



County of San Diego

DEPARTMENT OF PUBLIC WORKS

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NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL ASSESSMENT
FOR REDEVELOPMENT OF 70-ACRE PARCEL AND LAND ACQUISITION
GILLESPIE FIELD, EL CAJON, SAN DIEGO COUNTY
October 20, 2005

The County of San Diego (County) and the Federal Aviation Administration (FAA) are lead agencies in the preparation of a joint Environmental Impact Report/Environmental Assessment (EIR/EA) for the Redevelopment of the 70-acre Parcel and Land Acquisition Project as specified by section 15170 of the California Environmental Quality Act (CEQA) Guidelines.

This notice is issued pursuant to Section 15082 of the State CEQA Guidelines. It is intended to inform those persons and organizations that may be concerned with the environmental effects of the project. Those public agencies with specific statutory responsibilities are requested to indicate their specific role in the project approval process.

Because of the time limits mandated by State law, responses should be sent at the earliest possible date, but no later than 60 days after receipt of this notice. Please send your response to:

County of San Diego
Department of Public Works,
Environmental Services Unit
5469 Kearny Villa Rd., Suite 305
San Diego, CA 92123

Attn: Wendy S. Orth
Fax: (858) 874-4043
e-mail: wendy.orth@sdcounty.ca.gov

ENVIRONMENTAL DOCUMENT

The document prepared will conform to the requirement of Section 1508.9 of the National Environmental Policy Act (NEPA), the FAA Airport Environmental Handbook 5050.4A, and U.S. Department of Transportation order 1050.1E. It will also satisfy the requirements of Sections 15120-15131 of the CEQA Guidelines and the County of San Diego's Guidelines for the implementation of CEQA. The EIR/EA will function as a program EIR for the proposed redevelopment of the 70-acre parcel, and a project EIR for proposed land acquisition.

PROJECT LOCATION

The Gillespie Field Airport is located on San Diego County-owned land on the northern border of the City of El Cajon and the southern border of the City of Santee; approximately 13 miles northeast of downtown San Diego. Access to El Cajon is primarily provided by Interstate 8, which runs through the city. State Highway 67 is a north-south highway that serves as a connector from Riverside County. State Route 125 is also a north-south highway that currently ends on the western side of the City of El Cajon. The Airport boundaries are described by Kenney Street on the north, Magnolia Avenue on the east, Bradley Avenue on the south, and Cuyamaca Street on the west (Figures 1 & 2).

PROJECT DESCRIPTION

The County proposes to allow for the redevelopment of the 70-acre parcel located to the north and west of the intersection of Bradley Avenue and Wing Boulevard in the City of El Cajon from non-aviation use to aviation use. This change in land use will allow for later aviation development by private developers in response to Requests for Proposals. Private developers will be responsible for completing the environmental review necessary for the approval of their projects. Future improvements to be completed by private developers may include: rectangular and T-hangar spaces, conventional hangar space, aircraft tie-downs, apron area, automobile parking, aircraft maintenance space, and aviation office and business space.

The project also involves the acquisition of property to meet Federal safety requirements. Federal Aviation Administration (FAA) Regulations indicate that the approach surface of the runways at Gillespie Field should be kept free of all obstructions. Control of the runway protection zones at the ends of the runways is essential to ensure unobstructed approach surfaces are maintained. Land acquisition is proposed to meet Federal safety standards for unobstructed approaches for runways 9L-27R and 17-35. Table 1 lists the Assessor's Parcel Numbers that have been identified for proposed land acquisitions. Where land acquisition is not necessary or infeasible, aviation easements to prevent obstructions in the flight surface and to allow

for overflight may be acquired. Avigation easements may be obtained for each of the parcels targeted for acquisition and each of the additional parcels listed in Table 2.

Table 1. APNs for proposed land acquisition

384-410-29	384-410-49	384-410-19	384-410-42	384-410-50	387-110-41	482-131-14	482-131-04	384-410-07
384-190-44	384-410-60	384-410-18	384-410-43	384-410-52	387-121-32	482-131-09	482-131-05	384-240-17
384-410-64	384-410-61	384-410-17	384-410-41	384-410-26	387-121-21	482-131-06	384-240-07	
384-410-66	384-410-76	384-410-16	384-410-02	384-410-65	387-121-20	482-131-07	384-240-06	
384-410-25	384-410-20	384-410-15	384-410-04	384-410-63	387-121-25	482-131-02	384-240-05	
384-410-24	384-410-33	384-410-40	384-410-05	384-410-68	482-131-16	482-131-03	384-410-74	

Table 2. APNs for proposed avigation easements

384-311-26	384-190-61	387-090-34
384-311-27	387-081-07	387-090-36
384-190-69	387-081-01	387-074-02

POTENTIAL ENVIRONMENTAL IMPACTS

The following impacts will be addressed in the EIR/EA:

Noise: Noise levels within the project area will be evaluated with regard to the Noise Element of the General Plan and Noise Ordinance Standards. The potential impacts from airport operation noise and resultant impacts on surrounding land uses will be assessed. Noise impacts associated with the project's traffic and land uses will be evaluated, and any increase in noise from the project will be identified. Measures will be developed as necessary to mitigate the potentially significant noise impacts identified.

