and/or detention basins and/or inlet filter systems to separate targeted pollutants from the runoff before it leaves the site. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15302, "Replacement or Reconstruction of Existing Facilities" and CEQA Section 15061(b)(3), "General Rule." A Notice of Exemption was issued on December 8, 2011.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan land-use designation on the subject site is Public Lands/Parks, which is generally applied to large publicly-owned lands, parks, water treatment facilities and other governmental structures other than schools. The proposed Public Safety Facilities Overlay Zone would permit a public safety facility in an Open Space zone, subject to 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. The policy further states that future fire stations shall be sized and staffed with facilities, services and equipment to meet current and anticipated needs.

Whether the Design of the Proposed Fire Station is Compatible with Surrounding Development

The 0.99-acre site is developed with a 2,856 SF single-story fire station building that includes two apparatus bays for emergency response vehicles. The 33-year old station has been vacant for the past 19 months following the discovery of mold. While the mold outbreak presented a hardship in having to relocate the fire crews and their equipment, it also presented an opportunity to reconstruct and expand the city's smallest fire station with something more suitable to meet current and future operational needs. The Fire Department in coordination with their architect and contractor have been engaged in developing a new design that can effectively meet their needs and limited budget, while presenting a facility that is well integrated into the surrounding community.

Approximately 2,000 SF of the existing station including the two apparatus bays would remain and be incorporated into the new fire station. The existing living quarters area would be demolished and replaced with an additional apparatus bay and new, expanded living quarters. The proposed single-story fire station would have approximately 5,421 SF of floor area including three apparatus bays for emergency response vehicles with metal, sectional roll-up doors on the front of the station and metal coiling doors on the back, living quarters for up to five emergency personnel, equipment/gear storage and an exercise room. All access into the site would be from the Kit Carson Park driveway directly opposite Mary Lane. Emergency response vehicles would exit directly to the signalized intersection of the park driveway and Bear Valley Parkway and return via the park driveway to the fire station driveway located approximately 250 feet back from the park entrance. Ten employee parking spaces are proposed on the southern portion of the site along with a stand-by emergency generator and a hose drying rack. Two public parking spaces would be located in front of the station. Overall building height for the proposed facility would remain approximately 29 feet to the top of the existing hose tower that will be incorporated into the new station.

The site is located within a 243-acre regional park in an area substantially developed with active recreational uses including ball fields, roller hockey and soccer arenas, and a skate park. The San Pasqual High School campus and a religious facility are located directly across the street and the nearest residence is approximately 700 feet to the north. Although the proposed fire station would be larger than the current station building, it would still be smaller than most nearby structures and facilities. Building materials and colors would consist of a tan exterior stucco, dark brown wood trim and doors, and olive green metal apparatus bay doors. On November 10, 2011, the Design Review Board voted

unanimously to approve the proposed facility and accepted the design of the station as compatible with surrounding development, but suggested the stucco color was somewhat monochromatic and the building appearance could benefit from the introduction of another stucco color of a slightly different shade. A condition of approval has been added to reflect the DRB direction.

Appropriateness of Applying the Public Safety Facilities (PSF) Overlay Zone to the Site

Community protection and safety are essential community services. The Public Safety Facilities (PSF) Overlay Zone has been implemented 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 safety facilities in a variety of different zoning designations, each with specific development standards that may or may not accommodate public safety needs. The PSF Overlay Zone allows 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. All requested departures from the underlying zoning are specified in the Conditional Use Permit for each facility, and findings for approval have been developed to ensure the design of the facility has taken into consideration the scale and architectural context of the neighborhood or business district in which the facility is located.

The proposed reconstruction of Fire Station No. 4 includes a request for a Zone Change to place the Public Facilities Safety Facilities Overlay Zone on the project site. The site is located within Kit Carson Park and is zoned Open Space-Parks (OS-P), which does not permit or conditionally permit the development of fire stations. However, the site currently is developed with Fire Station No. 4, which was constructed in 1978. The area is characterized by active recreational facilities in the park and a large public high school campus and church facility across the street. The Overlay Zone would allow the new fire station to be constructed on the site and eliminate the legal non-conforming status of the existing facility. The new building would be consistent with the underlying OS-P setback standards, but a minor setback deviation would be needed for the location of the public parking spaces as discussed below. The OS-P zone does not have any other established development standards other than setbacks.

