

## Chapter 4

# PROJECT DESCRIPTION

This chapter of the EIR contains a detailed description of the proposed Collier Park Renovations Project Master Plan. In accordance with Section 15124 of the CEQA Guidelines, a complete project description must contain the following information: a) the precise location and boundaries of the proposed project, shown on a detailed map, along with a regional map of the project's location; b) a statement of the objectives sought by the proposed project, which should include the underlying purpose of the project; c) a general description of the project's technical, economic, and environmental characteristics; and d) a statement briefly describing the intended uses of the EIR. An adequate project description need not be exhaustive, but should supply the information necessary for the evaluation and review of the project's significant effects on the environment.

### 4.1 Project Location

Collier Park is located at 4401 Palm Avenue in the City of La Mesa, San Diego County, California (see Figure 3-1). The 7.7-acre park is situated between Palm Avenue to the west and 4<sup>th</sup> Street/Upland Street to the east, approximately one-half mile south of La Mesa Village and La Mesa Boulevard (see Figure 3-2). A segment of Pasadena Avenue bisects the park and is used as a through street between Palm Avenue and 4<sup>th</sup> Street/Upland Street to access surrounding residences.

### 4.2 Project Objectives

The objectives of the proposed project, as established by the City of La Mesa, are listed below:

- 1) Create a more effective use of open space and increase opportunities for recreational facilities.
- 2) Create a safer, more active-use park for the local community that discourages transient loitering and other illicit activities.
- 3) Acknowledge the historical aspects of Collier Park and the Spring House through overall design, renovation, and interpretation.
- 4) Create an environmentally friendly facility with energy and water conservation considerations central to the design elements.

## 4.3 Proposed Project

The following discussion provides background information, project areas and features, and construction activities associated with the proposed project.

### 4.3.1 Background

The following discussion provides background information on the Collier Park Master Plan and the Spring House, which is a historic structure located within Collier Park.

#### 4.3.1.1 Collier Park Master Plan

In 2006, the City of La Mesa conducted a citizen survey to garner resident's satisfaction with City services. In their responses, residents indicated that improved community park playgrounds and restrooms were desired and would be a good way to invest limited resources in the City's parks. In December 2006, the non-profit La Mesa Park and Recreation Foundation requested approval from the City Council to embark on a \$1 million drive to raise funds to renovate five community park playgrounds. The drive, called "It's Child's Play," included a new playground for Collier Park. In order to maximize its gifts, the Foundation requested that the City provide other improvements to the park at the same time that the playground is upgraded.

On April 24, 2007, the City Council authorized the preparation of a master plan for Collier Park. A project team was created and a consultant was hired to create the master plan in November 2007. The approach for the master plan was structured around an interactive "Take Part" public process to address any neighborhood concerns, assess the optimum use of the site, and identify potential funding sources for improvements. Cross sections of community stakeholders were involved in the master planning process, which included written surveys, individual interviews, and public workshops.

The first "Take Part" workshop was held in March 2008. This half-day workshop included breakout sessions facilitated by the City's hired consultant that provided the opportunity for the 45 participants to communicate their concerns, requests, and visions for the renovation of Collier Park. The themes that best represented the consensus of the participants included improved security features, more activity in the park, development of undeveloped areas, stronger emphasis on being a neighborhood park, preservation options for the historic Spring House, relocation of the parking area and restroom, use of native vegetation and on-site water, and retention of the natural character of the park. Following the first workshop, three preliminary draft master plan options were developed that included elements brought forth by stakeholders during the workshop.

The second "Take Part" workshop, held in April 2008, provided participants with the opportunity to review the summary of issues compiled from the first workshop and to evaluate the preliminary draft master plan options that were developed. This half-day workshop featured three breakout sessions, which provided each participant with the opportunity to add, delete, or change elements within each of the three draft master plan options. The composition of the groups was changed for each of the three breakout sessions to encourage brainstorming discussion and sharing of ideas.

The third “Take Part” workshop was held in July 2009. Participants at this workshop were asked to rate 17 different elements from the conceptual designs created at the earlier workshops and then prioritize the importance of the major themes for inclusion in the master plan. Park security and preservation of the Spring House were highly ranked as being most important by the majority of participants.

