

CHAPTER 1.0

INTRODUCTION

1.1 INTENDED USE AND PURPOSE OF THE EIR

This Draft Environmental Impact Report (EIR) has been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA) [Public Resources Code, Section 21000, et seq.] to evaluate potential environmental impacts associated with the development and operation of the proposed Forrester Creek Industrial Park project (herein referred to as “proposed project”), located in the City of El Cajon. This EIR has been prepared as a Project EIR, consistent with Section 15161 of the State CEQA Guidelines, which examines the environmental impacts of a specific development project and focuses primarily on the changes in the environment that would result from the development project. The EIR is intended to serve as an informational document to be considered by the City of El Cajon as the Lead Agency, and the Responsible and Trustee agencies (as identified in Section 3.4), during deliberations on the proposed project.

This Draft EIR will be distributed for review to the public and public agencies for a 45-day review period for the purpose of providing comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated” (CEQA Guidelines Section 15204). All public comments received during the 45-day public review period will be incorporated into the Final EIR along with a formal response to each comment. The Draft EIR and Appendices will be made available for review Monday through Friday from 8:00 a.m. to 5:00 p.m. at the City of El Cajon Planning Division, 200 E. Main Street, El Cajon, CA 92020. It will also be available on the City’s website at <http://www.ci.el-cajon.ca.us/>. The City, as Lead Agency, will consider the written comments received on the Draft EIR in making its decision whether to certify the Final EIR as completed in compliance with CEQA prior to approving or taking action on the proposed project.

1.2 CEQA REQUIREMENTS

1.2.1 CEQA COMPLIANCE

The EIR complies with the criteria, standards, and procedures of the CEQA and the State CEQA Guidelines (California Administrative Code, Section 15000, et seq.); and the City of El Cajon’s local CEQA Guidelines, as revised July 2001.

1.2.2 NOTICE OF PREPARATION AND EARLY PUBLIC CONSULTATION

On January 6, 2006, a Notice of Preparation (NOP) was distributed by the City of El Cajon for the proposed project. The State Clearinghouse (SCH) project number assigned to the EIR is 2006011027. In accordance with State CEQA Guidelines Section 15082, the NOP was circulated to interested agencies, groups and individuals for a period of 30 days, during which time comments were solicited pertaining to environmental issues/topics that the EIR should evaluate. The NOP comment period ended on February 6, 2006. Comment letters were received from the following federal, state and local agencies: United States Fish and Wildlife Service; California Department of Toxic Substances Control; California Department of Transportation; California Public Utilities Commission; Native American Heritage Commission; County of San Diego Department of Public Works; and San Diego Association of Governments. The NOP and NOP comment letters are provided in Appendix A.

Pursuant to CEQA Guidelines Section 15083, an early public consultation meeting was held at the City of El Cajon on February 7, 2006, in which the City discussed the EIR process with the public. During that meeting, property owners of residences located west of the project site in the City of Santee expressed concerns about air quality, night lighting, and noise. All of the issues raised during the NOP comment period and at the early public consultation meeting have been addressed in the EIR (see Chapters 4.1 through 4.13).

1.2.3 SCOPE OF THE EIR

City staff determined the scope of analysis of this EIR in part by the responses received on the NOP and at the early public consultation meeting, as discussed above. The following issues were determined to be potentially significant and are addressed in Chapter 4.0 of this EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Global Climate Change and Energy
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use Compatibility
- Noise
- Public Services
- Transportation/Circulation
- Utilities

The EIR also contains other mandatory discussions required by CEQA including the analysis of cumulative impacts, effects found not to be significant, growth inducement, significant and unavoidable environmental effects, significant irreversible environmental effects, and alternatives to the proposed project.

1.3 ORGANIZATION OF THE EIR

This EIR is organized into two volumes. Volume I addresses the environmental impacts of the physical development of the proposed Forrester Creek Industrial Park project. Associated technical appendices are contained in Volume II.

Volume I of the project EIR includes the following:

- **Executive Summary.** Summarizes the proposed Forrester Creek Industrial Park project, environmental impacts that would result from implementation of the proposed project, recommended mitigation measures that would avoid or reduce impacts, and the level of significance of impacts both before and after mitigation. Also identifies areas of controversy known to the Lead Agency and issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.
- **Chapter 1, Introduction.** Provides an introduction and overview describing the purpose and intended use of the EIR, the EIR's compliance with CEQA, and the scope and organizational format of the EIR.
- **Chapter 2, Environmental Setting.** Provides a description of the physical environmental conditions in the vicinity of the project as they exist at the time the NOP is published, which constitute the baseline physical conditions by which the City will determine if an impact is significant. This section also includes a discussion of the regional setting, including resources that are rare or unique to the region, and identifies any inconsistencies between the proposed project and applicable general and regional plans.
- **Chapter 3, Project Description.** Provides a detailed description of the proposed project, including its geographical setting, background information on the site's prior uses, major objectives, structural and technical characteristics and components, and project construction. This section also includes a list of discretionary actions that would be required to approve the proposed project by the Lead Agency and other Responsible and Trustee agencies.
- **Chapter 4, Environmental Analysis.** Contains project analysis for the various environmental issues listed above under Section 1.2.3. The subsection for each environmental topic contains a description of the existing environmental setting of the project site and area, impact significance thresholds, analysis of impacts, significance of impacts, and mitigation measures.
- **Chapter 5, Cumulative Effects.** Provides discussions of the project's impact collectively with other past, present or probable future projects. This section lists the anticipated projects considered in the cumulative impact analysis. Direct impacts associated with the proposed project combined with direct impacts caused by the list of past, present and probable future projects allows for a determination of the proposed project's cumulative impact.
- **Chapter 6, Alternatives.** Describes alternatives to the proposed project that could avoid or substantially lessen significant effects and evaluates their environmental effects in comparison to the proposed project. The alternatives analyzed in detail in this chapter include the No Project Alternative and the Reduced Footprint Alternative. Project alternatives that were considered but ultimately rejected from further consideration are also discussed.
- **Chapter 7, Other CEQA Considerations.** Provides discussions required by Sections 15126 and 15128 of the State CEQA Guidelines, including effects found not to be significant during the EIR process, growth inducing impacts of the proposed project, significant environmental effects that cannot be avoided if the proposed project is implemented, and significant irreversible environmental changes that would result from implementation of the proposed project.

- **Chapters 8, 9 and 10.** These chapters provide the references used to prepare the EIR, organizations and persons contacted during preparation of the EIR, and a list of the EIR preparers, respectively.

Volume II of the Forrester Creek Industrial Park EIR consists of supporting materials and technical appendices and includes the following:

- **Appendix A.** Notice of Preparation (NOP) and responses
- **Appendix B.** Air Quality Technical Report
- **Appendix C.** Biological Resources Reports
- **Appendix D.** Archaeological Survey
- **Appendix E.** Geotechnical Evaluation and Update
- **Appendix F.** Traffic Impact Analysis
- **Appendix G.** Drainage Report and Storm Water Mitigation Plan
- **Appendix H.** Phase I Environmental Site Assessment and Addendum Letter
- **Appendix I.** Noise Technical Report
- **Appendix J.** Caltrans Aeronautics Letter