

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 45-day Draft EIR public review period will begin on January 24, 2013 and end on March 11, 2013. The 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 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 public review period, a Final EIR will be prepared to address the written comments received on the 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.

2.2 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