At the time the NOP for the proposed project was released, the draft Collier Park Master Plan was not finalized, although the proposed project was largely based upon the concepts proposed within the draft master plan. 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.

[The Master Plan was updated in June 2014 to be consistent with the revisions to the proposed project. The proposed Master Plan revisions include mothballing the Spring House as a preservation method that would stabilize and protect the building from further deterioration while the City continues to seek grants and other funding opportunities to pursue for restoration or rehabilitation.](#)

### 4.3.1.2 Spring House

Developer David C. Collier constructed the Spring House, circa 1907, on the present Collier Park site as a bottling plant for spring water. He later added a drinking fountain covered by a hipped roof to the west of the bottling works for the convenience of those who came to get water. In 1915, the City of La Mesa purchased a 14-acre portion of land, including the Spring House and drinking fountain. Collier Park was developed shortly thereafter.

Over the years, the Spring House has been structurally damaged from a series of events, including fires, car collisions, water damage, and vandalism. Due to the advanced deterioration of the building, a stopgap measure involving the installation of 2-inch by 4-inch wooden posts in the interior of the structure was implemented to stabilize the collapsing roof. The City’s Building Official closed the building for occupancy in 1981 due to its deteriorated condition.

Resolution No. 15191 was adopted by the City Council on October 22, 1985, designating Collier Park and La Mesa Spring House as a local historical landmark. The La Mesa Historical Landmark Nomination Form describes the bottling works (known as the Spring House) as having concrete rubble walls rising above a high foundation of locally quarried stone. Inside was a storage reservoir into which the water was piped. On February 27, 2007, the City Council requested that the Spring House be referred to the City’s Historic Preservation Commission (HPC). The HPC discussed the potential options and concepts for recognizing the historic value of the Spring House that could be incorporated into future designs for Collier Park improvements. The HPC acknowledged the serious physical deterioration of the structure and the economic feasibility of a complete restoration. The HPC recommended that, if funds were not available for complete restoration, the stone walls around the base of the building, the cistern, and related accoutrements be maintained and preserved to serve as an interpretive center. The HPC also recommended that the interpretive center include a professionally-designed display chronicling the significance of the springs in the early settlement and development of the City.

## 4.3.2 Project Areas and Features

The proposed project is organized into four areas: 1) Panhandle; 2) Spring House; 3) History Hill; and 4) Collier Club House (see Figure 4-1). The improvements associated with each project area are discussed below. The improvements proposed are conceptual in nature, and detailed plans have not been finalized, except for the Panhandle area of the park. The EIR analysis evaluates a worst-case scenario with respect to the impacts associated with the construction and operation of the proposed project.

