

Part I INTRODUCTION TO FINAL EIR

Introduction

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Draft EIR was prepared by the City of La Mesa on the proposed project. The Draft EIR was submitted to the California Office of Planning and Research (State Clearinghouse) and circulated for public review beginning on January 24, 2013 and ending on March 11, 2013 (SCH No. 2011101051). During that time, the document was reviewed by various state and local agencies, as well as by interested individuals and organizations. A total of 28 letters were received by the City. All written comments received by the City have been fully addressed in written responses. The public review comments are contained in Part III of the Final EIR.

This Final EIR includes the following items as required in Section 15132 of the State CEQA Guidelines:

- Revisions or clarifications to the Draft EIR
- Comments and recommendations received on the Draft EIR
- List of persons, organizations and public agencies commenting on the Draft EIR
- Responses of the lead agency to significant environmental points raised in the review, and
- Any additional information considered pertinent by the lead agency.

Report Organization

This report is organized in four parts: the first part of this document is the Introduction, the second part is the Mitigation Monitoring and Reporting Program, the third part contains the Comments and Responses, and the fourth part is the Revised Draft EIR. Each of these parts has its own purpose and serves to aid the reader in fully understanding the project and its implications. A brief description of each part follows.

The Introduction serves to explain the purpose of the Final EIR and familiarize the reader with the preparation and public review processes as well as to explain how the document can be used to understand the project and its consequences. The Introduction also includes a section which provides Revisions or Clarifications to the Draft EIR.

A Mitigation Monitoring and Reporting Program (MMRP), included as Part II of the Final EIR, has been prepared in accordance with Section 15097 of the CEQA Guidelines. The State CEQA Guidelines require

that a mitigation monitoring and reporting program be adopted upon certification of an Environmental Impact Report (EIR) to ensure mitigation measures identified in the EIR are implemented.

The Comments and Responses section (Part III of the Final EIR) includes the letters received during the public review period and the public hearing transcript along with the City's responses to each comment. The comments are reproduced with the responses in a side-by-side format. Numbered brackets are added in the public hearing transcript, where necessary, to highlight the specific comments on the Draft EIR.

The full text of the Revised Draft EIR and its appendices are included as the last section in this Final EIR. The Revised Draft EIR is presented herein as Part IV of the Final EIR, as it was circulated for public review with revisions incorporated as identified in the Revisions or Clarifications to the Draft EIR section below. The Revisions or Clarifications to the Draft EIR are presented in strike-out and underline format.

Revisions or Clarifications to the Draft EIR

Based on City review and in response to comments received, some text published in the Draft EIR has been revised. Changes to the wording of impact or mitigation statements and material added or deleted to the impact analyses and discussions are presented below with changes shown in underline and strikeout or in a descriptive form, so that the original and revised text may be compared. Changes presented here are by section, in their order within the Revised Draft EIR. Those sections where no content changes were made are not included. Minor editorial changes have been made to improve readability, correct typographical errors, etc. In addition, the title of the project has been modified from Collier Park Renovations Project to Collier Park Renovations Project Master Plan. These revisions are not presented in this section but are reflected in the other volumes of the Revised Draft EIR. EIR text is indicated in *italics*. Any additions to the EIR listed in the following section are indicated as underlined text, and deletions are indicated as ~~strikeout~~ text. In the text of the Revised Draft EIR, text modifications are also indicated in strike-out and underline format, with a simple vertical line in the outside margin.

Chapter 4, Project Description

The following text was revised on page 4-3 of the EIR in Section 4.3.1.1, Collier Park Master Plan, to update the status of the Master Plan since Draft EIR review:

At the time the NOP for the proposed project was released, ~~t~~The draft Collier Park Master Plan was never not finalized or adopted. However, aspects of, although the proposed project are was largely based upon the concepts proposed within the draft master plan. The City has developed a Parks Master Plan for all La Mesa parks to identify potential improvements to the parks system necessary to meet both current and future community needs for parks, open space, and urban respite areas (City of La Mesa 2012). However, the Collier Park Renovations Project Master Plan was finalized in September 2013 during the preparation of responses to public comment on the Draft EIR for the proposed project. The Master Plan formally proposes the renovations that were included in the proposed Collier Park Renovations Project and addressed in this EIR. Therefore, this EIR has been updated to address these renovations as the Collier Park Renovations Project Master Plan, rather than a stand-alone improvement project. As previously stated, the Master Plan proposes the renovations that are fully addressed in this EIR; it does not include any new renovations or components that would result in additional environmental impacts.

Chapter 8, Project Alternatives

The discussion of alternatives in Chapter 8 was revised to include an additional alternative in response to public comments on the Draft EIR: the Spring House Deterioration Prevention Alternative. The alternative combines the proposed project with the No Project Alternative and Spring House Rehabilitation Alternative. This new, hybrid alternative, the Spring House Deterioration Prevention Alternative, will be staff's recommended alternative to the City Council. Under this scenario, the project would be implemented as proposed in the Panhandle, Collier Clubhouse, and History Hill areas of the Park. Regarding the Spring House, in the short-term it would be mothballed by a qualified historic architect to stabilize and protect the building from further deterioration while, in the long-term, research on grants and other funding opportunities are pursued for restoration, rehabilitation or repurposing of the structure. Mothballing is the process of closing and protecting a building from weather and vandalism¹. This alternative is described in detail and compared to the proposed project in Section 8.2.5 of the Final EIR, Spring House Deterioration Prevention Alternative, and references to the alternatives have been revised throughout the document.

¹ Park, Sharon C., AIA. 1993. U.S Department of the Interior, National Park Service, Technical Preservation Services. Preservation Briefs #31 – Mothballing Historic Buildings. September.

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