

SECTION 1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Draft Environmental Impact Report (EIR) addresses the environmental effects associated with the implementation of the proposed Jefferson Commons Specific Plan project. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences of projects over which they have discretionary approval authority prior to taking action on them. An EIR is a public document designed to provide the public and local and state governmental agency decision makers with an analysis of potential environmental consequences in order to support informed decision making.

This Draft EIR has been prepared pursuant to the requirements of CEQA and the State CEQA Guidelines (refer to the discussion below). The City of Fullerton (City), as the lead agency, has reviewed and revised, as necessary, all submitted drafts, technical studies, and reports to reflect its own independent judgment, including reliance on applicable City technical personnel from other departments and review of all technical subconsultant reports.

In addition to analysis of the proposed project, the Draft EIR discusses alternatives to the proposed project and includes a mitigation program to offset, minimize, or otherwise avoid significant environmental impacts. This section addresses and provides the purpose and scope of this Draft EIR; a summary of the project and project alternatives; the EIR's focus and effects found not to be significant; areas of controversy and issues to be resolved; potential significant impacts; and the mitigation program identified through the analysis presented in this Draft EIR.

1.2 PURPOSE AND SCOPE OF THE DRAFT EIR

This EIR has been prepared in accordance with the CEQA, as amended (California Public Resources Code §21000 et seq.), and the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, §15000 et seq.). This EIR is a Project EIR in accordance with CEQA Guidelines §15161 which states, "The most common type of EIR examines the environmental impacts of a specific development project. This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operation."

The Jefferson Commons Specific Plan EIR provides a comprehensive evaluation of the reasonable anticipated scope of the project. It is intended to serve as an informational document for public agency decision makers and the general public regarding the objectives and components of the proposed project. This document also provides information about potentially significant environmental impacts that may be associated with the planning, construction, and operation of the proposed project; to identify appropriate feasible mitigation measures; and to offer alternatives that may be adopted to reduce or eliminate these significant impacts. In addition, this EIR is the primary reference document in the formulation and implementation of a Mitigation Monitoring and Reporting Program for the proposed project. The City, as the lead agency, will review and consider this EIR along with other information that may be presented during the CEQA process in its decision to approve, revise, or deny the proposed project.

In accordance with CEQA, public agencies are required to make findings for each environmental impact identified in the EIR. If the lead agency and responsible agencies decide that the benefits of the proposed project outweigh any identified unmitigated significant environmental effects, they would be required to adopt a Statement of Overriding Considerations supporting their actions.

1.3 PROJECT SUMMARY

The approximate 6.8-acre Jefferson Commons Specific Plan project site is located in the northeastern portion of the City of Fullerton in Orange County, California. The project site consists of a rectangular-shaped parcel with linear street frontages along East Chapman Avenue and North Commonwealth Avenue.

The project site is currently developed with residential and office land uses and is therefore relatively flat with no distinguishing topographical features such as hillsides or canyons. On-site vegetation is limited to non-native ornamental species associated with landscaping typical in urban settings. The site ranges from approximately 222 to 225 feet above mean sea level (msl). There are existing utilities located in surrounding roadways that serve the on-site land uses.

The project site is entirely surrounded by development that consists of educational institutions, commercial, retail, office space, and residential uses. The Hope International University campus, including dormitories and the student center, is located north of the project site (north of East College Place). California State University, Fullerton is located further north of the project site. An apartment complex is located immediately north of the project site and south of East College Place. High-density residential uses are located to the northwest and to the east of the site. Commercial and office uses are also located to the west, southwest, and east of the project site. Single-family residential units are located south of the project site across East Chapman Avenue.

There are five higher education schools and universities within a two-mile radius of the project site: California State University, Fullerton; Hope International University; the Southern California School of Optometry; Fullerton College; and Western State School of Law. The majority of the surrounding land uses are those that cater to or support the academic environment.

Implementation of the Specific Plan would allow for the development of a mixed-use development with 375 student-oriented residential units; 30,000 square feet (sf) of retail/commercial uses; and 12,000 sf for the leasing office and recreation centers (the latter for the on-site residences). A 7-level parking structure would provide 1,225 parking spaces, including approximately 1,105 parking spaces for the residential units and 120 parking spaces for the retail uses.

Project implementation would require the demolition of all on-site land uses in order to allow for the construction of residential units and commercial/retail uses proximate to the surrounding universities. Development would consist of multiple, interconnected 4-story residential buildings ranging in height from approximately 45 feet to 70 feet (including tower elements) for student-oriented housing wrapped around a 7-level parking structure (approximately 65 feet high). Commercial/retail uses and residential uses would face East Chapman Avenue and North Commonwealth Avenue. Ground floor commercial/retail uses with three stories of residential uses over the commercial/retail uses would be located along North Commonwealth Avenue and East Chapman Avenue.

As a part of the proposed project, a seven-level parking structure would be constructed to serve residential and retail/commercial uses on the project site. Of the seven levels, one level would be subterranean and six levels would be above ground including rooftop parking.

The project's 375 residential units would include one-, two-, three-, and four-bedroom units ranging in size from approximately 500 sf to 1,250 sf. There would be a total of 1,300 bedrooms. The proposed project would include shared open space in separate courtyard and recreational areas. These courtyard areas and the recreation centers are intended to serve the residents of the project.

The General Plan designation for the project site is Residential (High Density) and Commercial (Office). Current zoning for the project site is R-3 (Limited Density, Multiple Residential) and O-P (Office Professional). The project site is also within the East Fullerton Redevelopment Area. Although the project site is located within a redevelopment area, redevelopment funds are not being used as part of the proposed project.

The proposed project would require: (1) a General Plan Amendment to change the Commercial (Office) General Plan designation to Residential (High Density), consistent with the remainder of the project site; (2) a Zoning Classification change to add SPD (Specific Plan District) consistent with the General Plan designation of Residential (High Density); and (3) a Zoning Amendment to change the Zoning Classification from R-3 (Multi-Family Residential) and O-P (Office Professional) to SPD (Specific Plan District).

1.4 **PROJECT ALTERNATIVES**

In accordance with CEQA Guidelines §15126.6, Section 4 of this EIR includes an analysis of a reasonable range of alternatives that could feasibly attain the basic objectives of the project, and evaluates the comparative merits of the alternatives. The following presents a summary of each alternative analyzed in the EIR. Please refer to Section 4 of this EIR for a complete discussion of the alternatives and the relative impacts with each alternative. As required by CEQA, Section 4 also identifies the environmentally superior alternative.

