



Date of Notice: January 12, 2024

PUBLIC NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

ENGINEERING & CAPITAL PROJECTS DEPARTMENT

NOTICE OF PREPARATION: The City of San Diego (City), as the Lead Agency, has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision-makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the environmental impact report when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on January 12, 2024. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego CEQA website at <https://www.sandiego.gov/ceqa> under the "Notice of Preparation and Scoping Meetings" tab.

PUBLIC NOTICE OF SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes and Section 15082 of the CEQA Guidelines, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. The meeting will be held by the City of San Diego's Engineering & Capital Projects Department on **Tuesday, January 30, 2024**, from 6:00 to 8:00 p.m. in the auditorium at Webster Elementary School located at 4801 Elm St., San Diego, CA, 92102. **Please note that depending on the number of attendees, the meeting could end earlier than 8:00 p.m.** Written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting. Requests for translation services to offer public comment may be made by contacting CIP-CEQA@sandiego.gov at least two business days prior to the meeting date. The City is committed to addressing language translation requests swiftly in order to maximize public participation.

HOW TO SUBMIT COMMENTS: Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and must be received by February 12, 2024. When submitting comments, please reference the project name and number, Fairmount Avenue Fire Station S-14018, in the subject line. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document.

Comment letters may be submitted electronically via e-mail at CIP-CEQA@sandiego.gov. The City requests that all comments be provided electronically; however, if a hard copy submittal is necessary, it may be submitted to **Nancy Graham, Program Manager, City of San Diego Engineering & Capital Projects Department, 525 B St., MS 908A, San Diego, CA 92101**.

GENERAL PROJECT INFORMATION:

- **PROJECT NAME:** Fairmount Avenue Fire Station Project
- **COMMUNITY PLAN AREA:** Mid-City Communities
- **COUNCIL DISTRICT:** 4

PROJECT HISTORY: The City of San Diego Fire-Rescue Department performs an annual Station Responses study to review the adequacy of the current fire station resource deployment system. In addition, the Fire-Rescue Department has also performed Standards of Response Coverage studies in 2010 and 2017 to analyze the adequacy of the current fire station resource deployment system, the risks to be protected, and the emergency incident outcomes desired by the community. These studies have identified that ten new fire stations need to be built within the most urbanized areas of the city to provide the best response times to keep fires small and to save people from potentially fatal emergencies. This study has identified that a fire station is needed in southern City Heights to better mitigate the fire risk based on the area's population density, wildfire potential, and typical roadway congestion. In 2014, City staff identified the necessary funding to construct a new fire station. In 2018, a site on Fairmount Avenue was acquired to meet the need identified in the Citygate study. More information on this study can be found at: <https://www.sandiego.gov/staging/fire/about/citygate>

PROJECT LOCATION: The project is approximately 0.5 miles east of Interstate 805 and 0.5 miles north of Highway 94. The project area is located north of the intersection of 47th Street and Fairmount Avenue. on the west side of 47th Street. The site is bounded by Fairmount Avenue to the southwest, 47th Street to the north and east, and Chollas Creek to the northwest. The location of the proposed fire station is just north of the intersection of Fairmount Avenue and 47th Street. The proposed impact area of the study is bounded to the east by 47th Street and on the north, south, and west by open space connected to Chollas Creek Canyon (See Figure 1: Project Location Map). The Accessor's Parcel Number (APN) is 541-190-16. Zoning designations of the project site include OP-2-1 (Open Space) and RS-1-7 (Residential-Single Unit). The project site's Community Plan Area (CPA) is Mid-City Communities: City Heights.

Land uses surrounding the project site include low-density residential to the east and north, open space to the north and west, industrial due south, and school to the southeast. A trucking company lies 260 feet southwest of the project site in the industrial use area. Webster Elementary School and Holly Drive Leadership Academy (charter school) occupy the school use area approximately 290 feet to the southeast.