There are no specific requirements in the Parking Ordinance for a fire station or similar use. Therefore, the amount of parking proposed is based on the anticipated operational use of the facility and potential visitor needs. Twelve parking spaces would be provided on the site including two visitor spaces. Staff feels the number of parking spaces proposed is more than sufficient to accommodate the three employees on any one shift, plus any additional city staff on site and visitors. Deviations from the underlying setback standards are requested for the two public parking spaces in front of the station. These spaces would be located approximately six feet from the edge of the park driveway that provides access to the station. While technically the edge of the park driveway is not a lot line from which a setback is required, a conservative approach is utilized here because the physical condition of having parking in front of the building taking access from the park road gives the appearance that the building is located on a corner lot. Public parking is necessary in front of the building to provide the shortest path of travel for accessibility standards and to accommodate the rare occasion when a citizen may come to the station seeking emergency services. Staff feels the location of the parking spaces is appropriate because the park driveway does not generate a substantial amount of traffic, vehicular circulation through the area would not be affected and adequate back-up distance can be provided from the parking spaces. No nearby properties would be affected by the proposed deviation from setback requirements for the parking spaces.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately one-acre Fire Station No. 4 site is level and is located right at the entry to Kit Carson Park from Bear Valley Parkway. The existing facility on the site includes the vacant fire station building, parking and driveways and associated landscaping. There are several large eucalyptus trees behind the building that will be removed to accommodate the new apparatus return driveway. No areas of native vegetation exist on the site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 0.99 acre site within a 243-acre park
2. Building Size:
Existing: 2,856 SF
Proposed: 5,421 SF
3. Building Use: Three apparatus bays, dormitory rooms for up to five employees, exercise room, kitchen, dining area, day room, locker/turnout room, workshop and laundry room.
4. Hours of Operation: 24 hours/day, seven days/week
5. Number of Employees: Three employees per shift, including one Captain, one Engineer, and one Firefighter/Paramedic.
6. Parking: 10 staff spaces
2 visitor spaces
12 total
7. Building Color/Materials: Tan stucco walls with dark brown trim and doors. Brown composition shingle roof. Olive green apparatus bay roll-up doors. Brown wood truss at public/office entry door.
8. Walls/Fencing: A six-foot-high wrought iron fence would enclose the fire station operations area directly behind the building and a 24-foot wide gate would be provided across the apparatus return and employee driveway.
9. Landscaping: Landscape materials are drought tolerant and similar to those typically found in parks and residential areas including African sumac and Brisbane box trees in the open areas on either side of the station. Shrubs include a mix of cotoneaster, myoporum, New Zealand flax, coyote bush, rockrose and others. Bio-filtration for storm water runoff is through low-flow swales planted in dwarf mat rush. No turf is proposed.
10. Grading: Proposed grading would generally be limited to preparing a pad for the building expansion and ensuring surface drainage discharges to the south of the site. The site is expected to have a balance of cut and fill with a maximum of three feet of fall from the high point on the northern side of the site by the park driveway to the low point on the southern side of the site. Slopes would generally be less than two-feet high and limited to a small drainage swale behind the employee parking area. No grading exemptions are proposed.

11. Building Height:

Top of Existing Tower: 29'-1" (to remain)
Top of New Apparatus Bay: 21'

C. CODE COMPLIANCE ANALYSIS

1. Setbacks:

In the OS-P zone, minimum yard requirements along each property boundary are required to be consistent with the yard requirements of the zone of the adjacent lot along each boundary. Only the north and east setbacks are shown here due to the extreme distance from the project to the south and west property lines.