- **No Project/No Development Alternative:** The No Project/No Development Alternative assumes that the existing uses on the 6.8-acre project site are retained and that no new development would occur. With this alternative, the site would retain the existing uses consisting of 103,515 sf of office space and two apartment complexes with a total of 79 residential units occupied by a mix of student and non-student residents.
- **No Project Alternative – Development Pursuant to the Current General Plan Land Use Designation and Zoning:** Development pursuant to the site’s existing General Plan designations would involve development of the project site permitted under the Residential (High Density) and Commercial (Office) General Plan land use designations, and the R-3 (Limited Density, Multiple Residential) and O-P (Office Professional) zoning designations. The project site is also within the East Fullerton Redevelopment Area. As currently designated, the site is intended for high density residential and office space.
- **For-Sale Residential/Mixed-Use Development Alternative:** Under this development scenario, the 6.8-acre project site would be developed with 612 for-sale condominium units, 30,000 sf of commercial/retail uses, and 12,000 sf for the leasing office and recreation centers (the latter for the on-site residences). A 2-level podium-style parking structure (1 level below grade and 1 level at grade) would be constructed to serve the project, and 1,568 parking spaces would be provided. As with the proposed project, this alternative would require: (1) a General Plan Amendment to change the Commercial (Office) General Plan designation to Residential (High Density), consistent with the remainder of the project site; (2) a Zoning Classification change to add SPD (Specific Plan District) consistent with the General Plan designation of Residential (High Density); and (3) a Zoning Amendment to change the Zoning Classification from R-3 (Multi-Family Residential) and O-P (Office Professional) to SPD (Specific Plan District).
- **Combination of Student-oriented Housing and For-Sale Residential/Mixed-Use Development Alternative:** This development alternative assumes that both student-oriented rental apartment and for-sale condominiums would be provided, as well as commercial/retail uses. As a part of this alternative scenario, 209 student-oriented

apartment units, 270 for-sale condominium units, 30,000 sf of retail development, and 12,000 sf for the leasing office and recreation centers (the latter for the on-site residences) would be provided. Student-oriented units would be located in the western portion of the project site and the condominiums in the eastern portion of the site. Two parking structures would be provided. A 7-level, 634-space parking structure would be provided in the western portion of the site for the student-oriented housing units. A 2-level podium-style parking structure (1 level below grade and 1 level at grade) would be constructed in the eastern portion of the site to serve the condominium units and retail uses (639 parking spaces for condominium residents and 120 spaces for retail use). A total of 1,393 parking spaces would be provided on the project site. This alternative would also require a General Plan Amendment and zone change.

- **Reduced Density Student-oriented Housing Alternative:** This alternative assumes a reduction in student-oriented housing units on the 6.8-acre site. Under this development scenario, the project site would be developed with the same number of units (375) as the proposed project but with fewer bedrooms (1,138 total bedrooms compared to 1,300 bedrooms for the proposed project). This reduced density alternative includes 30,000 sf of commercial/retail uses and 12,000 sf for the leasing office and recreation centers (the latter for the on-site residences). All parking would be provided in an aboveground 7-level parking structure with 1,087 parking spaces, including 967 parking spaces for residents and 120 spaces for retail uses. As with the proposed project, this alternative would require a General Plan Amendment and zone change.
- **Reduced Density Combination of Student-oriented Housing and For-Sale Residential/Mixed-Use Development Alternative:** This alternative assumes a reduction in the proposed residential uses on the 6.8-acre project site. Under this alternative development scenario, 479 housing units would be constructed. Of the 479 units, 209 units would be student-oriented and 270 units would be for-sale condominiums. The total number of bedrooms would be 1,110 compared to 1,300 bedrooms for the proposed project. This reduced density alternative includes 30,000 sf of commercial/retail uses and 12,000 sf for the leasing office and recreation centers (the latter for the on-site residences). Student-oriented units would be located in the western portion of the project site and the condominiums would be located in the eastern portion of the site. Two parking structures would be provided. A 7-level, 546-space parking structure would be provided in the western portion of the site for the student-oriented housing units. A 2-level podium-style parking structure (1 level below grade and 1 level at grade) would be constructed in the eastern portion of the site to serve the condominium units and retail uses (639 parking spaces for condominium residents and 120 spaces for retail use). A total of 1,305 parking spaces would be provided on the project site. The provision of mixed-use development on the site would also require a General Plan Amendment and zone change.

1.5 **EIR FOCUS AND EFFECTS FOUND NOT TO BE SIGNIFICANT**

1.5.1 **SCOPING PROCESS**

In compliance with the CEQA Guidelines, the City has taken steps to provide opportunities for public participation in the environmental process. An Initial Study and Notice of Preparation (NOP) were distributed on March 9, 2007, to federal, State, regional, and local government agencies and interested parties for a 30-day public review period to solicit comments and to inform the public of the proposed project. The project was described, potential environmental effects associated with project implementation were identified, and agencies and the public

were invited to review and comment on the Initial Study and NOP. A copy of the NOP/Initial Study and responses received are included in Appendix A.

As discussed in Section 2, Project Description, the proposed project involves a mixed-use development with 375 student-oriented residential units, 30,000 sf of retail/commercial uses, and a 7-level, 1,225-space parking structure; the City of Fullerton has been actively involved in the design of the project. The City held a public scoping meeting on March 27, 2007, to solicit comments from the public regarding the proposed project. Comments and issues raised are listed below in Section 1.6, Areas of Controversy and Issues to be Resolved.

The Initial Study responses, NOP comments, and the comments received from the public were used to establish the scope of the issues addressed in this EIR. The City identified the following environmental issues as being potential impacts associated with the implementation of the proposed project and are therefore issues to be addressed in this EIR:

- Land Use and Related Planning Programs (Section 3.1)
- Aesthetics (Section 3.2)
- Transportation and Circulation (Section 3.3)
- Air Quality (Section 3.4)
- Noise (Section 3.5)
- Cultural Resources (Section 3.6)
- Population, Housing, and Employment (Section 3.7)
- Geology (Section 3.8)
- Hazards and Hazardous Materials (Section 3.9)
- Biological Resources (Section 3.10)
- Hydrology and Water Quality (Section 3.11)
- Public Services (Section 3.12)
- Utilities and Service Systems (Section 3.13)

1.5.2 EFFECTS FOUND NOT TO BE SIGNIFICANT

Through the preparation of the Initial Study, the City determined that an EIR was required to evaluate the potentially significant environmental effects of the proposed project. Potential impacts identified in the Initial Study that would result in no impacts, less than significant impacts, or less than significant impacts with the implementation of standard conditions are not required to have any additional analysis. The following includes a discussion of the impact categories that were identified on the Initial Study checklist as having “no impact” or a “less than significant impact” and a summary discussion of why these issues were not considered potentially significant or applicable to the project. Therefore, these issues are not addressed further in this EIR. These issues are discussed in more detail in the Initial Study included in Appendix A.

