

Chapter 2 **INTRODUCTION**

This EIR for the proposed Collier Park Renovations Project Master Plan has been prepared in accordance with the criteria, standards, and procedures of the CEQA (Public Resources Code, Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000, et seq.). The project proposes the construction of recreational facilities and other improvements, such as walking paths, traffic circulation, parking, landscaping, and security, at Collier Park in the City of La Mesa, San Diego County, California.

This EIR has been prepared as a Project EIR. As defined in Section 15161 of the CEQA Guidelines, a Project EIR is an EIR 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 purpose of this EIR is to assess the potential environmental effects from implementation of the proposed project and provide documentation pursuant to CEQA. This EIR is intended to serve as an informational document to be considered by the City of La Mesa, as the Lead Agency, and the Responsible and Trustee agencies (as identified in Section 4.4), during deliberations on the proposed project.

2.1 Environmental Review Process

2.1.1 Notice of Preparation and Early Public Consultation

On October 17, 2011, a Notice of Preparation (NOP) for the Collier Park Renovations Project Master Plan EIR was distributed by the City of La Mesa. The State Clearinghouse assigned reference number 2011101051 to the EIR. In accordance with Section 15082 of the CEQA Guidelines, 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 topics and issues that the EIR should evaluate. The NOP comment period ended on November 16, 2011. Comment letters were received from the California Department of Toxic Substance Control (DTSC) and the Native American Heritage Commission (NAHC) regarding hazardous materials and cultural resources, respectively. The NOP and associated comment letters are provided in Appendix A of this EIR.

Pursuant to Section 15083 of the CEQA Guidelines, an early public consultation meeting was held in the City of La Mesa on October 26, 2011, in which the City discussed the EIR process with the public. Concerns raised by the public included the following:

- Changes to the aesthetics/visual character of Collier Park due to proposed development
- Loss of locally important historic resources within Collier Park, including the Spring House and open space areas (History Hill)
- Existing flooding and drainage issues in the Panhandle area
- Impacts of grading the entire site
- Noise caused by events at the proposed amphitheater and club house
- Additional traffic associated with increased park usage and events
- Intensified need for public services, such as police protection

All of the issues raised during the NOP comment period and at the early public consultation meeting are addressed in the EIR.

2.1.2 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 environmental topics were determined to be potentially significant and are addressed in Chapter 5, Existing Conditions, Impacts, and Mitigation, of this EIR:

- | | |
|------------------------|-----------------------------------|
| ■ Aesthetics | ■ Greenhouse Gas Emissions |
| ■ Air Quality | ■ Hazards and Hazardous Materials |
| ■ Biological Resources | ■ Hydrology and Water Quality |
| ■ Cultural Resources | ■ Noise |
| ■ Geology and Soils | ■ Transportation and Traffic |

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.

2.1.3 Draft EIR Public Review

In accordance with CEQA Guidelines Section 15105, the public review period for a Draft EIR shall not be less than 30 days nor should it be longer than 60 days except under unusual circumstances. When a Draft EIR is submitted to the State Clearinghouse for review by state agencies, the public review period shall not be less than 45 days, unless the State Clearinghouse approves a shorter period. During public review, the Draft EIR is circulated to responsible agencies and trustee agencies with resources affected by the proposed project, state agencies with jurisdiction by law, federal agencies, and interested parties and individuals. The purpose of public and agency review of the Draft EIR includes sharing expertise, disclosing agency analysis, checking for accuracy, detecting omissions, discovering public concerns, and soliciting comments. In reviewing the Draft EIR, reviewers should focus on the sufficiency of the document in identifying and analyzing potentially significant effects on the environment and avoiding or mitigating the significant effects of the proposed project.

~~The~~ An initial 45-day Draft EIR public review period ~~will begin on~~ began on January 24, 2013 and ended on March 11, 2013. The entire Draft EIR document was made available during this review period.

A second 45-day Recirculated Draft EIR public review period will begin on November 20, 2014 and end on January 5, 2015. During this time, only those sections of the Draft EIR that have been substantively revised since the previous Draft EIR public review period will be recirculated for review and comment. The recirculated Draft EIR sections include: Summary, Introduction, Project Description, Cultural Resources, Noise, Cumulative Impacts, Alternatives and References. Two technical studies (Historical Resources Evaluation Report and Noise Technical Report) will also be recirculated since some of the information provided in these reports has been substantively changed. The changes to the EIR sections and technical reports are shown in tracking mode (strikeout/underline text) so the reader can easily identify the changes that have been made. The remaining sections of the Draft EIR and technical studies have not been materially revised and therefore comments will not be accepted on those sections during the second public review period. See Section 2.1.4 below for additional information regarding recirculation of the Draft EIR. The Recirculated Draft EIR sections ~~document~~ will be available for review at the La Mesa City Hall, 8130 Allison Avenue, La Mesa, CA 91942. The document can also be reviewed online at www.cityoflamesa.com/CivicAlerts.aspx.