PROJECT DESCRIPTION: The proposed project is the construction of a new fire station to serve the Mid-City communities. The project site is a vacant and unimproved 1.2-acre lot. Vegetation removal, artificial slope creation and grading will be required to create a pad level that will utilize 47th Street for project access and construction. The proposed project is an approximately 22,400-square-foot, 4-story fire station. The fire station will be loaded from a single driveway to the apparatus bay. The 15-stall parking lot under the building overhang will be accessed from a separate driveway. The proposed fire station includes one garage and two apparatus bays (approximately 5,200 square feet), an exercise room (approximately 1,400 square feet), a kitchen, and 10 bunk rooms (approximately 5,850 square feet). A trash enclosure, an emergency generator, and a fuel tank will also service the station. Construction activities will include ground and foundation preparation, utility installation, framing and assembly of the building and associated apparatus bay, paving of a parking lot and driveway areas, and landscaping. The approximate total area of disturbance is 0.7 acres.

PROJECT ACCESS: Access to the project site would be provided by one standard driveway off 47th Street and one larger driveway connected to the apparatus bay, also off 47th Street, both on the east side of the project site. The standard driveway would provide access to the parking area, which consists of 15 passenger vehicle spaces, including two Americans with Disabilities (ADA) accessible spaces.

PROJECT INFRASTRUCTURE: An existing 8" water main is located in 47th Street. Per the City's Public Utilities Department, the existing pressure is 104 psi. Domestic Water Service will be provided with a 2" Water Service and Meter and a 2.5" Reduced Pressure Backflow Device and lateral. Irrigation Service will also be provided with a 2" Water Service and Meter and a 2.5" Reduced Pressure Backflow Device and lateral. Fire Service will be provided with a 6" Water Service and a 6" Reduced Pressure Backflow Device and Lateral. Sanitary Sewer Service will be provided with a 6" lateral and a clarifier. A separate Sanitary Sewer System will be provided for the trash enclosure drain with a 6" lateral. An existing storm drain from 47th Street daylight at the bottom of the site slope and drains offsite.

The project would construct two new sewer lines, one 6" lateral and a clarifier for the fire station, and a separate sewer line for the trash enclosure drain. The City of San Diego Water Department Facility Design Guidelines (2013) and the City of San Diego Sewer Design Guide (2015) were used to develop water and sewer demands.

San Diego Gas & Electric would provide electrical power and natural gas. No major improvements to the local distribution networks are anticipated to be needed to support the growth facilitated by the proposed project. A generator would be added to the project site, along with a generator

enclosure for sound attenuation. The emergency generator with a fuel tank would be located just northeast of the fire station.

OFF-SITE IMPROVEMENTS: Offsite improvements include new 22' wide and 40' wide drive aprons, a new crosswalk, a new concrete curb cut, and a new power pole on 47th Street.

CONSTRUCTION AND PHASING: Development of the project site would occur in 2 phases, including a design phase and a construction phase.

The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

APPLICANT: City of San Diego, Engineering & Capital Projects Department

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Air Quality; Biological Resources; Energy, Geology and Soils, Greenhouse Gas Emissions, Health and Safety, Historic Resources (Built Environment and Archaeological Resources), Hydrology, Land Use, Noise, Paleontological, Public Services and Facilities, Public Utilities, Transportation, Tribal Cultural Resources, Visual Quality and Neighborhood Character, Water Quality, and Cumulative.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in an alternative format, call the Engineering & Capital Projects Department at (619) 533-4207 or email CIP-CEQA@sandiego.gov. Your request should include the suggested format that will assist with the review of documents.

ADDITIONAL INFORMATION: For environmental review information, contact Nancy Graham at (619) 236-6891. For information regarding public meetings/hearings on this project, call the Engineering & Capital Projects Department at (619) 533-4207 or email engineering@sandiego.gov. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **January 12, 2024.**

Carrie Purcell
Deputy Director
Engineering & Capital Projects Department

ATTACHMENTS: NOP Distribution List
Figure 1: Project Location Map
Figure 2: Project Site Map

Notice of Preparation Distribution:

Federal Agencies

Federal Emergency Management Agency
U.S. Fish & Wildlife Service Field Office (Carlsbad) (23)

