



Fire- Rescue Department
Logistics Division

**Fairmount Avenue Fire Station
Site Selection Assessment Files Research Summary
Preliminary Draft: April 22, 2024
Final Report: September 10, 2025**

Background

The San Diego Fire-Rescue Department (SDFD) has received several questions regarding the site selection process for the Fairmount Avenue Area Fire Station Project. Given that the site selection and purchase predate many current staff members working on the project and given the inquiries, SDFD's Logistics Division researched/reviewed the records that we have located pertaining to site selection. This memo constitutes a summary of these records.

File Search Methods

The Fire-Rescue Department's Logistics Division's electronic files and hard copy files were searched for records pertaining to property selection and purchase. Files that were located include emails and a few reports in the electronic files. Hard copies located were duplicates of electronic files. The records include emails as well as various reports and cover a time period from 2000 to 2016, with some items not dated and assuming to fall during this timeframe. Records were also requested from the Economic Development Department, Real Estate Division, the division that located the properties that were ultimately purchased and handled the original transactions. These records included files from 1935 to 2017. Files were reviewed April 8-22, 2024. Minor updates were completed in August 2025 to finalize this report.

Results

Per the records reviewed, a search was conducted for properties within a specific geographic area that had a gap in service (e.g. extended emergency response times) and was coordinated between Fire-Rescue and the Real Estate Division. Per the files, four primary sites were screened for potential for purchase and development as a fire station. Six other sites were mentioned in the records and were ruled out for various reasons.

Criteria that were discussed in the files include the following: location within the service area or district (to fulfill the recognized service gap), suitability of lot size, environmental constraints, surrounding land uses and zoning, availability (i.e., for sale/willingness of owner to sell), and other constraints.

Summary of Sites

The four primary sites that were discussed include the following:

- 4029/4070 Home Avenue (APNs 541-241-01-00; 540-495-01-00; 540-495-04-00)
- Beech and 38th Street (540-492-15-00)
- Home and Fairmount Avenue (northeast corner) (APN 476-572-12-01)
- 47th and Fairmount Avenue (APN 541-190-16)

There were six other sites that were mentioned in the files:

- A vacant lot on Federal Avenue
- Federal and Home Avenues
- Police Shooting Range at Federal Avenue
- Parcel east of shooting range at Federal Avenue
- 3228 C Street
- 4605 Home Avenue (Home Avenue and 46th Street) (discussed for a temporary station)

4029/4070 Home Avenue (APNs 541-241-01-00; 540-495-01-00; 540-495-04-00)

Of the four primary sites, the original preference was for the three parcels located at/near 4029/4070 Home Avenue due to the size of the large size of the combined lots which would presumably allow for design flexibility and multiple options for ingress/egress from a station. Further, it was surrounded by commercial property and appeared to be a site that would provide a rapid response route with minimal community impact.

As the evaluation of the site progressed, it was discovered that the site was a former landfill and was a burn ash site and would require remediation. When a valuation of the site was conducted, the valuation came in low (negative). Following the discovery of the burn ash issue and the low valuation, this site was ruled out from further consideration.

Beech and 38th Street (540-492-15-00)

The property at Beech Street and 38th Street was ruled out because the site was not available for purchase per emails. When the owner was approached, they expressed a need to retain the site and were not willing to sell.

Home and Fairmount Avenue (northeast corner) (APN 476-572-12-01)

The property at the northeast corner of Home and Fairmount Avenues posed several design challenges. However, it was ultimately ruled out because it was not for sale, had 17 owners, and had less than 0.75 acre that would be usable/developable. Typically, a new fire station requires 0.75 acres or more in size.

Other Sites Reviewed

There were six other sites that were mentioned in the records that were reviewed. One was ruled out noting that the noise of the 94 freeway and SDPD gun range would be a challenge. One was ruled out due to it being within a flood zone/100-year floodplain, directly next to a concrete-lined floodway, and proposed for water quality/drainage improvements. For one site that was mentioned, there were no details provided; however, upon a present day look at Google maps, the site was on a canyon, and its location would make providing services to the existing service gap difficult. The SDPD gun range was ruled out because of restrictions on the property usage. The property the shooting range is on was given to the City with the stipulation that it be used as a shooting range for SDPD and if this use ceases, the condition stipulates that it reverts back to the original property owner. Further, the site was designated a historical landmark in 2005; would require remediation; and upon a present day look at the City's Zoning and Parcel Portal, the site is within the 100-year floodplain. Another site was ruled out as it is part of the Police Facility located on Federal Avenue. The final property, located at 4605 Home Avenue and owned by the City, was mentioned as potential for a temporary station. At 0.33 acres, it is too small for a permanent or temporary station.

