

CITY COUNCIL

For City Clerk's Use:

☐ **APPROVED** ☐ **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 11

Date: **October 27, 2010**

TO: Honorable Mayor and Members of the City Council

FROM: Barbara Redlitz, Director of Community Development

SUBJECT: Zone Change, and Master and Precise Development Plan for former Fire Station No. 3 property (Case No. PHG10-0020)

STAFF RECOMMENDATION:

The Planning Commission recommended approval on September 28, 2010 (Vote 5-0, Lehman and Yerkes absent).

PROJECT DESCRIPTION:

It is requested that Council adopt Ordinance No. 2010-05 approving the proposed Zone Change and Resolution No. 2010-149 approving the Master and Precise Development Plan.

LOCATION:

The approximately 0.35-acre property is located on the western side of Village Road, south of Country Club Lane, address as 2165 Village Road (APN 224-610-09).

FISCAL ANALYSIS:

The City Council previously authorized the Real Property Manager to enter into escrow and accept an offer from the Deubig Family Trust to purchase the vacated fire station property for \$360,000 with no contingencies or escrow costs paid by the City of Escondido (Resolution No. 2010-140). When the transaction closes, the allocation of the sales proceeds would be determined by the City Council.

PROJECT DESCRIPTION:

Zone Change from existing Planned Development Residential (PD-R) to Planned Development Commercial (PD-C) and a Master and Precise Development Plan to convert the vacant, former Fire Station No. 3 building to an office use. Minor exterior improvements are proposed, which include removal of the existing above-ground diesel fuel tank and pump, portable metal storage shed, and metal hose rack. The building also is proposed to be repainted, and the landscape planters repaired where necessary. Minor interior improvements also would be necessary to convert the existing vehicle bays and other interior spaces to office uses.

BACKGROUND:

The site contains an approximately 2,731 SF neighborhood fire station with two equipment bays designed to accommodate a three member crew. The former station was constructed in the mid 1970s

and was vacated in 2008 with the construction of the New Station 3 located at 1808 Nutmeg Street. The old station then was leased to a private fire fighting company, Pac-West Fire, LLC, from November 2008 to February 2010. The station is located within the Escondido Hills Master Planned Community and the site originally was designated for commercial development as part of the Master Plan (City File No. 69-97-PD). The subject parcel was split off from the adjacent 1.6-acre neighborhood commercial project to the north (Escondido Hills Plaza) in order to develop the site with a neighborhood fire station to serve the Escondido Hills development and surrounding neighborhoods, and the parcel ultimately was zoned Planned Development Residential. Although the property is located within a residential General Plan designation, the General Plan and Zoning Code allows for Planned Neighborhood Commercial in every land-use category. Therefore, in order to use the building for office purposes, the site would need to be rezoned to Planned Development Commercial, and a Master and Precise Plan approved to establish specific development and operational standards for the property, along with any design requirements. The proposed Planned Commercial zoning would be an extension of the existing Planned Development Commercial zoning for the adjacent neighborhood commercial center, but would limit the site to office uses only. The General Plan also includes language that Planned Neighborhood Commercial development be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers, size, intensity, and operational characteristics to avoid adversely affecting surrounding uses.

GENERAL PLAN ANALYSIS:

The General Plan land-use designation for the subject site is Urban 1 (U1). The Urban 1 land-use classification is a medium density category of up to 5.5 units per acre, where single-family homes, mobile homes, patio homes and zero-lot line developments are the predominant use. Commercial Policy B4.1(a) allows for Planned Neighborhood Commercial in every land-use category. Planned Neighborhood Commercial includes convenience commercial uses that provide retail goods and services, and may be freestanding or in small clusters on sites with a five acre maximum size. Commercial Policy B4.6 states that Planned Neighborhood Commercial centers shall be located in such a way as to complement but not conflict with adjoining residential uses. Section 33-331 of the Escondido Zoning Code (General Plan Compatibility Matrix) also allows for Planned Development-Neighborhood Commercial development within all zoning designations. Planned Development Commercial zoning permits uses such as general business services and general office uses.

ENVIRONMENTAL REVIEW:

A Negative Declaration was issued for the proposed project on August 26, 2010, in conformance with the California Environmental Quality Act. The findings of this review are that the proposed project will not have a significant effect on the environment since there is no substantial evidence in the record to indicate project related impacts are potentially significant. No comments were received during the 20-day public review period.

PUBLIC COMMENT:

A resident from the Escondido Hills Planned Development spoke at the Planning Commission hearing expressing concern that continued use of the site would need to be in conformance with the CC&Rs

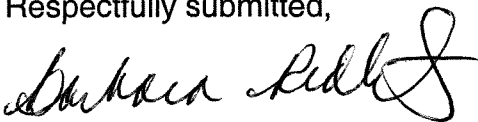
established for the Planned Development. The site would be subject to the relevant development standards established for the adjacent neighborhood commercial development and this requirement is reflected in the project conditions.

DISCUSSION:

Commercial Policy B4.6 states that Planned Neighborhood Commercial centers shall be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers; limiting such facilities to one corner of an intersection where at least one of the streets is classified as a Major Road or Prime Arterial in the Circulation Plan; controlling lights, signage and hours of operation to avoid adversely affecting surrounding uses; requiring adequate landscape buffers between commercial and residential uses; and providing bicycle and pedestrian links between planned neighborhood commercial centers and surrounding residential area. The site originally was designated for commercial development as part of the adjacent 1.6-acre neighborhood commercial center to the north. The Master Development Plan was subsequently modified to accommodate a fire station on the site instead of the originally planned site for the fire station within the development. The fire station building was designed and sited to be in conformance with the overall Master Plan design themes, which called for a low profile building with materials and colors to be compatible with the adjacent commercial and residential development.

The Planning Commission concurred with staff that the proposed project would be in substantial conformance with the General Plan location criteria since it is located approximately one mile away from the nearest commercial center which is located south of the site at the corner of Centre City Parkway/El Norte Parkway. The total commercial development within the Master Planned community would not exceed the five acre limitation since the 0.34-acre site would be an extension of the adjacent 1.6-acre neighborhood commercial development. Appropriate setbacks and landscape screening are provided along the southern boundary of the property in order to avoid potential adverse impacts to the adjacent residences. The conversion of the building to office uses would not result in any adverse lighting, noise, traffic or compatibility impacts with adjacent uses. All uses on the site are restricted to general office and no outdoor storage is allowed. The property also would be subject to the development standards of the adjacent planned commercial development. The hours of operation would be during the daytime hours, generally Monday – Friday, which would be less intensive than the 24-hour operations of the previous fire station. The proposed zone change would be an extension of the adjacent commercial development which is located on a corner that is served by a Circulation Element road. The project also will not affect any existing designated access points to adjacent open space areas. Therefore, both the Planning Commission and staff feel the project is in substantial conformance with the General Plan policies regarding Planned Commercial development and the proposed the site is suitable for conversion to light office uses.

Respectfully submitted,



Barbara Redlitz
Director of Community Development



Jay Paul
Associate Planner

EXHIBIT "A"
FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG 10-0020

Zone Change

1. The public health, safety and welfare would not be adversely affected by the proposed Zone Change from Planned Development Residential (PD-R) to Planned Development Commercial (PD-C) since the site has been developed and used for non-residential purposes (Fire Station) and the proposed zone change would be in conformance with the General Plan, which allows for neighborhood commercial zoning and development within all zones. The proposed project would not disrupt or divide the physical arrangement of the area since no new development or expansion of the site is proposed. Appropriate access and on-site parking is provided and the project would not alter the existing streets or circulation patterns. Adequate public facilities are available and water and sewer service currently is provided to the site. The proposed Zone Change to PD-C to facilitate conversion of the station to office uses would not create an intensification of use of the site, and would not change the character, form or arrangement of land uses in the area. Use of the existing building for limited office uses would not result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts due to the low intensity nature of the use. The building also was originally designed to be compatible with the surrounding residential development in terms of mass and scale, building height and materials, and the proposed design of the building would remain the same. The proposed Zone Change is not anticipated to generate a significant number of new trips and would not impact the levels of service on the adjacent street or intersections. The Engineering Department indicated the project would not impact the existing levels of service on either street, or impact the operation of the intersection.

A Negative Declaration was issued for the proposed project on August 26, 2010, in conformance with the California Environmental Quality Act. The findings of this review are that the proposed project will not have a significant effect on the environment since there is no substantial evidence in the record to indicate project related impacts are potentially significant. The project also would have no impact to fish and wildlife.

2. The site is suitable for the uses permitted by the proposed zone since the site previously was used as a neighborhood fire station and conversion to an office use would not require any substantial alterations to the site or the existing building. Adequate access is provided to the site and appropriate on-site parking can be provided.
3. The uses permitted by the proposed PD-C zone will not be detrimental to surrounding properties since the site originally developed as a neighborhood fire station. The conversion of the existing building to limited office uses would not result in an adverse intensification of the previous use, as detailed in the Negative Declaration issued for the project. Appropriate on-site parking would be provided, and the project would not result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts. The Engineering Department indicated the project would not impact the existing levels of service on either street, or impact the operation of the intersection. The building also was originally designed to be compatible with the surrounding residential development in terms of mass and scale, building height and materials, and the proposed design of the building would remain the same.
4. The proposed Zone Change from PD-R to PD-C would be in substantial conformance with the adopted General Plan and general plan policies. The General Plan and Zoning Code allows for Planned Neighborhood Commercial in every land-use category, which includes retail goods and services, and general office uses. The General Plan also includes language that Planned Neighborhood Commercial development be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers, size, intensity, and operational characteristics to avoid adversely affecting surrounding uses. Commercial Policy B4.1(a) allows for Planned Neighborhood Commercial in every land-use category and the commercial zoning would be an extension of the adjacent neighborhood commercial zoning to the north.
5. The proposed Zone Change from PD-R to PD-C would not conflict with the Escondido Hills Master Plan which originally planned for and allows a variety of neighborhood commercial development. There are no other specific plans adopted for or that affect the subject site.

Master and Precise Plan

1. The General Plan land-use designation for the subject site is Urban 1 (U1). The Urban 1 land-use classification is a medium density category of up to 5.5 units per acre, where single-family homes, mobile homes, patio homes and zero-lot line developments are the predominant use. The existing parcel was created in order to develop the property with a neighborhood fire station as part of the over Master Plan for the mix-use residential development. Granting the Modification to the Master and Precise Development Plan to allow a conversion of an existing fire station to limited office uses would be in conformance with the City's General Plan [Commercial Policy B4.1(a)] which allows for Planned Neighborhood Commercial in every land-use category. The General Plan also includes language that Planned Neighborhood Commercial development be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers, size, intensity, and operational characteristics to avoid adversely affecting surrounding uses. The conversion of the existing building to office uses would not result in an adverse intensification of the previous use, as detailed in the Negative Declaration issued for the project. *Appropriate on-site parking would be provided, and the project would not result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts due to the low intensity nature of a small neighborhood office use.*

The proposed project would be in conformance with General Plan Economic Policies (page II-23) which encourage economic activities that are clean and nonpolluting to expand or locate in Escondido; provide additional employment opportunities; reduce the need for Escondido residents to commute out of the area; maintain the City's fiscal stability; and are aesthetically superior.

2. The proposed conversion of the fire station to office uses would be well integrated with its surroundings and would not result in a substantial alteration of the present or planned land use since the property was developed as a neighborhood fire station and the building was designed and oriented to be compatible with the surrounding neighborhood commercial and residential development. The project design, architecture, colors and landscaping are consistent with surrounding development. No significant alterations to the building or site are proposed or required. The proposed Planned Commercial zoning would be an extension of the existing zoning for the adjacent neighborhood commercial center (Escondido Hills Plaza), but would limit the site to office uses only. Given the site's development, orientation and use as a fire station, and location adjacent to an existing neighborhood commercial center, the proposed Zone Change and Master and Precise Development Plan to convert the existing building to office uses would not substantially change the character, form or arrangement of land uses in the area.
3. The proposed facility would be adequately served by existing public facilities since City sewer and water service is available from existing mains in the adjacent streets or easements, and the project would not adversely impact these facilities nor require significant upgrades to the existing infrastructure.
4. The proposed conversion of the existing fire station building to an office does not require substantial alterations to the site or building. Existing accessory structures associated with the fire station would be removed (which includes the above-ground gas tank, hose rack and metal storage shed). The existing building was originally designed to be consistent with the approved Master Plan guidelines, which called for a low profile structure with materials that would complement the adjacent residential development. No changes are proposed to the exterior of the building except for new exterior paint to be compatible with the material and colors of the adjacent commercial development and surrounding residences. The project has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and would not result in a negative impact to the adjacent neighborhood for the reasons stated above and as detailed in the Negative Declaration and the Planning Commission staff report.
5. A Negative Declaration was issued for the proposed project on August 26, 2010, in conformance with the California Environmental Quality Act. The findings of this review are that the proposed project will not have a significant effect on the environment since there is no substantial evidence in the record to indicate project related impacts are potentially significant. The project also would have no impact to fish and wildlife.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 10-0020

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete.
3. Appropriate access shall be provided to the project site, to the satisfaction of the Fire Department.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program
6. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
7. The development shall be subject to all conditions of the previously approved Master and Precise Development Plans for the Escondido Hill Master Planned Development and adjacent commercial development standards, except as modified herein.
8. All new utilities and utility runs shall be underground.
9. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). All lighting shall contain appropriate shielding to prevent potential light or glare from spilling onto adjacent properties or negatively affecting vehicles traveling along the adjacent roadways.
10. A minimum of six parking spaces shall be provided in conjunction with this project. Parking shall be provided at a ratio of 1 space per 300 SF for the interior office area and 1 space per 800 SF of storage area. Said parking spaces shall be 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 stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage
11. As proposed, the design, colors and materials of the proposed facility shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.
12. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47) for CN zoning, to the satisfaction of the Planning Division. A separate sign permit shall be submitted along with the corresponding application fee.
13. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
14. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s). The method of screening and cross sections shall be included with the building plans.
15. The use of the building and site shall be restricted to office uses only.
16. No outdoor storage, operations, or repair of vehicles or equipment shall be allowed. All operations and storage of any equipment or materials shall be indoors (except for normal type vehicles associated with the office). Any heavy equipment or large commercial vehicles shall be stored at an off-site location or within the equipment bays.