State Agencies

California Department of Fish and Wildlife (32)
Department of Water Resources (45)
State Clearinghouse (46/46A)
California Air Resources Board (49)
State Water Resources Control Board (55)
Native American Heritage Commission (56)

County of San Diego

Air Pollution Control District (65)
Environmental Coordinator Dept. of Planning and Dev. Services (68)
County Water Authority (73)
Department of Environmental Health Land & Water Divisions (76)

City of San Diego

Mayor's Office (91)
Councilmember LaCava, District 1 (MS 10A)
Councilmember Campbell, District 2 (MS 10A)
Councilmember Whitburn, District 3 (MS 10A)
Council District 4 (MS 10A)
Councilmember von Wilpert, District 5 (MS 10A)
Councilmember Lee, District 6 (MS 10A)
Councilmember Campillo, District 7 (MS 10A)
Councilmember Moreno, District 8 (MS 10A)
Councilmember Elo-Rivera, District 9 (MS 10A)
Transportation Review (78)
Development Coordination (78A)
Fire and Life Safety Services (79)
San Diego Fire - Rescue Department Logistics (80)
Library Dept. Government Documents (81)
Central Library (81A)
Beckwourth Branch Library (81C)
City Heights/Weingart Branch Library (81G)
Malcolm X Library & Performing Arts Center (81O)
Oak Park Branch Library (81U)
Park and Recreation Board (83)
Department of Real Estate and Airport Management (85)

Water Review (86A)
Wastewater Review (86B)
Historical Resources Board (87)
Parks and Recreation Department (89)
Park Development (93)
Environmental Services Department (93A)
Facilities Financing (93B)
City Attorney (93C)

Planning Department

Park Planning, Jonathan Avila
Public Spaces, Sameera Rao
Historic Preservation Planning, Suzanne Segur
Environmental Policy, Rebecca Malone
Biodiverse SD, Kristy Forburger

Engineering & Capital Projects

William Gibson
Monica Arredondo
Abdirahman Osman
Nick Ferracone

Other Interested Organizations, Groups and Individuals

San Diego Association of Governments (108)
Metropolitan Transit Systems (112)
San Diego Chamber of Commerce (157)
Sierra Club (165)
San Diego Canyonlands (165A)
San Diego Natural History Museum (166/213)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
San Diego Coastkeeper (173)
Endangered Habitats League (182)
San Diego Tracking Team (187)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Clint Linton (215B)
Frank Brown – Inter-Tribal Cultural Resources Council (216)

Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Native American Heritage Commission (222)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225 A-S) (Public Notice & Location Map Only)
San Diego County Regional Airport Authority (110)
San Diego Gas & Electric (114)
San Diego Unified School District (125/132)
Daily Transcript (135)
Public Notice Journal (144)
City Heights Planning Area Committee (287)
Rolando Community Council (288)
Eastern Area Planning Committee (302)
Southeastern San Diego Planning Group (449)
Encanto Neighborhoods/Chollas Valley Community Planning Group (449A)
Theresa Quiroz (294)
Fox Canyon Neighborhood Association Inc (295)
William D Jones (296)
Colina Del Sol Senior Citizens Center Director (297)
Oak Park Community Council (298 and 299)
Fairmount Park Neighborhood Association (303)
John Stump (304)
Darnell Community Council (306)
Chollas Restoration Enhancement and Conservancy (451)
Groundwork San Diego
Chollas Creek Coalition/Leslie Reynolds
Webster Elementary School
Holly Drive Leadership Academy
Leisureland and Mobile Home Park/Paul Simonds
Leisureland and Mobile Home Park/Linda Coffman
Russ Connelly
Melissa Corona
George Courser
Richard Drury
Lynn Edwards
Molly Greene
Amie Hayes
Kevin Johnston
Steve Lamp
K.C. Swisher
Marry Young