### 4.3.2.1 Panhandle

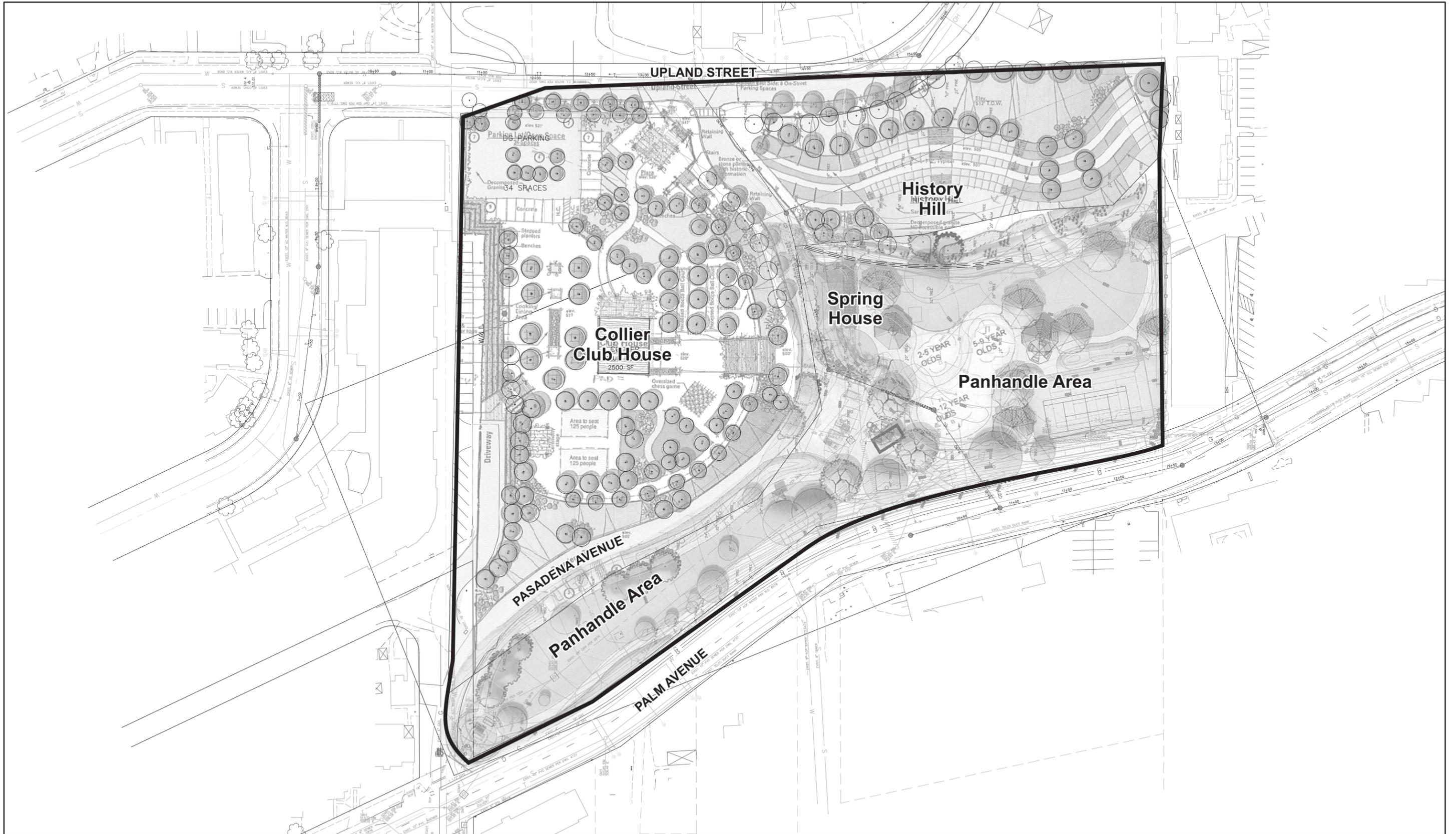
The first anticipated phase of improvements to Collier Park would occur in the Panhandle area, which is situated in the southern and western portions of the park. The Panhandle area is primarily developed for recreational use with existing facilities such as a tennis court, playground, restrooms, picnic area, and parking lot. Proposed improvements in the Panhandle area include reconstruction of the drinking fountain structure; replacement of the playground, restrooms, tennis court, ~~bus stop,~~ and parking; and installation of walking paths, landscaping, drainage, and security features. The improvements proposed for the Panhandle area are described below in further detail.

Drinking Fountain. The existing reconstructed drinking fountain structure would be relocated to the entrance of the park at the intersection of Palm Avenue and Pasadena Avenue to serve as an enhanced entry feature to the park. Aside from the incorporation of some of the original roof tiles, the remainder of the drinking fountain structure would be reconstructed at the new location.

Playgrounds. The existing playground area would be replaced with three separate, age-specific playgrounds for 2-5 years old, 5-9 years old, and 9-12 years old, respectively. The new playgrounds would be located in the central portion of the Panhandle area of the park, so they are visible from the parking lot. A larger, passive turf area would be constructed east of the new playgrounds. Two shade structures would be constructed adjacent to the new playgrounds and would be available for use during special events or group picnics.

Plaza and Restroom. Improvements to the Panhandle area include the construction of a main plaza area adjacent to the new playgrounds. The plaza area would be equipped with a new accessible and secure restroom and storage facility. The plaza would be raised and would allow for a separation of active and passive activities while also serving as a buffer area to keep children away from the main parking lot.

Walking Paths and Gazebos. Three pedestrian entrances would be constructed along Palm Avenue, replacing two existing steeply sloped stair/ramp paths. At least one entrance from Upland Street would be added to encourage pedestrian use by residents in the neighborhood to the east. Another walking path would be constructed from the park's main entrance at the corner of Palm Avenue and Pasadena Avenue, extending southeast to the new playgrounds. This walking path would also extend to the Navy housing project adjacent to the south side of the park. Three gazebo structures would be placed within the Panhandle, creating gathering places along the terrain. To the extent possible, all walking paths within the park would be handicap accessible and appropriate for all abilities, and would create internal park connections as well as connections with surrounding streets.