17. A landscape plan shall be submitted to the Planning Division for review and approval for proposed upgrades to the existing planter areas. All landscape planter areas shall be landscaped appropriately with appropriate materials.
18. All landscape improvements shall be installed and all vegetation growing in an established, flourishing manner prior to occupancy. All irrigation shall be maintained in fully operational condition.
19. The Precise Plan modification shall be null and void if not utilized within twelve months of the effective date of approval, as determined by the Planning Division.
20. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Master and Precise Plan modification upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
21. A copy of these Conditions of Approval shall be submitted with the submittal of the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.

PLANNING COMMISSION

Agenda Item No.: G.1
Date: September 28, 2010

CASE NUMBER: PHG 10-0020

APPLICANT: City of Escondido

LOCATION: The approximately 0.34-acre property is located on the western side of Village Road, south of Country Club Lane, address as 2165 Village Road (APN 224-610-09).

TYPE OF PROJECT: Zone Change, and Master and Precise Development Plan

PROJECT DESCRIPTION: The proposed project consists of a Zone Change from existing Planned Development Residential (PD-R) to Planned Development Commercial (PD-C) and a Master and Precise Development Plan to convert the vacant former Fire Station No. 3 building to an office use. Minor exterior improvements are proposed, which include removal of the existing above-ground diesel fuel tank and pump, portable metal storage shed, and metal hose rack. The building also is proposed to be repainted, and the landscape planters repaired where necessary. Minor interior improvements also would be necessary to convert the existing vehicle bays and other interior spaces to office uses.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: Urban 1; Tier 1- North Broadway subarea

ZONING: PD-R (Planned Development-Residential)

BACKGROUND/SUMMARY OF ISSUES:

The subject 0.35-acre site contains an approximately 2,731 SF neighborhood fire station with two equipment bays designed to accommodate a three member crew. The former station was constructed in the mid 1970s and was vacated in 2008 with the construction of the New Station 3 located at 1808 Nutmeg Street. The station is located within the Escondido Hills Master Planned Community and the site originally was designated for commercial development as part of the Master Plan (City File No. 69-97-PD). The subject parcel was split off from the adjacent neighborhood commercial project to the north (Escondido Hills Plaza) in order to develop the site with a neighborhood fire station to serve the Escondido Hills development and surrounding neighborhoods, and the parcel ultimately was zoned Planned Development Residential. In order to use the building for office purposes, the site would need to be rezoned to Planned Development Commercial, and a Master and Precise Plan approved to establish specific development and operational standards for the property, along with any design requirements. The proposed Planned Commercial zoning would be an extension of the existing Planned Development Commercial zoning for the adjacent neighborhood commercial center, but would limit the site to office uses only.

Although the property is located within a residential General Plan designation, the General Plan and Zoning Code allows for Planned Neighborhood Commercial in every land-use category. However, the General Plan also includes language that Planned Neighborhood Commercial development be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers, size, intensity, and operational characteristics to avoid adversely affecting surrounding uses.

Staff feels the issues are as follows:

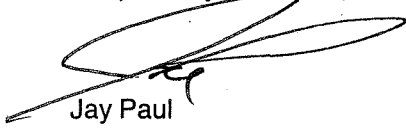
1. The appropriateness of the use of the building for office purposes and whether the proposed zone change and use is consistent with the General Plan policies regarding Planned Neighborhood Commercial development.

REASONS FOR STAFF RECOMMENDATION:

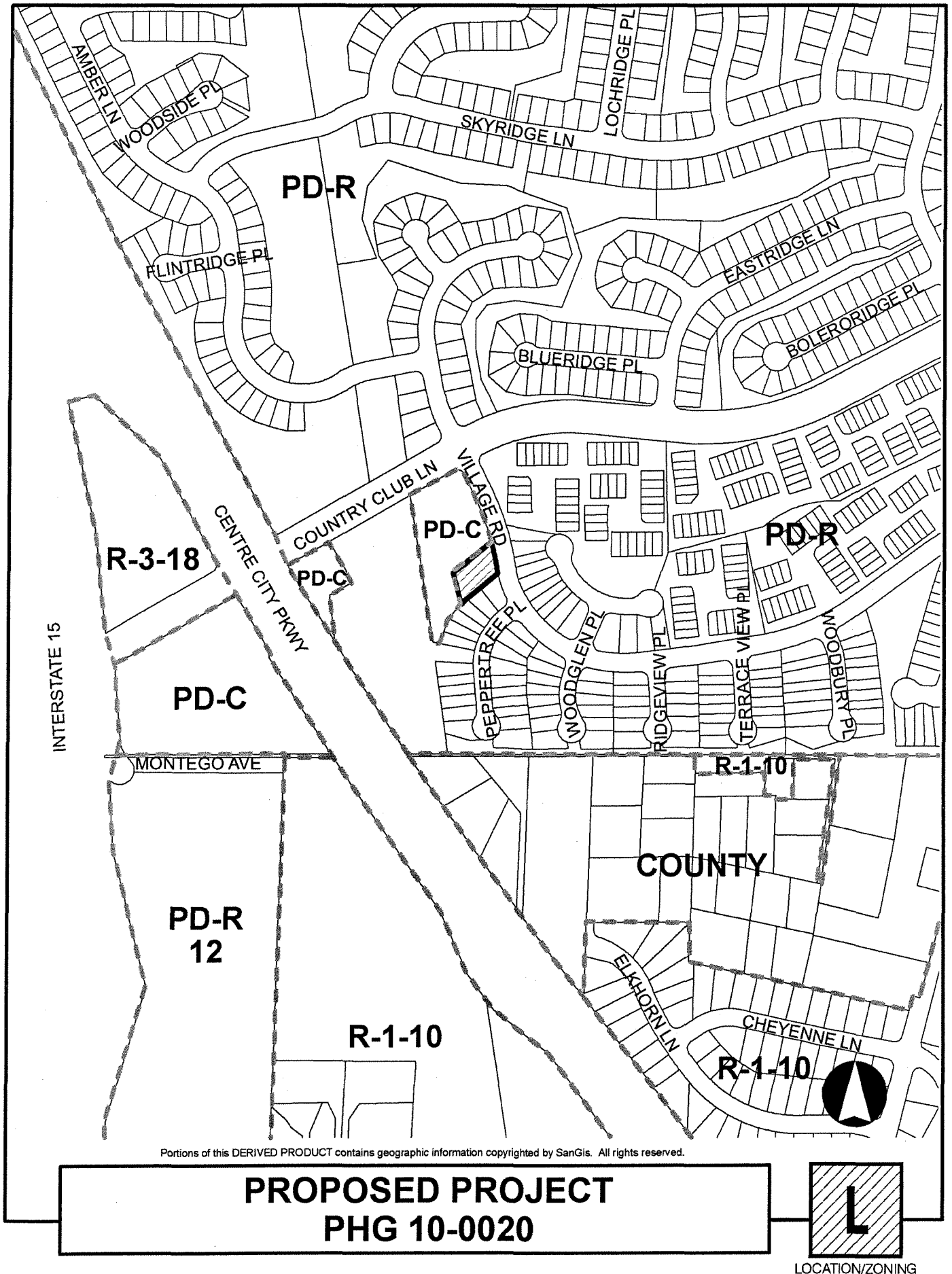
1. Staff feels the proposed Zone Change to PD-C and Master and Precise Plan to convert the vacant fire station to office uses is in substantial conformance with the General Plan policies since Planned Commercial development is permitted within all zoning categories and would be an extension of the adjacent neighborhood commercial zoning to the north. The conversion of the station to office uses would not create an intensification of use of the site, and would not change the character, form or arrangement of land uses in the area. Use of the existing building for limited office

uses is not anticipated to result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts. The building also was originally designed to be compatible with the surrounding residential development in terms of mass and scale, building height and materials, and the proposed design of the building would remain the same.