Selected Site – Fairmount Avenue and 47th Street (APN 541-190-16)

The site that was selected and purchased for the Fairmount Avenue Area Fire Station is located on 47th Street near the intersection with Fairmount Avenue. While this site was determined to have some similar constraints as some of the other sites (e.g. steep slopes, potentially challenging build), this site met the size criteria and was available for purchase. Some preliminary geotechnical work and some engineering had already been completed for the site as a previous plan by owners called for seven single family homes to be built on the site. It was also determined that this site's buildable space met the department's requirements (approx. 34,000 sqft or 0.78 acre). The property acquisition file also notes (in support of the purchase price) that the site is zoned industrial and that the lack of vacant available land in the neighborhood contributed to

the need to acquire the property as a fire station for this underserved area in San Diego. Some research was conducted into whether a land swap could occur between this property and the adjacent corner property abutting Fairmount Avenue. This land swap was determined not to be viable given that the corner property was dedicated open space – and to change its use would require two-thirds vote of the general public. However, this did not affect the purchase, and the 1.28-acre property was acquired by the City in 2017.

Attachments:

1. Table 1: Summary of Sites
2. Table 2: Summary of Records

Fairmount Avenue Area Fire Station Site Selection File Research

Table 1: Summary of Sites

Preliminary Draft Prepared April 22, 2024

Finalized September 10, 2025

Address/APN	File Information	Determination Summary	Result
4029 Home Ave/4070 Home Ave (541-241-01-00; 540-495-01-00; 540-495-04-00)	<ul style="list-style-type: none"> • Would require paper street vacations • Likely MND needed • High potential for fossils • High potential for archeological resources • Large Sized Lot which offers design flexibility • Several ingress/egress options • Rapid Response Route with minimal community impact • Requires fire traffic signals • Mostly surrounded by commercial • Deep lot • May be too narrow for drive-through • Overhead power lines • Burn Ash Site (dump from 1908-1913 and high levels of lead documented in 2003 report); would require remediation - cost estimate in 2015 put costs for remediation at \$576,562 and an estimated ongoing cost to SWRCB of \$28,726 per month, presumably until cleanup is complete • Valuation of site came in low (negative) 	Initially preferred site. As site was pursued, it was discovered that the site was a burn ash site requiring significant remediation. Further, the valuation of the property came in low (negative) and it was determined that purchase of this land was not in the interest of the City.	No
Beech and 38th Street (540-492-15-00)	<ul style="list-style-type: none"> • Likely requires MND • High potential for fossils • High potential for archeological resources • Previously disturbed site • Requires demolishing structures and potential soil contamination remediation • Anticipated that the owners may not be willing to sell • Surrounded by commercial • Would require traffic signal at Home Ave • Large level lot • Owners did not want to sell 	Site was not available for purchase as the owners did not want to sell when approached.	No
Home Ave and Fairmount Ave (NE corner) (476-572-12-01)	<ul style="list-style-type: none"> • Likely requires SDP and MND • High potential for fossils • High potential for archeological resources • Significant grading and retaining walls would be needed/steep lot • Irregular shape lot • Likely biological impacts requiring mitigation • Challenge for ingress/egress through intersection /busy intersection • Mostly surrounded by commercial • Residential is closer than with the other lots reviewed • Overhead high voltage power lines • Only 0.63 ac would be usable/buildable • 17 owners of the site; not for sale 	June 2016 a determination was made to abandon this site for consideration because of the constraints (small usable area, busy road, steep site, and 17 owners).	No