Source: City of La Mesa 2011



No Scale



**PROPOSED SITE PLAN  
FIGURE 4-1**

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Tennis Court. The existing tennis court would be removed and replaced with a new tennis court to the west of the current location closer to Palm Avenue.

~~Bus Stop. An enhanced bus stop would be provided at the northwestern corner of the park along Palm Avenue.~~

Parking. The existing 25 space parking lot would be removed and replaced with 21 on-site parking spaces throughout the park. The east side of Palm Avenue adjacent to the park has capacity for an additional 32 on-street parking spaces. The intent of spreading out the parking spaces throughout the park is to encourage activity in all areas of the park and improve park security. [The removal of the existing 25 space parking lot would create a new circulation pattern in the park allowing for more pedestrian uses within the green space.](#)

Landscaping and Topography. Excluding turf areas, the Panhandle area would be landscaped with native vegetation using low water demand techniques consistent with the City's Water Efficient Landscape Ordinance (La Mesa Municipal Code Chapter 14.29). [As a project design feature, the Panhandle area would be rehabilitated in a manner consistent with its historic character in order to maintain the integrity of its historic landscape. Although placement and grouping of vegetation and trees in the Panhandle area would not exactly replicate historic placement and grouping, the intent of the plantings as a delineation and definition of space, circulation, and aesthetic borders would be replicated. Many of the original non-native trees \(such as eucalyptus\) would be removed and replaced with different but native species with similar size at maturity and placement along the landscape. The new native plants would require minimal maintenance. Turf areas within the Panhandle area would be located in the northwestern portion of the park, along Palm Avenue, and east of the new playgrounds. The spatial organization of the park would remain relatively the same, with alterations to accommodate more gathering places, age-appropriate playgrounds, and overall more green space for recreational use. The natural topography would largely remain the same in the Panhandle area.](#)

Drainage. A large portion of the park would be re-graded and replanted to better manage site drainage and limit the amount of water that leaves the site. Drainage improvements would include the installation of grass swales and cobble drainage swales, as well as the replacement of the existing concrete-lined channel with a bioswale and biofiltration basin.

Security Features. The project proposes to enhance park security by creating activity areas throughout the park, installing plantings that do not block views of the park from public rights-of-way, installing lighting throughout the park, and installing new fencing along the southern and eastern boundaries of the park. Project grading would recontour the natural bowl located in the Panhandle area of the park to allow for better visibility from Palm Avenue.

### 4.3.2.2 Spring House

The existing Spring House is located adjacent to the Panhandle area of Collier Park. [As part of the proposed project, the City is proposing to mothball the existing Spring House building to protect it from weather and vandalism. The preservation practice of mothballing may be put into place when funds are not currently available to put a deteriorating structure into a useable condition. Previously, the window and door openings to the building were boarded up to protect the structure from further deterioration. Mothballing the Spring House would be done in accordance with the National Park Service's \(NPS\) Preservation Brief #31: Mothballing Historic Buildings. The mothballing process would include the following steps:](#)

1) Documentation

- a) Document the architectural and historical significance of the building
- b) Prepare a condition assessment of the building

2) Stabilization

- a) Structurally stabilize the building, based on a professional condition assessment
- b) Exterminate or control pests, including termites and rodents
- c) Protect the exterior from moisture penetration

3) Mothballing

- a) Secure the building and its component features to reduce vandalism or break-ins
- b) Provide adequate ventilation to the interior
- c) Secure or modify utilities and mechanical systems
- d) Develop and implement a maintenance and monitoring plan for protection

In accordance with NPS Preservation Brief #31, implementation of the steps listed above would ensure that the Spring House is adequately documented, stabilized, and mothballed until funds can be acquired to put the deteriorating structure into a usable condition. Implementation of the maintenance and monitoring plan (step # 3d) would ensure that the Spring House is routinely checked and protected from pests and/or break-ins.