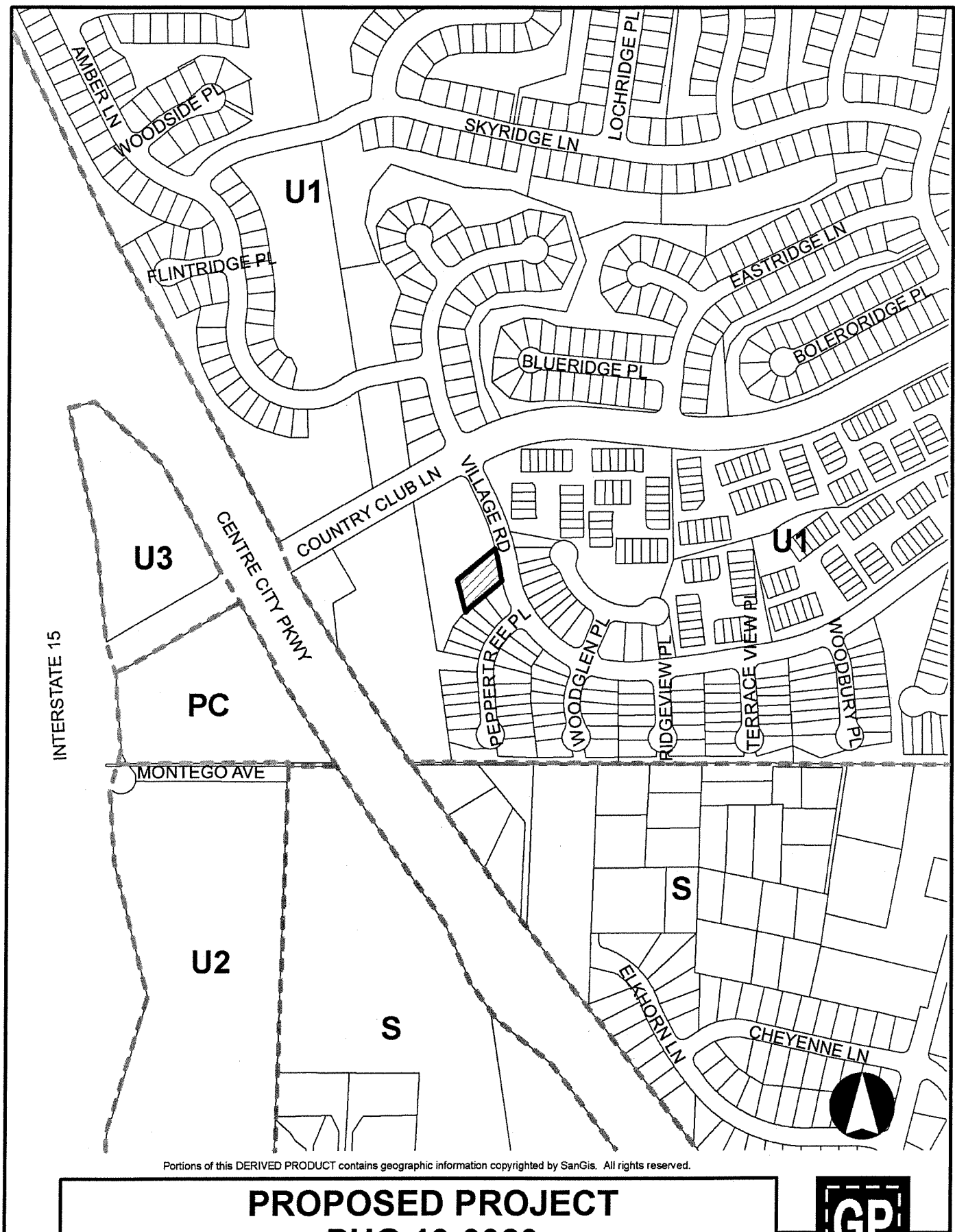
Respectfully submitted,

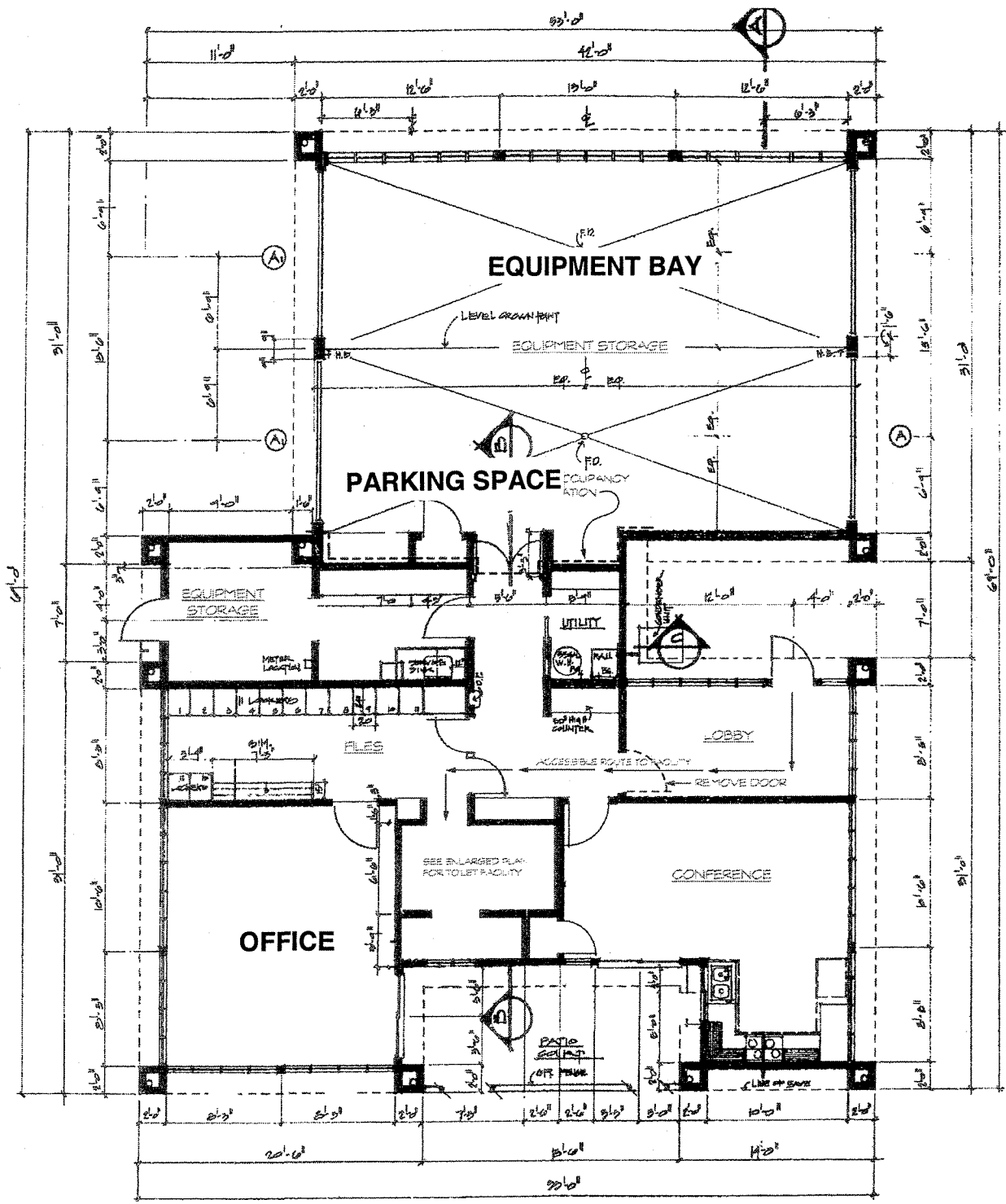
A handwritten signature in black ink, appearing to read "Jay Paul", is written over a horizontal line.

Jay Paul
Associate Planner



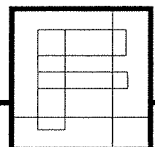
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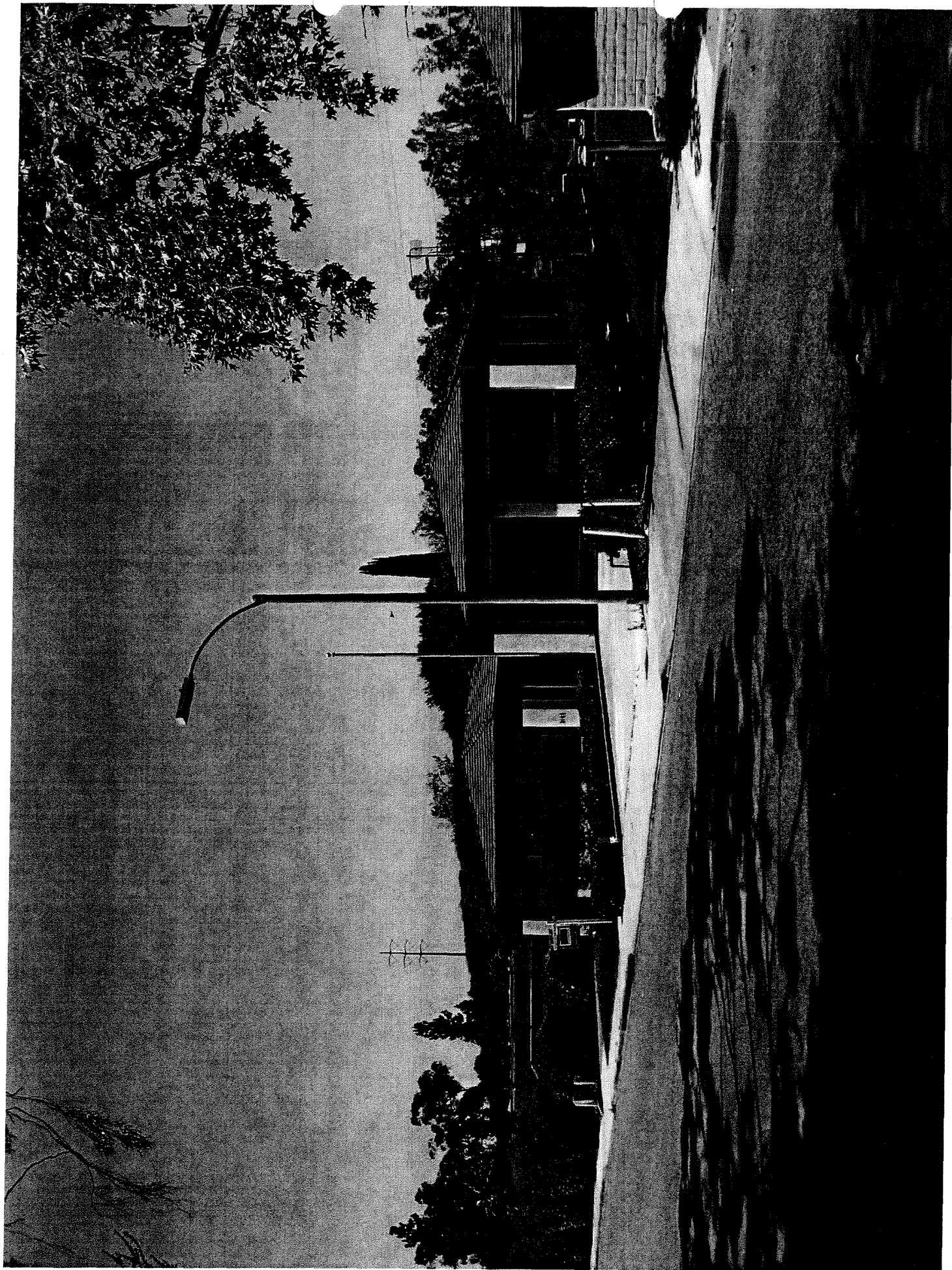


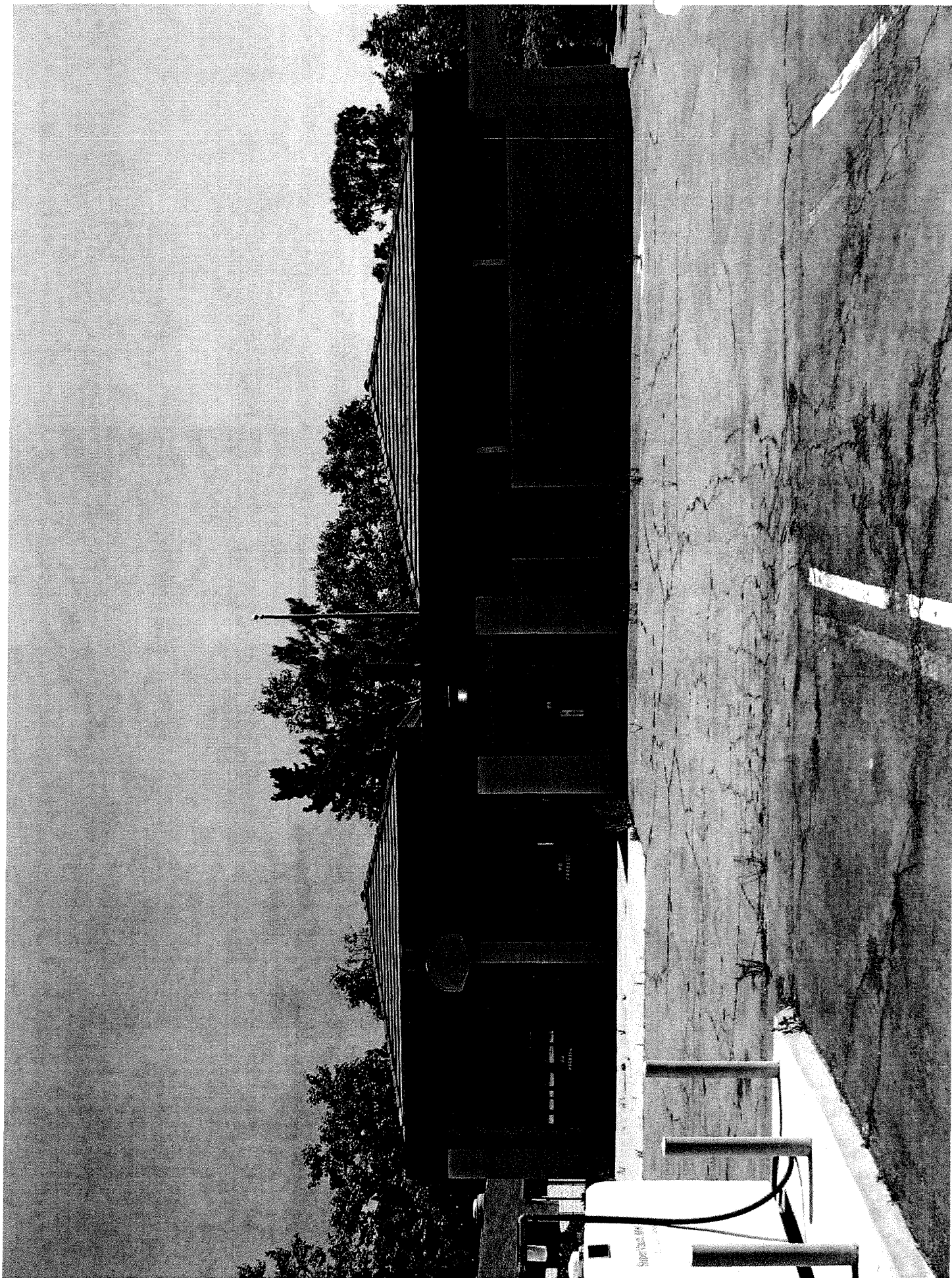
FLOOR PLAN

**PROPOSED PROJECT
PHG 10-0020**



FLOOR PLAN





ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: PD-C zoning (Planned Development Commercial) / A 1.6-acre neighborhood commercial development is located immediately north of the subject site. The site consists of low profile structures (single-story in height) with approximately 16,000 SF of commercial building area, paved parking and perimeter landscaping. Access to the commercial center is from a single driveway from Country Club Lane (right-in and right-out only) and a single driveway from Village Road.

SOUTH: PD-R zoning (Planned Development Residential) / Single and two-story duplex-type units are located immediately to the south of the subject site. The rear of the homes orient towards the site. A wooden fence and ornamental landscaping is located along the southern property line.

EAST: PD-R zoning (Planned Development Residential) / Single and two-story duplex-type units are located east of the site across Village Road. The rear of the homes orient towards Village Road.

WEST: PD-C zoning (Planned Development Commercial) / Parking spaces associated with the adjacent neighborhood commercial complex are located immediately to the west of the subject site at a slightly lower elevation. A large open space/recreation area associated with the Escondido Hills development is located further to the west. A paved walkway provides access to the adjacent parking lot and open space area from the subject property.

B. ENVIRONMENTAL STATUS

A Negative Declaration was issued for the proposed project on August 26, 2010, in conformance with the California Environmental Quality Act. The findings of this review are that the proposed project will not have a significant effect on the environment since there is no substantial evidence in the record to indicate project related impacts are potentially significant. No comments were received during the 20-day public review period.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding the proposed development and their ability to serve the site.
2. Effect on Fire Service -- The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic -- The project site fronts onto and takes access from Village Road, which is a non-classified roadway (60' R-O-W) that runs through the Escondido Hills Planned Development connecting to Country Club Lane (Collector Road) on the north, and North Iris Lane (Local Collector Road) on the east. Trip generation from Fire Station No. 3 was based on estimated service call volumes and staffing levels. The proposed facility typically would have a staff of 3 people, which would generate approximately 6 average daily trips. City Fire Department staff indicated the station received approximately 4.2 calls per day which would yield approximately 8 project-generated Average Daily Trips (ADT) or up to 16 passenger car equivalent trips (PCE) accounting for the larger emergency vehicles for a total of 22 ADT. The proposed change to office uses is anticipated to generate approximately 14 trips per 1,000 SF or 38 ADT (5.4 a.m. peak hour trips and 5.4 p.m. peak hour trips) or a net increase of 16 additional trips. This additional number of trips would be equivalent to the trips generated by 2.6 duplex type units (6 trips per unit) or 1.6 single-family detached homes (10 trips per unit). The Engineering Division indicated Village Road currently operates at a Level-of-Service 'C' or better and the anticipated increase in trips from the office use would not be significant since the project would not cause the volume to capacity ratios to exceed established thresholds, or adversely increase the delay at nearby intersections. No mitigation is required.
4. Utilities -- Water and sewer is available from existing mains in the adjoining street or easements. Water service to the site currently is provided by Rincon Del Diablo Water District. Sufficient water service would continue to be provided to the site from existing mains within the adjoining street system. No upgrade to the water system would be necessary to support the proposed use of the building for office/commercial purposes. The Engineering Department indicated the project would not result in a significant impact to public services or utilities.
5. Drainage -- There are no significant drainage courses within or adjoining the property. Runoff from the project would be directed to the adjoining public street or other drainage facility. The Engineering Department has determined the project would not materially degrade the levels of service of the existing drainage facilities.

