

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: San Diego

From: (Public Agency): Deer Springs Fire Protection District
8709 Circle R Drive

Escondido, CA 92026
(Address)

Project Title: DEMOLITION AND RECONSTRUCTION OF FIRE STATION NO. 2

Project Applicant: Deer Springs Fire Protection District

Project Location - Specific:

1321 Deer Springs Road, County of San Diego, CA, APN 187-540-42-00

Project Location - City: unincorporated county Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Demolition, removal, and reconstruction of the existing Fire Station 2 to provide modern facilities that are aligned with the current code requirements, including for earthquake resistance and health and safety of the crew to reconfigure the existing fire station buildings into one new enclosed building which will include a covered three-bay apparatus room that accommodates a drive-through system, new sleeping quarters, a kitchen, communal meeting space, and exercise space as well as replacement of existing parking, hardscape, and landscaping, and utilities and associated grading and clearing.

Name of Public Agency Approving Project: Deer Springs Fire Protection District

Name of Person or Agency Carrying Out Project: Deer Springs Fire Protection District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301, 15302, 15303, and 15304.
- Statutory Exemptions. State code number: _____

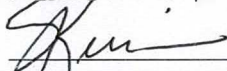
Reasons why project is exempt:

The Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, 15302, 15303, and 15304 because it involves the replacement of an existing facility and associated utilities and improvements See attached resolution for additional details.

Lead Agency
Contact Person: James E. Gordon Area Code/Telephone/Extension: 760-749-8001

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 03/05/2024 Title: Secretary

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



RESOLUTION 24-01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE DEER SPRINGS FIRE PROTECTION DISTRICT FINDING THE DEER SPRINGS FIRE PROTECTION DISTRICT'S DEMOLITION AND RECONSTRUCTION OF FIRE STATION NO. 2 PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING THE FILING OF A NOTICE OF EXEMPTION.

WHEREAS, the Deer Springs Fire Protection District ("District") desires to demolish, remove, and rebuild the Fire Station 2 and associated utilities and improvements ("Project") located at 1321 Deer Springs Road in the County of San Diego, CA, APN 187-540-42-00 ("Property");

WHEREAS, the existing fire station and utilities are out of date and need to be replaced to provide more modern facilities that are aligned with the current code requirements, including for earthquake resistance and health and safety of the crew;

WHEREAS, the Project's removal and demolition of the existing fire station includes the removal of four separate buildings (residences, exercise room, a training room, and a berthing area for 2 firetrucks), outdoor courtyards connecting the buildings, accessory structures, landscaping, trees, hardscape, and utilities;

WHEREAS, the Project's removal of existing trees is required to prepare the site for the new fire station and associated utilities, a modern wastewater treatment facility and modern stormwater drainage facility;

WHEREAS, the Project will install an orange construction fence during project construction to mark the limits of construction work areas where they occur which will include a 100 foot buffer from any mapped streams or waterways during the demolition, grading, clearing, construction and operation of the Project;

WHEREAS, the Project will also conduct a pre-construction survey by a qualified biologist no more than 72 hours before the grubbing, clearing, or grading activities to determine if active bird nests are present in the affected areas if the project needs to conduct any grubbing, clearing, or grading during the general avian breeding season; if nests are identified, the Project operator will work with the biologist to avoid the active nests until nesting behavior has ceased, nests have failed, or young have fledged;

WHEREAS, Helix Environmental has prepared a Biological Report attached as Exhibit A to confirm that the removal of the trees will not result in any impact to an officially designated, mapped, or adopted species of concern;

WHEREAS, the Project's construction of the new fire station involves reconfiguring the existing fire station design which consisted of three buildings plus outdoor courtyards into one new enclosed building which will include a covered three-bay apparatus room that accommodates a drive-through system, new sleeping quarters, a kitchen, communal meeting space, and exercise space as well as new parking, hardscape, and landscaping;

