

NOTICE OF AVAILABILITY OF A DRAFT MITIGATED NEGATIVE DECLARATION

Pine Valley Fire Station

Friday, July 22, 2016

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the Pine Valley Fire Station. This draft Mitigated Negative Declaration can be reviewed at the Department of General Services (DGS), 5560 Overland Avenue, Suite 410, San Diego, California 92123. Comments on this draft Mitigated Negative Declaration must be sent to the DGS address listed above and should reference the Pine Valley Fire Station. The document is available on line http://www.sdcounty.ca.gov/general_services/CEQA/CEQA.html and can also be made available electronically by contacting marc.cass@sdcounty.ca.gov.

The project proposes replacement of an existing County Fire Authority (CFA) fire station in the community of Pine Valley, California. In addition to the replacement of the existing facility, the proposed project also includes acquisition of several adjacent properties and easements, as well as the replacement of an existing CFA-owned property, the "Training Facility," located northeast of the existing station behind the post office. Construction is anticipated to start in the summer of 2017, with demolition completed early 2017 and additional construction activities ending in the summer of 2018. The project is anticipated to be operational by the end of 2018. The project is under jurisdiction of the County of San Diego Department of General Services; the County of San Diego will act as the lead agency under CEQA.

The project would include property acquisitions and easements. A total of 0.46-acre between two parcels would be acquired to accommodate facility expansion, and a 0.33-acre easement to the north of the fire station would be acquired by the CFA for ease of access to the site and for utilities. In addition, two sewer easements (1,800 square-foot and 3,440 square-foot) would be acquired along with a 2,350 square-foot drainage easement and a 2,556 square-foot temporary construction easement.

Replacement of Existing Facility

The existing fire station is an approximately 6,900-square-foot facility with three apparatus bays, which are located immediately adjacent to Old Highway 80. Access to the rear of the facility currently occurs via an easement located between the facility and the adjacent post office. Renovations included in the proposed project would increase the size of the existing facility to approximately 13,000 square feet. The new facility would have four apparatus bays, 12 parking spaces, and 10 bedrooms, as well as a dining area, recreation space, and office space for CFA personnel. During construction

of the fire station, fire services will be temporarily based out of the Training Facility site. Construction activities will not result in a disruption to emergency services in the area.

Replacement of Training Site

The CFA-owned Training Facility site, located to the north of the fire station, behind the existing post office building, would be renovated as part of the proposed project. The Training Facility encompasses approximately 0.5 acre and houses a barn and a modular structure surrounded by a concrete walkway. A generator is located adjacent to the modular structure and a fuel tank next to the existing barn, as well as a propane tank in the rear of the site and a fire hydrant located along the property line with the post office. As part of the proposed project, the barn would be demolished and the space would be enhanced to serve as a classroom and training area. A new concrete drive aisle would be installed to the east of the post office parking lot in order to access the new training facility. Existing ramps providing access to the modular structure on the Training Facility site would also be relocated. Two new 400-amp panels, as well as related underground electrical services feeds, would also be installed. A sewer lift station, which would pump sewage to a nearby treatment facility, would also be installed.

The draft Mitigated Negative Declaration can also be reviewed at the Pine Valley Library located at 28804 Old Highway 80, Pine Valley, CA 91962. For additional information regarding the public hearing dates, please contact Marc Cass at (858) 694-2047 or by e-mail at marc.cass@sdcounty.ca.gov.

Comments on this proposed draft Mitigated Negative Declaration must be received no later than Monday, August 22nd, 2016 at 5:00 p.m. (a 30-day public review period).