Comment letters on the Recirculated Draft EIR may be submitted in writing and addressed to:

Chris Jacobs, AICP, Senior Planner
City of La Mesa
8130 Allison Avenue
La Mesa, CA 91942

Following the second public review period, a Final EIR will be prepared to address the written comments received on the Draft EIR and Recirculated Draft EIR during the public review period. The La Mesa City Council review and consider the Final EIR when making a decision whether or not to approve the proposed project.

2.1.4 Recirculation of the Draft EIR

In accordance with CEQA Guidelines Section 15088.5, a Lead Agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review under Section 15087 but before certification of the Final EIR. The term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. Significant new information requiring recirculation includes a disclosure showing that:

- 1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- 2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

- 3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen environmental impacts of the project, but the project's proponents decline to adopt it.
- 4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The recirculation of the Draft EIR is in accordance with Criterion 3 listed above. Since circulation of the Draft EIR in January 2013, the proposed project has changed with regard to the treatment of the Spring House, site landscaping and topography, and other small changes, which has resulted in changes in the project's mitigation measures. Additionally, the project description has been changed to reflect the changes in the proposed project and Spring House Deterioration Prevention Alternative has been deleted since it is now the proposed project. Noise mitigation measure Noi-3 for events at the Collier Club House outdoor event area has also been replaced with an equally effective measure that meets the project objectives. Throughout the Draft EIR minor editorial changes have also been made to chapters that are not being recirculated to maintain consistency within the document; however, these minor revisions do not constitute significant new information pursuant to Section 15088.5 of the CEQA Guidelines and do not require the recirculation of those chapters.

Furthermore, CEQA Guidelines Section 15088.5 states that if the revision is limited to a few chapters or portions of the EIR, the Lead Agency need only to recirculate the chapters or portions that have been modified. Recirculation of an EIR requires notice pursuant to Section 15087 of the CEQA Guidelines and Public Resources Code (PRC) Section 21092.1 as well as consultation pursuant to Section 15086 of the CEQA Guidelines. As part of providing notice of recirculation, the Lead Agency shall send a notice of recirculation to every agency, person, or organization that commented on the prior Draft EIR. The notice shall indicate, at a minimum, whether new comments may be submitted only on the recirculated portions of the EIR or on the entire EIR in order to be considered by the agency. The chapters of the Draft EIR that are being recirculated are Chapter 1, Executive Summary; Chapter 2, Introduction; Chapter 4, Project Description; Section 5.4, Cultural Resources; Section 5.9, Noise; Chapter 6, Cumulative Impacts; Chapter 8, Alternatives; and Chapter 9, References. During the public review period, the public will have the opportunity to comment only on the recirculated portions of the Draft EIR.

2.2 Organization of the EIR

This EIR is organized into two volumes. Volume I addresses the impacts of the physical development of the proposed project. Volume II contains supporting materials and technical reports.

Volume I of the EIR includes the following:

- **Chapter 1, Executive Summary.** Summarizes the proposed project and alternatives, impacts, mitigation measures, and conclusions regarding significant, unavoidable, adverse impacts and effects found not to be significant.
- **Chapter 2, Introduction.** Provides a brief overview of the environmental review process and outlines the organization of this EIR.
- **Chapter 3, Environmental Setting.** Provides a description of the existing physical environmental conditions of the proposed project site at the time the NOP was published.

- **Chapter 4, Project Description.** Provides a detailed description of the proposed project, including its location, objectives, background, project areas and features, construction activities, and discretionary and ministerial approvals required to implement the proposed project.
- **Chapter 5, Existing Conditions, Impacts, and Mitigation.** Contains a discussion of the potential environmental effects resulting from implementation of the proposed project for various issues under the following environmental topics: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; and Transportation/Traffic. The section for each environmental topic contains a discussion of the relevant regulatory framework, existing conditions, thresholds for determining the significance of impacts, analysis of impacts, feasible mitigation measures that would minimize significant adverse impacts, and the level of significance of impacts before and after implementation of mitigation measures.
- **Chapter 6, Cumulative Impacts.** Contains a comprehensive analysis of cumulative impacts of the proposed project in combination with other reasonably foreseeable projects in the vicinity.
- **Chapter 7, Other CEQA Considerations.** Contains discussions required by CEQA pertaining to environmental effects found not to be significant, unavoidable significant impacts, growth inducing impacts, and significant and irreversible effects that would result from implementation of the proposed project.
- **Chapter 8, 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.
- **Chapter 9, References.** Lists all of the documents, individuals, and organizations which are cited in this EIR.
- **Chapter 10, Preparers and Persons Contacted.** Identifies the persons who prepared this EIR and those who were consulted during its preparation.

Volume II of the EIR includes the following:

- **Appendix A.** Notice of Preparation and Comment Letters
- **Appendix B.** Air Quality Analysis
- **Appendix C.** Biological Resources Letter Report
- **Appendix D.** Cultural Resources Survey
- **Appendix E.** Historic Resources Evaluation Report
- **Appendix F.** Preliminary Geotechnical Investigation
- **Appendix G.** Greenhouse Gas Emissions Analysis
- **Appendix H.** Noise Technical Report
- **Appendix I.** Traffic Impact Analysis

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