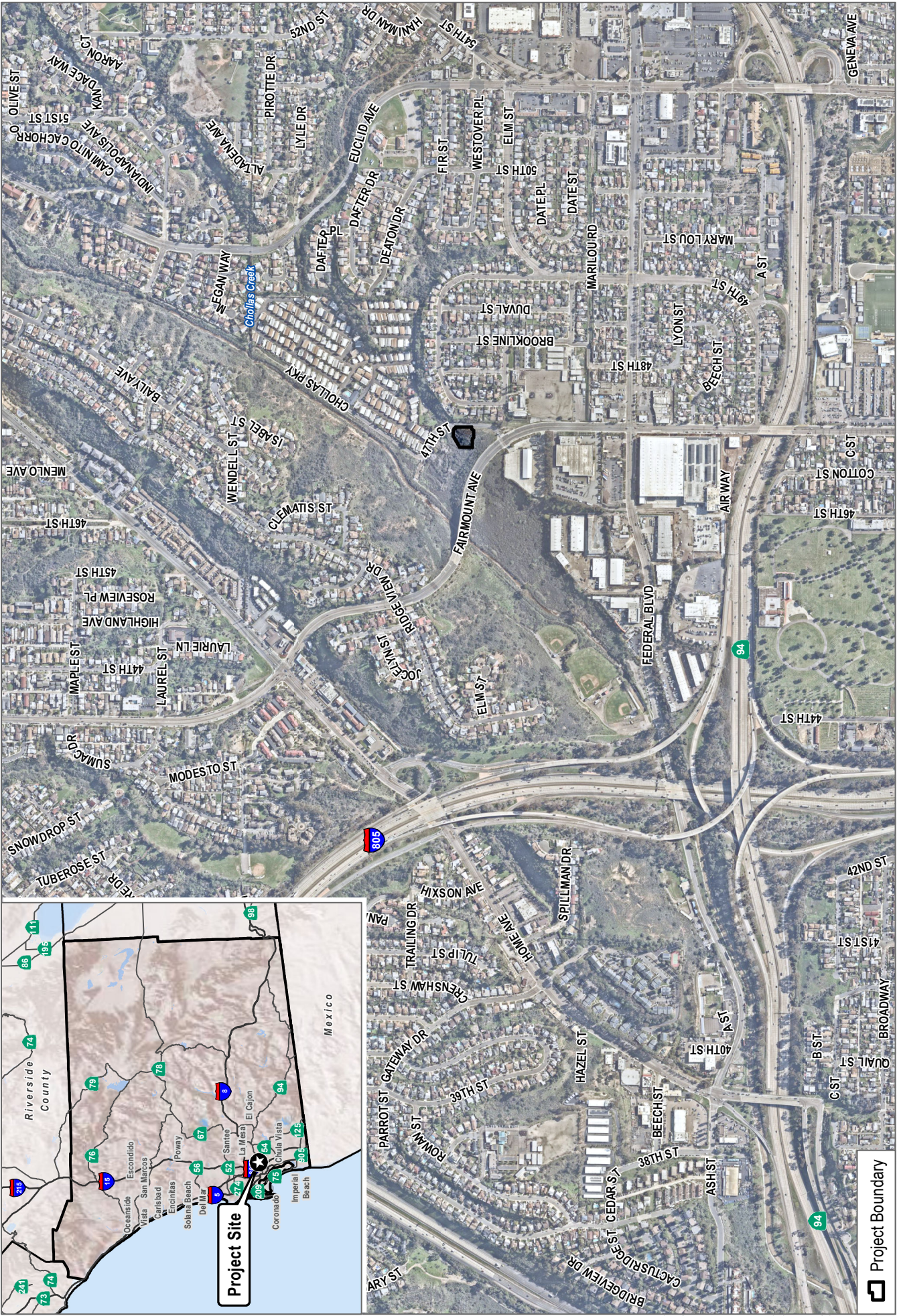


FIGURE 1
Project Location
 Fairmount Avenue Fire Station

SOURCE: FEMA; SANGIS 2023



Project Boundary





 Project Boundary

SOURCE: SANGIS 2023

DUDEK



0 50 100 Feet

FIGURE 2
Project Site

Fairmount Avenue Fire Station Project