Front (north):	<u>Proposed</u> 33 feet – bldg. to park road 6 feet – parking to park road	<u>Adjacent RA-5 Standard</u> 25 feet
Street Side (east):	<u>Proposed</u> 30 feet – bldg.	<u>Adjacent RE-20 Standard</u> 10 feet

No other development standards are established for the OS-P zone.

EXHIBIT "A"
FINDINGS OF FACT and
FACTORS TO BE CONSIDERED
PHG 11-0017

Zone Change

1. The public health, safety and welfare would not be adversely affected by the proposed Zone Change to apply the Public Safety Facilities Overlay Zone on the site, since the underlying Open Space zoning would remain the same and a fire station has existed in the same location for at least 33 years. In addition, the reconstructed building will meet all the setback requirements of the underlying zone and only a limited departure is needed for the two public parking spaces in front of the building that will encroach into the front yard setback measured from the edge of the park driveway. This setback reduction will have no effect on vehicular circulation through the park or any nearby private properties.
2. The site is physically suitable for the uses permitted by the proposed zone, since the site is fairly level, requiring only minor grading, and the expanded facility can be accommodated on the site without affecting other properties, traffic circulation or vehicle sight distance.
3. The uses permitted by the proposed zone would not be detrimental to surrounding properties since the underlying Open Space zoning would remain the same and a fire station has existed on the site for at least 33 years. Although the proposed fire station will be larger than the currently vacant building, it is expected that operations will resume as they existed in the past with the same staffing levels and the same number of apparatus for the foreseeable future.
4. The proposed Zone Change to add the Public Safety Facilities Overlay Zone to the existing OS-P zoning designation would be consistent with Public Lands/Parks designation and the policies in the General Plan, since the underlying zoning designation, which is consistent with the General Plan, would remain. The overlay would reestablish a public safety facility on a site deemed essential for the provision of community safety services, subject to a Conditional Use Permit.
5. The proposed Zone Change would not conflict with any specific plans since there are no specific plans affecting this property.

Conditional Use Permit

1. Granting the proposed Conditional Use Permit would be based upon sound principles of land use and in response to services required by the community, since it has been determined that a fire station is needed in the subject area of the City in order to continue to provide efficient and effective safety services. The proposed facility is compatible with the surrounding neighborhood since it utilizes similar colors and materials as other structures and facilities in Kit Carson Park. In addition, the site is physically suitable to accommodate the expanded facility and the needs of employees and the public including adequate access, parking, and circulation.
2. Granting the proposed Conditional Use Permit would not cause deterioration of bordering land uses or create special problems for the area. The site has served as a fire station for many years and is located within a regional park that is developed with a variety of active recreational uses. The closest residences are across Bear Valley Parkway and local residents are accustomed to having a fire station in their neighborhood. The expanded fire station would generate roughly the same number of daily traffic trips as occurred prior to closure of the station last year. Fire Department policy would continue to limit the use of sirens to those times when necessary to clear traffic for emergency vehicles. The noise levels generated by the facility would be within the limits of the Noise Ordinance.
3. The proposed Conditional Use Permit has been considered in relationship to its effect on the community, and it has been determined that the proposed use would not have a negative impact. The proposed development is generally consistent with the active recreational uses in the park and the past use of the site and structure as a fire station. Remediation and expansion of the existing station building will allow Station No. 4 crews to once again be located within their response area to better serve the current and future needs of the community.

**CONDITIONS OF APPROVAL
PHG 11-0017
EXHIBIT "B"**

Planning Division Conditions

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
2. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code.
4. As proposed, ten employee parking spaces and two public parking spaces shall be provided in conjunction with this development. Said parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards.
5. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Section 1129B (Accessible Parking Required) of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
6. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
7. Trash enclosures must be designed and built per City standards, and permanently maintained. All trash enclosures (including existing trash enclosures) shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure. Solid metal doors shall be incorporated into the trash enclosure. A decorative exterior finish shall be used. All trash enclosures must be screened by landscaping as specified in the Landscape Ordinance. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc.
8. Colors, materials and design of the project shall be in substantial conformance with the plans/exhibits approved by the Design Review Board on November 10, 2011, and the exhibits and details in the staff report to the satisfaction of the Planning Division. As recommended by the DRB, one additional shade of the stucco color shall be provided to enhance the appearance of the structure.
9. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code).
10. All new utilities shall be underground.
11. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building.
12. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order

to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

13. This CUP shall become null and void unless utilized within two years of the effective date of approval.
14. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading as shown on the Tentative Map.