WHEREAS, the Project also requires replacement and modernization of existing utilities including the site's stormwater and wastewater treatment facilities;

WHEREAS, the District will be the public agency approving and carrying out the Project since the Project is exempt from the County of San Diego Zoning Ordinance pursuant County Zoning Section 1006(b) because it is a facility that is "financed in whole or in part by the County, leased or contracted by a third party to provide a public purpose, including but not limited ... Fire Stations, or facilities for public services";

WHEREAS, the CEQA Guidelines (California Code of Regulations Title 14, Chapter 3) categorically exempts 33 classes of projects from CEQA;

WHEREAS, the Class 1 categorical exemption (CEQA Guidelines Section 15301(l)(3) and (4)) applies to the Project because it involves the demolition and removal of the existing fire station;

WHEREAS, the Class 2 categorical exemption (CEQA Guidelines Section 15302) applies to the Project because the the existing fire station will be replaced with a new fire station that serves the same purpose as the existing facility (a fire station) and is in a similar footprint and size as the existing facility when accounting for the outdoor courtyard space;

WHEREAS, the replacement of utilities including the replacement of a storm drain open channel with a pipe and stormwater treatment facility (which will require associated grading, clearing, and removal of landscaping) is exempt under Class 3 categorical exemption (CEQA Guidelines Section 15303) because the replaced utilities will be located in approximately the same location and will serve substantially the same purpose and capacity as the existing facilities and the majority of the trees that need to be removed are diseased or dying pursuant to the opinion of an arborist hired by the District, and the removal of the other trees will not impact environmental resources that are mapped and officially adopted pursuant to state, federal or local ordinance (see Exhibit A, Biological Report, Helix Environmental).

WHEREAS, the Class 4 categorical exemption (CEQA Guidelines Section 15304) applies to the Project because it involves the demolition of the existing fire station and movement of soil to accommodate the removal of the existing fire station and construction of the new fire station including associated landscaping which fits under the Class 4 exemption because the grading and clearing associated with buildings and hardscape for the new facility do not involve the removal of any healthy, mature, or scenic trees in the building and hardscape footprint proposed for the Project (removal of the trees is related to the utility improvements in other locations which is exempt under Classes 2 and 3).

WHEREAS, the District's analysis concluded that the Project is exempt from CEQA pursuant to Classes 1, 2, 3, and 4 of the CEQA Categorical exemptions; and

WHEREAS, the District's analysis further concluded that the Project is not subject to any of the exceptions to the exemption set forth in CEQA Guidelines Section 15300.2 because the Project is not located in a mapped and officially adopted area of critical concern (see Attachment A, Biological Report), the Project will not result in any cumulatively significant impacts since it is replacing an existing facility, there are not any unusual circumstances in replacing an existing fire station; there are not any known or perceived historical resources on the Property; the Project would not result in damage to scenic resources within a scenic highway since the project is not located in a scenic highway right of way and any removal of trees are not within the scenic highway right of way.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE DISTRICT HEREBY RESOLVES AS FOLLOWS:

1. That the above recitals are true and correct.
2. That the Governing Board has analyzed the Project and determined, based on its own independent judgment, that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, 15302, 15303, and 15304 and that none of the exemption to the exemption set forth in CEQA Guidelines section 15300.2 apply to the Project.
3. That the District's Secretary is directed to execute the Notice of Exemption (NOE) to be filed with the San Diego County Clerk (County Clerk) and Office of Planning and Research (OPR).
4. Authorize District legal counsel to file the NOE with the County Clerk and OPR.
5. That this Resolution shall be effective as of the date of its adoption.

PASSED AND ADOPTED BY THE FOLLOWING VOTE THIS 29th DAY OF FEBRUARY, 2024

AYES: 3
NOES: 0
ABSENT: 2
ABSTAIN: 0
RECUSED: 0

Approved:



Bret A. Sealey, President

Attested:



Steve Kerin, Secretary