D. GENERAL PLAN ANALYSIS:

The General Plan land-use designation for the subject site is Urban 1 (U1). The Urban 1 land-use classification is a medium density category of up to 5.5 units per acre, where single-family homes, mobile homes, patio homes and zero-lot line developments are the predominant use. Commercial Policy B4.1(a) allows for Planned Neighborhood Commercial in every land-use category. Planned Neighborhood Commercial includes convenience commercial uses that provide retail goods and services, and may be freestanding or in small clusters on sites with a five acre maximum size. Commercial Policy B4.6 states that Planned Neighborhood Commercial centers shall be located in such a way as to complement but not conflict with adjoining residential uses. Section 33-331 of the Escondido Zoning Code (General Plan Compatibility Matrix) also allows for Planned Development-Neighborhood Commercial development within all zoning designations. Planned Development Commercial zoning permits uses such as general business services and general office uses (including professional office).

E. PROJECT ANALYSIS

Conformance with General Plan Criteria for Planned Commercial Development

Commercial Policy B4.6 states that Planned Neighborhood Commercial centers shall be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers; limiting such facilities to one corner of an intersection where at least one of the streets is classified as a Major Road or Prime Arterial in the Circulation Plan; controlling lights, signage and hours of operation to avoid adversely affecting surrounding uses; requiring adequate landscape buffers between commercial and residential uses; and providing bicycle and pedestrian links between planned neighborhood commercial centers and surrounding residential area. The site originally was designed for commercial development as part of the adjacent 1.6-acre neighborhood commercial center to the north. The Master Development Plan was subsequently modified to accommodate a fire station on the site instead of the originally planned site for the fire station within the development. The fire station building was designed and sited to be in conformance with the overall Master Plan design themes, which called for a low profile building with materials and colors to be compatible with the adjacent commercial and residential development.

Staff feels the proposed project would be in substantial conformance with the General Plan location criteria since it is located approximately one mile away from the nearest commercial center which is located south of the site at the corner of Centre City Parkway/El Norte Parkway. The total commercial development within the Master Planned community would not exceed the five acre limitation since the 0.34-acre site would be an extension of the adjacent 1.6-acre neighborhood commercial development. Appropriate setbacks and landscape screening are provided along the southern boundary of the property in order to avoid potential adverse impacts to the adjacent residences. The conversion of the building to office uses does not require any additional exterior lighting and the relatively low intensity of a small office use would not result in any lighting, noise, traffic or compatibility impacts with adjacent uses. All uses on the site are restricted to general office and no outdoor storage is allowed. The hours of operation would be during the daytime hours, generally Monday – Friday, which would be less intensive than the 24-hour operations of the previous fire station. The proposed zone change would be an extension of the adjacent commercial development which is located on a corner that is served by a Circulation Element road. The proposed office use is not anticipated to generate any significant additional vehicle trips onto Village Road. The project also will not affect any existing designated access points to adjacent open space areas. Therefore, staff feels the project is in substantial conformance with the General Plan policies regarding Planned Commercial development and the proposed the site is suitable for conversion to light office uses. There also has not received any comments from adjacent residents regarding the proposed project.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 0.35-acre site (15,246 SF) is developed as a fire station and contains a 2,731 SF, single-story neighborhood fire station, paved parking towards the rear of the site, ornamental landscaping, an approximately 550 gal. above-ground diesel tank/fueling pump, metal hose rack tower and small metal storage building. The site is relatively flat and generally slopes and drains from east to west to a concrete catch basin. Vegetation on the site is limited and generally consists of mature ornamental trees, shrubs, turf and groundcover. The property does not contain any sensitive vegetation or protected trees. The site is secured by chain-link fencing and a sliding gate, which allows access to the rear of the site. A wooden fence is located along the southern boundary of the property, which separates the southern driveway from the homes to the south. The project site fronts onto and takes access from Village Road, which is an unclassified residential street (60' R-O-W). Village Road has been improved to its ultimate width with curb, gutter and sidewalk. A 25-foot-wide concrete driveway located at the northeastern corner of the site provides access to the existing equipment bays. A 12-foot-wide asphalt driveway along the southern boundary of the property provides access to the parking area located towards the rear area of the property.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 0.35 acres (15,246 SF) on one parcel
2. Building Size: 2,731 SF, which includes the 1,155 SF equipment bay
3. Building Height: Ranges from 17' – 20' to top of roofline (one story and 35' max allowed in CN zone)
4. Exterior Materials: Stucco exterior (white) with three-foot-high wood cladding around bottom of roofline (forest green). Varied rooflines with flat concrete tiles (brown); bronze windows with bronze finish roll-up glass/metal equipment-bay doors.
5. Proposed Colors: Exterior stucco - gray/green tone
Wood Trim – olive green/gray tone
Tile – remain the same brown flat concrete tile
6. Permitted Uses: General Business Office (no outdoor storage or operations, including the storage of larger commercial type construction equipment or vehicles).
7. Hours of Operation: Typically 7:00 a.m. – 6:00 p.m. M-F, but no restrictions on hours proposed since it is a light office use.
8. Signage: No signage proposed with this submittal. Project subject to Commercial Neighborhood (CN) sign requirements as required for the adjacent neighborhood commercial center.
9. Landscaping: Existing landscape and planter areas to be repaired or replanted as necessary.
10. Parking:

Required: Min. 6 based on office space at 1:300 ratio and indoor storage at 1:800 ratio
Office Space: $1,471 \text{ SF} / 800 = 4.9 \text{ spaces}$
Equipment Bay: $(1,155 \text{ SF} - 220 \text{ SF indoor parking area}) / 800 = 1.17 \text{ spaces}$
Other Indoor Storage: $105 \text{ SF} / 800 = 0.13 \text{ spaces}$
6 spaces required

Proposed: 4 standard spaces
1 disabled, van accessible
1 indoor space within the equipment bay
Total 6 spaces
10. Setbacks existing:

Front: 15'
Side: 5' and 17+ feet
Rear: 64'

EXHIBIT "A"
FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG 10-0020

Zone Change

1. The public health, safety and welfare would not be adversely affected by the proposed Zone Change from Planned Development Residential (PD-R) to Planned Development Commercial (PD-C) since the site has been developed and used for non-residential purposes (Fire Station) and the proposed zone change would be in conformance with the General Plan, which allows for neighborhood commercial zoning and development within all zones. The proposed project would not disrupt or divide the physical arrangement of the area since no new development or expansion of the site is proposed. Appropriate access and on-site parking is provided and the project would not alter the existing streets or circulation patterns. Adequate public facilities are available and water and sewer service currently is provided to the site. The proposed Zone Change to PD-C to facilitate conversion of the station to office uses would not create an intensification of use of the site, and would not change the character, form or arrangement of land uses in the area. Use of the existing building for limited office uses would not result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts due to the low intensity nature of the use. The building also was originally designed to be compatible with the surrounding residential development in terms of mass and scale, building height and materials, and the proposed design of the building would remain the same. The proposed Zone Change is not anticipated to generate a significant number of new trips and would not impact the levels of service on the adjacent street or intersections. The Engineering Department indicated the project would not impact the existing levels of service on either street, or impact the operation of the intersection.

A Negative Declaration was issued for the proposed project on August 26, 2010, in conformance with the California Environmental Quality Act. The findings of this review are that the proposed project will not have a significant effect on the environment since there is no substantial evidence in the record to indicate project related impacts are potentially significant. The project also would have no impact to fish and wildlife.

2. The site is suitable for the uses permitted by the proposed zone since the site previously was used as a neighborhood fire station and conversion to an office use would not require any substantial alterations to the site or the existing building. Adequate access is provided to the site and appropriate on-site parking can be provided.
3. The uses permitted by the proposed PD-C zone will not be detrimental to surrounding properties since the site originally developed as a neighborhood fire station. The conversion of the existing building to limited office uses would not result in an adverse intensification of the previous use, as detailed in the Negative Declaration issued for the project. Appropriate on-site parking would be provided, and the project would not result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts. The Engineering Department indicated the project would not impact the existing levels of service on either street, or impact the operation of the intersection. The building also was originally designed to be compatible with the surrounding residential development in terms of mass and scale, building height and materials, and the proposed design of the building would remain the same.
4. The proposed Zone Change from PD-R to PD-C would be in substantial conformance with the adopted General Plan and general plan policies. The General Plan and Zoning Code allows for Planned Neighborhood Commercial in every land-use category, which includes retail goods and services, and general office uses. The General Plan also includes language that Planned Neighborhood Commercial development be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers, size, intensity, and operational characteristics to avoid adversely affecting surrounding uses. Commercial Policy B4.1(a) allows for Planned Neighborhood Commercial in every land-use category and the commercial zoning would be an extension of the adjacent neighborhood commercial zoning to the north.
5. The proposed Zone Change from PD-R to PD-C would not conflict with the Escondido Hills Master Plan which originally planned for and allows a variety of neighborhood commercial development. There are no other specific plans adopted for or that affect the subject site.

Master and Precise Plan

1. The General Plan land-use designation for the subject site is Urban 1 (U1). The Urban 1 land-use classification is a medium density category of up to 5.5 units per acre, where single-family homes, mobile homes, patio homes and zero-lot line developments are the predominant use. The existing parcel was created in order to develop the property with a neighborhood fire station as part of the over Master Plan for the mix-use residential development. Granting the Modification to the Master and Precise Development Plan to allow a conversion of an existing fire station to limited office uses would be in conformance with the City's General Plan [Commercial Policy B4.1(a)] which allows for Planned Neighborhood Commercial in every land-use category. The General Plan also includes language that Planned Neighborhood Commercial development be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers, size, intensity, and operational characteristics to avoid adversely affecting surrounding uses. The conversion of the existing building to office uses would not result in an adverse intensification of the previous use, as detailed in the Negative Declaration issued for the project. Appropriate on-site parking would be provided, and the project would not result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts due to the low intensity nature of a small neighborhood office use.

The proposed project would be in conformance with General Plan Economic Policies (page II-23) which encourage economic activities that are clean and nonpolluting to expand or locate in Escondido; provide additional employment opportunities; reduce the need for Escondido residents to commute out of the area; maintain the City's fiscal stability; and are aesthetically superior.

2. The proposed conversion of the fire station to office uses would be well integrated with its surroundings and would not result in a substantial alteration of the present or planned land use since the property was developed as a neighborhood fire station and the building was designed and oriented to be compatible with the surrounding neighborhood commercial and residential development. The project design, architecture, colors and landscaping are consistent with surrounding development. No significant alterations to the building or site are proposed or required. The proposed Planned Commercial zoning would be an extension of the existing zoning for the adjacent neighborhood commercial center (Escondido Hills Plaza), but would limit the site to office uses only. Given the site's development, orientation and use as a fire station, and location adjacent to an existing neighborhood commercial center, the proposed Zone Change and Master and Precise Development Plan to convert the existing building to office uses would not substantially change the character, form or arrangement of land uses in the area.
3. The proposed facility would be adequately served by existing public facilities since City sewer and water service is available from existing mains in the adjacent streets or easements, and the project would not adversely impact these facilities nor require significant upgrades to the existing infrastructure.
4. The proposed conversion of the existing fire station building to an office does not require substantial alterations to the site or building. Existing accessory structures associated with the fire station would be removed (which includes the above-ground gas tank, hose rack and metal storage shed). The existing building was originally designed to be consistent with the approved Master Plan guidelines, which called for a low profile structure with materials that would complement the adjacent residential development. No changes are proposed to the exterior of the building except for new exterior paint to be compatible with the material and colors of the adjacent commercial development and surrounding residences. The project has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and would not result in a negative impact to the adjacent neighborhood for the reasons stated above and as detailed in the Negative Declaration and the Planning Commission staff report.
5. A Negative Declaration was issued for the proposed project on August 26, 2010, in conformance with the California Environmental Quality Act. The findings of this review are that the proposed project will not have a significant effect on the environment since there is no substantial evidence in the record to indicate project related impacts are potentially significant. The project also would have no impact to fish and wildlife.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 10-0020

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete.
3. Appropriate access shall be provided to the project site, to the satisfaction of the Fire Department.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program
6. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
7. The development shall be subject to all conditions of the previously approved Master and Precise Development Plans for the Escondido Hill Master Planned Development, except as modified herein.
8. All new utilities and utility runs shall be underground.
9. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). All lighting shall contain appropriate shielding to prevent potential light or glare from spilling onto adjacent properties or negatively affecting vehicles traveling along the adjacent roadways.
10. A minimum of six parking spaces shall be provided in conjunction with this project. Parking shall be provided at a ratio of 1 space per 300 SF for the interior office area and 1 space per 800 SF of storage area. Said parking spaces shall be 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 stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage
11. As proposed, the design, colors and materials of the proposed facility shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.
12. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47) for CN zoning, to the satisfaction of the Planning Division. A separate sign permit shall be submitted along with the corresponding application fee.
13. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
14. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s). The method of screening and cross sections shall be included with the building plans.
15. The use of the building and site shall be restricted to office uses only.
16. No outdoor storage, operations, or repair of vehicles or equipment shall be allowed. All operations and storage of any equipment or materials shall be indoors (except for normal type vehicles associated with the office). Any heavy equipment or large commercial vehicles shall be stored at an off-site location or within the equipment bays.

17. A landscape plan shall be submitted to the Planning Division for review and approval for proposed upgrades to the existing planter areas. All landscape planter areas shall be landscaped appropriately with appropriate materials.
18. All landscape improvements shall be installed and all vegetation growing in an established, flourishing manner prior to occupancy. All irrigation shall be maintained in fully operational condition.
19. The Precise Plan modification shall be null and void if not utilized within twelve months of the effective date of approval, as determined by the Planning Division.
20. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Master and Precise Plan modification upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
21. A copy of these Conditions of Approval shall be submitted with the submittal of the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

Environmental Checklist Form

1. Project title: PHG 10-0020 (Old Fire Station 3 Rezone and Master and Precise Development Plan)
2. Lead agency name and address: City of Escondido, Planning Division
201 N. Broadway, Escondido, CA 92025
3. Contact person and phone number: Jay Paul, Associate Planner (760) 839-4537
4. Project location: Approximately 0.35-acre parcel generally located on the western side of Village Road, north of Pepper Tree Place, south of County Club Lane, addressed as 2165 Village Road (APN 224-610-09).
5. Project sponsor's name and address: City of Escondido, 201 N. Broadway, Escondido, CA 92025
6. General Plan designation: Urban 1(Single-Family Residential, up to 5.5 dwelling units per acre)
7. Zoning: PD-R (Planned Development Residential)
7. Project Description: Environmental review for a proposed Zone Change from existing Planned Development Residential (PD-R) zoning to Planned Development-Commercial (PD-C) zoning for Old Fire Station No. 3. The zone change is proposed to allow to vacant fire station building to be used for office/professional type uses. A Master and Precise Development Plan also is proposed for the conversion of the fire station building and site to an office use. Old Fire Station No 3 was shut down in 2008 and replaced with a new Fire Station No. 3 located at 1808 Nutmeg Street.
8. Surrounding land uses and setting (briefly describe the project's surroundings):
North: Neighborhood Shopping Center
South: Single-Family Residential duplex type homes within a Master Planned Development
East: Single-Family Residential homes
West: Parking lot for adjacent commercial center and recreational open space
9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below potentially would be affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
- ☐ I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by, or agreed to, the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- ☐ I find that the proposed project might have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT shall be required.
- ☐ I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that, although the proposed project might have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further shall be required.


Signature

Jay Paul, Associate Planner
Printed Name

August 26 , 2010
Date

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take into account the whole action involved, including off-site, on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." *The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).*
5. Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to the tiering, program EIR, or other CEQA. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where it is available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally should address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance of criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant

SAMPLE QUESTION

Issues:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

II. AESTHETICS

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. TRANSPORTATION/TRAFFIC

Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measure, or other standards established by the county congestion management agency for designated roads or highways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. AIR QUALITY

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VI. GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Have a substantial adverse effect on federally projected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. GEOLOGY AND SOILS

Would the project:

a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an increase of impervious surfaces and associated run-off?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Cause potentially significant adverse impact on ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Create or exacerbate already existing environmentally sensitive areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. MINERAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. NOISE

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. POPULATION AND HOUSING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. PUBLIC SERVICES

Would the project:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Would the project increase 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source of Information/Material Used in Preparation of this Analysis

Escondido General Plan and Environmental Impact Report
 Escondido General Plan Update and Environmental Impact Report, 2000
 Escondido Zoning Code and Land Use Maps
 SANDAG Summary of Trip Generation Rates
 Escondido Historic Sites Survey
 City of Escondido
 Public Works Department
 Engineering Division
 Traffic Division
 Building Division
 Fire Department
 Police Department
 Planning Division
 FIRM maps (Flood Insurance Rate Maps)
 Draft MHCP maps (Multiple Habitat Conservation Program)
 County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List.
 Escondido Drainage Master Plan (1995).
 Escondido Water Master Plan (2000)
 Escondido Wastewater Collection System Master Plan Update (2005)

NEGATIVE DECLARATION

FOR OLD FIRE STATION NO. 3
(City File No. PHG 10-0020)

ENVIRONMENTAL CHECKLIST SUPPLEMENTAL COMMENTS

Final (9-23-10)

Final or amended language noted in bold-underline prints

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to this Negative Declaration (ND). The information contained in the Initial Study and the ND will be used by the City of Escondido to determine potential impacts associated with the proposed project.

INTRODUCTION

This Negative Declaration (ND) assesses the environmental effects of the proposed rezone of property from Planned Development Residential (PD-R) to Planned Development Commercial (PD-C) and reuse of Old Fire Station No. 3, located at 2165 Village Road, for limited office/commercial uses. This document is prepared in accordance with California Environmental Quality Act (CEQA) Public Resource Code Section 21064.5. A ND is prepared when an Initial Study Environmental Checklist indicates that no substantial evidence exists which indicates the project or any of its aspects, may cause a significant impact on the environment. A ND is a written document that describes the potential impacts of a proposed project and why those impacts would not have a significant effect on the physical environment.

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the Negative Declaration in writing before the end of the 20-day public review period starting on **August 31, 2010**, and ending on **September 20, 2010**. Written comments on the Negative Declaration should be submitted to the following address by 5:30 p.m., September 20, 2010. Following the close of the public comment review period, the City of Escondido will consider this Negative Declaration and received comments in determining the approval of this project.

City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025-2798

Contact: Jay Paul, Planner
Telephone: (760) 839-4537
Fax: (760) 839-4313
Email: jpaul@ci.escondido.ca.us

A hard copy of this document and plans are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Department. The proposed project is tentatively scheduled for Planning Commission consideration on September 28, 2010.

PROJECT DESCRIPTION

The proposed project consists of a Zone Change from existing Planned Development Residential (PD-R) to Planned Development Commercial (PD-C) and a Master and Precise Development Plan to convert vacant Fire Station No. 3 to an office use. Minor exterior improvements are proposed, which include removal of the existing above-ground diesel fuel tank and pump, portable metal storage shed, and metal hose rack. The building also is proposed to be repainted, and the landscape planters repaired where necessary. Minor interior improvements also would be necessary to convert the existing vehicle bays and other interior spaces to office uses.

There currently are four stripped parking spaces located within the rear of the property. Access to these spaces is provided from a 12-foot-wide paved driveway along the southern boundary of the site. Conversion of the site to office uses would require approximately five parking spaces (including one van accessible space), which could be accommodated on the site. On-street parking is allowed along Village Road.

The subject 0.35-acre (15,246 SF) parcel contains an approximately ~~2,575 SF~~, **2,731 SF** single-story building with a two-bay fire station facility designed to accommodate a three member crew. The station was constructed in the mid 1970s and vacated in 2008 with the construction of the New Station 3 located at 1808 Nutmeg Street. New Fire Station No. 3, which became operational in 2008, is a three-bay station with facilities to accommodate seven crew members. This station was funded by Proposition P, an 84.3 million General Obligation Bond approved by the Escondido voters in 2004.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The approximately 0.35-acre site (15,246 SF) is located at 2165 Village Road (APN 224-610-09) within the City of Escondido and developed as a fire station (previously know as Fire Station No. 3 and referred to as Old Fire Station No. 3). The property contains a ~~2,575 SF~~, **2,731 SF** single-story neighborhood fire station, paved parking towards the rear of the site, ornamental landscaping, an approximately 550 gal. above-ground diesel tank/fueling pump, metal hose rack tower and small metal storage building. The site is relatively flat and generally slopes and drains from east to west with elevations ranging from approximately 772' in the northeastern corner and approximately 770' towards the southwestern corner. A concrete catch basin is located within the southwestern corner to pickup storm water runoff, which is directed into an off-site storm drain system. Vegetation on the site is limited and generally consists of mature ornamental trees, shrubs, turf and groundcover. The property does not contain any sensitive vegetation or protected trees. The site is secured by chain-link fencing and a sliding gate, which allows access to the rear of the site. A wooden fence is located along the southern boundary of the property, which separates the southern driveway from the homes to the south.

The project site fronts onto and takes access from Village Road, which is an unclassified residential street (60' R-O-W). Village Road has been improved to its ultimate width with curb, gutter and sidewalk. A 25-foot-wide concrete driveway located at the northeastern corner of the site provides access to the existing equipment bays. A 12-foot-wide asphalt driveway along the southern boundary of the property provides access to the parking area located towards the rear area of the property. This driveway was used by the emergency vehicles to enter the equipment bay from the rear through roll-up doors in order to head directly out onto Village Road. On-street parking is not restricted along Village Road except for a small section across the project frontage and a small section directly across the project frontage on the eastern

side of the street. Village Road intersects Country Club Lane (Collector Road, 84' R-O-W) approximately 250 feet to the north.

Surrounding zoning and land uses are as follows:

North: PD-C zoning (Planned Development Commercial) / A 1.6-acre neighborhood commercial development is located immediately north of the subject site. The site consists of low profile structures (single-story in height) with approximately 16,000 SF of commercial building area, paved parking and perimeter landscaping. Access to the commercial center is from a single driveway from Country Club Lane (right-in and right-out only) and a single driveway from Village Road.

South: PD-R zoning (Planned Development Residential) / Single and two-story duplex-type units are located immediately to the south of the subject site. The rear of the homes orient towards the site. A wooden fence and ornamental landscaping is located along the southern property line.

East: PD-R zoning (Planned Development Residential) / Single and two-story duplex-type units are located east of the site across Village Road. The rear of the homes orient towards Village Road.

West: PD-C zoning (Planned Development Commercial) / Parking spaces associated with the adjacent neighborhood commercial complex are located immediately to the west of the subject site at a slightly lower elevation. A large open space/recreation area associated with the Escondido Hills development is located further to the west. A paved walkway provides access to the adjacent parking lot and open space area from the subject property.

I. LAND USE AND PLANNING

The General Plan land-use designation for the subject site is Urban 1 (U1). The Urban 1 land-use classification is a medium density category of up to 5.5 units per acre, where single-family homes, mobile homes, patio homes and zero-lot line developments are the predominant use. The underlying zoning of the property is Planned Development Residential (PD-R) which was established in conjunction with the surrounding planned residential development (Escondido Hills). The existing parcel was created in order to develop the property with a neighborhood fire station as part of the over Master Plan for the mix-use residential development. The adjacent 1.69-acre parcel located immediately to the north was designated Planned Commercial Development as part of the original approval of the Escondido Hills Master Development Plan. The proposed Planned Commercial zoning would be an extension of the existing zoning for the adjacent neighborhood commercial center (Escondido Hills Plaza), but would limit the site to office uses only.

Commercial Policy B4.1(a) allows for Planned Neighborhood Commercial in every land-use category. Planned Neighborhood Commercial includes convenience commercial uses that provide retail goods and services, and may be freestanding or in small clusters on sites with a five acre maximum size. Commercial Policy B4.6 states that Planned Neighborhood Commercial centers shall be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers; limiting such facilities to one corner of an intersection where at least one of the streets is classified as a Major Road or Prime Arterial in the Circulation Plan; controlling lights, signage and hours of operation to avoid adversely affecting surrounding uses; requiring adequate landscape buffers between commercial and residential uses; and providing bicycle and pedestrian links between planned neighborhood commercial centers and surrounding residential areas. Section 33-331 of the Escondido Zoning Code (General Plan Compatibility Matrix) also allows for Planned Development-

Neighborhood Commercial development within all zoning designations, which includes general business services and general office uses (including professional office).

Significance Criteria and Impact Analysis

The effects of a project on existing or planned land uses are considered significant if the proposed project would:

- a. *Physically divide an established community?*
- b. *Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Based on the current General Plan Designation of Urban 1, the site could be developed with up to 1.95 dwelling units (0.35 ac x 5.5 du/ac). The Escondido Hill Master Plan originally designated the site for commercial development (City File No. 69-97-PD) but later was changed to accommodate a fire station and ultimately zoned Planned Development Residential. Based on the underlying Master Plan designation of PD-R 8, the site could support up to 2.8 residential units (0.35 x 8 du/ac).

The property is adjacent to Planned Commercial development to the north and west, and Planned Development Residential development to the south and east. The property fronts onto a non-circulation element roadway on the east, but is in close proximity to two Circulation Element Streets, Country Club Lane to the north and Center City Parkway to the west. All public facilities/infrastructure currently are provided to the site. Given the site's development, orientation and use as a fire station, and location adjacent to an existing neighborhood commercial center, the proposed Zone Change and Master Development Plan to convert the existing building to office uses would not substantially change the character, form or arrangement of land uses in the area. Use of the existing building for limited office uses is not anticipated to generate any adverse lighting, noise, or visual impacts to surrounding residential uses. Noise generated from the site most likely would be less than the previous fire station since office uses generally are conducted during normal business hours (Monday – Friday) as opposed to emergency vehicles that enter and exit the site 24 hours a day. Any potential increase in traffic from the change of use to office also would be relatively small and would not impact the adjacent roads or intersections. Since the subject site and surrounding area is fully developed, and the adjacent circulation system is built out in accordance with the General Plan Circulation Element, the project would not divide an established community. Changing the zoning designation from Planned Development Residential to Planned Development Commercial also would not result in a significant impact to other City of Escondido plans since Planned Commercial is allowed in all zones; the site is not located within the City's Redevelopment Plan or overlay zone; would not conflict with any environmental goals and policies of other City planning documents; and would not conflict with the Escondido Hills Master Plan since a variety of neighborhood commercial uses were anticipated as part of the project.

- c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

The proposed zone change and use of the site for office purposes will not conflict with any local policies or ordinances protecting biological resources since the site is developed with a fire station and there are no protected or sensitive habitat or species on or adjacent to the project site. Vegetation on and adjacent to the site consists of ornamental landscaping consistent with residential and commercial development. The area is not designated on the City's Draft Multiple Habitat Conservation Plan (MHCP) Focus Planning Area or any other conservation planning area.

II. AESTHETICS

- a. *Have a substantial adverse effect on a scenic vista?*
- b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

The subject property is developed with a small neighborhood fire station, paved parking, driveway areas, ornamental landscaping, and other related infrastructure. The project site does not contain any significant visual resources or prominent topographical features. The property is located within an urban residential area and is not located on or near any ridgeline or other prominent feature identified in the Community Open Space/Conservation Element of the General Plan. Primary views of the project site are from Village Road, and from the adjacent homes to the south and east. A neighborhood commercial center is located immediately to the north and a parking lot to the west. Existing perimeter landscaping and a wooden fence acts as buffer area from the existing homes to the south. The mass, scale and height of the existing building was designed to be in conformance with the overall Escondido Hills Master Plan. Therefore, the proposed use of the building for office purposes would not result in any adverse visual impacts or result in the obstruction of any scenic view or vista open to the public. The project also would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public.

- d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The site currently is developed with a fire station, which includes on-site security lighting, outdoor work lights and a street light along the project frontage. The fire station operated 24 hours a day and 24-hour on-site lighting was required due to the nature of the operations. The project also included lighting impacts from the emergency vehicles entering and exiting the site any time of day or night. The proposed change of zone and use of the site for office purposes would not create any significant increase in light and glare in the area. Late night lighting impacts are not anticipated due to the change of use from a fire station to office uses. Any proposed building or perimeter lighting would be designed to minimize the overflow of light onto adjacent properties, where necessary. Compliance with the City's Outdoor Lighting Ordinance would ensure that impacts related to light and glare, resulting from development of the site, are less than significant.

III. AGRICULTURE RESOURCES

Significance Criteria and Impact Analysis

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. The effects of a project on agricultural resources are considered significant if the proposed project would:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

- d. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- e. Result in the loss of forest land or conversion of forest land to non-forest use?
- f. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

The project site is located within an urban area zoned for planned residential develop and developed with a fire station. The project site is not located within an existing zone for agricultural or forestry uses and there are no agricultural uses or forestry land or uses on or adjacent to the site. Therefore, the proposed project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, or result in the conversion of forest land to non-forest use. The project is not in conflict with a Williamson Act contract.

IV. TRANSPORTATION/TRAFFIC

The project site fronts onto and takes access from Village Road, which is a non-classified roadway (60' R-O-W) that runs through the Escondido Hills Planned Development connecting to Country Club Lane (Collector Road) on the north, and North Iris Lane (Local Collector Road) on the east. Village Road operates at a Level-of-Service 'C' or better under existing conditions. Village Road is constructed to its ultimate right-of-way with curb, gutter and sidewalk. On-street parking generally is not restricted along this street, except for a small section along the eastern side of the street directly across from the subject site. This restriction may be removed by the Engineering Division since Fire Station 3 has been relocated to a new site. Village Road does not contain any stripped bike lanes and is not designated as a bike route on the City's Bicycle Master Plan.

The project site contains two driveways onto Village Road. A 25-foot-wide concrete driveway located at the northeastern corner of the site provides access to the existing equipment bays. A 12-foot-wide asphalt driveway along the southern boundary of the property provides access to the parking area located towards the rear area of the property. This driveway was used by the emergency vehicles to enter the equipment bay from the rear through roll-up doors in order to head directly out onto Village Road. These driveways would continue to provide access to the site.

Country Club Lane is located approximately 250 to the north and access onto Country Club Lane from Village Road is controlled by a stop sign. East/West traffic at this intersection is not restricted at the intersection. County Club Drive is classified as a Collector Road (84' R-O-W) and is developed with two eastbound and two westbound lanes, with a raised landscaped median. County Club Lane currently operates at a Level-of-Service 'B' with a projected 2030 buildout LOS of 'B.'

Significance Criteria and Impact Analysis

The effects of a project on transportation and traffic are considered to be significant if the proposed project would:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measure, or other standards established by the county congestion management agency for designated roads or highways

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Significant Determination – To determine the project impacts 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 (v/c) ratio. At intersections that are expected to operate at 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. If an existing intersection is at LOS E or F, the intersection would be considered an existing deficiency and the applicant would be responsible for making a fair-share contribution toward intersection improvements to achieve a LOS D or better. A fair-share contribution is based on the project's proportionate traffic contribution to the overall traffic volumes entering an intersection. 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 project impact that requires mitigation.

Trip generation from Fire Station No. 3 was based on estimated service call volumes and staffing levels. The proposed facility typically would have a staff of 3 people, which would generate approximately 6 average daily trips. City Fire Department staff indicated the station received approximately 4.2 calls per day which would yield approximately 8 project-generated Average Daily Trips (ADT) or up to 16 passenger car equivalent trips (PCE) accounting for the larger emergency vehicles for a total of 22 ADT. The proposed change to office uses is anticipated to generate approximately 14 trips per 1,000 SF or ~~36~~ **38** ADT (5.4 a.m. peak hour trips and 5.4 p.m. peak hour trips) or a net increase of ~~44~~ **16** additional trips. This additional number of trips would be equivalent to the trips generated by ~~2-3~~ **2.6** duplex type units (6 trips per unit) or ~~1-4~~ **1.6** single-family detached homes (10 trips per unit). The Engineering Division indicated Village Road currently operates at a Level-of-Service 'C' or better and the anticipated increase in trips from the office use would not be significant since the project would not cause the volume to capacity ratios to exceed established thresholds, or adversely increase the delay at nearby intersections. No mitigation is required.

Construction Traffic – Minor site preparation is proposed to convert the building to office use, which includes removal of exterior features such as the storage shed, above-ground diesel tank and pump, and hose rack, and some interior demolition and tenant improvements. Anticipated trips include construction workers' travel, and construction material hauling. Due to the minor work anticipated for the site and relatively small size of the parcel/building, the Engineering Department concluded that construction related traffic is not considered significant, and would not result in an adverse impacts to local roadways and intersections. No mitigation measures would be required.

Design Features/Hazards/Emergency Access - The project does not include a design feature or incompatible uses that would substantially increase hazards. No new roadways would be constructed or designed with the project. The site current maintains two driveways onto Village Road and appropriate sight distance can be provided at each driveway. Backing out onto Village Drive is not restricted since it

is not a Circulation Element Street and there is a relatively low volume of traffic along the street.

Air-Impacts - The project is not located within the vicinity of a public or private airstrip and would not result in a change in air traffic patterns, increase in traffic levels, or a change in location that results in substantial safety risks

Adopted Plans/Policies – The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. There currently is a bus stop at the intersection of County Club Lane and Village Road, and bus stops along both sides of Village Drive north of the project site. Bus service in the vicinity of the site would not be impacted by the proposed zone change and reuse of the fire station for office purposes. Village Road does not contain any bike lanes or is designated as a bike route on the City's Bicycle Facility Master Plan.

V. AIR QUALITY

Significance Criteria and Impact Analysis

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a. *Conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*
- d. *Expose sensitive receptors to substantial pollutant concentrations?*
- e. *Create objectionable odors affecting a substantial number of people?*

City of Escondido Significance Criteria:

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

• Carbon Monoxide (CO)	550 lbs
• Reactive Organic Gases (ROG)	55 lbs
• Oxides of Nitrogen (NOx)	55 lbs
• Fine Particulate Matter (PM)	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.

Operations emissions come from area sources, including natural gas for space and water heating, and gasoline-powered landscaping and maintenance equipment, and from vehicle operations associated with the project. The proposed project would not significantly increase traffic volumes on local streets and intersections, as indicated in the Traffic/Transportation Section III above, and the proposed project would not result in a substantial increase in the number of vehicles operating in cold start mode or substantially increase the number of vehicles on local roadways. Therefore, the project would not cause an unacceptable concentration of CO at any project-affected intersection. Since the project would not adversely impact area roadways and intersections, the proposed change of zone and use of the building for office purposes would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and would have a less than significant impact on local and regional air quality. Individual impacts attributed to the proposed project are small on a regional scale and will not cause ambient air-quality standards to be exceeded, nor contribute to any adverse cumulative impacts. Due to the proposed use of the site for office purposes, the project would not generate any objectionable odors affecting the surrounding area. Due to the relocation of the fire station, the odors from large diesel vehicles and fueling operations also has been eliminated.

Construction-Related Emissions

Minor site modification are proposed to convert the existing fire station site to office uses. No grading, significant ground disturbance or heavy construction equipment is anticipated. Due to the nature of the project, potential emissions from construction related activities would be minimal and anticipated to be well below the thresholds of significance. Therefore, construction activities associated with the proposed project would not have a significant impact on air quality or result in adverse fugitive dust emissions. Dust-control measures, which are required to be implemented as part of the any project would reduce potential impacts to a less than significant level.

Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to locate. These land uses may include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. Commercial development is located immediately to the north and west, and single-family development to the south and across Village Road on the east. Due to the operational characteristics of a small office use and relatively low number of vehicle trips, the project would not create potential adverse air-quality impacts to any nearby sensitive receptors.

Consistency with the RAQS

Consistency with the Regional Air-Quality Standards (RAQS) assumptions is determined by analyzing the project with the assumptions in the RAQS. Forecasts used in the RAQS are developed by the San Diego Association of Governments (SANDAG). The SANDAG forecasts are based local general plans and other related documents that are used to develop population projections and traffic projections. A fire station was constructed on the project site in conformance with the Escondido Hill Master Development Plan. Conversion of the building to accommodate office uses would not result in any significant traffic or air-quality impact and detailed in the sections above. Any potential impacts from an increase in vehicle trips from the facility would be considered negligible. Reuse of the fire station for office purposes also would not significantly alter the growth forecasts in the General Plan for the site, and would not conflict with the goals and strategies in the RAQS or Transportation Control Measures (TCM) for the air quality plan prepared by the San Diego Association of Governments (SANDAG). Thus, the proposed change of zone and use of the site for office purposes would not exceed the assumptions used to develop the RAQS and would not obstruct or conflict with the SDAPCD's RAQS. The proposed project would have a less than significant impact on cumulative regional and local air quality. No mitigation is required.

VI. GREENHOUSE GAS EMISSIONS

In order to determine the potential effects of a project on greenhouse gas emission (GHG), would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

In response to rising concern associated with increasing GHG emissions and global climate change impacts, several plans and regulations have been adopted at the international, national and state levels with the aim of reducing GHG emissions. Transportation accounts for the largest share of the state's GHG emissions. The State of California has adopted a number of plans and regulations aimed at indentifying statewide and regional GHG emission caps, GHG emissions reduction targets, and actions and timelines to achieve the target GHG reductions. Executive order (EO S-3-05) signed by Governor Schwarzenegger on June 1, 2005, established the following GHG reduction targets for the state of California: by 2010, reduce GHG to 2000 levels; by 2020 reduce GHG emission to 1990 levels; by 2050 reduce GHG emissions to 80 percent below 1990 levels. In response to the Executive Order, the California Legislature passed Assembly Bill (AB) 32 (Nunez) the "California Global Warming Solutions Act of 2006."

Transportation-Related Emissions

The proposed project is anticipated to generate 36 average daily trips, which is approximately 14 more than was produced by the previous fire station. However, the amount of anticipated emissions from the net increase of 14 ~~14~~ ¹⁶ vehicles over the previous use would be less than anticipated since the office use would not operate the larger diesel-powered vehicles from the site as the fire station did. The project's transportation-related emissions would be negligible on an area wide, regional and statewide level. It is projected that transportation-related emission reductions would be achieved through the implementation of statewide regulations on vehicle engine and fuel technologies, such as improved vehicle technologies and low carbon fuel standards as new vehicles come on line. Efforts to reduce transportation emissions by reducing vehicle miles traveled (VMT) on a regional level are anticipated to come from polices related to changes in future land use patterns and community design, as well as through improvements in public transportation. By reducing miles vehicles travel, vehicle emissions would be reduced. Because the project is not anticipated to increase local vehicle trip lengths sufficient enough to increase the average regional trip length, as defined in the California Air Resources Board (CARB) business-as-usual (BAU) 2020 Forecast used to develop the regulations to reduce vehicle GHG emissions, project related impacts on statewide vehicular GHGs would not be considered significant and no mitigation would be required.

Non-Transportation Related Emissions

Use of the site for office purposes would continue to generate greenhouse gas emissions through operational electricity use, natural gas consumption, water use, short-term construction activity, and solid waste disposal. The project is not anticipated to increase greenhouse gas emissions from non-transportation-related sources resulting from the conversion of the site from a fire station to an office use. The project also is not anticipated to have a significant contribution to cumulative GHG emissions and would not be inconsistent with the goals and strategies of local and state plans, policies and regulations aimed at reducing GHG emissions from land-use development. No mitigation measures would be required.

In order to achieve the targeted reduction in non-transportation related BAU emissions, any future development would have to incorporate greater water and/or energy conservation features than those currently required in existing state energy and plumbing codes. Future building energy efficiency to achieve BAU emission targets would be achieved through compliance with the 2008 Title 24 Energy

Efficiency Standards. On a state and region-wide level, greenhouse gas emissions are expected to be reduced from energy efficiency gains from the increase amount of electricity produced from renewable energy sources, and energy efficient industries, homes and buildings. Other land development applicable measures such as water conservation, materials use and waste reduction, and green building design and development practices also is anticipated to achieve additional emissions reductions.

VII. BIOLOGICAL RESOURCES

Significance Criteria and Impact Analysis

The effects of a project on biological resources are considered to be significant if the proposed project would:

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. *Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?*
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The site is developed with a fire station, and no sensitive plant or animal species are known or reported on the project site. There are no water courses on or adjacent to the site. Existing vegetation on the site consists of ornamental turf grass, shrubs, groundcover, mature trees, and various weed species. The existing landscape areas on the site are proposed to be retained and repaired, as necessary. New landscaping would be provided on the site where appropriate. The project area is surrounded by urban development on all sides, and therefore does not act as a local wildlife corridor for migratory species. The project area is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps. No conflicts with the provisions of the MHCP are expected.

VIII. CULTURAL RESOURCES

Significance Criteria and Impact Analysis

The effects of a project on cultural resources are considered to be significant if the proposed project would:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*
- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

- d. *Disturb any human remains, including those interred outside of formal cemeteries?*

The site is fully developed with a fire station and no grading or extensive ground disturbance is proposed as part of this project. No historic, cultural or archaeological resources are known to exist on the site or surrounding area. Therefore, no impacts to known cultural or archaeological resources would occur. No unique paleontological resources are known to occur onsite. No potentially significant paleontological impact has been identified for the project site and no prehistoric resources have been previously recorded on the project site. The City of Escondido General Plan EIR (1990a) does not include the project site in areas identified as having potential paleontological resources. The site does not appear to contain any indicators of significant cultural resources or geologic features. The site also does not contain any resources listed on the City's Historic Sites. Therefore, the project would not result in a significant impact to these resources.

IX. GEOLOGY AND SOILS

Significance Criteria and Impact Analysis

The effects of a project on geology and soils are considered to be significant if the proposed project would:

- a. *Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:*
- i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
 - ii. *Strong seismic ground shaking?*
 - iii. *Seismic-related ground failure, including liquefaction?*
 - iv. *Landslides?*

Although Escondido is located within a Seismic Zone 4, the project site is not located within proximity to active faults as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The closest known active faults are the Rose Canyon Fault and the Elsinore Fault. The Rose Canyon Fault is located 15.4 miles southwest of the project site. The Julian segment of the Elsinore Fault is approximately 17.8 miles northeast of the project site. Accordingly, fault surface rupture is not likely at this project. 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. The existing structure was constructed in the 1970s in accordance with Uniform Building Code seismic standards required at the time. Therefore, the building is anticipated to perform well during an earthquake event.

The potential for liquefaction at this site is considered relatively low. Other seismic hazards such as earthquake-induced flooding, landslides, rockfall, secondary ground rupture, and tsunamis are not anticipated to be significant at this site.

- b. *Result in substantial soil erosion or the loss of topsoil?*
- c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*
- d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

The project site is fully developed and no expansion or grading is proposed. Therefore, the project would not result in the loss of top soil. The site is relatively flat (less than 5% slope) and therefore would not be subject to landslides. The existing site was graded and compacted in conformance with the City's Grading Ordinance, and the building constructed in accordance with the UBC requirements in place at the time of development. Therefore, the project would not be located on a geologic unit or soil that is unstable, or subject to lateral spreading, subsidence, liquefaction or collapse. Therefore, no significant impacts would occur.

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project site currently is serviced by an existing wastewater/sewer pipeline system with the City of Escondido. No septic tanks or alternative wastewater disposal system would be utilized as part of the project.

X. HAZARDS AND HAZARDOUS MATERIALS

Significance Criteria and Impact Analysis

The effects of a project on hazards and hazardous materials are considered to be significant if the proposed project would:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The previous use of the site as a fire station involved the use and storage of diesel fuel and other materials which are categorized as hazardous substances. Diesel fuel was stored in an above-ground tank in accordance with local and state regulations. No significant odors, pools of liquid, significantly stained soils, indicators of underground storage tanks, pits or ponds were observed on the site. There have been no leaks or spills documented on the site. The project site is not located on a hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The proposed plan to convert the station to an office use would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. The site is not located within a 100-year floodplain. The proposed office use is not anticipated to involve the routine transport, use, or disposal of hazardous materials. The proposed office use also would not involve the use or storage of hazardous materials that would result in a reasonably foreseeable upset or accident conditions. Chemicals generally stored or used on site would be cleaning materials, solvents, oils, lubricants, sprays and other materials that would be typical of household hazardous type wastes. Both the Federal government and State of California require all business that handle more than a specified amount of hazardous or extremely hazardous materials to submit a business risk management plan with the City of Escondido and County of San Diego Department of Environmental Health. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school. Therefore, the project will not create a significant risk of

upset or hazard to human health and safety.

- e. *For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?*
- f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

The project is not located within an airport land-use plan, an airport land-use plan that is to be adopted, or within 2 miles of a public airport. The project is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.

- g. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan. The proposed development is not expected to result in the need for additional emergency and fire facilities. The project would be required to comply with all applicable Fire, Building, and Health and Safety Codes. The Police and Fire Department indicated the proposed project would not impact service levels.

- h. *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

Although the existing building and project site is located within an urban area and surrounded by development on all sites, the parcel and surrounding area is located within a High Fire Severity Zone based on current Fire Department maps. However, the site is not located adjacent to wildlands and the Fire Department indicated that appropriate fire service is provided to the area. Therefore, the proposed change of zone and use of the building for office purposes would not result in a significant exposure of people or structures to wildland fires.

XI. HYDROLOGY AND WATER QUALITY

Significance Criteria and Impact Analysis

The effects of a project on hydrology and water quality are considered to be significant if the proposed project would:

- a. *Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?*
- b. *Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*
- c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?*
- d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a*

manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?

- e. Cause significant alteration of receiving water quality during or following construction?*
- f. Cause an increase of impervious surfaces and associated runoff?*
- g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*
- h. Cause potentially significant adverse impact on ground water quality?*
- i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?*
- j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?*
- k. Otherwise substantially degrade water quality?*

Typical urban pollutants associated with an office use include oil, grease, solvents, antifreeze, cleaners, various fluids and fuels, trash/debris, fertilizers, and organic matter, which require proper use, storage, and disposal. Under the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit issued in 1990 to the County of San Diego and to the City of Escondido, as one of the co-permittees, all development and significant redevelopment is obligated to implement structural and on-structural non-point source pollution control measures known as Best Management Practices (BMPs) to limit urban pollutants reaching the waters of the U.S. to the maximum extent practical. The NPDES permit requires the preparation of a site-specific Stormwater Pollution Prevention Plan (SWPPP). The implementation of this permit system requires that specific management practices be implemented at the time of construction.

The project site is fully developed with a fire station, paved parking and driveways, and various landscape areas. The proposed change of zone and use of the building for office purposes would not result in an increase in runoff. Stormwater runoff generated by the site generally drains to the southwest to an existing inlet and storm drain facilities. The project would not withdraw groundwater or interfere with groundwater recharge and groundwater table level. Water service to the site currently is provided by the Rincon Del Diablo Municipal Water District and sewer service is provided by the City of Escondido. The development of the site would not cause any diversion to or from the existing watershed. The project does not include activities that would discharge pollutants into groundwater aquifers.

- k. Create or exacerbate already existing environmentally sensitive areas?*
- l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?*
- m. Impact aquatic, wetland or riparian habitat?*

The site is developed with a fire station, and no sensitive plant or animal species are known or reported on the project site. Existing vegetation on the site consists of ornamental turf grass, shrubs, groundcover, mature trees, and various weed species. The project area is surrounded by urban development on all sides. There are no adjacent water bodies and the site and surrounding area does not contain any sensitive vegetation or resources. The project area is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps. No conflicts with the provisions of the MHCP are expected.

- o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

- q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*
- r. Inundation by seiche, tsunami, or mudflow?*

The project site is located outside the 100-year flood zone according to SanGIS. Therefore, no structures would impede or redirect flood flows. The project does not propose to construct a levee or dam and would not otherwise expose people or structures to a significant risk of flooding. The project does not include activities that would increase the risk of inundation by seiche, tsunami, or mudflow.

XII. MINERAL RESOURCES

Significance Criteria and Impact Analysis

The effects of a project on mineral resources are considered to be significant if the proposed project would:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?*

The site is fully developed and no additional expansion of the site is proposed. No known locally important mineral resource recovery site is located on the project site or within the vicinity of the project site. The project would not change the existing availability of mineral resources that would be of value to the region and residents of the state.

XIII. NOISE

Significance Criteria and Impact Analysis

The effects of a project on noise are considered to be significant if the proposed project would result in:

- a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?*
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Construction Noise

A limited amount of construction noise may occur to convert the site from a fire station to an office use. Anticipated construction includes removal of fire related support equipment/facilities such as the above-ground gas tank, hose rack and metal storage building. The landscaping also is proposed to be repaired as necessary. Interior improvements also are proposed to make the interior suitable for office uses. No grading, intensive demolition or heavy equipment is anticipated. Construction would not cause long-term impacts since it would be temporary and daily construction activities would be limited by the City's Noise Ordinance (Sections 17-234 and 17-238) to hours of less noise sensitivity. No pile driving or explosives blasting would occur as a result of the project and, thus, no significant vibrations or groundborne noise would be associated with construction of the proposed project. Therefore, anticipated noise impacts from construction would not be considered significant.

Operational Noise

The project site is located within primarily residential area, with neighborhood commercial to the north and west. Single-family residential uses are located to the south and east. The project site was developed with a neighborhood fire station, which operated several types of emergency vehicles from the site 24 hours a day. The proposed change of zone and use of the existing site and building for office purposes is not anticipated to increase beyond current levels and no mitigation measures would be required. Anticipated noise would be from cars coming and going from the parking area and southern driveway. No outdoor uses are proposed. All operations would be conducted within the existing building.

- e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No private or public airstrips are located within 2 miles of the proposed project site; thus, people residing or working in the project area would not be exposed to excessive noise levels due to airport operations.

XIV. POPULATION AND HOUSING

Significance Criteria and Impact Analysis

The effects of a project on population and housing are considered to be significant if the proposed project would:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The project involves a proposed rezone from Planned Development Residential to Planned Development Commercial, and reuse of Fire Station No. 3 for office/neighborhood commercial purposes. The 0.35-acre project site is fully developed with a commercial-type building, parking and landscaping, and surrounded by development on all sides. The property fronts onto and takes direct access from a fully developed, non-circulation element road. The proposed project would not require the development of or upgrade to any streets or infrastructure. The project would not result in the loss of any existing housing since the site/building was used as a public facility. Therefore, the project would not induce substantial population growth nor displace any housing or substantial numbers of people.

XV. PUBLIC SERVICES

Significance Criteria and Impact Analysis

The effects of a project on public services are considered to be significant if the proposed project would:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

i. Fire protection

The Fire Department indicated the proposed rezone and reuse of Fire Station No. 3 for office/commercial purposes would not result in a significant impact to existing fire facilities. A new Fire Station No. 3, located at 1080 Nutmeg St., was constructed in 2008 to replace the older facility. The proposed project would not alter response times or any other performance objectives.

ii. Police protection

The Police Department indicated the proposed rezone and reuse of Fire Station No. 3 for office purposes would not result in the need for additional police services (e.g., equipment and staff). Police response times would remain the same with the project.

iii. Schools

The City of Escondido is served by the EUSD (grades K-8) and the EUHSD (grades 9-12). The proposed rezone and reuse of Fire Station No. 3 for office/commercial purposes and would not result in any significant additional demand for school facilities.

iv. Parks

The proposed rezone and reuse of Fire Station No. 3 for office/commercial purposes would not result in a need to provide additional park or open space amenities. The project is not anticipated to increase the use of existing neighborhood or regional parks or other recreation facility that would cause a substantial physical deterioration due to the office nature of the project and relatively small size of the site/facilities. The proposal will not impact the quality or quantity of existing recreational opportunities since no recreational opportunities currently existing on the developed fire station property. 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 rezone and reuse of Fire Station No. 3.

v. Libraries

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities or staff. The reuse of Fire Station No. 3 for office purposes would not result in an increased demand on library services, or the development of additional library spaces, books or other related items.

vi. Gas/Electric

SDG&E would provide gas and electric facilities to the project. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered SDG&E facilities.

XVI. UTILITIES AND SERVICE SYSTEMS

Significance Criteria and Impact Analysis

The effects of a project on utilities and service systems are considered to be significant if the proposed project would:

- a. exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.*

- b. require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- c. require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- d. have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*
- e. result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.*
- f. be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.*
- g. comply with federal, state, and local statutes and regulations related to solid waste.*

Solid Waste – 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 project by EDI for all phases of project implementation, including from construction to curbside collection. The proposed project is not anticipated to result in a substantial increase in demand for solid waste disposal from the proposed change of use from a fire station to office uses.

Sewer Service – Sewer service currently is provided to the project site from existing mains within the adjoining street system. Escondido's wastewater treatment plant, located on Hale Avenue, has the capacity to handle the demand for service generated by the reuse of Fire Station No. 3 for office purposes. There would not be an anticipated increase in demand from a fire station to an office/commercial use. The project also complies with established General Plan Quality-of-Life Standards for Sewer Service.

Water Service – Water service to the site currently is provided by Rincon Del Diablo Water District. Sufficient water service would continue to be provided to the site from existing mains within the adjoining street system. No upgrade to the water system would be necessary to support the proposed use of the building for office/commercial purposes.

Drainage Facilities – See analysis contained within Water Section No. IV.

MANDATORY FINDINGS OF SIGNIFICANCE

There have been not potential impacts identified to the environment as a result of this project and no mitigation measures are required. Therefore the project is not expected to have any significant impacts, either long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels nor reduce the number or restrict the range of endangered plants or animals. The project will not materially degrade levels of service of the adjacent streets, intersection or utilities. Therefore, in staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment.

Materials Use in Preparation of this Analysis

Escondido General Plan and Environmental Impact Report

Escondido General Plan Update and Environmental Impact Report, 2000

Escondido Zoning Code and Land Use Maps

SANDAG Summary of Trip Generation Rates

Escondido Historic Sites Survey

City of Escondido

Public Works Department

Engineering Division

Traffic Division

Building Division

Fire Department

Police Department

Planning Division

FIRM maps (Flood Insurance Rate Maps)

Draft MHCP maps (Multiple Habitat Conservation Program)

County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List.

Escondido Drainage Master Plan (1995).

Escondido Water Master Plan (2000)

Escondido Wastewater Collection System Master Plan Update (2005)

RESOLUTION NO. 2010-149

11.a

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A MASTER AND PRECISE
DEVELOPMENT PLAN TO CONVERT
FORMER FIRE STATION NO. 3 TO AN
OFFICE USE

Case No. PHG 10-0020

WHEREAS, on September 28, 2010, the Planning Commission considered and by Resolution No. 5909, recommended approval of a Master and Precise Development Plan to convert the former and vacant Fire Station No. 3 property to an office use, along with a corresponding Zone Change from Planned Development-Residential zoning to Planned Development-Commercial zoning. The project site is generally located on the western side of Village Road, south of County Club Lane, addressed as 2165 Village Road (APN 224-610-09) more particularly described in Exhibit "C" attached to this resolution and incorporated by this reference; and

WHEREAS, the City Council has reviewed and considered the Negative Declaration that was issued for the proposed project on August 26, 2010, in conformance with the California Environmental Quality Act (CEQA); and

WHEREAS, this City Council has considered the request, the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council meeting and incorporates by reference the findings made in the report(s); and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Master and Precise Development Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council has reviewed and considered the environmental review, the staff report(s) and has heard and considered testimony given at the noticed public hearings, and adopts the Negative Declaration issued for the project.
3. That the Findings of Fact, attached as Exhibit "A," and incorporated by this reference, were made by said Council.
4. That upon consideration of the Findings, environmental review, all material in the staff report (a copy of which is on file in the Planning Division), Planning Commission recommendation, public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council approves the proposed Master and Precise Development Plan (Case No. PHG 10-0020) to convert the former Fire Station No. 3 property to an office use, as reflected on plans and documents on file in the offices of the City Clerk and Planning Division, and subject to Conditions of Approval set forth as Exhibit "B" attached to this resolution and incorporated by this reference.

EXHIBIT "A"
FINDINGS OF FACT
PHG 10-0020

Resolution No. 2010-149
Exhibit A
Page 1 of 1

Master and Precise Plan

1. The General Plan land-use designation for the subject site is Urban 1 (U1). The Urban 1 land-use classification is a medium density category of up to 5.5 units per acre, where single-family homes, mobile homes, patio homes and zero-lot line developments are the predominant use. The existing parcel was created in order to develop the property with a neighborhood fire station as part of the over Master Plan for the mix-use residential development. Granting the Modification to the Master and Precise Development Plan to allow a conversion of an existing fire station to limited office uses would be in conformance with the City's General Plan [Commercial Policy B4.1(a)] which allows for Planned Neighborhood Commercial in every land-use category. The General Plan also includes language that Planned Neighborhood Commercial development be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers, size, intensity, and operational characteristics to avoid adversely affecting surrounding uses. The conversion of the existing building to office uses would not result in an adverse intensification of the previous use, as detailed in the Negative Declaration issued for the project. Appropriate on-site parking would be provided, and the project would not result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts due to the low intensity nature of a small neighborhood office use.

The proposed project would be in conformance with General Plan Economic Policies (page II-23) which encourage economic activities that are clean and nonpolluting to expand or locate in Escondido; provide additional employment opportunities; reduce the need for Escondido residents to commute out of the area; maintain the City's fiscal stability; and are aesthetically superior.

2. The proposed conversion of the fire station to office uses would be well integrated with its surroundings and would not result in a substantial alteration of the present or planned land use since the property was developed as a neighborhood fire station and the building was designed and oriented to be compatible with the surrounding neighborhood commercial and residential development. The project design, architecture, colors and landscaping are consistent with surrounding development. No significant alterations to the building or site are proposed or required. The proposed Planned Commercial zoning would be an extension of the existing zoning for the adjacent neighborhood commercial center (Escondido Hills Plaza), but would limit the site to office uses only. Given the site's development, orientation and use as a fire station, and location adjacent to an existing neighborhood commercial center, the proposed Zone Change and Master and Precise Development Plan to convert the existing building to office uses would not substantially change the character, form or arrangement of land uses in the area.
3. The proposed facility would be adequately served by existing public facilities since City sewer and water service is available from existing mains in the adjacent streets or easements, and the project would not adversely impact these facilities nor require significant upgrades to the existing infrastructure.
4. The proposed conversion of the existing fire station building to an office does not require substantial alterations to the site or building. Existing accessory structures associated with the fire station would be removed (which includes the above-ground gas tank, hose rack and metal storage shed). The existing building was originally designed to be consistent with the approved Master Plan guidelines, which called for a low profile structure with materials that would complement the adjacent residential development. No changes are proposed to the exterior of the building except for new exterior paint to be compatible with the material and colors of the adjacent commercial development and surrounding residences. The project has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and would not result in a negative impact to the adjacent neighborhood for the reasons stated above and as detailed in the Negative Declaration and the Planning Commission staff report.
5. A Negative Declaration was issued for the proposed project on August 26, 2010, in conformance with the California Environmental Quality Act. The findings of this review are that the proposed project will not have a significant effect on the environment since there is no substantial evidence in the record to indicate project related impacts are potentially significant. The project also would have no impact to fish and wildlife.

EXHIBIT "B"

CONDITIONS OF APPROVAL
PHG 10-0020

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete.
3. Appropriate access shall be provided to the project site, to the satisfaction of the Fire Department.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program
6. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
7. The development shall be subject to all conditions of the previously approved Master and Precise Development Plans for the Escondido Hill Master Planned Development and adjacent commercial development standards, except as modified herein.
8. All new utilities and utility runs shall be underground.
9. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). All lighting shall contain appropriate shielding to prevent potential light or glare from spilling onto adjacent properties or negatively affecting vehicles traveling along the adjacent roadways.
10. A minimum of six parking spaces shall be provided in conjunction with this project. Parking shall be provided at a ratio of 1 space per 300 SF for the interior office area and 1 space per 800 SF of storage area. Said parking spaces shall be 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 stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage
11. As proposed, the design, colors and materials of the proposed facility shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.
12. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47) for CN zoning, to the satisfaction of the Planning Division. A separate sign permit shall be submitted along with the corresponding application fee.
13. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
14. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s). The method of screening and cross sections shall be included with the building plans.
15. The use of the building and site shall be restricted to office uses only.
16. No outdoor storage, operations, or repair of vehicles or equipment shall be allowed. All operations and storage of any equipment or materials shall be indoors (except for normal type vehicles associated with the office). Any heavy equipment or large commercial vehicles shall be stored at an off-site location or within the equipment bays.

17. A landscape plan shall be submitted to the Planning Division for review and approval for proposed upgrades to the existing planter areas. All landscape planter areas shall be landscaped appropriately with appropriate materials.
18. All landscape improvements shall be installed and all vegetation growing in an established, flourishing manner prior to occupancy. All irrigation shall be maintained in fully operational condition.
19. The Precise Plan modification shall be null and void if not utilized within twelve months of the effective date of approval, as determined by the Planning Division.
20. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Master and Precise Plan modification upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
21. A copy of these Conditions of Approval shall be submitted with the submittal of the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.

EXHIBIT 'C'

Legal Description
PHG 10-0020

Assessor Parcel No.: 224-610-09

Commonly Addressed as: 2165 Village Road

That portion of Lot 118, Map No. 7223, filed in the Office of the County Recorder of San Diego County, State of California, on February 2, 1972 as file No. 49040, described as follows:

Beginning at the most northerly corner of Lot 79, Map No. 7223; said point being the True Point of Beginning and also being a point on a iron-tangent curve concave easterly and having a radius of 430 feet, a radial line to said point bears North 74°14'30" East; thence northerly along the westerly right-of-way of Village Road, along said curve through a central angle of 2°30'30", an arc distance of 18.83 feet; thence continuing along the westerly right-of-way line of Village Road North 13°15'00" West a distance of 81.00 feet; thence leaving the westerly right-of-way line of Village Road South 49°45'00" West a distance of 150.00 feet; thence South 13°15'00" East a distance of 104.38 feet to a point on the northwesterly boundary of Lot 81, Map No. 7223; thence along the northwesterly boundary of said Lot 81, North 40°49'28" East a distance of 24.99 feet to the northeast corner of said Lot 81; thence along the northwesterly boundaries of Lots Nos. 80 and 79, North 49°45'00" East a distance of 127.75 feet to the True Point of Beginning.

END OF LEGAL DESCRIPTION

ORDINANCE NO. 2010-05

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
REZONING AN APPROXIMATELY 0.35-ACRE
PARCEL LOCATED ON THE WESTERN SIDE
OF VILLAGE ROAD, SOUTH OF COUNTRY
CLUB LANE, MORE SPECIFICALLY
DESCRIBED BY THIS ORDINANCE FROM
PLANNED DEVELOPMENT-RESIDENTIAL TO
PLANNED DEVELOPMENT-COMMERCIAL

Planning Case No. PHG 10-0020

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN
as follows:

SECTION 1. That proper notices of a public hearing have been given and a
public hearing has been held before the City Council on this issue.

SECTION 2. That the City Council has reviewed and considered the Negative
Declaration issued for this project and has determined no significant impacts will result
from approving this Zone Change.

SECTION 3. That upon consideration of the Factors to be Considered
attached as Exhibit "A" and incorporated by this reference, the staff report, Planning
Commission recommendation, and all public testimony presented at the hearing held
on this project, this City Council finds this Zone Change from Planned Development-
Residential ("PD-R") to Planned Development-Commercial ("PD-C") is consistent with
the General Plan and all applicable specific plans of the City of Escondido.

SECTION 4. That the Zone District Map of the City of Escondido is hereby amended by reclassifying real property depicted in Exhibit "B" and legally described in Exhibit "C" both of which are incorporated by this reference, from PD-R to PD-C

SECTION 5. That the City Clerk shall certify to the passage of this ordinance and prepare a summary in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the City of Escondido.

EXHIBIT "A"
FACTORS TO BE CONSIDERED
PHG 10-0020

Ordinance No. 2010-05

Exhibit A

Page 1 of 1

Zone Change

1. The public health, safety and welfare would not be adversely affected by the proposed Zone Change from Planned Development Residential (PD-R) to Planned Development Commercial (PD-C) since the site has been developed and used for non-residential purposes (Fire Station) and the proposed zone change would be in conformance with the General Plan, which allows for neighborhood commercial zoning and development within all zones. The proposed project would not disrupt or divide the physical arrangement of the area since no new development or expansion of the site is proposed. Appropriate access and on-site parking is provided and the project would not alter the existing streets or circulation patterns. Adequate public facilities are available and water and sewer service currently is provided to the site. The proposed Zone Change to PD-C to facilitate conversion of the station to office uses would not create an intensification of use of the site, and would not change the character, form or arrangement of land uses in the area. Use of the existing building for limited office uses would not result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts due to the low intensity nature of the use. The building also was originally designed to be compatible with the surrounding residential development in terms of mass and scale, building height and materials, and the proposed design of the building would remain the same. The proposed Zone Change is not anticipated to generate a significant number of new trips and would not impact the levels of service on the adjacent street or intersections. The Engineering Department indicated the project would not impact the existing levels of service on either street, or impact the operation of the intersection.

A Negative Declaration was issued for the proposed project on August 26, 2010, in conformance with the California Environmental Quality Act. The findings of this review are that the proposed project will not have a significant effect on the environment since there is no substantial evidence in the record to indicate project related impacts are potentially significant. The project also would have no impact to fish and wildlife.

2. The site is suitable for the uses permitted by the proposed zone since the site previously was used as a neighborhood fire station and conversion to an office use would not require any substantial alterations to the site or the existing building. Adequate access is provided to the site and appropriate on-site parking can be provided.
3. The uses permitted by the proposed PD-C zone will not be detrimental to surrounding properties since the site originally developed as a neighborhood fire station. The conversion of the existing building to limited office uses would not result in an adverse intensification of the previous use, as detailed in the Negative Declaration issued for the project. Appropriate on-site parking would be provided, and the project would not result in any negative compatibility impacts with adjacent residential uses, nor create adverse traffic, lighting, noise, or visual impacts. The Engineering Department indicated the project would not impact the existing levels of service on either street, or impact the operation of the intersection. The building also was originally designed to be compatible with the surrounding residential development in terms of mass and scale, building height and materials, and the proposed design of the building would remain the same.
4. The proposed Zone Change from PD-R to PD-C would be in substantial conformance with the adopted General Plan and general plan policies. The General Plan and Zoning Code allows for Planned Neighborhood Commercial in every land-use category, which includes retail goods and services, and general office uses. The General Plan also includes language that Planned Neighborhood Commercial development be located in such a way as to complement but not conflict with adjoining residential uses by limiting their number and distance from other commercial centers, size, intensity, and operational characteristics to avoid adversely affecting surrounding uses. Commercial Policy B4.1(a) allows for Planned Neighborhood Commercial in every land-use category and the commercial zoning would be an extension of the adjacent neighborhood commercial zoning to the north.
5. The proposed Zone Change from PD-R to PD-C would not conflict with the Escondido Hills Master Plan which originally planned for and allows a variety of neighborhood commercial development. There are no other specific plans adopted for or that affect the subject site.

EXHIBIT 'C'

Legal Description
PHG 10-0020

Assessor Parcel No.: 224-610-09
Commonly Addressed as: 2165 Village Road

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END OF LEGAL DESCRIPTION