

# SECTION 2.0

## INTRODUCTION

### 2.1 PURPOSE AND SCOPE OF THE EIR

Environmental Impact Reports (EIR) are informational documents “which will inform public agency decision-makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project” (Section 15121 of the CEQA Guidelines). The purpose of this EIR is to evaluate the environmental effects of the proposed Precise Development Plan (PDP) and specifically the proposed desalination plant project, as well as the related water conveyance facilities that would be located offsite of the Encina Power Station (EPS). This EIR is intended for use by both the decision makers and the public. The lead agency for the project is the City of Carlsbad.

### 2.2 CEQA REQUIREMENTS

#### CEQA Compliance

This EIR has been prepared in accordance with CEQA (Public Resources Code Sections 21000 et. seq); the CEQA Guidelines published by the Resources Agency of the State of California (California Code of Regulations Sections 15000 et. seq, as amended) and the City of Carlsbad Environmental Review Procedures.

#### Notice of Preparation

In compliance with Section 15082 of the CEQA Guidelines, the City of Carlsbad Planning Department circulated a Notice of Preparation (NOP), dated April 12, 2004, to interested agencies, groups and individuals that began a 30-day public review period of the NOP. The NOP and related public review were intended to encourage interagency communication concerning the proposed action and provide sufficient background information about the proposed project so that agencies, organizations, and individuals could respond with specific comments and questions on the scope and content of the EIR. All comments received during the NOP public notice period were considered during the preparation of this [Draft](#) EIR. The NOP and comments are included in *Appendix A* of this EIR. Based on the scope of analysis for this EIR, the following issues were determined to be potentially significant and are therefore addressed in *Sections 4.0 through 9.0* of this document:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise and Vibration
- Transportation and Traffic
- Public Utilities and Service Systems
- Cumulative Impacts
- Growth-Inducing Impacts

### 2.3 USES OF THIS EIR

As the designated Lead Agency, the City of Carlsbad has assumed responsibility for preparing this document. The Draft EIR ~~has~~was ~~been~~ made available for review to the public and public agencies for ~~45~~60 days to provide 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 or mitigated” (Section 15204 of the CEQA Guidelines). Responses to the comments received during the Draft EIR review period are included in this Final EIR.

Agencies other than the City of Carlsbad will use this EIR. As mentioned in *Section 1.0*, the project features components located in the cities of Oceanside and Vista. The City of Carlsbad does not have authority to issue permits for project components in these cities. Oceanside and Vista are both considered Responsible Agencies, which, according to CEQA, are those agencies that have discretionary approval over one or more actions involved with the development of the project. Other Responsible Agencies that would or may have involvement with this project include but are not limited to the San Diego Regional ~~W~~water Quality Board, various water districts, the Encina Wastewater Authority, and United States Fish and Wildlife Service (USFWS). In addition, Trustee Agencies are state agencies having discretionary approval or jurisdiction by law over natural resources affecting a project. Trustee Agencies that would or may have involvement with this project include the California Department of Fish and Game (CDFG), California Department of Parks and Recreation, State Lands Commission (which will also act as a Responsible Agency), and the University of California Natural Land and Water Reserves System.

## 2.4 INCORPORATION BY REFERENCE

For the proposed offsite pipelines, much of the project alignments that are part of this project have been evaluated with regard to potential impacts to environmental resources as part of previous CEQA documents. Previous CEQA documents that have addressed the project alignments are summarized below, and are hereby incorporated by reference pursuant to CEQA Section 15150. These documents are on file at the City of Carlsbad Planning Department. Based on the information available from these previous reports, the EIR focuses on those facilities and project alignments that had not been previously analyzed or surveyed.

### **Carlsbad Ranch Specific Plan Amendment Final Program EIR**

This Program EIR (SCH #95051001) addressed the environmental effects of the development and operation of the following components, located on 471.6 acres in the northwest quadrant of the City of Carlsbad, generally north of Palomar Airport Road, south of Cannon Road, east of Paseo del Norte, and west of Hidden Valley Road:

- The Carlsbad Ranch Specific Plan, which included 447.4 acres of office, research and development, related light manufacturing, commercial, hotel, destination resort, gold course, agriculture, a vocational school campus, and Legoland Carlsbad.
- Improvements to the I-5/Cannon Road interchange.
- Development of a 24.2-acre parcel immediately adjacent to the northern boundary of the Specific Plan site, proposed as a continuation of the Specific Plan golf course (City of Carlsbad 1995).