Land Use/Community Character: An assessment of the project's effects on existing and planned community character will be evaluated. If land use/community character impacts occur, they will be delineated, and mitigation measures will be recommended.

Socioeconomics: An analysis will be included to evaluate the potential socioeconomic effects of improved airport facilities on the El Cajon & Santee communities.

Air Quality: An assessment of the project's effects on air quality will be evaluated. The Gillespie Field Airport is located within the San Diego Air Basin which has been designed as a "non-attainment area" by the Federal Environmental Protection Agency (EPA). Both stationary and not-stationary sources of air pollution will be evaluated for potential impacts. If necessary, mitigation measures will be recommended to reduce impacts.

Hydrology/Flooding: Forester Creek and Broadway Channel cross portions of the project site. Analysis will focus on increased runoff volumes and corresponding effects on streams/waters.

Biology: The 70-acre parcel contains biologically sensitive Ambrosia on 1.2 acres along Joe Crosson Drive and an isolated wetland near the corner of Joe Crosson Drive and Wing Avenue. Possible impacts on these sites will be determined and evaluated.

Agricultural Lands: The existing conditions of the site will be clearly described and reviewed. Soil conservation Survey Maps will be utilized to identify and evaluate impacts.

Cultural Resources: The site will be assessed to determine if there are any significant cultural resources. The extensive military and commercial use of the site over a period of more than 50 years suggest that such resources are unlikely to be identified.

Light and Glare: Lighting associated with the addition of building lighting at the airport is not expected to add to the cumulative degradation of telescope efficiency at Palomar of Mt. Laguna Observatories. If the impact is determined to be potentially significant, measures to reduce these impacts to an acceptable level will be identified.

Visual Resources/Topography: A description of the existing visual environment and views available from adjacent residential properties, public roadways, and businesses with regard to scenic quality will be provided. A viewshed analysis will be prepared that identifies significant viewsheds within and adjacent to the study area and graphically analyze the extent to which the viewshed may be impacted. If necessary, recommendations of mitigation measures will be provided to minimize viewshed impacts.

Risk of Upset: The risk of upset associated with catastrophic events shall be described and related to the types of land uses planned for the project site and the characteristics of those uses, such as fuel storage for aviation-oriented uses will be analyzed.

Public Services: Impacts to existing fire, police and waste disposal services will be evaluated. Where service levels are impacted, appropriate mitigation measures will be identified to reduce impacts.

Traffic/Circulation: Traffic and circulation issues will be analyzed to evaluate critical street and intersection needs and traffic capacities in the vicinity of the project area. Impacts will be analyzed from both a short term and long term perspective. Traffic projections based on trip generation rates will be developed and mitigation measures will be identified.

Growth Inducement: The proposed project will be analyzed to determine the potential effects on local and regional population growth. If necessary, appropriate mitigation measures will be identified.

Cumulative Impacts: The potential cumulative impacts associated with this project will be considered in conjunction with any other projects that may have been approved in this area.

Bio-hazardous Waste: An assessment of the project's potential bio-hazardous waste production and removal will be completed.

LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS
TO RECEIVE THIS NOTICE OF PREPARATION

All Property Owners within 300 feet of the Project
Audubon Society
California Department of Fish and Game
California Department of Transportation, District #11
California Native Plant Society
California Office of Historic Preservation
California Office of Planning and Research – State Clearinghouse
California Regional Water Quality Control Board – San Diego Region
County of San Diego, Air Pollution Control District
County of San Diego, Department of Planning and Land Use
County of San Diego, Department of Public Works
County of San Diego, Sheriff's Department
County of San Diego, Supervisor Dianne Jacob
El Cajon Unified School District
Federal Aviation Administration
Gillespie Airport Lessees Association
Gillespie Field Development Council
Gillespie Field Pilots Association
Helix Water District
Native American Heritage Commission
Pacific Bell Telephone Company
Padre Dam Water District
San Diego Association of Governments
San Diego County Archaeological Society, Inc.
San Diego County Water Authority
San Diego Gas and Electric Co.
San Diego Herpetological Society
Santee Fire Department
Santee Unified School District
Sierra Club, San Diego Chapter
The City of El Cajon City Manager
The City of El Cajon Fire Department
The City of El Cajon Planning Commission
The City of San Diego Water District
The City of Santee City Manager
The City of Santee Planning Services
U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service