47th St and Fairmount Ave (541-190-16)	<ul style="list-style-type: none"> • Was available for sale at time of purchase • Tentative Plans called for 7 single family homes; tentative site plans and preliminary geotech and engineering had been completed by owners • Surrounded by park lands • Ingress/egress may require some easements for apparatus to safely enter/exit • Determined to be the most viable site, despite difficult site, because other sites were ruled out due to various reasons • 34,000 sqft of buildable space • Meets size criteria • Discussed driveway negotiation over dedicated parkland (this option was ruled out) • Phase 1 Environmental Site Assessment conducted - no hazardous materials/environmental conditions documented or recognized for site • Zoned residential; Designated for industrial use in the Community Plan • Biological, archaeological, and stormwater/water quality potential impacts would require avoidance, minimization, and mitigation measures. • Easements will likely require vacations. • Lower elevations of site are in flood plain 	This site was determined to be the most viable for 1) available for purchase by City, 2) size suitability for Fire Station.	Yes (Purchased)
Federal Blvd (vacant Lot)	<ul style="list-style-type: none"> • Noise of 94 and SDPD pistol range would be challenges 	Not pursued due to constraints.	No
Federal Blvd and Home Ave (adjacent to creek, Right of Way)	<ul style="list-style-type: none"> • In Flood Zone/100 year floodplain • Site was proposed for SW improvements/detention basin • Potential for Archeological resources • Mapped with geohazard - liquification • Current proposal for a pocket park • PUD well monitoring onsite 	Not pursued due to constraints.	No
Federal Blvd (Police Shooting Range) (541-251-04)	<ul style="list-style-type: none"> • Site restrictions - San Diego/Police Revolver Club deeded portions of the property to City with condition that the property be maintained as a pistol range for SDPD. Should property be used for any other purpose, title would revert to Revolver Club • Would require remediation • Designated a historical landmark in 2005 • In 100 year floodplain (confirmed through City's Zoning and Parcel Information Portal) 	Not pursued due to constraints.	No
Federal Blvd (east of shooting range) (541-260-06)	<ul style="list-style-type: none"> • Within Citygate respond time/area • Was used for drainage project • Slated for future Chollas Creek Pathway • Is currently part of the Central Police Facility • General Services - Public Safety owned 	Not pursued due to constraints.	No
3228 C Street	<ul style="list-style-type: none"> • 0.97 acres • GH-1500 zoning • In looking at aerial imagery, site appears to be on a canyon and would likely require a lot of grading, likely with significant biological impacts • Location would be difficult to serve the existing service gap 	Not pursued due to constraints.	No
4605 Home Ave (Home and 46th)	<ul style="list-style-type: none"> • Site was evaluated for a temporary site option • 0.33 acres, too small for a Fire Station 	Not pursued due to constraints.	No

Fairmount Avenue Area Fire Station Site Selection Research

Table 2: Summary of Records
Preliminary Draft Prepared April 22, 2024
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Document Name	Document Type	Site(s) Discussed	Date
Sampling Plan for a Limited Burn Site Investigation Portion of the Former Home Avenue and 40th Street Burn Site; Ninyo & Moore	Report	4029 Home Ave/4070 Home Ave	10/2/2001
Limited Burn Site Investigation Portion of the Former Home Avenue and 40th Street Burn Site; Ninyo & Moore	Report	4029 Home Ave/4070 Home Ave	5/27/2003
Remedial Action Plan 06-08-2004	Report	4029 Home Ave/4070 Home Ave	6/8/2004
Notice and Order No. 14-02 for Home Avenue Dump	Corrective Action Order issued by City of San Diego	4029 Home Ave/4070 Home Ave	5/13/2014
Home Avenue private property research	Scanned items	1. Corner of Home and Fairmount 2. West of Home Avenue north of Beech 3. NE corner of Beech and 38th 4. 46th and Home (temp site)	2/5/2015
Preliminary Environmental Assessment for the Home Avenue Fire Station WBS # (S-14018)	Memo	Federal and Home (at creek)	3/6/2015
Email - Research for Home Ave FS / Meeting Tuesday April 7	Emails	APN#541-241-01-00, 540-495-01-00, 540-495-04-00 / 4029 Home (mid-block) APN#540-492-15-00 / Beech & 38th (Ironworkers Local Training Facility) APN#476-572-12-01 / Home & Fairmount (NE corner)	4/6/2015
Email - Research for Home Avenue Fire Station Site and potential Private Property to Acquire	Emails	APN#541-241-01-00, 540-495-01-00, 540-495-04-00 / 4029 Home (mid-block) APN#540-492-15-00 / Beech & 38th (Ironworkers Local Training Facility) APN#476-572-12-01 / Home & Fairmount (NE corner)	4/16/2015

Email - Research for Home Ave FS / Meeting Tuesday April 7	Emails	APN#541-241-01-00, 540-495-01-00, 540-495-04-00 / 4029 Home (mid-block) APN#540-492-15-00 / Beech & 38th (Ironworkers Local Training Facility) APN#476-572-12-01 / Home & Fairmount (NE corner)	4/16/2015
Preliminary Environmental Assessment for the Home Avenue Fire Station WBS # (S-14018)	Memo	1. Corner of Home and Fairmount 2. West of Home Avenue north of Beech 3. NE corner of Beech and 38th	4/20/2015
Email - Home Avenue Permanent Fire Station proposed property purchase	Emails	4029 Home Ave/4070 Home Ave	5/14/2015
Email - Home Avenue Fire Station Valuation and Search	Emails	4029 Home Ave/4070 Home Ave; First mention of C Street and 47th and Fairmount	9/23/2015
Preliminary Title Report	Report	APN 541-190-16/Fairmount and 47th street	10/27/2015
Email - Citygate Associates	Emails	APN 541-190-16/Fairmount and 47th street	11/25/2015
Phase 1 Environmental Site Assessment (APN 541-190-16); Rincon Consultants	Report	APN 541-190-16/Fairmount and 47th street	2/12/2016
Fire Station ArcMap/Home Avenue Fire Station	Map	APN 541-190-16/Fairmount and 47th street	4/1/2016
Email - Question on 47th and Fairmount;Sunshine Beradini Field/Corner is Parkland	Emails	Corner near 47th and Fairmount	5/3/2016
Email - Proposed Home Ave Fire Station on Fairmount & 47th	Emails	APN 541-190-16/Fairmount and 47th street	6/15/2016
FS Fairmount Area Coverage/Home Ave and Fairmount Ave Engine District	Map	Entire Service Area	12/15/2016
Email - Home Avenue Fire Station Property on 47th Street	Emails	APN 541-190-16/Fairmount and 47th street	12/20/2016
Location 1	Map	Home and Fairmount Avenue	2014-2015
Location 3	Map	Beech and 38th Street	2014-2015
Home Avenue spreadsheet	excel file; list of City owned sites	Multiple City owned Sites	no date
Location 2	Map	4029 Home Ave/4070 Home Ave	no date
Sunshine Berardini Field	Map	47th St	no date
Preliminary Geotechnical Investigation Proposed Mobile Storage Containers Home Avenue and 40th; K2 Engineering	Report	4029 Home Ave/4070 Home Ave	12/5/2000
Parcel Map	Map	APN 541-190-19	7/22/2003
47th APN Property Info	Internal Record	APN 541-190-16/Fairmount and 47th street	No date

File Record	Internal Record	Lands surrounding APN 541-190-16	9/11/2003
47th and Fairmount	Sale Advertisement	APN 541-190-16/Fairmount and 47th street	No date, appears to be from 2015
F644 003 _Property file (includes acquisition info and other records)	Property File, including Internal Record/Attorney Client Privilege Emails	APN 541-190-16/Fairmount and 47th street	2015-2017
Federal and Home Site R607CM (R604 001	Property File, including internal records and HRB letter	SDPD Pistol Range and surrounding property	1953-2003
R607 002 Part 1	Property File, including internal records, HRB letter, grant deed with property restriction	SDPD Pistol Range and surrounding property	1936-2005
R607 002 Part 2	Property File, including internal records and grant deed with restriction and quit claim for expansion of pistol range and Attorney Client Privelege emails (including Q on revisionay interest, pag 129)	SDPD Pistol Range and surrounding property	1935-2013
R607 004 Property file	Property File including internal records	SDPD Pistol Range and surrounding property	1953-2003
R644 001 _Property file	Property File including internal records	Sunshine Beradini, east of Fairmount	1953-2003
PrelimCommitmenthome&fairmount (Title Report)	Title Report	Home and Fairmount Avenue	2016
16-067 Marincovich SD report final appraisal	Appraisal	47th and Fairmount	2016
630901-2 Fairmount Ave appraisal review	Report	47th and Fairmount	2016

Clean Closure Estimate for Home Ave Burn Site	Emails	4029 Home Ave/4070 Home Ave	2015
Preliminary Environmental Assessment for the Home Avenue Fire Station WBS # (S-14018)	Report	Unclear	11/10/2016
Legal Response dedicated parkland - Attorney Client Priveleged	Emails	adjacent to 47th and Fairmount	2016
Preliminary Title Report - Johnson Property	Report	4029 Home Ave/4070 Home Ave	5/4/2015
Phase 1 Environmental Site Assessment (APN 541-190-16); Rincon Consultants	Report	APN 541-190-16/Fairmount and 47th street	2/19/2016
Patrick Hooper Letter 10-20-2009	Letter	4029 Home Ave/4070 Home Ave	10/20/2009
Site Development Plan/Grading Plan	Plans	4029 Home Ave/4070 Home Ave	10/26/2009
Fire Stations and Facilities Design and Construction Standards	Report	47th and Fairmount	4/7/2015
Request for Real Estate Asset Acquisition Services	Form	Unclear	4/8/2015
1505 RE_Home Avenue Permanent Fire Station proposed property purchase	Emails	4029 Home Ave/4070 Home Ave	May 2015
Pistol Range_100 year Flood Plain	Map	SDPD Pistol Range	8/6/2025
Corrective Action Case Letter DEH 2022-LSAM-000719	Letter	SDPD Pistol Range	7/14/2025
Corrective Measures Study Work Plan; Dudek	Report	SDPD Pistol Range	July 2025
Recorded Deed	Deed	APN 541-190-16/Fairmount and 47th street	3/20/2017