### **Carlsbad Oaks North Specific Plan**

The 2002 Program EIR for this project (SCH # 2000051057) addressed a proposed 414-acre industrial park in eastern Carlsbad, the 1.3-mile Faraday Avenue roadway extension, the 0.5-mile El Fuerte Street extension, and the 3.4-mile South Agua Hedionda Sewer Interceptor (City of Carlsbad 2002). The Specific Plan proposed 23 industrial lots, 3 open space lots, and 1 lot for an employee picnic area to serve the industrial business park. Approximately 194 acres were proposed for industrial uses, including roads, and 220 acres were proposed for Open Space.

### **Palomar Forum Mitigated Negative Declaration**

The Mitigated Negative Declaration (MND) for the Palomar Forum project (2001; SCH # 2001071073) addressed a 70-acre industrial subdivision located north of Palomar Airport Road between the City's eastern boundary and future Melrose Drive. The project involved a General

Plan Amendment and Zone Change to redesignate open space, and a Tentative Map, Hillside Development Permit, and Planned Industrial Use Permit for a 70.6-acre, 10 lot, industrial subdivision with 3 open space lots. The remaining segment of Melrose Drive between Palomar Airport Road and the City of Vista boundary are to be constructed as part of this and the adjacent Carlsbad Raceway Business Park and Carlsbad Oaks North projects.

### **Carlsbad Raceway Business Park MND**

The MND for the Carlsbad Raceway Business Park project (2001; SCH #2001071072) addressed a 146-acre industrial subdivision located immediately north of the Palomar Forum project, located north of Palomar Airport Road between the City's eastern boundary and future Melrose Drive. The project included a request for a General Plan Amendment to eliminate Office General Plan designation and redesignate proposed open space, a Tentative Tract Map, Hillside Development Permit, and Planned Industrial Use Permit for a 146-acre, 25 lot, industrial subdivision with 3 open space lots.

### **Bressi Ranch Master Plan EIR**

The 2002 Final EIR for this project (SCH #99041010) addressed the proposed Bressi Ranch Master Plan, which includes 585 acres in the City of Carlsbad generally located at the southeast corner of Palomar Airport Road and El Camino Real. Development proposed under the Master Plan includes residential, commercial, and industrial uses, as well as community facilities. A large portion of the Bressi Ranch Master Plan is also set aside as open space.

### **~~Draft Recirculated~~ Final EIR for the Cantarini/Holly Springs Developments**

The ~~May-December~~ 2004 ~~Draft-Final~~ EIR (SCH# 2002101081) addressed two adjacent residential subdivisions on 277 acres, located approximately 0.5 mile to the north of El Camino Real in the City of Carlsbad's Sunny Creek Specific Plan Area. The future alignment of College Boulevard is to provide the western boundary of the project sites. A total of 228 residential units would be provided, as well as circulation roadways and approximately 120 acres of open space.

### **Regional Water Facilities Master Plan Final Program EIR (San Diego County Water Authority)**

The Regional Water Facilities Master Plan (RWFMP) is a long-term plan to meet San Diego County's future water demands. The RWFMP encompasses a region-wide planning effort, incorporating three interrelated components: water demands, water supplies and facilities. Planning began with estimating future water demands, identifying water supplies and defining

facilities needed to distribute the supplies to the points of demand. With respect to water supply, the plan discusses diversifying the region's water supply and identifies new water supply sources, such as seawater desalination, that will be required to meet the region's water needs through 2030. The Program EIR for the RWFMP analyzes the potential effects associated with implementation of the Plan. Of particular interest for the subject project, the Program EIR discusses the potential growth-inducing/population and housing effects associated with seawater desalination as a potential component of regional water supplies. Additional detail of this analysis is provided in *Section 9.0* of this EIR.