Landscaping Conditions

1. Prior to occupancy, all perimeter and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. A minimum of 15 replacement trees shall be planted in the vicinity of the fire station to offset the loss of 15 trees that will occur during construction in accordance with the Tree Preservation Ordinance and to the satisfaction of the Planning Division.
3. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
5. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.

Building Division Conditions

1. Appropriate accessible paths of travel shall be required from the public way.
2. Verify acceptable egress at windows in bunk rooms.
3. Provide the following occupancy separation: 1 hour between B and S-2, and B to R to satisfaction of Building Official.

Engineering Division Conditions

Grading and Drainage

1. A site grading and drainage plan shall be prepared in accordance with the approved Water Quality Technical Report and to the satisfaction of the City Engineer. All site improvements shall be in accordance with the approved Site grading and drainage plan.

Sewer

1. The existing 8" PVC sewer main is in conflict with the proposed building. The proposed building shall be proposed at minimum of 5-feet away from the existing sewer main to allow for future repairs if required.
2. A new 6" sewer lateral shall be installed to serve the project.
3. All Sewer improvements shall be designed and constructed to the satisfaction of the Utilities Director.

Water

1. The existing potable water service lateral that runs from the existing water main in Bear Valley Parkway shall be utilized or abandoned as a part of this project.
2. All water improvements shall be designed and constructed to the satisfaction of the Utilities Director.



CITY OF ESCONDIDO
 PLANNING DIVISION
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 (760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
 Attn: Linda Kesian
 P.O. Box 121750
 San Diego, CA 92112-1750

From: City of Escondido
 201 North Broadway
 Escondido, CA 92025

Project Title/Case No.: Reconstruction of Escondido Fire Station No. 4 – PHG 11-0017

Project Location - Specific: The 0.99-acre site is located in Kit Carson Park on the southeastern corner of the intersection of Bear Valley Parkway and the park access road directly across from Mary Lane, addressed as 3301 Bear Valley Parkway.

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project:

A Conditional Use Permit for the reconstruction of an approximately 5,421 SF, single-story fire station (Fire Station No. 4) for the Escondido Fire Department in conjunction with a Zone Change to apply the Public Safety Facilities Overlay Zone to the approximately one-acre site located in Kit Carson Park. The existing fire station is currently vacant and would be partially demolished and enlarged to include three apparatus bays for emergency response vehicles, living quarters, equipment/gear storage and an exercise room.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project

Name: City of Escondido Fire Department, Russ Knowles Telephone (760) 839-5402
 Address: 1163 N. Centre City Parkway, Escondido, CA 92025

Private entity School district Local public agency State agency Other special district

Exempt Status:

Categorical Exemption. CEQA Section 15302, "Replacement or Reconstruction of Existing Facilities" and CEQA Section 15061(b)(3), "General Rule."

Reasons why project is exempt:

1. The proposed reconstruction project is on the same site as the existing fire station and the new station will have the same purpose and operational characteristics as the former structure. The proposed zone change would allow a fire station to be reconstructed on the same site where one has existed for 33 years.
2. The project site has been completely disturbed and has no value as habitat for endangered, threatened or rare species.
3. The project would not result in any significant effects related to traffic, noise, air quality or water quality; and the site is adequately served by all required utilities and public services.
4. In staff's opinion the proposed development and zone change would not have the potential to cause an adverse impact on the environment. Therefore, the proposal is not subject to further CEQA review.

Lead Agency Contact Person: Bill Martin

Area Code/Telephone/Extension (760) 839-4557

Signature: 
 Bill Martin, Principal Planner

December 8, 2011
 Date

Signed by Lead Agency

Date received for filing at OPR: