

NOTICE OF EXEMPTION

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

FROM: North County Fire Protection District
330 South Main Avenue
Fallbrook, CA 92028

County Clerk: County of San Diego
1600 Pacific Highway #260
San Diego, CA 92101

Project Title: Fire Station No. 4 Replacement

Project Applicant: North County Fire Protection District

Location - Specific: 4375 Pala Mesa Drive, in the unincorporated community of Fallbrook in San Diego County). The site is approximately 1.73 acres, located on Assessor Parcel Number (APN) 120-506-900.

Description of Nature, Purpose, and Beneficiaries of Project: The North County Fire Protection District (District) is an independent special district established in 1987 to provide fire protection, emergency medical services, ambulance transport, hazardous materials response, and weed abatement (fuel reduction) in the unincorporated Fallbrook and Bonsall communities, of San Diego County. The existing Fire Station No. 4 was constructed in 1979 and consists of modular prefabricated structures intended as temporary quarters until a new facility could be built. In 2017, a comprehensive condition assessment evaluated all District facilities, leading to the recommendation to replace Fire Station No. 4. Subsequently, in October 2020, the Board of Directors approved a Facilities Replacement Plan outlining the timeline for renovating and constructing District facilities. The Facilities Replacement Plan specifically called for the complete replacement of Fire Station No. 4, commencing in 2024 to address the growing service demands along the I-15 corridor and the broader Pala Mesa region.

The District's Fire Station No. 4 Replacement (project) would involve the construction and operation of a new Fire Station No. 4, which would include an approximately 8,694-square foot fire station facility plus driveway and parking lot improvements. The proposed project would also include the demolition of the existing fire station. The existing fire station would remain in operation during construction of the new fire station (Stage I) and would be demolished after construction of the new fire station is completed (Stage II).

The new fire station would include living and working facilities and an apparatus bay that can house one fire engine, one brush engine, and one emergency services vehicle. The interior of the fire station would contain a lobby and bathroom, a conference room, two offices, a telecommunications room, a day room, an exercise room, a dining area, a kitchen, a laundry room,

firefighter bedrooms and bathrooms, a workshop, and electrical and medical supply storage rooms. A flagpole and visitors parking would be located to the north, a covered patio and exercise patio would be located outside the fire station to the west, and firefighter parking, a new emergency generator, and a new propane tank would be located to the east, and additional firefighter parking would be located to the south.

Currently, the fire station houses one fire engine, one brush engine, and one emergency service vehicle and is staffed with four full time fire fighters. The project does not propose an increase in vehicles housed or firefighters staffed.

Exempt Status:

- ☐ Ministerial
- ☐ Statutory Exemption: Pub. Res. Code § 21080.21 and Ca. Water Code § 1729
- ☒ X Categorical Exemption: Class 2
- ☐ Emergency Project
- ☐ No Possibility of Significant Effect

Cite specific CEQA and/or CEQA Guidelines Section: CEQA Guidelines Section 15302

Reasons why the project is exempt: The project has been determined to qualify for a Categorical Exemption under CEQA Guidelines Section 15302, for replacement or reconstruction of existing structures and facilities where the new structure would be located on the same site as the structure replaced and would have substantially the same purpose and capacity as the structure replaced.

The project would involve the replacement of the existing Fire Station No. 4 with a new 8,694 square foot fire station facility plus driveway and parking lot improvements. The new Fire Station No. 4 would be located at the same site as the existing Fire Station No. 4, meeting the requirement for replacement of structures located on the same site. The purpose of the proposed Fire Station No. 4 is identical to the existing fire station structure use. The existing station serves as a fire facility to house fire engines, emergency service vehicles, and staff firefighters. This meets the requirement that the new structure serves substantially the same purpose. The project does not involve an expansion of the fire station facilities or services. The project does not propose an increase in the number of vehicles housed or the number of firefighters staffed. Therefore, the capacity remains substantially the same, with negligible or no expansion.

Construction and operation of the proposed project would not cause a significant effect on the environment and would not constitute a substantial expansion of use or introduce new uses to the site. The proposed project would continue to serve the City with enough water to serve the existing uses.

Lead Agency Contact Person: Keith McReynolds



Phone #: (760) 723-2012

Date: 8/27/24

Acceptance Date: 8/27/24

Date Filed by County Clerk: _____