INTRODUCTION & BACKGROUND

The City of San Diego (the City) retained Citygate Associates, LLC to conduct a Fire Services deployment planning study. The results of the study were released in a February 2011 report titled “Fire Service Standards of Response Coverage Deployment Study for the City Fire Rescue Department.” The report concluded that there are insufficient fire crews and stations to allow the City to achieve its desired firefighting response time performance measures in all areas. Nineteen “gap areas” were identified and prioritized based on a variety of factors including location relative to high workload areas, providing coverage to under-served areas, improving service to high population areas, and maximizing coverage by individual stations. UC San Diego is ranked the eighth most critical gap area.

In addition to the Citygate report, recent UC San Diego project environmental documents concluded that those projects have contributed to a significant potential cumulative impact related to fire protection and emergency medical services in the City of San Diego. Under California Environmental Quality Act (CEQA) guidelines the projects would have a cumulatively considerable contribution as defined by a situation where “[t]he incremental effects of an individual project are significant when viewed in connection with the effects of other current projects, and the effects of probable future projects” and mitigation would be required. The environmental documents have stated that UC San Diego would work with the City to identify a suitable site to locate a new fire station in proximity to the campus. The environmental documents require UC San Diego to pay its proportionate share of the cost of mitigating the impacts associated with the construction and operation of a new fire station by contributing either land or money or some combination thereof. Subsequently UC San Diego has been working with the City and the Fire Rescue Department to identify an appropriate site on campus and the UC San Diego Real Estate office has been engaged in land use negotiations with the City. Final agreements are in progress and it has been determined that UC San Diego will fund the design and construction of the Fire Station and transfer the approximately 0.8 acre site to the City, who would then be responsible for operating, staffing and equipping the facility. UCSD and the City are currently working on a development agreement.

The City identified the northwest area of campus as the most desirable due to its proximity to areas underserved by the Fire Rescue Department. A variety of potential sites in the northwest area of campus were studied. In 2012 a site at the Gliderport was determined to be the most suitable site and the...
Campus/Community Planning Committee endorsed it at its February 23, 2012 meeting. Subsequently, the Salk Institute contacted UC San Diego to express serious concerns with the site due to noise impacts and campus leadership agreed to continue to research other sites. The City, the Fire Rescue Department, and UC San Diego determined that a site on North Torrey Pines Road, across from Spanos Training Center (Figure 1 & 2), would be the most appropriate for the following reasons: direct access to North Torrey Pines Road, limited impacts to existing and future planned development, sufficient distance from sensitive land uses, and proximity to underserved areas.

Preliminary estimates for the total project are approximately $20 million, including cost of building construction, site improvements, and utility infrastructure. This estimated cost excludes the value of the land that would be transferred to the City along with the completed facility. The project would be funded with campus funds. The fire station is scheduled to be operational in 2020.

**PROJECT DESCRIPTION**

The project includes the construction of an approximately 10,500 Gross Square Foot (GSF) Fire Station that would comply with the City of San Diego “Fire Station and Facilities Design and Construction Standards”, last updated in August 2011. The program would accommodate the standard fire station crew of 12 personnel per 24 hour shift, and include 4 drive through fire apparatus vehicle bays, administrative offices, kitchen and dining area, day room, reception/watch room, training room wash room, exercise room, and crew quarters. Exterior improvements would include an emergency generator, flag pole, mailbox, fire hydrant, trash enclosure, signage, security fencing, fueling facilities, truck wash area, hose drying area, drought tolerant landscaping, and parking for employees and visitors. The City Standards require a minimum of twelve parking spaces and three visitor spaces including an ADA compliant space.

**PLANNING PARAMETERS**

**Relationship to 2004 Long Range Development Plan**

The proposed project site is located within a land use area designated as predominantly “Sports and Recreation” in the 2004 Long Range Development Plan (LRDP). In consultation with the UC Office of the President it has been concluded that the Fire Station use is not consistent with the LRDP underlying land use. As a result the project will require a Minor LRDP Amendment to be approved by the UC President. It is anticipated that the land use would be changed to “General
Services.” In addition, the Fire Station use and property transfer to the City will be identified in the LRDP Update which is anticipated to be completed in 2018.

Relationship to 1989 UCSD Master Plan Study
As an emergency facility the proposed project does not contribute significantly to any of the five principles of the 1989 Master Plan Study. However the site is located in proximity to a major campus entry and located near the Ridge Walk to the east of the project site (“Connections”).

Relationship to the 1994 North Campus Neighborhoods Planning Study
The project site occupies a portion of Site 10 as envisioned in the 1994 North Campus Neighborhoods Planning Study (NCNPS). The Study explored two options for Site 10: seven tennis courts or a 100,000 GSF cluster of academic buildings for a new “special academic institute”, the program for which has never been identified. The NCNPS envisions an approximately 630 space parking structure and 63,600 GSF academic building to south, along North Point Drive, which would not be impacted by the Fire Station project. The Fire Station would partially impact the development capacity of Site 10 for academic or recreational use and requires the reevaluation of the NCNPS vision for this area within the context of current and anticipated academic, parking, and recreational needs. The land use for this area will be revisited in the LRDP Update process and it is likely that the next project identified for the area would require the development of a conceptual master plan of the entire North Point area.

PROJECT SITE

UC San Diego retained an architectural firm to help define the site that would be required to build a fire station that meets the City’s construction standards. The approximately 0.8 acre project site is located east of North Torrey Pines Road, west of North Point Lane, and north of North Point Drive. The project would displace one existing tennis court; relocation solutions will be considered as a part of a separate potential project. The site slopes up from North Torrey Pines Road approximately 15 feet, depending on the location, requiring fairly extensive grading to allow adequate Fire Apparatus vehicle access, and a retaining wall along the southern and eastern edge of the site. There are no biologically sensitive resources on the site.
Vehicular Access
The fire station would be accessed from North Torrey Pines Road (NTPR). A traffic engineer has been retained by UC San Diego to explore traffic circulation options. Modifications to NTPR will require City of San Diego review and approval. A new traffic signal, equipped with traffic signal preemption, would be required in NTPR, adjacent to the site, to allow full access for fire apparatus vehicles. Personal vehicles would have right-in/right-out only access. The traffic signal at North Point Drive and NTPR would be modified to permit southbound U-turns and the traffic signal at NTPR and Genesee Avenue would be modified to permit northbound U-turns.

Utility & Infrastructure
The project may require rerouting a water and telecom line, and will connect to SDG&E electrical to the north. It will require the installation of an approximately 1,350 foot new sewer line segment in North Torrey Pines Road to connect to the closest City of San Diego sewer line.

Environmental Considerations
The proposed project would be subject to CEQA. It is anticipated that a Mitigated Negative Declaration (MND) would be prepared. Anticipated environmental issues would include water quality and hydrology impacts and noise impacts.

The project site is located within the California Coastal Zone, therefore a Coastal Development Permit would be required.

Sustainability
Per the City of San Diego “Fire Station and Facilities Design and Construction Standards”, the fire station “shall consider the use of Green Building Technology in accordance with the City of San Diego adapting the Silver LEED Standard, Leadership in Energy and Environmental Design”. This requirement is consistent with the University of California’s Policy on Sustainable Practices; however, a higher LEED rating will be pursued if the project elements can be included within the project budget.

RECOMMENDATION
The site evaluation will be presented for information/potential action at the February 25, 2016 meeting.
FIGURE 2

PROJECT SITE

Fire Station
physical and community planning
created on 2/18/16