Additionally, the existing Spring House building is structurally unstable due to damage and deterioration over time, which could present a significant hazard during strong seismic ground shaking. As a project design feature, the Spring House would include improvements to the building to meet structural requirements pursuant to the La Mesa Municipal Code Title 14 and the California Building Code to ensure that the building does not pose a safety hazard.

~~The City is exploring various options with regard to the Spring House, including restoration, rehabilitation, and adaptive reuse. For the purposes of the EIR, the proposed project addresses the partial demolition and reconstruction of the Spring House for adaptive reuse as an outdoor interpretive center, which is considered the worst case scenario. The La Mesa General Plan (City of La Mesa 2012) defines adaptive reuse as follows: "The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use." The other options for the Spring House are addressed in Chapter 8, Alternatives, of this EIR.~~

~~Under the proposed project, the existing Spring House would be partially deconstructed down to the existing stone rubble wall base and cistern, then repaired to create an adaptive reuse of the structure as an outdoor interpretive center chronicling the history of the park, consistent with the recommendations of the HPC (see Section 4.3.1.2 above). The creation of the outdoor interpretive center would include the stabilization of the remaining concrete and stone wall structure, addition of a new concrete floor finish, water proofing of the cistern, and installation of interpretive exhibits. Figure 4-2 shows a schematic design of the proposed outdoor interpretive center for the adaptive reuse of the Spring House.~~

~~The partial demolition of the Spring House must follow the “Procedure for Permit to Demolish a Historic Landmark or Contributing Structure within a Historic District” described in La Mesa Municipal Code Section 25.03.060. Prior to demolition, historical documentation of the Spring House would be completed.~~

### 4.3.2.3 History Hill

The History Hill area is situated in the southeastern portion of Collier Park, east of the Panhandle area, west of 4<sup>th</sup> Street, and south of Pasadena Avenue. This area currently consists of mostly undeveloped parkland. Proposed improvements to the History Hill area, which are conceptual in nature and subject to change, include conversion of undeveloped parkland into a grassy amphitheater built into the hillside.

The natural elevation would be utilized for “stadium-style” seating composed of pavers and decomposed granite, fronted by a flat area for recreation or performances. The amphitheater would offer casual seating capacity for 50 park visitors and would be suitable for intimate performances and gatherings. A small portion of the History Hill area would be designated as rental space for weddings and other similar events. The amphitheater would be located adjacent to the Spring House, creating an opportunity for the two features to be used together as a single special events venue.

The entire History Hill area would be terraced and planted with new landscaping to provide natural spaces for informal gatherings along the unpaved paths meandering through the amphitheater area. [As a project design feature, the History Hill area of the park would be replanted with species that are currently extant in Collier Park and/or native species. Succulents and flower beds would be included among the plant species in the History Hill area because those vegetation types were historically planted in this area.](#) Project grading would lower the existing topography of the History Hill area. Three walkways would be constructed within the amphitheater area. These paths would be composed of decomposed granite and terraced to accommodate the topography. The decomposed granite walkways would be interspersed with grass and sandstone steps. The southern portion of the History Hill area would include a walkway that provides access to the southern portion of the Panhandle area.

### 4.3.2.4 Collier Club House

The Collier Club House area is situated in the northern portion of Collier Park, north and east of Pasadena Avenue and west of 4<sup>th</sup> Street. This area currently consists of mostly undeveloped parkland. Proposed improvements in the Collier Club House area, which are conceptual in nature and subject to change, include construction of a club house building, an outdoor event area, a plaza area, and parking, as well as installation of walking paths, landscaping, and security features. The improvements proposed for the Collier Club House area are described below in further detail.

Club House. The Collier Club House area would be developed to contain a new 2,500 square-foot club house building for public use. West of the new club house building, an outdoor event area (including two outdoor seating areas and a ceremony stage) would be constructed. The City would limit events in the Collier Club House area to a maximum capacity of 300 persons, including the use of both indoor and outdoor space. East of the new club house building, a plaza area would be constructed that would contain benches, an unpaved pathway, and green space. A water feature, fire pit, and outdoor cooking and dining area would be located north of the new club house building. Passive exercise areas, such as an oversized chess game and bocce ball courts or similar types of activities, would be located south of the new club house building.

Walking Paths. Two pedestrian crossings would be installed across Pasadena Avenue. One pedestrian crossing would provide access between the Collier Club House and History Hill areas near the intersection of Upland Street and Pasadena Avenue, while the other pedestrian crossing would provide access between the Collier Club House area and the Spring House area in the central portion of the park. A concrete sidewalk would be constructed along the western side of Upland Street for the length of the park boundary along this roadway. A connected sidewalk would also extend from Upland Street into the center of the park along the northern side of Pasadena Avenue, terminating at the pedestrian crossing in the Collier Club House area. The portion of the sidewalk within the park boundary would include a handicap ramp and landing system. A separate, unpaved path would be constructed between the plaza area, near the intersection of Upland Street and Pasadena Avenue, and the new club house. Benches would be interspersed throughout the Collier Club House area. To the extent possible, all walking paths would be handicap accessible and appropriate for all abilities, and would create internal park connections as well as connections with surrounding streets. Walking paths would be placed to encourage physical activity and facility walkability.

Traffic Circulation. A driveway would be constructed along the northern portion of the park boundary that provides access from Pasadena Avenue to the outdoor event area west of the new club house building.

Parking. An asphalt parking lot with 34 spaces would be constructed within the northeastern portion of the Collier Club House area.

Landscaping. Excluding turf areas, the Collier Club House area would be landscaped with native vegetation using low water demand techniques consistent with the City's Water Efficient Landscape Ordinance (La Mesa Municipal Code Chapter 14.29). One turf area would be located in the western portion of the Collier Club House area, adjacent to Pasadena Avenue. Another turf area would be located immediately west of the plaza within the Collier Club House area. [Additionally, as a project design feature, the Collier Club House area of the park would be replanted with species that are currently extant in Collier Park and/or native species.](#)

Security Features. Park security would be enhanced by creating activity areas throughout the park, installing plantings that do not block views of the park from public rights-of-way, and installing lighting throughout the park.

### 4.3.3 Construction Activities

The proposed project would be completed in phases, generally corresponding to the four project areas described above, with each phase of project construction anticipated to occur over a six to 14 month period. The Panhandle area would be constructed first and would be completed prior to the construction of the other three phases. The remaining areas may be constructed in any order and may be constructed concurrently. Dates of construction are currently unknown. It is assumed that construction of the Panhandle area would begin in 2015<sup>3</sup>, and construction of the other phases would begin as early as 2016<sup>4</sup>.

Grading of the entire site would require approximately 34,100 cubic yards (CY) of cut and approximately 14,800 CY of fill. Construction of the proposed project would result in topographic grade changes of approximately one to six feet, with an average of three to four feet of fill placed over the entire site.

Retaining walls up to five feet in height would be used to stabilize new cut slopes and four additional five-foot walls would be constructed to establish terraces along the northern edge of the park.

Two options for site grading are being considered. The first grading option would require that the entire park site be graded at the same time. Under this option, the History Hill and Collier Club House areas would be graded to reduce the steepness of the slopes within each area, and the cut materials from these areas would be used to fill the natural bowl in the Panhandle area. This option would result in the export of approximately 19,300 CY of cut from the site. The second grading option would allow grading of the park site to occur in phases. Under this option, cut materials from the History Hill and Collier Club House areas would not be used as fill in the Panhandle area. This option would result in the import of approximately 7,900 CY of fill to the Panhandle area, and the export of approximately 6,400 CY of cut from the History Hill area and approximately 20,300 CY of cut from the Collier Club House area.

If option one (grade entire park site at the same time) is pursued, then some truck trips associated with grading activities would occur internally within the project site, and approximately 1,930 truck trips (at 10 CY per truck load) would be required to haul excess dirt from the site. However, if option two (grade park site in phases) is pursued, approximately 3,460 truck trips (at 10 CY per truck load) would be required to haul dirt to and from the site. The maximum daily truck trips that would occur during grading of the project site would be 20 truck trips per day.

Improvements to the Panhandle area would require approximately 86 truck trips for the removal of demolition debris and approximately 95 truck trips for the delivery of construction materials. In addition, up to 3,120 vehicle trips would be necessary for the transport of construction workers.