- **Aesthetics – Scenic vistas and scenic resources within a state scenic highway:** The project site is void of any adopted scenic vistas. In addition, there are no State Scenic Highways within the vicinity of the project site. Therefore, no impact would occur.
- **Agricultural Resources – Conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; Agricultural Zoning or a Williamson Act Contract; and off-site Farmland Conversion:** The site is not located on or near designated agricultural land, nor is it currently in agricultural use. The site is not under a Williamson Act Contract. Therefore, no impact would occur.

- **Air Quality – Objectionable odors:** The proposed residential and commercial uses would generate odors typical of urbanized environments and would not result in objectionable odors that would affect on-site or off-site land uses. The types and concentrations of odors typical of residential communities and commercial uses proposed as part of the project are not considered significant.
- **Biological Resources – Riparian habitat or other sensitive community; federally protected wetlands; movement of native, migratory fish, or wildlife species; conflict with local policies or ordinances protecting biological resources; and conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or other Habitat Conservation Plan:** The project site is developed, is surrounded by urbanized uses, and is not within the boundaries of a Habitat Conservation Area or an area protected by local ordinance with respect to biological resources. The project site does not contain any jurisdictional wetlands or habitat to support sensitive plant or wildlife species. Therefore, no impact would occur.
- **Geology and Soils – Landslides:** The project site is flat and no landslides have occurred or have been documented on or near the site. The Community Health and Safety Element of the *City of Fullerton General Plan* indicates that the potential for seismically induced bedrock landslides in the City are limited to the steeper portions of the East and West Coyote Hills. Exhibit CHS-1 of the General Plan, Public Safety Map, illustrates that the project site is not located in an area subject to seismically induced bedrock landslides. The potential for landslides on the project site is considered low.
- **Geology and Soils – Result in substantial soil erosion or the loss of topsoil:** Consistent with the current conditions of the site, implementation of the proposed project would result in the project site being covered with impervious surfaces associated with buildings and the parking structure. Courtyard areas would allow for water infiltration. During construction activities, temporary soil erosion may occur. Short-term soil erosion issues will be addressed in Section 3.11, Hydrology and Water Quality, of this Draft EIR. Upon completion, the project is not expected to result in erosion because of the provision of landscaping.
- **Geology and Soils – Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater:** The project site would be connected to the municipal sewer system for disposal of wastewater. No septic tanks or other alternative wastewater disposal systems would be required.
- **Hazards and Hazardous Materials – Create a significant hazard through the routine transport, use, or disposal of hazardous materials; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; located on a site included on a list of hazardous material sites; located within an airport land use plan or within two miles of an airport; interfere with adopted emergency response plan; and expose people or structures to threat of wildland fires:** The proposed project's land uses (residential and retail/commercial uses) would not generate hazardous materials. Based on the Phase I Environmental Site Assessment (ESA) prepared for the proposed project, the project site is not an identified hazardous materials site. In addition, the Phase I ESA concluded that the sites listed in proximity to the project site do not pose a hazard to the proposed project. The project site is not located within an area covered by an Airport Land Use Plan (ALUP) and the project would not involve the construction of structures that would require the review and approval by the Orange County Airport Land

Use Commission (ALUC). The proposed project would not interfere with adopted emergency response plans or evacuation plans. The site would not be subject to wildland fires. Therefore, no impact would occur.

- **Hydrology and Water Quality – substantially deplete groundwater supplies or interfere substantially with groundwater recharge:** Based on information in the Phase I ESA, the seasonal high groundwater level in the project area is approximately 80 feet below ground surface (bgs). However, it has been reported that groundwater in the project vicinity is not typically found within 100 feet bgs. Based on review of topographic maps, groundwater flow direction is to the southwest in the project area; the proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge.
- **Hydrology and Water Quality – Place housing within a 100-year flood hazard area; place structures within a 100-year flood hazard area which would impede or redirect flood flows; expose people or structures to flooding as a result of a levee or dam failure; and inundation by seiche, tsunami, or mudflow:** There would not be a notable increase in runoff volumes from the project site since it is currently covered with impervious surfaces and would continue to be with the proposed project. The project area is not located within a 100-year flood zone and would not expose people or structures to flooding. There are no water bodies in proximity to the project site that would subject the site to seiches or tsunamis. Therefore, no impact would occur.
- **Land Use and Planning – Physically divide an established community; conflict with Habitat Conservation Plans:** The project site is entirely surrounded by existing development which consists of educational institutions and commercial, retail, and residential uses. Implementation of the proposed project would replace the existing uses with new residential and retail/commercial uses, thus eliminating the existing offices and residential uses presently on the site. However, this change would not result in a physical division of the community. The proposed project is not within the boundaries of an adopted habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.
- **Mineral Resources:** Based on review of the Resource Management Element of the *City of Fullerton General Plan*, the City does not contain any known state or locally designated mineral resources or locally important mineral resources recovery sites. Therefore, implementation of the project would not result in the loss of availability of lands that potentially contain mineral resources.
- **Noise – Airport or Airstrip Noise:** The proposed project is not located within proximity of an airport or airstrip. Therefore, no impact would occur.
- **Transportation/Traffic – Change in Air Traffic Patterns:** The project site is not near any airfields or airports and is not within the Orange County ALUP. The project would not involve the construction of structures that would require the review and approval by the Orange County ALUC. Therefore, no impact would occur.
- **Utilities and Service Systems – Exceed Wastewater Treatment Requirements; Sufficient Water Supplies to Serve the Project:** Wastewater originating from the project site would be generated by residential and retail/commercial uses, and would ultimately be treated by facilities owned and operated by the Orange County Sanitation District. The wastewater treatment requirements issued by the California Regional Water Quality Control Board for the treatment plant were developed to ensure that adequate

levels of treatment would be provided for the wastewater flows emanating from all land uses within its service area. The residential and retail/commercial wastewater from the project site would not cause the treatment plant to exceed these treatment requirements.

- **Utilities and Service Systems – Sufficient Permitted Landfill Capacity:** The increase in solid waste disposal resulting from implementation of the project could be accommodated within the permitted capacity of the County's landfill system. No significant impacts would occur.

1.6 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

The State CEQA Guidelines §15123 indicates that an EIR summary should identify areas of controversy known to the lead agency including issues raised by agencies and the public. The following issues pertaining to the proposed project were raised during the scoping process (the section of the EIR where each issue is addressed is provided in parentheses):

- Need to accommodate circulation for bike riders and pedestrians around and through the project to surrounding uses (Section 3.3, Transportation and Circulation).
- Discuss proximity/connection to existing surrounding bus stops (Section 3.3, Transportation and Circulation).
- Discuss whether the Terraces Office Center building is a historic resource and, if so, Discuss why there are no plans to adaptively reuse this building (Section 3.6, Cultural Resources).
- Discuss parking adequacy, specifically, the separation between residential and commercial parking; visitor parking; and controlled parking for residences (Section 3.3, Transportation and Circulation).
- Discuss the gateway to California State University, Fullerton (Section 3.2, Aesthetics).
- Address the pedestrian experience at ground level (Section 2, Project Description; Section 3.2, Aesthetics).
- Address the separation/protection of pedestrians at driveways (Section 3.3, Transportation and Circulation).
- Discuss parking options (Section 3.3, Transportation and Circulation).
- Need Redevelopment Design Review Committee's early review on for input (Section 2, Project Description; Section 3.2, Aesthetics).

1.7 SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

Table 1-1 summarizes the potential environmental effects of the proposed project, the recommended mitigation measures, and the level of significance after mitigation. As shown in Table 1-1, implementation of the proposed project would result in potentially significant impacts for the following topical issues: transportation, air quality, noise, cultural resources, geology, hazards and hazardous materials, and biological resources. Implementation of the standard conditions and requirements and mitigation measures provided in Sections 3.1 through 3.13 would reduce these impacts to levels considered less than significant with the exception of air quality. Short-term and long-term air quality impacts would remain significant after

implementation of the mitigation program and would require adoption of a Statement of Overriding Considerations should the City choose to approve the proposed project.

- **Air Quality:** Grading and demolition activities for the proposed project may result in significant short-term PM10 impacts and are expected to result in significant short-term NOx impacts. VOC emission thresholds are expected to be exceeded during the application of architectural coatings. Sensitive receptors could be affected by these emissions increases. These short-term impacts would be reduced with proposed mitigation (SC 3.4-1 and MMs 3.4-1 and 3.4-2), but not to a level considered less than significant. Diesel particulate matter emissions would be less than significant.
- **Air Quality:** The short-term, construction-related and long-term, operational air quality emissions generated from the project would exceed SCAQMD significance thresholds for VOC and NOx; therefore, significant impacts would result. Implementation of MM 3.4-1 and 3.4-2 would reduce impacts to VOC and NOx but not to a level considered less than significant. VOC and NOx emissions would continue to exceed the SCAQMD thresholds and would be considered significant and unavoidable.

1.8 **PROJECT SPONSORS AND CONTACT PERSONS**

The City of Fullerton is the lead agency in the preparation of this EIR. All inquiries regarding the Draft EIR should be directed to the City. The Applicant for the proposed project is JPI Development.

Key contact persons are as follows:

Lead Agency: Ms. Heather R.S. Allen
Community Development Department
City of Fullerton
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Project Applicant: Mr. Lance Hanna
JPI Development
600 East Las Colinas Blvd., Suite 1800
Irving, Texas 75039

1.9 **REVIEW OF THE DRAFT EIR**

The Jefferson Commons Specific Plan EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, interested parties, and all parties who requested a copy of the Draft EIR in accordance with Public Resources Code §21092. The Notice of Completion for the Draft EIR was also distributed as required by CEQA. During the 45-day public review period, the EIR, including the technical appendices, is available for review at the following locations:

City of Fullerton, Community Development Department (refer to lead agency address above)

Fullerton Public Library—Main Branch
353 West Commonwealth Avenue
Fullerton, California 92832

City of Fullerton Web page: <http://www.ci.fullerton.ca.us/>

Upon completion of the 45-day public review period, written responses to all significant environmental issues raised will be prepared and available for review at least ten days prior to the hearing before the City of Fullerton City Council. These environmental comments and their responses will be included as part of the environmental record for consideration by decision-makers for the project.

1.10 MITIGATION MONITORING

State law requires the preparation of a Mitigation Monitoring and Reporting Program designed to ensure that mitigation measures adopted as conditions of approval to mitigate or avoid significant environmental effects are carried out. Mitigation measures identified within this EIR have been described in sufficient detail to provide the necessary information to identify the party or parties responsible for carrying out the mitigation, when the mitigation will be implemented, and why the mitigation has been required. A Mitigation Monitoring and Reporting Program will be adopted by the City at the time of project adoption.

**TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
Section 3.1 – Land Use and Related Planning Programs		
The project would be consistent with applicable plans and policies. Adoption of the <i>Jefferson Commons Specific Plan</i> would ensure the project’s consistency with current planning documents. <i>(Less than significant impact)</i>	No significant impacts have been identified.	Less than significant
Section 3.2 – Aesthetics		
Development of the proposed project would alter existing views of the project site; however, the proposed project involves the development of residential, commercial/retail uses in a built-out urban environment and would not substantially degrade the visual character of the project site or surrounding areas. <i>(Less than significant impact)</i>	PDF 3.2-1 The project design shall include an 8-foot-wide sidewalk along East Chapman Avenue and North Commonwealth Avenue that combines with the building setback in the public right-of-way to provide 18 feet of continuously paved area for pedestrian circulation. SC 3.2-1 Prior to approval by the City, the Applicant shall submit architecture (elevations, floor plans, and site plan), Landscape Architecture Plans (concept planting and hardscape plans), and paint and material samples to the Redevelopment Design Review Committee for review.	Less than significant
The proposed project would include nighttime lighting but would not affect nighttime views as the project site is in an urban environment that is currently subject to similar lighting. The project would not involve use of building materials that could cause a glare effect. <i>(Less than significant impact)</i>	PDF 3.2-2 All outdoor lighting would be appropriately shielded and oriented in order to prevent light spillage on adjacent, off-site land uses. Outdoor lighting associated with commercial uses shall not adversely impact surrounding residential land uses, but shall provide sufficient illumination for access and security purposes.	Less than significant
Section 3.3 – Transportation and Circulation		
The addition of project-related traffic would not result in project-specific significant impacts. The intersections that would operate at a deficient level of service without the project would continue to be deficient with the project. However, the project would contribute ten percent of the total growth for Year 2025 (future buildout) conditions at the Chapman Avenue/SR-57 Southbound ramps intersection during the PM peak hour; therefore, the project would create a significant impact at this study intersection evaluated. <i>(Significant impact)</i>	PDF 3.3-1 The parking structure will have a keycard-controlled access into the designated residential parking area. Bicycle storage will be provided in the secured area of the parking structure for residents. Additional bicycle storage/racks will be provided on the project site for visitors, employees, and employers. MM 3.3-1 Prior to issuance of the first grading permit, the Applicant shall coordinate with the City of Fullerton to negotiate payment of pro rata fees for the widening of the westbound approach of the Chapman Avenue/SR-57 Southbound Ramp intersection to provide dual left-turn lanes.	Less than significant

**TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
During construction of the proposed project there would be a temporary increase in truck trips in the project area. <i>(Significant impact)</i>	MM 3.3-2 Prior to issuance of a grading permit, the Applicant shall submit a Traffic Management Plan to the City of Fullerton Engineering Department for review and approval. The Traffic Management Plan shall describe traffic control measures to be implemented to maintain traffic flow in all directions, including where utilities and other improvements are being implemented in existing roadways. The Traffic Management Plan shall identify construction haul routes; duration and location of lane closures; location of parking for the public and construction workers during construction phases; use of flagmen; and any pedestrian-related impacts to sidewalks and intersection crossings. The Traffic Management Plan shall be implemented during all stages of project construction.	Less than significant
There are no CMP facilities within the traffic study area for the proposed project. <i>(No impact)</i>	No mitigation is required.	No impact
The existing circulation system would remain with the proposed project and adequate emergency access would be maintained. In addition, the proposed project would not increase hazards due to design features and no impact would occur. <i>(No impact)</i>	No mitigation is required.	No impact
Parking would be provided in compliance with the City of Fullerton Zoning Ordinance, and existing public parking would be replaced in excess of existing conditions. <i>(No impact)</i>	No mitigation is required.	No impact
Section 3.4 – Air Quality		
Grading and demolition activities for the proposed project may result in significant short-term PM10 impacts and would be expected to result in significant short-term NOx impacts. VOC emission thresholds are expected to be exceeded during the application of architectural coatings. Sensitive receptors could be affected by these emissions increases. These short-term impacts would be reduced with proposed mitigation, but not to a level considered less than significant. Diesel particulate matter emissions would be less than significant. <i>(Significant Impact)</i>	<p>SC 3.4-1 During construction of the proposed project, the Applicant and Contractors shall be required to comply with SCAQMD Rules 402 and 403, which shall assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 (Tables 1, 2, and 3 of Rule 403) requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the contractor specifications.</p> <p>Construction: Equipment Emission Control</p> <p>MM 3.4-1 Prior to approval of grading plans, the Applicant shall include the following notes on the contractor specifications submitted for review and approval by the City of Fullerton Department of Public Works: “To reduce construction equipment emissions, the following measures shall be implemented when feasible:</p> <ul style="list-style-type: none"> • Use low-emission mobile construction equipment. The Applicant shall comply with CARB requirements for heavy construction equipment. • Maintain construction equipment engines by keeping them tuned. 	Significant and unavoidable

**TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
	<ul style="list-style-type: none"> • Use low sulfur fuel for stationary construction equipment. This is required by South Coast Air Quality Management District (SCAQMD) Rules 431.1 and 431.2. • Use existing power sources (i.e., power poles) when available. This measure would minimize the use of higher polluting gas or diesel generators. • Configure construction parking to minimize traffic interference. • Minimize obstruction of through-traffic lanes. Construction should be planned so that lane closures on existing streets are kept to a minimum. • Schedule construction operations affecting traffic for off-peak hours to the best extent possible. • Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service).” <p>Several types of advanced emissions control technologies were considered (such as the use of aqueous diesel fuel) but are currently not commercially available. Aqueous diesel fuel reduces NOx formation by reducing combustion temperatures, resulting in lower NOx emissions. According to the SCAQMD, the current availability of this fuel technology is limited, and it may not be available for use for the project. In addition, with exhaust gas recirculation diesel engines, a small amount of hot exhaust gas is routed through a cooler and is mixed with fresh air entering the engine. The exhaust gas helps reduce the temperature during combustion, which lowers the formation of thermal NOx. Exhaust gas recirculation technology is in the development phase and has not been fully commercialized. To the extent that the advanced emissions control technologies become reasonably commercially available or are required by CARB from grading contractors, such advanced emissions-control technologies shall be used.</p>	
	<p>Construction: Volatile Organic Compound Control</p> <p>MM 3.4-2 Prior to issuance of building permits, the building plans shall include the following notes: “To reduce volatile organic compound (VOC) emissions, the following measures shall be implemented when feasible:</p> <ul style="list-style-type: none"> • Minimize the amount of paint by using pre-coated, pre-colored, and naturally colored building materials. • Use water-based and low VOC coatings with VOC contents less than those required by SCAQMD Rule 1113. • Use high transfer efficiency painting methods such as HVLP (High Volume Low Pressure) sprayers and brushes/rollers where possible. 	

TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
Based on the modeling from the AQMP and the fact that the proposed project would not substantially affect intersection operation, in terms of CO generation, all intersections in the project vicinity would not be expected to experience CO concentrations in excess of the State standards. <i>(No impact)</i>	No mitigation is required.	No impact
The short-term, construction-related and long-term, operational air quality emissions generated from the project would exceed SCAQMD significance thresholds for VOC and NOx; therefore, significant impacts would result. Implementation of MM 3.4-1 and 3.4-2 would reduce impacts to VOC and NOx but not to a level considered less than significant. VOC and NOx emissions would continue to exceed the SCAQMD thresholds and would be considered significant and unavoidable. <i>(Significant impact)</i>	SC 3.4-1, MM 3.4-1, and MM 3.4-2 apply	Significant and unavoidable
Section 3.5 – Noise		
Short-term Noise Impacts Construction and demolition activities would result in temporary increases in ambient noise levels during the various phases of construction and have the potential to expose persons to, or generate noise levels from construction equipment in excess of standards established in the City's Noise Ordinance. However, all construction activities would be conducted in compliance with the City's Noise Ordinance, including hours/days that construction occurs. <i>(No impact)</i>	SC 3.5-1 Prior to approval of grading plans and/or prior to issuance of building permits, plans shall include a note indicating that noise-generating project construction activities shall not occur between the hours of 8:00 PM and 7:00 AM on weekdays, or on Sundays and City holidays. This requirement is consistent with §15.90.050 of the City's Noise Ordinance. SC 3.5-2 Prior to issuance of building permits for any residence along East Chapman Avenue and North Commonwealth Avenue, a detailed Noise Assessment shall be prepared to demonstrate that the interior noise levels will not exceed 45 CNEL. The Noise Assessment shall be prepared by a qualified Acoustical Consultant, shall document the sources of noise impacting the building, and shall describe any measures required to meet the City's standard. Compliance measures can include dual glazed windows and noise barriers among others. These measures will be incorporated into the project plans. The report shall be completed and approved by the City prior to issuance of building permits.	No impact
Typical construction and demolition activities would result in vibration in the immediate vicinity of the equipment. However, these vibration levels would not be considered significant. <i>(No impact)</i>	No mitigation is required.	No Impact