~~Partial demolition of the Spring House and replacement with an outdoor interpretive center would require approximately 10 trips for the removal of demolition debris and approximately 11 trips for the delivery of construction materials. In addition, up to 1,440 vehicle trips would be necessary for the transport of construction workers.~~

Improvements to the History Hill area would require approximately 30 truck trips for the removal of demolition debris and approximately 60 truck trips for the delivery of construction materials. In addition, up to 1,080 vehicle trips would be necessary for the transport of construction workers.

Improvements to the Collier Club House area would require approximately 40 truck trips for the removal of demolition debris and approximately 130 truck trips for the delivery of construction materials. In addition, up to 3,200 vehicle trips would be necessary for the transport of construction workers.

Construction equipment required for the proposed project would include a front end loader, backhoe, graders, and dozers. Approximately 0.5 acres of the park would be paved or constructed with impervious surfaces during each phase.

The segment of Pasadena Avenue that passes through the project site would be temporarily closed for three to six months during construction. Construction of the proposed project would not require roadway closures on Palm Avenue or 4<sup>th</sup> Street/Upland Street.

#### **4.3.4 Discretionary and Ministerial Actions**

Approval of the proposed project would require a number of discretionary and ministerial actions. Section 15367 of the CEQA Guidelines defines a Lead Agency as the public agency which has the

principal responsibility for carrying out or approving a project which may have a significant effect upon the environment. CEQA requires the Lead Agency to consider the information in the EIR prior to project approval and to make findings regarding each significant impact identified in the EIR. The EIR aids the Lead Agency in the decision making process, but does not determine the ultimate decision that will be made regarding implementation of a project. According to the criteria in Section 15051 of the CEQA Guidelines, the City of La Mesa is the Lead Agency for the proposed project. The following are the discretionary actions that the City, as the CEQA lead agency, would be required to undertake to authorize the proposed project:

- 1) EIR certification by the City Council
- 2) Approval of the Collier Park Renovations Project Master Plan by the City Council
- ~~3) La Mesa Municipal Code Section 25.03.060, Procedure for Permit to Demolish a Historic Landmark or Contributing Structure within a Historic District, which requires two noticed public hearings (one by the Historic Preservation Commission and one by the City Council)~~
- 4) Approval of a Site Development Plan by the Planning Commission due to the Scenic Preservation Overlay Zone

The following are the ministerial actions that would be required for the proposed project:

- 1) Grading Permits
- 2) Demolition Permits
- 3) Building Permits
- 4) Landscaping Plan approval consistent with the City's Water Efficient Landscape Ordinance (La Mesa Municipal Code Chapter 14.29)

Under Section 15381 of the CEQA Guidelines, a responsible agency is defined as a public agency which proposes to carry out or approve a project, including all public agencies other than the lead agency which have discretionary approval power over a project. The following agencies have been identified as responsible agencies in connection with the proposed project:

- 1) State Department of Parks and Recreation – authorization of grant funding through Proposition 84, Statewide Park Development and Community Revitalization Program, if grant funding is obtained for the project; [and](#)
- 2) State Water Resources Control Board (SWRCB) – Construction Activities Storm Water General Permit (National Pollutant Discharge Elimination System) required for sites over ~~five~~ [one](#) acres in size to regulate discharge of storm water during construction.
- ~~3) California Department of Fish and Game (CDFG) – Section 1602 Streambed Alteration Agreement if the project would result in impacts to the on-site drainage channel; and~~
- ~~4) Regional Water Quality Control Board (RWQCB) – Section 401 Water Quality Certification if an USACE Section 404 Permit is required.~~

Under Section 15386 of the CEQA Guidelines, a trustee agency is defined as a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. ~~For purposes of the proposed project, trustee agencies include the CDF. No trustee agencies have been identified for the proposed project.~~ [The City may be required to consult with](#)

other federal, state, regional, and local agencies as part of the environmental review process being undertaken in connection with this project. Pursuant to the potential environmental impacts of the project, the City will consult with affected agencies through the public process attendant to the preparation of this EIR.

The project is also subject to the National Environmental Policy Act (NEPA) due to the provision of funds from the U.S. Department of Housing and Urban Development (HUD). Federal funds may not be committed until the NEPA process has been completed. A separate, stand-alone Environmental Assessment (EA) document will be prepared for the proposed project in compliance with NEPA. HUD is the NEPA lead agency, although they have granted the City the authority to carry out the federal environmental review responsibilities.

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