**TABLE 1–1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
<p>Long-term Noise Impacts</p> <p>On-site residences could be exposed to noise levels exceeding the Noise Ordinance. Impacts can be mitigated to a less than significant level. <i>(Significant impact)</i></p>	<p>MM 3.5-1 Prior to issuance of building permits, City staff shall review the proposed Commercial Center Design. HVAC equipment within 300 feet of any off-site residence may cause the Noise Ordinance standards to be exceeded. If staff determines that HVAC sources are within 300 feet of off-site residential uses, a detailed noise assessment shall be prepared to ensure that the HVAC does not violate the Noise Ordinance. The assessment shall be prepared by a qualified Acoustical Engineer and shall document the noise generation characteristics of the proposed equipment and the projected noise levels at the nearest use. Compliance with the Noise Ordinance shall be demonstrated and any measures required to comply with the Noise Ordinance will be included in the project plans. Compliance measures can include dual glazed windows and noise barriers among others. The report shall be completed and approved by the City prior to issuance of building permits.</p> <p>MM 3.5-2 Prior to issuance of building permits for any residence along East Chapman Avenue and North Commonwealth Avenue, a detailed Noise Assessment shall be prepared to demonstrate that the interior noise levels will not exceed 45 CNEL. The Noise Assessment shall be prepared by a qualified Acoustical Consultant, shall document the sources of noise impacting the building, and shall describe any measures required to meet the City’s standard. These measures will be incorporated into the project plans. The report shall be completed and approved by the City prior to issuance of building permits.</p> <p>MM 3.5-3 All residential units facing the parking structure shall be provided with ventilation consistent with the Uniform Building Code such that residents can keep their windows closed when desired to reduce parking structure noise to acceptable levels.</p>	<p>Less than Significant</p>
<p>Section 3.6 – Cultural Resources</p>		
<p>The proposed project would not cause a substantial adverse change in the significance of a historical resource due to the absence of significant resources on the project site. <i>(No impact)</i></p>	<p>No mitigation is required.</p>	<p>No Impact</p>
<p>Grading and excavation activities could impact unknown archaeological resources. <i>(Potentially significant impact)</i></p>	<p>MM 3.6-1 Prior to the issuance of grading permits, the Applicant shall retain a qualified Archaeologist to monitor grading and excavation activities. The Archaeologist shall be present at the pre-grade conference and shall submit to the City of Fullerton for review and approval, a written plan with procedures for archaeological resources monitoring. This plan shall include procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the resources as appropriate. If the archaeological resources are found to be significant, the Archaeologist will determine appropriate actions—in cooperation with the City of Fullerton—for preservation or data recovery. The Archaeologist shall prepare any excavated material to the point of identification. Following the completion of evaluation/data recovery, the Archaeologist shall prepare a report detailing the</p>	<p>Less than significant</p>

TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
	<p>results of the program to be presented to the City of Fullerton Community Development Department for approval. The report shall follow guidelines of the California Office of Historic Preservation (1990). Excavated finds shall be offered for curatorial purposes to the City of Fullerton, or its designee, on a first refusal basis. Curation of recovered materials at a facility meeting the standards set forth in 36 CFR 79 shall be mandated.</p>	
<p>Grading and excavation activities could impact unknown paleontological resources. <i>(Potentially significant impact)</i></p>	<p>MM 3.6-2 Prior to issuance of a grading permit, the Applicant shall submit a Paleontology Monitoring Plan, prepared by an Orange County-certified Paleontologist to the City of Fullerton that ensures that the following actions are implemented:</p> <ol style="list-style-type: none"> a. Paleontologic monitoring shall be conducted as determined necessary by the Orange County-certified Paleontologist during grading and other excavation work. Recommended hours for monitoring activities shall be established by the Orange County-certified Paleontologist and shall be outlined in the monitoring plan. It shall be the responsibility of the Orange County-certified Paleontologist to demonstrate, to the satisfaction of the City, the appropriate level of monitoring necessary based on the tentative map level grading plans, when available. Because of the potential for producing small fragments of vertebrate microfossils, periodic screening of sands from cuts in these units will be done by the Orange County-certified Paleontologist. Such material may be removed in bulk and screened off site to minimize interference with grading operations. b. Any paleontological work at the site shall be conducted under the direction of an Orange County-certified Paleontologist. c. If a fossil discovery occurs during grading operations when a Orange County-certified Paleontologist is not present, grading shall be diverted around the area until the monitor can survey the area. d. Any fossils recovered during the development, along with their contextual stratigraphic data, shall be donated to the County of Orange, or other appropriate institution with an educational and research interest in the materials. A final report detailing findings and disposition of specimens shall be submitted to the Community Development Department. 	<p>Less than significant</p>
<p>Grading and excavation activities could impact unknown human remains, including those interred outside of formal cemeteries. <i>(Potentially significant impact)</i></p>	<p>MM 3.6-3 If human remains are encountered during ground-disturbing activities, <i>State Health and Safety Code</i>, Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the materials pursuant to <i>Public Resources Code</i>, Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC). The NAHC will determine and notify a Most Likely Descendent (MLD). With the permission of the Landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The descendent must complete the inspection</p>	<p>Less than significant</p>

**TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
	within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.	
Section 3.7 – Population, Housing, and Employment		
The provision of housing would induce population growth. However, the housing increase and resultant increase in population would promote a balance of jobs and housing within the City and region. The project would provide housing in the northeastern portion of the City where student housing is in demand. There is sufficient office space in the City for displaced businesses to relocate. <i>(Less than significant)</i>	No mitigation required.	Less than significant
While the proposed project would displace existing residents, the percentage based on Citywide population numbers is not considered substantial. There is available housing within the City to relocate the mix of student and non-student residents of the 79 residential units elsewhere within the City. The construction of replacement housing elsewhere in the City is not required. <i>(Less than significant)</i>	No mitigation required.	Less than significant
Section 3.8 – Geology		
The project site is located in a seismically active region, and people and structures could be exposed to seismic ground shaking. <i>(Significant impact)</i>	<p>SC 3.8-1 Design, grading, and building construction methods shall comply with all recommendations of the Geotechnical Report prepared by Leighton and Associates, Inc. The Geotechnical Report identifies the geotechnical review required to be implemented prior to site development, and requires that any identified measures be implemented. Grading Plans shall incorporate recommendations of the Geologic and Soils Engineering Reports and shall be reviewed and approved by the preparer of the reports prior to verification of the City of Fullerton Building Official.</p> <p>SC 3.8-2 Prior to the issuance of a building permit, the Soils Engineer and Engineering Geologist must certify the suitability of the graded site, as required in the <i>City of Fullerton Building Code</i> (Title 14, Buildings and Construction). Future buildings and structures shall be designed in accordance with the City of Fullerton Building Code and the most recent Uniform Building Code for Seismic Zone 4 and/or the California Building Code. Compliance with this measure shall be verified by the City of Fullerton Building Official.</p>	Less than significant

**TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
<p>The formational soil encountered within the upper five feet at the project site consist predominately of fine grained granular soils and typically exhibit a low expansion potential. <i>(Potentially significant impact)</i></p>	<p>MM 3.8-1 Subsequent to rough grading and prior to excavation of foundations and other concrete work, the Applicant shall be responsible for soil testing by a registered Professional Geotechnical Engineer to determine soil expansiveness. Any unstable soils on the project site shall be removed and recompacted in accordance with the Uniform Building Code and/or the California Building Code. Compliance with this measure shall be verified by the City of Fullerton Building Official.</p>	<p>Less than significant</p>
<p>Section 3.9 – Hazards and Hazardous Materials</p>		
<p>Demolition activities of the existing structures on-site would result in potential short-term exposure of construction workers to asbestos-containing materials and lead-containing materials. In addition, there is a potential for soil contamination related to release of hydraulic oil which may contain PCBs. <i>(Potentially Significant Impact)</i></p>	<p>SC 3.9-1 Demolition shall be conducted in accordance with the remediation and mitigation procedures established by all federal, State, and local standards including the federal and State Occupation Safety and Health Administration (OSHA and CalOSHA) and South Coast Air Quality Management District (SCAQMD) regulations for the excavation, removal, and proper disposal of the asbestos-containing materials (SCAQMD Regulation X – National Emission Standards For Hazardous Air Pollutants, Subpart M – National Emission Standards For Asbestos). The materials shall be disposed of at a certified asbestos landfill. The Asbestos-abatement Contractor shall comply with notification and asbestos-removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos-related health risks. SCAQMD Rule 1403 applies to any demolition or renovation activity and the associated disturbance of asbestos-containing materials. These requirements shall be included on the contractor specifications and verified by the City of Fullerton’s Community Development Department in conjunction with the issuance of a Demolition Permit.</p> <p>MM 3.9-1 Prior to commencement of any activities with the potential to disturb asbestos-containing materials (ACMs), the Applicant shall retain a certified Asbestos-abatement Contractor to abate the ACMs in accordance with all applicable regulations, including California Occupational Safety and Health Administration (CalOSHA) guidelines and South Coast Air Quality Management District Rule 1403 (refer to SC 3.9-1).</p> <p>MM 3.9-2 The Applicant shall conduct a demolition waste characterization assessment. If lead-based paint is peeling or flaking, the Applicant shall have removed the lead-based paint from all buildings and structures on the project site and shall have disposed of it in accordance with all applicable federal, State, and local regulations, including California Occupational Safety and Health Administration (CalOSHA) guidelines.</p>	<p>Less than significant</p>

**TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
	<p>MM 3.9-3 Prior to issuance of the first grading permit, the Applicant shall complete soil sampling for the project site in the vicinity of the hydraulic elevator systems, and the results shall be submitted to the City of Fullerton Community Development Department. Samples from potential areas of concern shall be collected and submitted for laboratory analysis to confirm the nature and extent of potential impacts. If hazardous materials are identified during the site assessments, the appropriate response/remedial measures shall be implemented in accordance with the directives of the applicable oversight agency(ies). If suspected contaminated soil is encountered during site development, work shall be halted and the Applicant shall notify the City of Fullerton Fire Department and City of Fullerton Community Development Department, and shall retain a qualified Hazardous Materials Engineer who will assess the impacts and prepare a response plan using risk-based cleanup standards applicable to the proposed use. Upon approval of the response plan by the Fire Department or other applicable oversight agency, the Engineer shall obtain any required permits, oversee the removal of hazardous materials, and/or conduct the response work to the satisfaction of the Fire Department or other oversight agency, as applicable, until all specified requirements are implemented.</p> <p>MM 3.9-4 Based on the Phase I Environmental Site Assessment performed for the project site, it is not anticipated that any underground storage tanks or associated significant soil contamination would be encountered during construction. In the event these subsurface features or contaminated soils are encountered during site grading, work shall immediately cease in the area and the Applicant shall notify the City of Fullerton Fire Department and shall retain a qualified Hazardous Materials Engineer to assess the impacts and prepare a response plan using risk-based cleanup standards applicable to residential land use. Upon approval of the response plan by the Fire Department or other agency, as applicable, the Engineer shall obtain any required permits, oversee the removal of such features, and/or conduct the response work to the satisfaction of the Fire Department or other agency, as applicable, until closure status is attained.</p>	
Section 3.10 – Biological Resources		
<p>If construction or tree removal is initiated during the raptor nesting season (February 1 to June 30) or migratory bird nesting season (March 1 to July 30), a pre-construction survey is required. <i>(Potentially significant impact).</i></p>	<p>MM 3.10-1 If construction is scheduled to proceed between February 1 to July 30, no more than seven days prior to the onset of construction activities that would impact trees on the project site, a qualified Biologist shall conduct a pre-construction bird nesting survey within the limits of project disturbance and adjacent areas for the presence of any active raptor and migratory bird nests.</p> <p>If a bird nest is found, the following restrictions on construction will be required between February 1 to July 30 (or until nests are no longer active as determined by a qualified Biologist): (1) clearing limits will be established with a minimum of 300 feet in any direction from any active raptor and migratory bird nest and (2) access and surveying will not be allowed within 100 feet of any active raptor and migratory bird</p>	<p>Less than significant</p>

**TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
	nest, or as otherwise determined by a qualified biologist. Any encroachment into the 300-/100-foot buffer area around the known active nest is allowed only if a qualified biologist determines that the proposed activity shall not disturb the nest occupants.	
Section 3.11 – Hydrology and Water Quality		
Construction and operational activities related to the proposed project have the potential to increase pollutant levels in stormwater runoff. <i>(Significant impact)</i>	<p>SC 3.11-1 Prior to the approval of grading plans, the Applicant shall file a Notice of Intent with the State Water Resources Control Board (SWRCB) in order to obtain coverage under the Construction General Permit (CGP) (NPDES No. CAS000002, Resolution No. 2001-046, or the latest approved CGP). The Applicant shall provide the City of Fullerton’s Chief Building Official with evidence that the Notice of Intent has been filed with the SWRCB. Such evidence shall consist of a copy of the Notice of Intent stamped by the SWRCB or Regional Water Quality Control Board, or a letter from either agency.</p> <p>SC 3.11-2 Prior to the issuance of grading permits, the Applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that will:</p> <ul style="list-style-type: none"> • Require implementation of Best Management Practices (BMPs) designed with a goal of preventing a net sediment load increase in storm water discharges relative to preconstruction levels; • Prohibit (during the construction period) discharges of storm water or non-storm water at levels which would cause or contribute to an exceedance of applicable water quality standards contained in the Basin Plan; • Discuss in detail the BMPs planned for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges; • Describe post-construction BMPs for the project; • Explain the maintenance program for the project’s BMPs; • Require reporting of violations to the Regional Board during construction; and • List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The project proponent shall implement the SWPPP and will modify the SWPPP as directed by the Construction General Permit. <p>SC 3.11-3 Prior to approval of grading plans, the Applicant shall prepare a project Water Quality Management Plan (WQMP). The WQMP shall demonstrate compliance with the implementation plans under the Municipal Storm Sewer Systems (MS4) Permit, namely the Drainage Area Management Plan (DAMP). More specifically, the WQMP shall, in accordance with DAMP and Local Implementation Plan (LIP), do the following:</p>	Less than significant

**TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
	<ul style="list-style-type: none"> • Describe the routine and special post-construction BMPs to be used at the proposed development site (including both structural and non-structural measures). • Describe responsibility for the initial implementation and long-term maintenance of the BMPs. • Provide a narrative with graphic materials, as necessary, to specify the locations of the structural BMPs. 	
Section 3.12 – Public Services		
<p>The proposed project would increase the population and could increase the demand for public services, but it would not require the construction of new fire protection, police, school, or library facilities to maintain acceptable levels of service. <i>(Less than significant)</i></p>	<p>Fire Protection Services</p> <p>PDF 3.12-1 All on-site buildings will have sprinkler systems.</p> <p>SC 3.12-1 The Applicant shall comply with all applicable codes, ordinances and standard conditions, including the current edition of the <i>California Fire Code</i> and the <i>Fullerton Municipal Code</i>, including, but not limited to, fire prevention and suppression measures, fire hydrants, automatic fire extinguishing systems (including sprinklers), fire access, water availability, and requirements for high rise structures. Prior to issuance of building permits, compliance with applicable codes shall be verified by the City of Fullerton Fire Department, the Community Development Department, and Water Engineering Division of the City's Engineering Department.</p> <p>SC 3.12-2 Prior to the issuance of building permits, if deemed necessary by the City of Fullerton Fire Department, the Applicant shall install/provide for an 800 MHZ communications amplification in or on the on-site buildings; the location shall be determined by the Fire Department.</p> <p>Schools</p> <p>SC 3.12-3 Prior to issuance of the first building permit, the Applicant shall pay new development fees to the Fullerton School District and the Fullerton Joint Union High School District pursuant to the requirements established in Government Code, Section 65995. The amount of fees to be paid will be determined based on the established State formula for determining construction costs.</p>	<p>Less than significant</p>
<p>The proposed project would create new demand for recreational facilities throughout the City. No additional impacts would occur related to the construction or expansion of recreational facilities. <i>(Significant impact)</i></p>	<p>Parks and Recreational Facilities</p> <p>PDF 3.12-2 The project site plan includes shared open space in five separate courtyards and recreational areas. In addition, two recreation centers (totaling approximately 12,000 square feet) are included in the proposed project. These courtyard areas and the recreation centers are intended to serve the residents of the project.</p> <p>SC 3.12-4 Prior to issuance of a building permit for a residential building, the Applicant shall pay required park fees in compliance with Chapter 21.12 of the City's <i>Municipal Code</i>. Payment of fees shall be confirmed by the City of Fullerton Community Development Department.</p>	<p>Less than significant</p>

**TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
Section 3.13 – Utilities and Service Systems		
<p>Electricity, Natural Gas, and Communication Systems</p> <p>There are existing electric, natural gas and communication facilities adjacent to the project site to serve the proposed project and no significant physical environmental impacts would result from connection to these facilities beyond on-site impacts addressed in this EIR. <i>(Less than significant)</i></p>	<p>SC 3.13-1 The proposed project shall comply with all State Energy Insulation Standards and City of Fullerton codes in effect at the time of application for building permits. (Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Title 24 covers the use of energy-efficient building standards, including ventilation, insulation, and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) Plans submitted for building permits shall include written notes demonstrating compliance with energy standards and shall be reviewed and approved by the City of Fullerton Community Development Department prior to building permit issuance.</p> <p>No significant impacts have been identified; however, MM 3.3-2 in Section 3.3, Transportation, would reduce potential impacts resulting from traffic disruptions during construction in the roadway right-of-way.</p>	<p>Less than significant</p>
<p>Storm Drain Facilities</p> <p>There are existing storm drain facilities in the vicinity of the project site and the proposed project would involve the construction of new facilities to transmit flows to the existing facilities. Construction would occur within existing street right-of-way and no significant physical environmental impacts would result. <i>(No impact)</i></p>	<p>No significant impacts have been identified; however, MM 3.3-2 in Section 3.3, Transportation, would reduce potential impacts resulting from traffic disruptions during construction in the roadway right-of-way.</p>	<p>No impact</p>
<p>Water and Wastewater Facilities</p> <p>There are existing water and sewer treatment facilities in the vicinity of the project site and the proposed project would involve the construction of new facilities and upgrading existing facilities to serve the project. Construction of new or upgraded water and sewer facilities would occur within existing street rights-of-way and no significant physical environmental impacts would result. In addition, no new or expanded wastewater facilities would be required as a result of project implementation. <i>(No Impact)</i></p>	<p>No significant impacts have been identified; however, MM 3.3-1 in Section 3.3, Transportation, would reduce potential impacts resulting from traffic disruptions during construction in the roadway right-of-way.</p>	<p>No impact</p>

**TABLE 1-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

Environmental Impact Conclusions	Mitigation Program	Level of Significance After Mitigation
<p>Water Supply</p> <p>There is sufficient water supply available to serve the proposed project. No new or expanded water entitlements would be required and no mitigation would be required. However, a portion of the 6-inch water line would be upgraded to an 8-inch water line. (<i>Significant impact</i>)</p>	<p>MM 3.13-1 As a condition placed on the tentative map, the Applicant shall deposit funds to the City of Fullerton for payment of City staff time and construction of the physical improvements associated with the upgrading of the water line in East Chapman Avenue from a 6-inch to an 8-inch water line.</p> <p>Please also refer to MM 3.3-2 in Section 3.3, Transportation and Circulation, that would reduce potential impacts resulting from traffic disruptions during construction in the roadway rights-of-way.</p>	<p>Less than significant with mitigation</p>